

04 May 2023

Tony Mitchell
Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Tony,

**Grosvenor Building – Application for Partial Discharge of Condition 4
(Listed Building Consent Ref: 131812/LO/2021)**

On behalf of our Client, Manchester Metropolitan University, please find enclosed an application for the partial discharge of Condition 4 attached to Listed Building Consent ref: 131812/LO/2021. On 15 December 2021 permission was granted for the refurbishment of the Grosvenor Building for:

“LISTED BUILDING CONSENT for the full refurbishment of the Grade II Listed Grosvenor Building including internal and external alterations, refurbishment of existing windows, roof and facade, internal aesthetic works, installation of 1no Passenger lift and 1no Platform Lift, and the complete refurbishment/ replacement of all MEP services”

Condition Discharge

This section sets out the relevant documents that are submitted in support of the application for partial discharge of Condition 4.

Listed Building Condition 4b – Window Details

Condition 4b states:

‘Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following areas unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

b) Window ironmongery replacement and external window paint colour and specification where necessary

In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work

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is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.'

To allow Manchester City Council to support discharge of Planning Condition 4b, the following documents have been submitted.

- Agreed External Window Paint Colour and Specification (Dark as Night PPG14-05)
- A Hardware Schedule provided by Cheshire Hardware (dated 3 March 2023)
- A Hardware Schedule provided by Cheshire Hardware (dated 8 February 2023)
- Window Espagnolette Handle Bulb End Detail – Croft Finishes
- Finishes and Patinas Handle Collection – Croft Finishes
- Sovereign Handle Collection – Croft Finishes
- Image of Proposed Ironmongery Details

These documents provide details of the window ironmongery replacement and external window paint colour as required by Condition 4b.

Listed Building Condition 4c – Roof Insulation Details

Condition 4c states:

'Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following areas unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

c) Details of insulation to be included in roof refurbishment.

In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.'

To allow Manchester City Council to support discharge of Planning Condition 4c, the following documents have been submitted.

- Grosvenor Building – Roof Insulation Appraisal

The information provided details the insulation to be included in the roof refurbishment of the Grosvenor Building as required by Condition 4c.

Listed Building Condition 4d – Internal Door Refurbishment

Condition 4d states:

‘Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following areas unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

d) Schedule of internal door refurbishment

In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.’

To allow Manchester City Council to support discharge of Planning Condition 4d, the following documents have been submitted.

- Grosvenor Lifecycle Refurbishment Project – Basement Door Schedule (ref: 1002B-CAA-ZZ-ZZ-SH-A-01711 C02)
- Grosvenor Lifecycle Refurbishment Project – Ground and First Floor Door Schedule (ref: 1002B-CAA-ZZ-ZZ-SH-A-01712 C02)

The information provided details the schedule of internal door refurbishments to be undertaken within Grosvenor Building as required by Condition 4d.

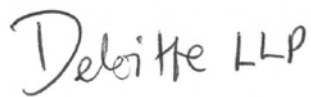
Application Submission

The documents submitted to support partial discharge of Condition 4 have previously been approved informally by Manchester City Council heritage planning officer via email correspondence.

In addition to the supporting information set out in this letter, a Condition Discharge Application Form has been submitted via the Planning Portal (PP ref: PP- 12188993) to formalise this application. Based on the information provided, Condition 4 b, c and d merits partial discharge by Manchester City Council.

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you have any queries regarding this submission, please do not hesitate to contact my colleague Rachel Hopkins (rachelhopkins@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP