



Planning

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Grey GR Limited Partnership
Four Architects
113 Portland Street
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Date: 25 April 2024

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 139742/NMC/2024

Description: Non Material Amendment to application ref no 125535/FO/2019 to vary condition 4 (materials)

Location: Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD

I refer to your application for a non-material amendment to planning permission reference 125535/FO/2019.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Reason 2: The re-wording of condition 4 is required to approve the materials signed off to date and to allow the erection of the scaffolding and the removal of the unsafe cladding prior to agreeing to the installation of the ventilation panels and brick slips which are still in discussion with the LA.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 125535/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125535/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

4) Notwithstanding the submitted plans and documents specified in condition 2, the details of the anodised cladding finish (excluding the final details and location of the vent panels and detailing of the brick slips), colour, fixing and arrangement (as per the submitted Materials Schedule by Four Architects, photos and drawings FA-DR-03.03 Rev 09 and FA-DR-03.04 Rev 09) to the main elevations and the anodised mesh panel to the external

staircase(as per the submitted Materials Schedule by Four Architects, photo and dwgs FA-DR-03.03 Rev P9 and FA-DR-03.04 Rev P9)are hereby approved. Prior to the installation of the finished cladding panels to the main elevations (other than the external staircase elevations), final details of the ventilation system and brick slips to the external elevations shall be submitted to, inspected on site and approved in writing by the City Council as local planning authority.

For the avoidance of doubt, the erection of scaffolding, removal of existing non-compliant materials being cladding, insulation etc. and installation of insulation and fixings for the new cladding and fixings for the new brick slips to the main elevations and cladding to the staircase elevations can commence without any further approval being required by the City Council as local planning authority

The ventilation system and brick slips shall be implemented thereafter in accordance with the agreed samples, specifications and details, as relevant to the above

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing