



Paul Butler Associates

Planning, Development & Heritage Consultants

9 August 2024

Mrs Julie Roscoe
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Planning
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Manchester
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FAO Michael Pearson

21.1658

Dear Michael

Lower Ground Floor, Freetrade Exchange, 37 Peter St, Manchester M2 5GB - Application for Discharge of Conditions

Please find enclosed applications for the discharge of Conditions 3a (exterior timber door details), 3b (exterior signage zone), 3c (arched timber frame details), 3d (internal door details), 3e (internal connector lid details), 4a (external lights), 4b (menu board), 5b (internal wall finishes), and 5c (window plasterboarding details) as attached to Listed Building Consent (LBC) 137821/LO/2023.

The consent relates to the Lower Ground Floor of the Freetrade Exchange building, and was approved by Manchester City Council on 17 April 2024. The description of development stated:

'Listed Building Consent for internal works comprising of installation of kitchen, extract equipment and internal partitions, and external works for the replacement of glazed entrance with timber door, removal and replacement of feature lamps to entrance and installation of new plant to roof.'

The conditions which we are applying to discharge are reviewed below, with reference made to the submitted information where necessary.

Conditions 3a - exterior timber door details

The condition states:

Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the property's entrance on Peter Street, a scheme for the final details (including where appropriate specification and method statement and physical material samples) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Details of the exterior timber door (Including depth, width, profile and decorative finish) and method of affixing it to the listed building

In support of the discharge of this condition, please find enclosed:

- Proposed Ground Floor Entrance Plan (Ref: JD-01 Rev L).
- Entrance Door Details 1/2 (Ref: JD-02 Rev G)
- Entrance Door Details 2/2 (Ref: JD-03 Rev H)
- Entrance Doors Manufacturers Plan (Ref: 2351/02-1 Rev F)
- Method Statement prepared by Meridian (dated 18/7/24).

The external timber door will be finished in gloss black. A site visit took place with the conservation officer on 17 July 2024 where a sample of the door was viewed, and the sample accepted. Please refer to Appendix A images 1 and 2 appended to this letter.

We trust that the above information is sufficient to enable the full discharge of this condition.

Condition 3b - exterior signage zone

The condition states:

Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the property's entrance on Peter Street, a scheme for the final details (including where appropriate specification and method statement and physical material samples) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Details of the external signage zone timber framework (Including depth, width, projection, any necessary cabling/M&E and material finish)

In support of the discharge of this condition, please find enclosed

- Proposed Ground Floor Entrance Plan (Ref: JD-01 Rev L).
- Entrance Door Details 1/2 (Ref: JD-02 Rev G)
- Entrance Door Details 2/2 (Ref: JD-03 Rev H)
- Method Statement prepared by Meridian (dated 18/7/24).

We trust that the above information is sufficient to enable the full discharge of this condition.

Condition 3c - arched timber frame details

The condition states:

Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the property's entrance on Peter Street, a scheme for the final details (including where appropriate specification and method statement and physical material samples) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Details of arched timber frame (Including depth, width, projection and material finish)

In support of the discharge of this condition, please find enclosed

- Entrance Door Details 1/2 (Ref: JD-02 Rev G)
- Entrance Door Details 2/2 (Ref: JD-03 Rev H)
- Method Statement prepared by Meridian (dated 18/7/24).

The moulding design of the arched timber frame reflects the moulding design of the original windows to the south and east elevations (Refer to Appendix A, image 3). We trust that the above information is sufficient to enable the full discharge of this condition.

Condition 3d - internal door details

The condition states:

Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the property's entrance on Peter Street, a scheme for the final details (including where appropriate specification and method statement and physical material samples) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Details of the internal door (Including depth, width, profile and decorative finish) and method of affixing it to the listed building

In support of the discharge of this condition, please find enclosed

- Proposed Ground Floor Entrance Plan (Ref: JD-01 Rev L).
- Entrance Door Details 1/2 (Ref: JD-02 Rev G)
- Entrance Door Details 2/2 (Ref: JD-03 Rev H)
- Method Statement prepared by Meridian (dated 18/7/24).

We trust that the above information is sufficient to enable the full discharge of this condition.

Condition 3e - internal connector lid details

The condition states:

Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the property's entrance on Peter Street, a scheme for the final details (including where appropriate specification and method statement and physical material samples) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Details of internal connector lid to external and internal doors (Including depth, width, profile and decorative finish)

In support of the discharge of this condition, please find enclosed

- Entrance Door Details 2/2 (Ref: JD-03 Rev H)
- Proposed Shopfront Doors, Signage, and Menu Case Plan 2/2 (Ref: JD-13 Rev C).

We can confirm that the internal connector lid will not be required to affix into any original or historic fabric. We trust that the above information is sufficient to enable the full discharge of this condition.

Condition 4a - external lights

The condition states:

Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the external lights and menu boards hereby approved, a scheme for the final details (including where appropriate specification and method statement and physical material samples) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Details of the external lights, including physical samples, method of affixing to the listed building and M&E supply details.

In support of the discharge of this condition, please find enclosed

- Entrance Door Details 2/2 (Ref: JD-03 Rev H)
- Marked up version of Plan JD-12 Rev D with electrical supply routes / penetrations.
- Method Statement prepared by Meridian (dated 18/7/24).

It is also noted that a sample of the approved light fitting was viewed on-site with the Conservation Officer on 4 June 2024, where no issues were raised. Photographs of the sample are set out at Appendix A, images 4 and 5.

We trust that the above information is sufficient to enable the full discharge of this condition.

Condition 4b - menu board

The condition states:

Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the external lights and menu boards hereby approved, a scheme for the final details (including where appropriate specification and method statement and physical material samples) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Details of the menu boards, including physical samples (That shall confirm its profile, depth and material finish), method of affixing to the listed building and M&E supply details.

In support of the discharge of this condition, please find enclosed

- Entrance Door Details 2/2 (Ref: JD-03 Rev H)
- Marked up version of Plan JD-12 Rev D with electrical supply routes / penetrations.
- Method Statement prepared by Meridian (dated 18/7/24).

It is also noted that a sample of the menu board finish was viewed on-site with the Conservation Officer on 4 June 2024, where no issues were raised. A photograph of the sample is set out at Appendix A, image 6.

We trust that the above information is sufficient to enable the full discharge of this condition.

Condition 5b - internal wall finishes

The condition states:

Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the internal wall finishes hereby approved, a scheme for the final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Paint finishes

In support of the discharge of this condition, please find enclosed a paint schedule which sets out the different finishes proposed to each surface to be painted. We trust that the above information is sufficient to enable the full discharge of this condition.

Condition 5c - window plasterboarding details

The condition states:

Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the internal wall finishes hereby approved, a scheme for the final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Window plasterboarding (Including depth, width, profile and decorative finish) and method of affixing it to the listed building.

In support of the discharge of this condition, please find enclosed:

- Method Statement – ‘Boarding up the window to receive finishes’ by Meridian (dated 20/6/24).

It is also noted that the partially completed works were reviewed on-site with the Conservation Officer on 4 June 2024. It was observed that the works did not physically impact upon any original fabric, and no issues were raised.

We trust that the submitted documents are sufficient to enable the discharge of the above conditions. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Don Murphy', with a stylized flourish at the end.

Don Murphy MPLAN MRTPI
Director

Appendix A: Photographs



Image 1: Timber door sample



Image 2: Timber door sample



Image 3: Historic frame mouldings



Image 4: External lamp fitting



Image 5: External lamp fitting



Image 6: Menu board finish sample.