

11th March 2024
L 240311- SAV Cover Letter



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SUBMITTED VIA PLANNING PORTAL REF: PP-12873958

Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR REPLACEMENT OF WINDOWS
THE HIVE, 51 LEVER STREET, MANCHESTER, M1 1FN
GROSVENOR OEI LIMITED**

Introduction

We write on behalf of our client, Grosvenor OEI Limited, to apply for planning permission for the replacement of windows at the Hive on 51 Lever Street in Manchester.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms;
- Full set of plans, prepared by Bluesky Design Interiors Limited.

As the application has been submitted electronically via the Planning Portal website (Ref: PP-12873958), payment for the fee of £357 has been made electronically.

The Application Site

The application site comprises The Hive, a 79,000 sq.ft Grade A office building in the heart of the Northern Quarter. The Hive comprises a hub for creative and tech businesses, and is arranged across six floors.

The extent of the application site is illustrated on the drawings submitted as part of this application.

The Proposed Development

This application seeks planning permission for the replacement of windows down the two building towers of the Hive building in Manchester City Centre.

The proposals comprise a direct replacement of the existing windows with a glazed louvered window.

The proposed windows are illustrated on the elevational and floor plans submitted as part of the application. As shown on Drawing Ref: 1355-EL-PR-CC (A) – 'Proposed Faraday Street Elevation CC', the replacement windows will comprise New Fieger FLW 32 glazed louvre windows to replace the existing fully glazed units.



The design has regard to the objectives of both local and national planning policies which seek to secure high quality design in all new developments. The proposed works include modern design and high quality materials and accord with the aspirations and objectives of these design policies.

The proposal in effect seeks for like for like replacement of windows, with the frame colour to match the existing RAL colour. The proposals are therefore entirely non-contentious.

Summary and Conclusion

This application seeks planning permission for the replacement of windows at the Hive building in Manchester City Centre.

The proposed development accords with the principle of securing good design and is not deemed to be in any way contentious.

We conclude that the proposed development accords with the development plan and all other material considerations. We respectfully requested that the application is approved and planning permission is granted without delay.

We trust the information provided above and within the enclosed documents are sufficient for the Council to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact either Katie Parfett or Brad Wiseman at these offices.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Savills", written in a cursive, stylized script.

Savills (UK) Ltd
Planning