

24 August 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

F.A.O Angela Leckie

Dear Angela,

NOMA, Old Bank Building Corporation Street

Application for Non-Material Amendments to Planning Permission Ref.127465/LO/2020

This covering letter has been prepared in support of an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) for a Variation of Condition Application to Listed Building Consent (LBC) Reference 127465/LO/2020 (the 'Original Consent') in relation to Condition 2.

Old Bank Building is located on Corporation Street and is bound by Hanover Street to the south and Sadler's Yard to the west. Old Bank Building is currently partially adjoined at ground level and on the fifth floor to the adjacent Grade II listed New Century House to the north.

The Applicant is NOMA (GP) Ltd.

The proposed description of development is as follows:

S19 application to vary condition 2 (Approved Dwgs and Documents) attached to app ref 127465/LO/2020

1 Planning History

The Original Listed Building Consent (LBC) was granted on 22 October 2020 for the following:

Listed Building Consent for internal and external alterations and extension to the Grade II Listed Old Bank Building including refurbishment of existing windows; elevation works including infilling of the existing lightwell, and creation of a new doorway at ground level on Hanover Street; repair of existing stairs and lobby areas; addition of new mezzanine at ground floor level, alongside the installation of new rooftop plant and screen, and associated works (associated full planning application reference 127464/FO/2020).

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2 Proposed Amendments

The Applicant is seeking to enable the works to Old Bank to be brought forward in accordance with their proposed construction programme, to allow initial works to be carried out ahead of the main contract work coming forward and will support the full delivery of the consented scheme.

The initial works comprise demolition works and installation of a new service door on Hanover Street. The location of this door has been carefully considered as part of the Original Consent. These works would form part of the future development proposals and are therefore considered a positive measure towards delivery of the full scheme, as any future use for Old Bank would require the door on Hanover Street to be formed to allow the building to be serviced.

It is proposed to amend Condition 2 to update the list of approved documents to include drawings detailing the scope of works. These drawings do not represent a change to the approved scheme.

Pre-application consultation

The Hanover Street door coming forward as an initial stage of works has been discussed and agreed in principle with the Local Authority: an initial site visit was attended by Angela Leckie and Paul Mason on 24 May 2023. As the proposed amendments make no physical or functional change to the approved development, and relate solely to the timing and sequencing of delivery, the appropriate mechanism for securing formal approval for these works via a Non Material Amendment (NMA) application to the full planning permission (Ref: 127464/FO/2020) was agreed with the case officer via a telephone call on 11 June 2023. An application under Section 96a of the Town and Country Planning Act 1990 (as amended) was therefore submitted on 2 August 2023 (Ref.137752/NMC/2023)

This application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is submitted to update the approved drawings under the LBC (ref: 127465/LO/2020) to be consistent with the amendments to the planning consent; as agreed with MCC via email on 23 August 2023.

2.1 Condition 2

The proposed condition wording for Condition 2 is as follows, with changes shown in green text:

"The development hereby approved shall be carried out in accordance with the following drawings and documents:

[See Decision Notice (Ref: 127465/LO/2020) for full set of approved drawings and documents]

as superseded as relevant by:

Proposed Cycle Entrance Elevations Ref. 6277-SRA-XX- 00-DR-A-32450 P02

Proposed Cycle Entrance Head Detail Ref. 6277- SRA-XX- 00-DR-A-32651 P05

Proposed Cycle Entrance Cill Detail Ref. 6277-SRA-XX- 00-DR-A-32652 P03

Hanover Street Cycle Entrance Cill Removal Detail Ref. 6277-SRA-XX-00-DR-A-32658 P01

all stamped as received by Manchester city Council on [date].

3 Planning Policy Assessment

3.1 National Planning Policy Framework (2021)

Since the original application was submitted, a revised NPPF was adopted in 2021 further to revisions that were made in 2019. The revised NPPF continues to set out the Government's planning policies for England and how these are to be applied within a local setting. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

The presumption in favour of sustainable development – the golden thread running through plan-making and decision taking (para. 11) – remains at the heart of the NPPF. Sustainable development is about positive growth, which supports economic, environmental and social progress for existing and future generations. Paragraph 130 of the 2021 NPPF states that: *"local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme"*

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life by supporting existing and future generations' health, social and cultural wellbeing. The NPPF also places emphasis on the importance of pre-application engagement with the Local Planning Authority and local community, which will help to resolve any issues and deliver more positive outcomes.

The revised scheme remains in full accordance with the key tenets of the NPPF. The approved proposals, as amended by this application, will ensure the refurbishment works can progress and therefore support for the future re-use of this heritage asset.

3.2 Local Planning Policy – Local Development Plan

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP). There has been no change in local planning policy since the LBC was granted. The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document for Manchester. Overall, it is considered that the nature of the proposed non material amendments to the approved scheme means that it remains in full accordance with the key spatial principles of the Core Strategy.

4 Summary

The application comprises this covering letter and the following documentation:

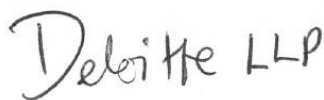
- Completed Application Form;
- Drawing pack prepared by Sheppard Robson:
 - Proposed Cycle Entrance Elevations Ref. 6277-SRA-XX- 00 – DR- A-32450 P02
 - Proposed Cycle Entrance Head Detail Ref. 6277- SRA-XX- 00- DR- A- 32651 P05
 - Proposed Cycle Entrance Cill Detail Ref. 6277- SRA-XX- 00- DR- A- 32652 P03

– Hannover Street Cycle Entrance Cill Removal Detail Ref. 6277- SRA-XX- 00-DR- A-32658
P01

The Application has the Planning Portal reference: **PP-12411936** . On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a variation of condition application.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleague Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk / 0161 455 6963) if you have any questions or require any further information.

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP