

stephenson hamilton risley  
**STUDIO**

3 riverside mews  
4 commercial street  
manchester, M15 4RQ  
(registered office)  
www.shr.studio  
email@shr.studio  
0161 832 0244

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

Our ref: jr/7415-Db20220811\_Section73 application-ltr.docx  
Date: 01 September 2022

Dear Sir/madam

**re: MINOR-MATERIAL AMENDMENT UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT (1990) TO CONDITION 2 ('APPROVED PLANS') OF PLANNING PERMISSION REF. APPLICATION NO: 123522/FO/2019**

I am writing to you on behalf of my client Greenlane Properties (Stockport) Ltd ('the Applicant') who are seeking planning consent for a Minor-Material Amendment under Section 73 of the Town and Country Planning Act (1990) relating to Condition 2 ('approved plans') of planning application reference 123522/FO/2019 (original application) which was granted on 20 September 2019. The original planning application permitted the following development at Pearl Assurance House, Manchester:

"Full Planning Application for alterations to Pearl Assurance House associated with its conversion to a proposed hotel in conjunction with proposals which also include the rear of the site for the erection of a 7 storey extension to create hotel accommodation (Use Class C1), associated rooftop bar (Class A4) and ancillary accommodation (basement and ground floor) together with access and servicing proposal and associated works."

directors  
**keith hamilton**  
ba hons grad dip arch arb riba  
**justin risley**  
ba hons dip arch arb riba  
associate partner  
**john boardman**  
ba hons arch dip arch arb riba  
founding partner  
**roger stephenson OBE FRIBA**  
barch hons arb friba

stephenson hamilton risley **STUDIO** ltd  
registered in england  
no. 8324071

The proposed minor-material amendments are made under Section 73 of the Town and Country Planning Act (1990) due to the changes being more significant than a non-material amendment.

### The Proposal

The proposed Minor-Material Amendments comprise internal and external modifications which are summarised in the table below, alongside the reasoning for each of the amendments.

| Amendment                                                                                                                                                | Reasoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ITEM 01</b><br><br>Increase in height of rooftop plantroom louvres.                                                                                   | <ul style="list-style-type: none"><li>- Due to further detailed design development of the plantroom, the plant has increased in height beyond the planning consented drawings. To conceal the plant, the plant screen needs to increase in height by an additional 370mm.</li><li>- The material specification and colour is as per the consented scheme.</li><li>- The additional height cannot be seen from any of the VIA views.</li><li>- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.</li></ul> |
| <b>ITEM 02</b><br><br>Addition of gas flue pipe to roof                                                                                                  | <ul style="list-style-type: none"><li>- Due to further detailed design development of the services, the addition of a gas flue pipe is required to the roof.</li><li>- The additional height cannot be seen from any of the VIA views.</li><li>- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.</li></ul>                                                                                                                                                                                              |
| <b>ITEM 03</b><br><br>Removal of transoms and obscure glazing to top floor windows. Omitted as per planning condition 32a of application 129141/JO/2021. | <ul style="list-style-type: none"><li>- In accordance with condition 32a of application 129141/JO/2021, the transoms and obscure glazing have been removed from the design and now reflect the consented scheme.</li></ul>                                                                                                                                                                                                                                                                                                                                            |
| <b>ITEM 04</b><br><br>Reduction in canopy thickness to Clarence Street elevation. Reduced as per planning condition 32b of application 129141/JO/2021.   | <ul style="list-style-type: none"><li>- In accordance with condition 32b of application 129141/JO/2021, the canopy has been reduced back to the original design and now reflect the consented scheme.</li></ul>                                                                                                                                                                                                                                                                                                                                                       |

|                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ITEM 05</b><br><br>Variation of Bow Lane ground floor elevation to accommodate new substation and ventilation louvres. | <ul style="list-style-type: none"><li>- Due to detailed design development of the Services design, it has been proposed to add a Substation and new ventilation louvres on Bow Lane elevation.</li><li>- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.</li></ul>                                                                                                                            |
| <b>ITEM 06</b><br><br>Addition of handrail to first floor on Bow Lane.                                                    | <ul style="list-style-type: none"><li>- Due to the height of the new parapet on the first floor of Bow Lane, it is necessary to add a handrail to achieve 1100mm high from FFL of the terrace.</li><li>- The brick parapet hasn't been increased to ensure that the top of the brickwork aligns with the adjacent window.</li><li>- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.</li></ul> |

## Amendment

This application seeks to amend Condition 2 of application 123522/FO/2019 as follows:

Amendment to:

- |                       |                                                                 |
|-----------------------|-----------------------------------------------------------------|
| • 7415-al(05)0021-P02 | proposed ground floor plan                                      |
| • 7415-al(05)0029-P03 | proposed roof plan                                              |
| • 7415-al(05)0030-P04 | proposed princess street elevation                              |
| • 7415-al(05)0031-P04 | proposed clarence street elevation                              |
| • 7415-al(05)0032-P05 | proposed bow lane elevation                                     |
| • 7415-al(05)0033-P02 | proposed south east elevation                                   |
| • 7415-al(05)0050-P03 | verified view 01 – view east on princess st                     |
| • 7415-al(05)0051-P03 | verified view 02 – view north-west on princess st               |
| • 7415-al(05)0052-P04 | verified view 03 – view south-west on clarence st               |
| • 7415-al(05)0053-P03 | verified view 04 – view north-east from albert square           |
| • 7415-al(05)0054-P03 | verified view 05 – view south-east on john dalton street        |
| • 7415-al(05)0055-P04 | verified view 06 – view SW from pall mall                       |
| • 7415-al(05)0060-P04 | proposed princess street profile sections & critical dimensions |
| • 7415-al(05)0061-P03 | proposed clarence street profile sections & critical dimensions |
| • 7415-al(05)0062-P05 | proposed bow lane profile sections & critical dimensions        |

Superseded by:

- |                       |                                                       |
|-----------------------|-------------------------------------------------------|
| • 7415-al(05)0021-P03 | proposed ground floor plan                            |
| • 7415-al(05)0029-P04 | proposed roof plan                                    |
| • 7415-al(05)0030-P06 | proposed princess street elevation                    |
| • 7415-al(05)0031-P06 | proposed clarence street elevation                    |
| • 7415-al(05)0032-P06 | proposed bow lane elevation                           |
| • 7415-al(05)0033-P03 | proposed south east elevation                         |
| • 7415-al(05)0050-P04 | verified view 01 – view east on princess st           |
| • 7415-al(05)0051-P04 | verified view 02 – view north-west on princess st     |
| • 7415-al(05)0052-P05 | verified view 03 – view south-west on clarence st     |
| • 7415-al(05)0053-P04 | verified view 04 – view north-east from albert square |

- 7415-al(05)0054-P04      verified view 05 – view south-east on john dalton street
- 7415-al(05)0055-P05      verified view 06 – view SW from pall mall
- 7415-al(05)0060-P05      proposed princess street profile sections & critical dimensions
- 7415-al(05)0061-P04      proposed clarence street profile sections & critical dimensions
- 7415-al(05)0062-P06      proposed bow lane profile sections & critical dimensions

This application is supported by:

- This covering letter.
- Application form signed and completed.
- Additional drawings including:
  - 7415-al(SK)0040-P02      proposed princess street elevation – NMA comparison
  - 7415-al(SK)0041-P02      proposed clarence street elevation – NMA comparison
  - 7415-al(SK)0042-P02      proposed bow lane elevation – NMA comparison
  - 7415-al(SK)0050-P01      verified view 01 – view east on princess st comparison
  - 7415-al(SK)0051-P01      verified view 02 – view north-west on princess st comparison
  - 7415-al(SK)0052-P01      verified view 03 – view south-west on clarence st comparison
  - 7415-al(SK)0053-P01      verified view 04 – view north-east from albert square comparison
  - 7415-al(SK)0054-P01      verified view 05 – view south-east on john dalton st comparison
  - 7415-al(SK)0055-P01      verified view 06 – view SW from pall mall comparison

**Fee**

The planning application fee has been calculated at £266.20 (including £32.20 service charge) and this amount has been paid for via BACS to the Planning Portal.

I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'Justin Risley', written over a horizontal line.

**Justin Risley**  
director  
stephenson hamilton risley STUDIO ltd

Encl.