

FW: Planning application 135922/JO/2023 consultation - Red Lion Hotel

Paula Burbicka <Paula.Burbicka@manchester.gov.uk>

Thu 02/02/2023 10:36

To: Janine Renshaw-Livesey <janine.renshaw-livesey@manchester.gov.uk>

 7 attachments (15 MB)

ufm19.pdf; 20230201_111947292_iOS.jpg; 20230201_111950304_iOS.jpg; 20230201_111952536_iOS.jpg; 20230201_111937261_iOS.jpg; 20230201_111942605_iOS.jpg; 20230201_111945456_iOS.jpg;

Dear Janine,

I went on site and it appears to have already been built. Please find photos attached.

I could not find any information that would suggest we requested/required timber and natural slates – which would normally be expected on the GII listed building, unless in case of a legibly contemporary modern addition (which this is not).

The aluminium windows/doors and cills as built are quite chunky and do not match the quality of the precedence, and the joinery to the porch on that matter, and are in consequence to the detriment of the architectural interest of the Grade II listed asset. Also worth noting are the poor junctions between the existing building and the new extension – what looks like pvc panelling, rather than lead flashing. Should this detail be submitted pre-completion, amendments would be requested.

That said, whilst I think it's not good enough to be approved, it caused limited harm, potentially insufficient to justify enforcement action or else.

I would seek confirmation of the product specs of the used slates.

Happy to discuss.

Best,

Paula Burbicka (she/her)
Career Grade Planning Officer (Heritage and Urban Design)
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

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Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA

From: Paul Mason <paul.mason@manchester.gov.uk>

Sent: 24 January 2023 08:44

To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>

Subject: Fw: Planning application 135922/JO/2023 consultation - Red Lion Hotel

One for you please

Paul Mason
Heritage & Urban Design Manager

Planning, Building Control & Licensing,
Growth & Development Directorate,
Manchester City Council

email: paul.mason@manchester.gov.uk
tel: 0161 234 4585

Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA.

From: planning@manchester.gov.uk <planning@manchester.gov.uk>
Sent: 20 January 2023 10:31
To: Paul Mason <paul.mason@manchester.gov.uk>
Subject: Planning application 135922/JO/2023 consultation - Red Lion Hotel

Please see attached consultation letter for application 135922/JO/2023.

Regards,
Information, Delivery & Support Team,
Planning, Building Control & Licensing,
Manchester City Council, P O Box 532, Manchester M60 2LA

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