

Re: Ext of Time Re: 56 High Street 137196/FO/2023 - Materials

Paul Mason <paul.mason@manchester.gov.uk>

Thu 21/12/2023 10:58

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Yes, I'm happy if you are.

Thanks,

Paul Mason  
Heritage & Urban Design Manager  
Planning, Building Control & Licensing,  
Growth & Development Directorate,  
Manchester City Council

email: paul.mason@manchester.gov.uk  
tel: 0161 234 4585

Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA.

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**From:** Angela Leckie <angela.leckie@manchester.gov.uk>

**Sent:** 21 December 2023 10:46

**To:** Paul Mason <paul.mason@manchester.gov.uk>

**Subject:** Fw: Ext of Time Re: 56 High Street 137196/FO/2023 - Materials

Hi Paul

There has been a bit of going back and forth on this as it turned out that the darker swatch was not the proposed colour it was the lighter sample - see discussion below and photos - Looking on street view it seems to depend what light the images are in re the colour.

What do you think? Are you happy with the submitted sample of the basis of the site images

Thanks

Angela

Angela Leckie  
Senior Planner  
Development Management Central Core  
Planning Building Control and Licensing - Growth and Development  
Manchester City Council,

Tel (External) 0161 234 4651

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email [angela.leckie@manchester.gov.uk](mailto:angela.leckie@manchester.gov.uk)

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**From:** Lynsay Ewart <lynsay@paulbutlerassociates.co.uk>  
**Sent:** 21 December 2023 10:29  
**To:** Angela Leckie <angela.leckie@manchester.gov.uk>  
**Subject:** RE: Ext of Time Re: 56 High Street 137196/FO/2023 - Materials

Hi Angela

I'm conscious the EoT was until today, so I wanted to give you an update. I received the attached photographs from the architect. He has noted that the sample (RAL 7031) is not a bad match, however this is because the majority of the cladding is heavily patinated and grimy meaning the original colour has been lost. If the aim is to match what is visible now then 7031 would be suitable, however we understand the preference would be to match the original colour. The architect has noted that something like 7011 would be closer to the original - I have asked the architect to clarify if the swatch sample in attached photo 132131 is RAL 7011.

The swatch sample delivered with the sample has also been photographed adjacent to the building, it is it is substantially darker except where the original colour is wet (see the picture of the drip at the bottom of the cladding).

I'll be in touch when I have clarification on the above.

Kind Regards,

Lynsay

**Lynsay Ewart** BSc (Hons) MSc MRTPI  
Principal Planner

**I am currently working between the office and home. If I am not available in the office, please call me on 07588481481 during office hours.**

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ  
t. 0161 835 3530 | e. [lynsay@paulbutlerassociates.co.uk](mailto:lynsay@paulbutlerassociates.co.uk) | w. [www.paulbutlerassociates.co.uk](http://www.paulbutlerassociates.co.uk)

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**From:** Angela Leckie <angela.leckie@manchester.gov.uk>  
**Sent:** Thursday, December 14, 2023 10:40 AM

**To:** Lynsay Ewart <[lynsay@paulbutlerassociates.co.uk](mailto:lynsay@paulbutlerassociates.co.uk)>  
**Subject:** Ext of Time Re: 56 High Street 137196/FO/2023 - Materials

Hi Lynsay lets have one last push if they can get some images to us next week as described below. As the building is covered in scaffolding we can only go off street view in which the cladding appears much darker than the sample submitted.

So shall we say 21<sup>st</sup> and if another sample is required we will have to go with the condition

Best Wishes

Angela

Angela Leckie  
Senior Planner  
Development Management Central Core  
Planning Building Control and Licensing - Growth and Development  
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**From:** Lynsay Ewart <[lynsay@paulbutlerassociates.co.uk](mailto:lynsay@paulbutlerassociates.co.uk)>

**Sent:** 14 December 2023 10:25

**To:** Angela Leckie <[angela.leckie@manchester.gov.uk](mailto:angela.leckie@manchester.gov.uk)>

**Subject:** RE: 56 High Street 137196/FO/2023 - Materials

Hi Angela

Just as an update, the architect has collected the sample and will be meeting the cladder on site next Tuesday to obtain some photos of the sample against the building. He is keen to review this since RAL 7031 was the colour matched on site previously. Should another RAL be matched, an alternative sample will be obtained. I have highlighted that a further extension is unlikely to be acceptable.

Kind Regards,

Lynsay

Lynsay Ewart BSc (Hons) MSc MRTPI  
Principal Planner

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**From:** Angela Leckie <[angela.leckie@manchester.gov.uk](mailto:angela.leckie@manchester.gov.uk)>

**Sent:** Friday, December 8, 2023 1:02 PM

**To:** Lynsay Ewart <[lynsay@paulbutlerassociates.co.uk](mailto:lynsay@paulbutlerassociates.co.uk)>

**Subject:** Re: 56 High Street 137196/FO/2023 - Materials

Hi Lynsay

Just a heads up that if I don't hear back from you by 2.30 today I am going to need to agree a further EoT until Friday 15<sup>th</sup> December but if we do not resolve this before then I will be approving the application with a materials condition

Best Wishes

Angela

Angela Leckie

Senior Planner

Development Management Central Core

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**From:** Lynsay Ewart <[lynsay@paulbutlerassociates.co.uk](mailto:lynsay@paulbutlerassociates.co.uk)>

**Sent:** 08 December 2023 10:17

**To:** Angela Leckie <[angela.leckie@manchester.gov.uk](mailto:angela.leckie@manchester.gov.uk)>

**Subject:** RE: 56 High Street 137196/FO/2023 - Materials

Hi Angela

Metalline have responded to confirm both of the samples were coated to RAL7031 Matt as requested.

Attached is the update from the powder coaters.

Please can you confirm if the sample is approved?

Kind Regards,

Lynsay

**Lynsay Ewart** BSc (Hons) MSc MRTPI

Principal Planner

**I am currently working between the office and home. If I am not available in the office, please call me on 07588481481 during office hours.**

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**From:** Angela Leckie <[angela.leckie@manchester.gov.uk](mailto:angela.leckie@manchester.gov.uk)>

**Sent:** Friday, December 8, 2023 7:40 AM

**To:** Lynsay Ewart <[lynsay@paulbutlerassociates.co.uk](mailto:lynsay@paulbutlerassociates.co.uk)>

**Subject:** Re: 56 High Street 137196/FO/2023 - Materials

**Importance:** High

Hi Lynsay

Are you able to confirm on this so that we can get a decision issues by today's current deadline

Best Wishes

Angela  
Angela Leckie  
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**From:** Angela Leckie  
**Sent:** 07 December 2023 07:53  
**To:** Lynsay Ewart <[lynsay@paulbutlerassociates.co.uk](mailto:lynsay@paulbutlerassociates.co.uk)>  
**Subject:** 56 High Street 137196/FO/2023 - Materials

Hi Lynsay

Can you confirm that the darker swatch provided in the attached is the actual colour of the panels proposed but that the panels are representative of the finish?

Best Wishes

Angela  
Angela Leckie  
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Development Management Central Core  
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