



Paul Butler Associates

Planning, Development & Heritage Consultants

10 July 2024

FAO Michael Pearson
Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our ref: 22.1971/DocLBC1

Dear Michael,

28 St John Street, Manchester, M3 4DJ
Discharge of Conditions attached to Listed Building Consent 136626/LO/2023

On behalf of our client, Nikar Properties (No2) Ltd, I am pleased to submit this discharge of condition application relating to the above listed building consent which was approved on 18th April 2024.

This application seeks to discharge the following conditions:

- 3: Historic Features
- 4: Secondary Glazing
- 5: Basement Windows
- 6: M&E
- 7: Byrom Street Entrance
- 8: Rooflight

The information submitted in support of each condition is set out below.

Condition 3: Historic Features

Prior to the commencement of any strip out and internal fitout works hereby approved, a scheme for the proposed works to historic features, including method statement, and product specifications and samples of new materials (These include but are not limited to the works to timber floorboards, doors, windows, roof and cornices), shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Response:

Please find attached:

- A665_C_726B-UNIT 2_NEW STAIR TO BASEMENT- BRICK WALL CAPPING
- A665_C_725 UNIT 2_SLOPING PARTITION WALL @GF STAIRS
- A665_C_727A-UNIT 2_NEW STAIR TO BASEMENT- STEPPED WALL
- A665_C_728-UNIT 2_NEW STAIR TO BASEMENT-BRICK WALL CAPPING
- A665_C_729-UNIT 2_NEW STAIR TO BASEMENT-BRICK WALL CAPPING

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- A665_C_753-CURIOSITY CABINET - TYPICAL DETAILS C
- A665_C_754A-CURIOSITY CABINET - TYPICAL DETAILS D
- A665_C_755A-CURIOSITY CABINET - TYPICAL DETAILS E
- A665_C_757-Ensuite Type 6
- A665_C_758-Ensuite Type 6_Details
- A665_C_759-Shower Room Type 9
- A665_C_800-UNIT 2 BOXING OUT @ GF LVL
- A665_C_806-Door to Arched Boiler Storage
- A665_C_810-UNIT 3_CUPBOARD COVER TO KNOCK THROUGH AT BA LVL-RFI 3
- A665_C_811-UNIT 1_CUPBOARD COVER TO KNOCK THROUGH AT GF LVL-RFI 2
- A665_C_819-INTERNAL DOORS AND GLAZING TYPES-GF OFFICE
- A665_C_8022-UNIT 1_GYM ROOM ACCESS TO BASEMENT (1 OF 2)
- A665_C_8023-UNIT 1_GYM ROOM ACCESS TO BASEMENT (2 OF 2)
- A665_C_8024-UNIT 1_GYM ROOM ACCESS TO BASEMENT-DETAILS (1 OF 2)
- A665_C_8025-UNIT 1_GYM ROOM ACCESS TO BASEMENT-DETAILS (2 OF 2)
- A665_T_3000_Proposed Party Floor Detail
- A665_T_3001_Proposed Party Wall Infill Detail
- A665_T_3002_Proposed Party Wall Infill Detail
- A665_T_3009-INFILL SKIRTING DETAIL
- A665_C_818-INTERNAL DOORS AND GLAZING TYPES BASEMENT

Condition 4: Secondary Glazing

Prior to the commencement of any works associated with the secondary glazing hereby approved, final details of the works including elevation drawings, complete cross-sections (scale 1:5/1:10 or else as appropriate) and product specifications for each window type shall be submitted to and approved in writing by the City Council as Local Planning Authority. An in-situ sample should be provided and approved by the LPA prior to installation throughout.

The approved scheme shall then be implemented in accordance with the approved details and thereafter retained and maintained.

Response:

Please find attached:

- A665_C_803-BAY WINDOW-SECONDARY GLAZING DETAILS
- A665_T_802B-PROPOSED SECONDARY GLAZING DETAILS
- A665_T_802B-PROPOSED SECONDARY GLAZING DETAILS

Condition 5: Basement Windows

Prior to the commencement of any works relating to the property's basement windows, a scheme that shall include full joinery details, and cross sections illustrating the depth, profile and reveal of the windows, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved scheme shall then be implemented in accordance with the approved details and thereafter retained and maintained.

Response:

Please find attached:

- A665_C_804-BASEMENT UNITS WINDOWS

Condition 6: M&E

Prior to the commencement of any works in relation to the installation of M&E or any other associated infrastructure including extract ducts & SVPs hereby approved, a scheme for the final details (including where appropriate proposed sections, 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:

- a) Full and final details of the M&E services. This shall include the internal manifestation of the ductwork and ventilation equipment proposed throughout the interior of the Grade II listed building. The scheme shall also include detailed cross-sections of the proposed M&E services and the proposed penetrations through the existing structure.*
- b) Full details of the new M&E external terminals (External metal vent grilles) and the ventilator terminal to extract duct & SVPs. The new elevation grilles shall match the existing in material, form, size and appearance, unless otherwise agreed. The proposed new grilles to basement should be accommodated to brickwork wherever possible and aligned, to match existing.*

The approved schemes shall then be implemented in accordance with the approved details and thereafter retained and maintained.

Response:

Please find attached:

- A665_C_300A PROPOSED GA ELEVATION
- A665_C_3010-MECHANICAL VENTILATION DUCT - TYPE A
- A665_C_3011-MECHANICAL VENTILATION DUCT- TYPE B
- A665_C_3012-MECHANICAL VENTILATION DUCT - TYPE D
- A665_C_3013-MECHANICAL VENTILATION DUCT- TYPE C
- A665_C_3014-PROPOSED VENTILATOR TERMINAL TO EXTRACT DUCT AND SVP
- A665_P_3006D-PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 1 of 2
- A665_P_3007B-PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 2 of 2
- A665_C_311-PROPOSED GA ELEVATIONS- ACOUSTIC VENTS DETAIL
- A665_T_3004-NEW SOIL PIPE PLAN DETAILS- TYPE A
- A665_T_3005-NEW SOIL PIPE PLAN DETAILS- TYPE B
- A665_T_3008-ELECTRIC RISER DETAIL

Condition 7: Byrom Street Entrance

Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the reinstated entrance along Byrom Street 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:

- a. Details of the exterior timber door (Including depth, width, profile and decorative finish).*
- b. Details of the square timber framed fanlight (Including depth, width, projection and material finish).*
- c. Details of the rebated reveal detail (Including width and material finish).*

The approved scheme shall then be implemented in accordance with the approved details and thereafter retained and maintained.

Response:

Please find attached:

- A665_C_3003-NEW FRONT DOOR TO BYROM STREET

Condition 8: Rooflight

Prior to the commencement of any works relating to the rooflight hereby approved, specification details of the rooflight as shown on drawing no.A665_T_3006, shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall then be implemented in accordance with the approved details and thereafter retained and maintained.

Response:

- A665_T_3006_Typical Conservation Rooflight Details
- VELUX conservation roof window specification sheet: GGL Glazing 70H

We trust that the above information is sufficient to enable discharge of the above conditions, however should you have any questions please don't hesitate to get in contact.

Yours faithfully

Lynsay Ewart

Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner