

RE: 139093/LO/2024

Paula Burbicka <Paula.Burbicka@manchester.gov.uk>

Thu 21/03/2024 12:00

To: Michael Pearson <Michael.Pearson@manchester.gov.uk>

Dear Michael,

The premises under consideration are part of the Grade II listed Canada House constructed as a packing warehouse in 1908-9 in Art Nouveau style to the design of W H Higginbottom for Booth & Others Ltd. It was constructed as part of the wider Booths estate. The building survives relatively intact externally and internally, considered of high architectural & historic interest. It was comprehensively refurbished in late 2010s.

The proposal is for internal reconfiguration of the unit under consideration, including the removal of modern partition and partial removal of raised modern floor, and the construction of 2 no. partitions.

The proposed new partitions are acceptable. Whilst the space would be more subdivided as a result, with some erosion of appreciation of the original floorplan and harm to original fabric, the impact on the asset's significance would be negligible. To minimise the harm, new fixtures to timber beam and floor would need to be the minimum required.

Best,

Paula Burbicka (she/her)
Career Graded Planning Officer (Heritage and Urban Design)
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Email: paula.burbicka@manchester.gov.uk

Phone: 0161 219 2849

Please note that Tuesdays are a non-working day for me as long as this note remains on my emails.

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

From: Michael Pearson <Michael.Pearson@manchester.gov.uk>

Sent: Thursday, March 21, 2024 9:46 AM

To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>

Subject: Fw: 139093/LO/2024

Hi Paula,

Jen's asked if you can retract your last line of comments for the proposals for those partitions Canada House since we won't be attaching a condition requiring the submission of any information relating to their repair etc.

Thanks,

Mike

Michael Pearson
Career Graded Planning Officer
Development Management Central Core
Manchester City Council

Upcoming Leave

- 22/03/2024 - 01/04/2024

Please note I will not be able to respond to communications during this time

Tel: 0161 219 2735

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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: 19 March 2024 20:25

To: Michael Pearson <Michael.Pearson@manchester.gov.uk>

Subject: 139093/LO/2024

Michael

Thanks for this. I have no issues with this per se. Your site photos, however, show external scaffolding and potential need for repairs to the exterior. This doesn't appear to be in the scope of the works. Am I missing something and is this covered by another consent?

Do we also not need a condition to deal with making good the areas where the existing partitions/raised floor are to be removed as per Paula's advice?

Thanks Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

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