


Planning

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	40
Suffix	
Property Name	
Address Line 1	Princess Street
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M1 6DE

Description of site location must be completed if postcode is not known:

Easting (x)	384170	Northing (y)	397844
Description			

Applicant Details

Name/Company

Title

Mrs

First name

Rachel

Surname

Wood

Company Name

PRP

Address

Address line 1

Croxley House,

Address line 2

14 Lloyd Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 5ND

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Listed Building Consent for the internal alteration of Suite 2.0 and Suite 10.2 including the erection of partitions, realignment of planned ceiling mounted M&E ducting, installation of wall mounted air con unit, installation of kitchens and boxing in exposed drainage pipes.

Reference number

138904/LO/2023

Date of decision (date must be pre-application submission)

06/03/2024

Please state the condition number(s) to which this application relates

Condition number(s)

5

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

18/02/2024

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

We write to you in response to the Listed Building Consent application at 40-42 Princess Street, application number: 138904/LO/2023. Specifically, we write with the intention of clarifying the glazed screen and door design and installation of a lobby to suite 2.0, proposed by the application and which is conditioned in the recent notice of the development being granted, under condition 5.

Drawing number al(04)600 - proposed sub lobby arrangement, shows and describes in plan and elevation that the glazed screens and doors are to be installed within new stud partitions which are to be solid. These partitions are to abut with the existing suspended MF plasterboard ceiling that was installed under the previous Listed Building Consent application (main refurbishment works). The condition uses the words "The works to install these items on the ceilings shall then be carried out only in accordance with the approved details". We would like to reiterate that the original soffits in this area are concealed above the suspended ceiling and the new partitions containing the openings for glazed screens will only abut the suspended plasterboard ceiling.

The aforementioned drawing clearly illustrates the amount of glazed zones within the aluminium frames. We wish to clarify that the door and side screen to each partition is fully glazed, the horizontal glazing bars and transparent reeded effect vinyl film are proposed so as to match the existing, already consented glazed screen located immediately adjacent and elsewhere in the building. It is worth noting that the design of the proposed lobby, both in the visual appearance and setting out, is identical to that of the existing lobby to subdivide level 8 and it is the intention that this existing design is replicated in order to ensure consistency in appearance and wayfinding throughout the building.

We would also like to supplement the submitted design intent drawing and design & access statement with a manufacturer fabrication drawing of the proposed glazed screen and door arrangement which we attach (F5316-E-A-i1). Also, please find attached two photographs of the existing level 8 lobby which demonstrate the amount of glazed area visible through the screen and door. (screen 1 & 2)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☐ The applicant
- ☒ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

PRP Manchester

Date

19/03/2024