24 Brookfield Avenue
Manchester
M21 8TX

FAO MS HOLLY WRIGHT
Development Management
Planning and Regeneration
Manchester City Council

VIA PLANNING PORTAL

26/07/2023

Planning permission ref:133088/FH/2022
24 Brookfield Avenue, Manchester, M21 8TX
Non-material amendment (NMA) – materials on external elevations

Dear Development Management

We write in respect of the above planning permission and further to recent conversations with Ms Wright and Ms Connor of the development management team.

An application (ref: CDN/23/0363) to seek formal discharge of condition 3 is pending determination.

3) No above-ground works shall commence unless and until specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

A copy of the cover letter dated 5 June 2023 and submitted with the discharge of condition application is attached to this letter for reference.

Approved planning drawings 7029_PL 12, 7029_PL 13 and 7029_PL 14 include limited details of external materials, some of which are to be superseded by those specified in the discharge of condition application.

To avoid any conflict between the approved planning drawings and the development as ultimately built out, it is agreed that a non-material amendment to planning permission ref: 133088/FH/2022 is required to remove details OF any external materials details from the approved drawings.

This approach was discussed and agreed with Ms Wright and Ms Connor.

Accordingly, revised drawings 7029_PL 12 Rev A, 7029_PL 13 Rev A and 7029_PL 14 Rev A are submitted with all details of external materials removed. There is no other change to these drawings or to the development as approved.

This non-material amendment will allow for all external materials to be approved through the discharge of condition (3) (materials) attached to the planning permission (ref: 133088/FH/2022), without being limited to any of the external materials detailed on approved drawings 7029_PL 12, 7029_PL 13 and 7029_PL 14.

A number of external materials detailed on the approved planning drawings are to be substituted for other higher quality or equally high quality materials. The local planning authority will retain complete control over all external materials to be used on the development. Condition (3) attached to the planning permission establishes an appropriate control mechanism requiring submission and approval in writing of all materials to be used on external elevations. As noted above, a discharge of condition application is pending determination.

Condition 2 attached to the planning permission should be amended to read:

The development hereby approved shall be carried out in accordance with the drawings numbered 'PL08', 'PL09', 'PL10', 'PL11' and 'PL15', stamped as received by the City Council as Local Planning Authority on the 17th March 2022 ***and the drawings numbered 'PL12 Rev A', 'PL13 Rev A' and 'PL14 Rev A', stamped as received by the City Council as Local Planning Authority on the <INSERT DATE>.***

We look forward to confirmation that this non-material amendment application is approved, which will allow for condition 3 attached to the planning permission to be formally discharged.

We have agreed an extension of time to 29 August 2023 on discharge of condition application (ref: CDN/23/0363) to allow sufficient time for this non-material amendment application to be processed.

Should you require any further information, please contact us using the e-mail address below.

Yours faithfully



Mary Morgan-Hyland
Stephen Morgan-Hyland

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24 Brookfield Avenue
Manchester
M21 8TX

Development Management
Planning and Regeneration
Manchester City Council

VIA PLANNING PORTAL

05/06/2023

Planning permission ref:133088/FH/2022
24 Brookfield Avenue, Manchester, M21 8TX
Discharge of Condition 3 – materials on external elevations

Dear Development Management

We write in respect of the above planning permission to seek formal discharge of condition 3.

3) No above-ground works shall commence unless and until specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Submitted with this application are:

- Drawings for Costing (Smashbox architecture)
  6479_C01 Rev A Existing Floor Plans & Elevations (dated December 2021)
  6479_C02 Rev A Proposed Drawings & Specification – Loft Conversion (dated December 2021)
  6479_C03 Rev B Proposed Ground Floor Plan – Rear Extension (dated January 2022)
  6479_C04 Rev A Key Construction Details & Specification – Rear Extension (dated January 2022)
  6479_C05 Rev A Proposed Ground Floor Plan – Basement Conversion (dated January 2022)
- SAP Calculations report (Andrew Underwood) dated May 2023

Windows

The windows forming the roof of the south-facing side-return extension, the glazed canopy to the west elevation, the dormer windows in the west elevation, the bi-fold door in the west elevation, the 3 no. Velux windows to the east elevation, the basement lightwell window to the east elevation and the

bathroom window to the south elevation will all be a PVCu material finished externally in RAL 7016 Anthracite.

Drawing ref: 6479_C05 Rev A confirms that all glazed windows and doors are to be sealed double-glazed units.

The glazing specifications will be consistent with the minimum requirements set out in the SAP report, dated May 2023.

The new bathroom window to the south elevation will be obscure glazed, consistent with the requirements of condition 4 attached to the planning permission.

Dormer cheeks

Drawing ref: 6479_C02 Rev A confirms that the finish to the face of the dormer will be Code 5 Lead. The aluminium façade above the dormer will be finished in RAL 7016 Anthracite to match the new glazing introduced.

The dormer cheeks are to be Dreadnought Staffordshire Blue machine-made tiles, which can be viewed at https://www.dreadnought-tiles.co.uk/res/Dreadnought%20A4%20WEB1.pdf

This is to match the bi-fold door flanks.

Dreadnought is one of the only clay tile manufacturers to offer clay tiles which can transition from the roof, down vertical walls to the ground.

Bi-fold door flanks

The bi-fold door flanks are to be Dreadnought Staffordshire Blue machine-made tiles, which can be viewed at https://www.dreadnought-tiles.co.uk/res/Dreadnought%20A4%20WEB1.pdf

This is to match the dormer cheeks.

Glazed canopy support columns

The two columns supporting the glazed canopy to the west elevation will be encased steel, with the outer skin a render finish in RAL9003 Signal White.

Side-return extension south elevation

The side return south elevation (facing no. 26 Brookfield Avenue) will be a render finish in RAL 9003 Signal White.

Reinstated lightwell

Drawing ref: 6479_C05 Rev A confirms that the inner leaf of the reinstated lightwell is to be faced in brickwork to match the existing. A metal grille to be fixed over the lightwell will be finished in Anthracite RAL 7016 and fitted with an ABUS Cellar grating lock GS40 B/SB (Art.no. 03600) that has a release locking mechanism.

Existing outrigger

The south and west elevations of the existing outrigger is to be clad at first floor level with 100 mm thick Knauf insulation Rocksilk EWI slab with render over finished in RAL 9003 Signal White.

Rainwater goods

All rainwater goods including gutters and downpipes will be finished in RAL 7016 Anthracite.

All other materials will be as existing, matched and replaced as necessary.

If you require any further information, please contact us using the e-mail address below.

We look forward to confirmation that condition 3 is formally discharged.

Yours faithfully



Mary Morgan-Hyland
Stephen Morgan-Hyland

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