

15th January 2024
L240115 - SAV Cover Letter Section 73



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SUBMITTED VIA PLANNING PORTAL REF: PP-12724378

Dear Emily,

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DEVELOP LAND IN ACCORDANCE WITH PLANNING PERMISSION: 129850/FO/2021,
WITHOUT COMPLIANCE WITH CONDITION 2 (LIST OF APPROVED PLANS)
58-66 KING STREET, AND 47-53 SOUTH KING STREET, MANCHESTER, M2 4ND
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS**

Introduction

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors, to apply for permission to develop the land in accordance with Planning Permission: 129850/FO/2021 (the '**2022 Permission**') , but without compliance with Condition 2 (approved plans). In effect, this application seeks approval for the same form and quantum of development permitted by the 2022 Permission, with some minor amendments to the approved design of the scheme.

The amendments sought are minor, and the number of apartments and mix will remain identical to the approved scheme.

Pre-application discussions have taken place both via Teams and on Site with Emily Booth and Paul Mason, to agree the scope of the changes.

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;
- Planning Permission: 129850/FO/2021;
- Design and Access Statement, prepared by AEW;
- Planning Update Document, prepared by AEW;
- The following plans, submitted to vary Condition 2:
 - Ref: 11702-AEW-XX-SI-DR-A-0601 Rev P01 – 'Existing Site Plan';
 - Ref: 11702-AEW-XX-SI-DR-A-0602 Rev P01 – 'Proposed Site Plan';
 - Ref: 11702-AEW-XX-00-DR-A-0610 Rev P01 – 'Existing Ground Floor Plan';
 - Ref: 11702-AEW-XX-01-DR-A-0611 Rev P01 – 'Existing First Floor Plan';
 - Ref: 11702-AEW-XX-02-DR-A-0612 Rev P01 – 'Existing Second Floor Plan';
 - Ref: 11702-AEW-XX-03-DR-A-0613 Rev P01 – 'Existing Third Floor Plan';
 - Ref: 11702-AEW-XX-04-DR-A-0614 Rev P01 – 'Existing Fourth Floor Plan';
 - Ref: 11702-AEW-XX-05-DR-A-0615 Rev P01 – 'Existing Roof Plan';
 - Ref: 11702-AEW-XX-B1-DR-A-0616 Rev P01 – 'Existing Basement Plan';
 - Ref: 11702-AEW-XX-00-DR-A-0620 Rev P01 – 'Proposed Ground Floor Plan';

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Registered office: 33 Margaret Street, London, W1G 0JD

- Ref: 11702-AEW-XX-01-DR-A-0621 Rev P01 – ‘Proposed First Floor Plan’;
- Ref: 11702-AEW-XX-02-DR-A-0622 Rev P01 – ‘Proposed Second Floor Plan’;
- Ref: 11702-AEW-XX-03-DR-A-0623 Rev P01 – ‘Proposed Third Floor Plan’;
- Ref: 11702-AEW-XX-04-DR-A-0624 Rev P01 – ‘Proposed Fourth Floor Plan’;
- Ref: 11702-AEW-XX-05-DR-A-0625 Rev P01 – ‘Proposed Roof Plan’;
- Ref: 11702-AEW-XX-B1-DR-A-0626 Rev P01 – ‘Proposed Basement Plan’;
- Ref: 11702-AEW-XX-B1-DR-A-0627 Rev P01 – ‘Proposed Basement Cycle Parking’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0630 Rev P01 – ‘Existing Elevation 1’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0631 Rev P01 – ‘Existing Elevation 2’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0632 Rev P01 – ‘Existing Elevation 3’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0633 Rev P01 – ‘Existing Lightwell Elevation’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0634 Rev P01 – ‘Existing Section 1’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0635 Rev P01 – ‘Existing Section 2’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0636 Rev P01 – ‘Existing Section 3’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0640 Rev P01 – ‘Proposed Elevation 1’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0641 Rev P01 – ‘Proposed Elevation 2’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0642 Rev P01 – ‘Proposed Elevation 3’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0643 Rev P01 – ‘Proposed Lightwell Elevation’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0644 Rev P01 – ‘Proposed Section 1’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0645 Rev P01 – ‘Proposed Section 2’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0646 Rev P01 – ‘Proposed Section 3’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0647 Rev P01 – ‘Typical Apartment Section Detail’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0648 Rev P01 – ‘Typical Secondary Glazing Section Detail’;
- Ref: 11702-AEW-XX-00-DR-A-0650 Rev P01 – ‘Ground Floor Demolition Plan’;
- Ref: 11702-AEW-XX-01-DR-A-0651 Rev P01 – ‘First Floor Demolition Plan’;
- Ref: 11702-AEW-XX-02-DR-A-0652 Rev P01 – ‘Second Floor Demolition Plan’;
- Ref: 11702-AEW-XX-03-DR-A-0653 Rev P01 – ‘Third Floor Demolition Plan’;
- Ref: 11702-AEW-XX-04-DR-A-0654 Rev P01 – ‘Fourth Floor Demolition Plan’;
- Ref: 11702-AEW-XX-05-DR-A-0655 Rev P01 – ‘Roof Demolition Plan’;
- Ref: 11702-AEW-XX-B1-DR-A-0656 Rev P01 – ‘Basement Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0660 Rev P01 – ‘Elevation 1 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0661 Rev P01 – ‘Elevation 2 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0662 Rev P01 – ‘Elevation 3 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0663 Rev P01 – ‘Lightwell Elevation Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0664 Rev P01 – ‘Section 1 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0665 Rev P01 – ‘Section 2 Demolition Plan’; and
- Ref: 11702-AEW-XX-ZZ-DR-A-0666 Rev P01 – ‘Section 3 Demolition Plan’.
- Information required to satisfy Condition 3;
 - Finishes Schedule, prepared by AEW;
 - Specification sheets for the paint, primer and gloss
 - Method Statement prepared by the Painting Contractor, Structures Limited;
 - Method Statement for making good of the stonework, prepared by Structures Limited;
 - Plans and Full Specification of the Air Vents to the roof;
 - Method Statement and Set of Plans for the fourth floor replacement windows, prepared by UK Structural Glazing;
 - Set of plans for the Juliet Balcony;
 - Method Statement for the refurbishment of the existing timber windows, along with specification sheets, prepared by UK Structural Glazing;
 - Method Statement for Secondary Glazing;
 - Method Statement for repairing the Stain Glass Window;
 - Method Statement for preparing the doors;
 - Full set of M&E Drawings;
 - Photos and detail of the intended design for the ceiling and cornicing design

The replacement plans submitted in support of this application will **supersede** the Approved Site Plan listed at Condition 2 of Planning Permission: 129850/FO/2021.

The application has been submitted electronically via the Planning Portal (**PP-12724378**). A payment of £293.00, being the requisite application fee, has also been made electronically.

The Application Site

The application site predominantly comprises 62 King Street in Manchester. The application however also relates to works which comprise the wider 58-66 King Street, and 47- 53 South King Street. The site is located on the pedestrianised retail area of King Street in the centre of Manchester. King Street is renowned for its exclusive retail and food and beverage offering. In recent years however, the area has experienced an increased incidence of vacant units. The surrounding area consists of a mix of retail, food and beverage, office and residential uses.

The buildings face onto King Street to the north and South King Street to the south, and are bounded by Four Yards to the east.

The upper floors of 62 King Street comprise vacant office space, with the first floor of 58 – 60 and 62 King Street previously within retail use, whilst the ground floor of 62 King Street is a retail unit.

Access to the upper floors of the building is currently provided by the adjoining properties 58-60 King Street or 64-66 King Street (except the first floor retail area previously occupied by Cath Kidston), which are also owned by the applicant. The property is interconnected to both of these buildings on all floors above ground level.

Given the application site's city centre location, it is highly sustainable in terms of its proximity to local amenities. The application site is located within the heart of Manchester City Centre, and is immediately surrounded by a range of employment uses, shops, restaurants and cafes; all of which are within easy walking distance of the site. The site comprises an incredibly accessible location in immediate proximity to existing services, amenities, transport nodes and employment.

Relevant Planning History

On 20 August 2015, planning permission and Listed Building Consent was granted for the change of use of the upper floors of 62 King Street from office use (B1) to 5 no. apartments (Use Class C3) (Refs: 108341/FO/2015/C1 and 108342/LO/2015/C1) (the **'2015 Permissions'**). The proposal converted the same floorspace as that subject to the application except for the first floor retail areas previously occupied by Cath Kidston.

On 8 May 2015, notice of Prior Approval was granted to change the use at 58-60 King Street and 64-66 King Street in Manchester, from office (Class B1a) to residential (Class C3) under Class O of the General Permitted Development Order 2015 (as amended) ('GDPO') (Refs: 108350/P3JPA/2015/C1 and 108351/P3JPA/2015/CQ) (the **'2015 Prior Approvals'**).

The 2015 Prior Approvals expired on 8 May 2018.

As a result, the 2015 Prior Approvals were 'refreshed' and on 23 April 2019, notice of Prior Approval was granted for the change of use from office (Class B1a) to residential (Class C3) under Class O of the GDPO (Refs: 122835/P3OPA/2019 and 122836/P3OPA/2019) (the **'2019 Permissions'**).

On 2 November 2020, Non-Material Amendments (NMA) were granted to amend the number and type of apartments approved under the 2019 Permissions (Refs: 128211/NMC/2020 and 128116/NMC/2020) (the **'2020 NMAs'**)

On 2 February 2021, NMAs were granted to allow the re-wording of Condition 1 of the 2019 Permissions to allow additional time to 'complete' the development as a result of the Covid19 Pandemic (Refs: 129049/NMC/2021 and 129050/NMC/2021) (the '**2021 NMAs**').

On 7th January 2022, planning permission was granted for the conversion of the upper floors of 62 King St to 7 no apartments with external alterations to 58-66 King Street, and associated works (Ref: 129850/FO/2021) (the '**2022 Permission**'). Listed Building Consent was granted concurrently (Ref: 129851/LO/2021).

Condition 2 of the 2022 Permission sets out the list of approved plans.

Flexible Options for Planning Permissions

An application under section 73 of the Town and Country Planning Act 1990 (as amended) provides applicants with the ability to vary or amend conditions associated with an existing planning permission. Such applications are made to enable changes to a permission which are considered to be wider in scope than a non-material amendment.

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the Original Permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the Original Permission.

A decision notice describing the new permission should clearly express that it is made under section 73. It should set out all of the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect.

The Proposed Development

This application seeks planning permission to develop the land, in accordance with the 2022 Permission, but without compliance with Condition 2, which contains the list of approved plans. The application seeks permission to amend that list of plans, by including an updated set of drawings which includes a number of minor amendments to the proposed scheme.

The requirement for the changes arose during the detailed development of the scheme, when consultants including the Fire Engineer, Acoustic Engineer, Structural Engineer, M&E Engineer and Building Control reviewed the approved scheme and confirmed that changes would be required. These updates are required in order to meet current regulations and standards, and to future-proof the sustainability of the scheme.

Full detail of the proposed changes to the scheme are illustrated on the drawings submitted as part of this application. This shows that the scale and / or nature of the development is **not substantially** different to the one that has been approved¹. The 'Planning Update' document prepared by AEW also provides a comprehensive summary and comparison between the approved and proposed drawings.

To summarise, the key changes are as follows:

Roof

- Omission of plant deck
- Flat roof covering replacement, including works to parapet copings
- Remediation works to state roof and gutters (including leadwork)
- Roof perimeter protection added

¹ Paragraph: 017 Reference ID: 17a-017-20140306 of the Planning Practice Guidance specifies that a minor material amendment is one where the amendments' scale and/or nature results in a development which is not substantially different from the one which has been approved.

- Changes to rooflights

Windows

- Top floor existing modern style windows to be replaced with aluminium double glazed windows
- Other existing windows to be retained and refurbished with new secondary glazing added (except Apartment 15)

Internal Wall Lining

- Internal wall lining to external walls of apartments in no 58-60 and no 64-66 (non-listed buildings) for thermal upgrade
- Ceiling linings to be introduced to underside of compartment floors to achieve fire resistance and acoustic upgrade
- Alterations to existing cornice and window reveal detail

Ground floor layout and elevations

- Residential entrance reduced from two to one single accessible entrance
- Dry riser inlet added

The effect of the application and the proposed minor material amendment will be to introduce new drawings as follows:

- Ref: 11702-AEW-XX-SI-DR-A-0601 Rev P01 – ‘Existing Site Plan’;
- Ref: 11702-AEW-XX-SI-DR-A-0602 Rev P01 – ‘Proposed Site Plan’;
- Ref: 11702-AEW-XX-00-DR-A-0610 Rev P01 – ‘Existing Ground Floor Plan’;
- Ref: 11702-AEW-XX-01-DR-A-0611 Rev P01 – ‘Existing First Floor Plan’;
- Ref: 11702-AEW-XX-02-DR-A-0612 Rev P01 – ‘Existing Second Floor Plan’;
- Ref: 11702-AEW-XX-03-DR-A-0613 Rev P01 – ‘Existing Third Floor Plan’;
- Ref: 11702-AEW-XX-04-DR-A-0614 Rev P01 – ‘Existing Fourth Floor Plan’;
- Ref: 11702-AEW-XX-05-DR-A-0615 Rev P01 – ‘Existing Roof Plan’;
- Ref: 11702-AEW-XX-B1-DR-A-0616 Rev P01 – ‘Existing Basement Plan’;
- Ref: 11702-AEW-XX-00-DR-A-0620 Rev P01 – ‘Proposed Ground Floor Plan’;
- Ref: 11702-AEW-XX-01-DR-A-0621 Rev P01 – ‘Proposed First Floor Plan’;
- Ref: 11702-AEW-XX-02-DR-A-0622 Rev P01 – ‘Proposed Second Floor Plan’;
- Ref: 11702-AEW-XX-03-DR-A-0623 Rev P01 – ‘Proposed Third Floor Plan’;
- Ref: 11702-AEW-XX-04-DR-A-0624 Rev P01 – ‘Proposed Fourth Floor Plan’;
- Ref: 11702-AEW-XX-05-DR-A-0625 Rev P01 – ‘Proposed Roof Plan’;
- Ref: 11702-AEW-XX-B1-DR-A-0626 Rev P01 – ‘Proposed Basement Plan’;
- Ref: 11702-AEW-XX-B1-DR-A-0627 Rev P01 – ‘Proposed Basement Cycle Parking’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0630 Rev P01 – ‘Existing Elevation 1’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0631 Rev P01 – ‘Existing Elevation 2’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0632 Rev P01 – ‘Existing Elevation 3’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0633 Rev P01 – ‘Existing Lightwell Elevation’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0634 Rev P01 – ‘Existing Section 1’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0635 Rev P01 – ‘Existing Section 2’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0636 Rev P01 – ‘Existing Section 3’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0640 Rev P01 – ‘Proposed Elevation 1’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0641 Rev P01 – ‘Proposed Elevation 2’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0642 Rev P01 – ‘Proposed Elevation 3’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0643 Rev P01 – ‘Proposed Lightwell Elevation’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0644 Rev P01 – ‘Proposed Section 1’;

- Ref: 11702-AEW-XX-ZZ-DR-A-0645 Rev P01 – ‘Proposed Section 2’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0646 Rev P01 – ‘Proposed Section 3’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0647 Rev P01 – ‘Typical Apartment Section Detail’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0648 Rev P01 – ‘Typical Secondary Glazing Section Detail’;
- Ref: 11702-AEW-XX-00-DR-A-0650 Rev P01 – ‘Ground Floor Demolition Plan’;
- Ref: 11702-AEW-XX-01-DR-A-0651 Rev P01 – ‘First Floor Demolition Plan’;
- Ref: 11702-AEW-XX-02-DR-A-0652 Rev P01 – ‘Second Floor Demolition Plan’;
- Ref: 11702-AEW-XX-03-DR-A-0653 Rev P01 – ‘Third Floor Demolition Plan’;
- Ref: 11702-AEW-XX-04-DR-A-0654 Rev P01 – ‘Fourth Floor Demolition Plan’;
- Ref: 11702-AEW-XX-05-DR-A-0655 Rev P01 – ‘Roof Demolition Plan’;
- Ref: 11702-AEW-XX-B1-DR-A-0656 Rev P01 – ‘Basement Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0660 Rev P01 – ‘Elevation 1 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0661 Rev P01 – ‘Elevation 2 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0662 Rev P01 – ‘Elevation 3 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0663 Rev P01 – ‘Lightwell Elevation Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0664 Rev P01 – ‘Section 1 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0665 Rev P01 – ‘Section 2 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0666 Rev P01 – ‘Section 3 Demolition Plan’

The following drawings will be superseded:

