



Paul Butler Associates

Planning, Development & Heritage Consultants

10 March 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Ljr14.936/c14

FAO Emily Booth

Dear Julie,

Mindel House and 11 Bloom Street, Manchester

Application for Approval of Details Reserved by Condition attached to Planning Permission 133975/JO/2022, Listed Building Consent 133905/JO/2022 and Listed Building Consent 133906/JO/2022

On behalf of my client Beech Design & Build, please find attached applications for the approval of details reserved by condition. As part of these applications information is submitted in relation to the following permissions / conditions:

Planning Permission 133975/JO/2022

BOTH BUILDINGS

- Condition 11 (e) Detailed Design of new external doors
- Condition 11 (f) Details of the smoke shaft (provided for Bloom Street only)

MINDEL HOUSE

- Condition 11(b) Detailed design of dry riser within a Bloom Street basement window

11 BLOOM STREET

- Condition 11(a) Details of the sky well

Listed Building Consent 133905/JO/2022 (Mindel House)

- Condition 4(b) Repairs and cleaning
- Condition 4(k) Detailed design of new internal and external doors
- Condition 4(n) Detailed design of the post boxes

MINDEL HOUSE

- Condition 4(a) Details of the enclosing structure to the main staircase
- Condition 4(d) Confirmation of the treatment of the basement ceiling and detailed specification / methodology for the proposed returning of exposed timber to its original appearance.

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk

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- Condition 4(f) Detailed design of dry riser within a Bloom Street basement window

Listed Building Consent 133906/JO/2022 (11 Bloom Street)

- Condition 4(k) Detailed design of new internal and external doors
- Condition 4(n) Detailed design of the post boxes

11 BLOOM STREET

- Condition 4(a) Details of the sky well

Submission

The information submitted in response to the above conditions is set out below:

Planning Permission 133975/JO/2022

BOTH BUILDINGS

- Condition 11 (e) Detailed Design of new external doors
 - Drawing 013-MDB-BS-ZZ-EL-A-0020 Rev A 'External Door Elevations Bloom Street'
 - Drawing 013-MDB-MH-ZZ-EL-A-0020 Rev A 'External Door Elevations Mindel House'
- Condition 11 (f) Details of the smoke shaft (provided for Bloom Street only)
 - Drawing 013-MDB-BS-XX-DR-A-3037 Rev E 'Core Arrangement Details Bloom Street'

MINDEL HOUSE

- Condition 11(b) Detailed design of dry riser within a Bloom Street basement window
 - Drawing 013-MDB-MH-XX-DT-A-0002 Rev A 'Dryriser Window Detail Mindel House'

11 BLOOM STREET

- Condition 11(a) Details of the sky well
 - Drawing 013-MDB-BS-XX-DR-A-3700 Rev D 'Light well Arrangement Bloom Street'
 - Drawing 013-MDB-BS-XX-DR-A-3037 Rev E 'Core Arrangement Details Bloom Street'

Listed Building Consent 133905/JO/2022 (Mindel House)

- Condition 4(b) Repairs and cleaning
 - This condition has previously been discharged with the condition now stating '(b) Repairs and cleaning shall be carried out only in accordance with the Architectural Paint Research prepared by Lincoln Conservation dated October 2021, the report by WJ Structures Ltd dated 3 March 2022 and the report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G'. It is noted that the information referenced related to 11 Bloom Street only. Cleaning samples of Mindel House have subsequently been prepared and were presented to Paul Mason during a site meeting on 22.02.2023. Through the preparation of the

samples it was confirmed that the same methodology that was approved in relation to 11 Bloom Street is also appropriate for Mindel House. Re-discharge of this condition is therefore sought in order to confirm that the same approach to cleaning and repairs as outlined in previously approved documents can also be undertaken for Mindel House.

- Condition 4(k) Detailed design of new internal and external doors
 - Drawing 013-MDB-MH-ZZ-EL-A-0021 Rev A 'Internal Door Elevations Mindel House'
 - Drawing 013-MDB-MH-ZZ-EL-A-0020 Rev A 'External Door Elevations Mindel House'
- Condition 4(n) Detailed design of the post boxes
 - Drawing 013-MDB-MH-XX-DT-I-7801 Rev T5 'Mailbox Details Mindel House'.

MINDEL HOUSE

- Condition 4(a) Details of the enclosing structure to the main staircase
 - Drawing 013-MDB-MH-ZZ-SE-A-3200 Rev A 'Rear Stair Enclosure GA Mindel House'
 - Drawing 013-MDB-MH-ZZ-SE-A-3201 Rev B 'Rear Stair Enclosure Details Mindel House'
- Condition 4(d) Confirmation of the treatment of the basement ceiling and detailed specification / methodology for the proposed returning of exposed timber to its original appearance.
 - The cleaning of painted beams which form the basement ceiling will ensure there is no damage to the grain of existing timbers. As per the timber cleaning sample that was prepared and accepted in relation to 11 Bloom Street (through discharge of planning permission condition 11b / LBC condition 4b), cleaning will take place using the following specification: Microstrip – 40-50 PSI – light mist of water – media fine crushed medium. Based on this confirmation discharge of condition 4d may take place.
- Condition 4(f) Detailed design of dry riser within a Bloom Street basement window
 - Drawing 013-MDB-MH-XX-DT-A-0002 Rev A 'Dryriser Window Detail Mindel House'

Listed Building Consent 133906/JO/2022 (11 Bloom Street)

- Condition 4(k) Detailed design of new internal and external doors
 - Drawing 013-MDB-BS-ZZ-DT-A-0021 Rev A 'Internal Door Elevations Bloom Street'
 - Drawing 013-MDB-BS-ZZ-EL-A-0020 Rev A 'External Door Elevations Bloom Street'
- Condition 4(n) Detailed design of the post boxes
 - Drawing 013-MDB-BS-XX-DT-I-7801 Rev T5 'Mailbox Details Bloom Street'

11 BLOOM STREET

- Condition 4(a) Details of the sky well
- Drawing 013-MDB-BS-XX-DR-A-3700 Rev D 'Light well Arrangement Bloom Street'
- Drawing 013-MDB-BS-XX-DR-A-3037 Rev E 'Core Arrangement Details Bloom Street'

The above information has been submitted alongside the LBC condition discharge application forms for each building, and the planning permission condition discharge application forms. Payment of the application fee for the discharge of planning permission conditions (£116) has been made on submission of the application via the Planning Portal.

We look forward to working with the Council to progress these condition discharge applications through to determination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', with a stylized flourish at the end.

Ralph Taylor BSc. MPLAN MRTPI
Associate Director