- Ref: 11702- AEW-XX-SI-DR-A-0501 Rev P03- ‘Existing Site Plan’;
- Ref: 11702- AEW-XX-SI-DR-A-0502 Rev P02- ‘Proposed Site Plan’
- Ref: 11702- AEW-XX-00-DR-A-0510 Rev P02- ‘Existing Ground Floor Plan’;
- Ref: 11702- AEW-XX-01-DR-A-0511 Rev P02- ‘Existing First Floor Plan’
- Ref: 11702- AEW-XX-02-DR-A-0512 Rev P02- ‘Existing Second Floor Plan’;
- Ref: 11702- AEW-XX-03-DR-A-0513 Rev P02- ‘Existing Third Floor Plan’;
- Ref: 11702- AEW-XX-04-DR-A-0514 Rev P02- ‘Existing Fourth Floor Plan’;
- Ref: 11702- AEW-XX-05-DR-A-0515 Rev P02- ‘Existing Roof Plan’;
- Ref: 11702- AEW-XX-B1-DR-A-0516 Rev P02- ‘Existing Basement Plan’;
- Ref: 11702- AEW-XX-ZZ-DR-A-0530 Rev P03- ‘Existing Elevation 1’;
- Ref: 11702- AEW-XX-ZZ-DR-A-0531 Rev P02- ‘Existing Elevation 2’;
- Ref: 11702- AEW-XX-ZZ-DR-A-0532 Rev P02- ‘Existing Elevation 3’;
- Ref: 11702- AEW-XX-ZZ-DR-A-0533 Rev P02- ‘Existing Lightwell Elevation’;
- Ref: 11702- AEW-XX-ZZ-DR-A-0534 Rev P02- ‘Existing Section 1’;
- Ref: 11702- AEW-XX-ZZ-DR-A-0535 Rev P02- ‘Existing Section 2’;
- Ref: 11702- AEW-XX-ZZ-DR-A-0536 Rev P02- ‘Existing Section 3’;
- Ref: 11702-AEW-XX-00-DR-A-0550 Rev P03- ‘Ground Floor Demolition Plan’;
- Ref: 11702-AEW-XX-01-DR-A-0551 Rev P03- ‘First Floor Demolition Plan’;
- Ref: 11702-AEW-XX-02-DR-A-0552 Rev P03- ‘Second Floor Demolition Plan’;
- Ref: 11702-AEW-XX-03-DR-A-0553 Rev P03- ‘Third Floor Demolition Plan’;
- Ref: 11702-AEW-XX-04-DR-A-0554 Rev P03- ‘Fourth Floor Demolition Plan’;
- Ref: 11702-AEW-XX-05-DR-A-0555 Rev P04- ‘Roof Demolition Plan’;
- Ref: 11702-AEW-XX-B1-DR-A-0556 Rev P03- ‘Basement Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0560 Rev P06- ‘Elevation 1 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0561 Rev P03- ‘Elevation 2 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0562 Rev P05- ‘Elevation 3 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0563 Rev P04- ‘Lightwell Elevations Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0564 Rev P04- ‘Section 1 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0565 Rev P04- ‘Section 2 Demolition Plan’;
- Ref: 11702-AEW-XX-ZZ-DR-A-0566 Rev P02- ‘Section 3 Demolition Plan’;
- Ref: 11702-AEW-XX-00-DR-A-0520 Rev P05- ‘Proposed Ground Floor Plan’;
- Ref: 11702-AEW-XX-01-DR-A-0521 Rev P05- ‘Proposed First Floor Plan’;
- Ref: 11702-AEW-XX-02-DR-A-0522 Rev P04- ‘Proposed Second Floor Plan’;

- Ref: 11702-AEW-XX-03-DR-A-0523 Rev P05- 'Proposed Third Floor Plan';
- Ref: 11702-AEW-XX-04-DR-A-0524 Rev P04- 'Proposed Fourth Floor Plan';
- Ref: 11702-AEW-XX-05-DR-A-0525 Rev P07- 'Proposed Roof Plan';
- Ref: 11702-AEW-XX-B1-DR-A-0526 Rev P04- 'Proposed Basement Plan';
- Ref: 11702-AEW-XX-B1-DR-A-0527 Rev P02- 'Proposed Basement – Cycle Parking Detail';
- Ref: 11702-AEW-XX-ZZ-DR-A-0540 Rev P10- 'Proposed Elevation 1';
- Ref: 11702-AEW-XX-ZZ-DR-A-0541 Rev P05- 'Proposed Elevation 2';
- Ref: 11702-AEW-XX-ZZ-DR-A-0542 Rev P08- 'Proposed Elevation 3';
- Ref: 11702-AEW-XX-ZZ-DR-A-0543 Rev P07- 'Proposed Lightwell Elevations';
- Ref: 11702-AEW-XX-ZZ-DR-A-0544 Rev P04- 'Proposed Section 1';
- Ref: 11702-AEW-XX-ZZ-DR-A-0545 Rev P04- 'Proposed Section 2'; and
- Ref: 11702-AEW-XX-ZZ-DR-A-0546 Rev P04- 'Proposed Section 3'.

As above, the existing floor and elevation plans are to be superseded. Whilst the principal of the existing floor and elevation plans remains identical, they have just been updated following receipt of the latest survey information.

It should also be noted that a new Design and Access Statement has been submitted to reflect the revised proposals.

Given the minor nature of the proposed changes, there will be no material impact on the overall appearance of the approved development or the application site. The same type of development will be proposed as will the same number and mix of residential units. The development is therefore not substantially different to the one that is already approved. Critically, the proposed changes do not raise any impacts above and beyond those assessed and considered to be acceptable as part of the grant of the 2022 Permission.

There are no new land use, environmental, social or economic considerations to take into account as part of this application; it is simply an amendment of a development that is already approved at this site. All other matters relating to the proposed land use, built form and function of the site will remain as per the provisions of the 2022 Permission. All relevant supporting information supplied in support of the 2022 Permission remains relevant and is therefore acceptable.

Additional detail submitted in relation to Condition 3

As previously discussed with Emily Booth, as part of this application we have provided the detail required in relation to Condition 3 of the 2022 Permission. A lot of the detail is provided on the plans submitted, however a summary is provided below under each criteria of Condition 3:

3) Notwithstanding the details approve within condition 2 before any works in relation to each of the following items commence the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Internal and external finishes and decorating schedule

- An Internal and External Finishes Schedule, prepared by AEW, is submitted which provides full detail to satisfy Criteria A
- Specification sheets for the paint, primer and gloss are also submitted, along with a method statement prepared by the painting contractor
- Photos of some of the features (rose/flowers and between window panels) are also included

(b) Method statement for making good stonework following removal of roller shutters

- A Method Statement, prepared by Structures Ltd, is included as part of the submission.

(c) Details design of air vents to the roof

- Plans and full specifications of the air vents to the roof have been submitted

(d) Detailed design of fanlight above entrance

- This detail is shown on AEW Drawing Ref: 11702-AEW-XX-ZZ-DR-A-0640-S2-P01-Proposed Elevation 1.

(e) Details and method statement of any repairs, replacement windows or secondary glazing as required

- A Method Statement and set of drawings for the fourth floor replacement windows is included as part of the submission
- A set of plans detailing the Juliet Balcony fixing detail, curtain walling, and new windows is included as part of the submission
- A Method Statement for the refurbishment of the existing timber windows is submitted, along with specification sheets detailing the products to be used
- A Method Statement for the Secondary Glazing has been submitted

(f) Details and method statement of repairing the retained stain glass window

- A Method Statement for repairing the stain glass window has been submitted

(g) Details and method statement of any other internal or external repairs required as necessary

- A Method Statement for repairing the doors has been submitted

(h) Full and final details of internal and external M&E (including mechanical ventilation) and method of installation

- A full set of M&E drawings has been submitted

(i) Full and final details of removal of any existing external M&E installations including making good of brickwork/stonework

- This detail is shown on the elevation drawings prepared by AEW, and submitted as part of this application

(j) Full and final details of proposed hanging ceiling and cornicing design

- Photos and detail of the intended design has been submitted

Summary and Conclusion

The application seeks for permission to develop the land in accordance with Planning Permission: 129850/FO/2021, but without compliance with Condition 2 (approved plans).

The proposed changes are minor and do not conflict with any comments from third parties raised in respect of the original developments. It follows that the proposal can be treated as a minor material amendment and should be approved.

The application also seeks to provide the detailed information required for Condition 3 of the 2022 Permission.

We trust that the details included above and in the enclosed supporting information provide you with sufficient information to deal with the application positively and expeditiously. Should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Matthew Sobic at these offices.

Yours Sincerely,

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

Savills (UK) Limited
Planning