



Paul Butler Associates

Planning, Development & Heritage Consultants

20 October 2022

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

21.1661

Dear Julie

Kings House, 40-42 King St West, Manchester
Application for Discharge of Conditions

On behalf of the applicant Bruntwood, please find enclosed an application for the discharge of two conditions attached to Planning Permission 133409/FO/2022 which was approved on 27 June 2022. The description of development is:

'External works including works to existing entrances, replacement of existing windows including introduction of vents to lightwell windows, reconfiguration of existing plant including creation of plant enclosure, removal of small roof extension and restoration of tiled roof pitch, installation of dry riser panel, installation of façade lighting scheme, installation of 6 rooflights, creation of ground level plant enclosure, and associated works.'

A non-material amendment application (Ref: 134685/NMC/2022) was approved on 9 September 2022 for the 'removal and addition of louvres to windows, replacement of a further 6 non-historic windows, removal, enlargement and addition of approved rooflights, and minor alterations to roof stair extension'.

This application seeks full discharge of Condition 3 (replacement windows) and Condition 4(a) (details – conservation roof lights). This letter sets out the condition requirements and refers to the information which has been submitted to secure the necessary discharge.

Condition 3 - Windows

Full discharge of Condition 3 is sought. Condition 3 states:

Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, no removal of existing windows shall commence unless and until full details of the replacement windows (both to street facing elevation and courtyard facing elevation) has been submitted to and approved in writing by the City Council as local planning authority. The proposal for replacement windows shall be accompanied by the following details:

a) a method statement for the works,

b) full details of the materials, including the fittings and fully detailed elevations and cross sections including measurements,

c) a full-scale sample window installed on site prior to the removal of all but one of the existing windows (both to a street-facing elevation and courtyard elevation window). This sample window shall be made available for inspection by the Local Planning Authority.

The replacement windows shall be installed only in accordance with the approved details including samples and shall be as close to 'like for like' in the profile and appearance as possible to the existing windows.

Reason: In the interests of visual amenity in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

In terms of the discharge of this condition, so as to align with design team and contractor programme requirements, this will need to follow a staged approach, with each stage reflecting each of the three requirements within the condition, albeit in a different order ((b) – (a) – (c)) chronologically.

In support of the discharge of part (b) of the condition (full details), please find enclosed the following plans and documents:

- Window Schedule (Ref: A-31-0300 Rev T04)
- Proposed North Elevation Plan (Ref: A-04-0140 Rev T03)
- Proposed South Elevation Plan (Ref: A-04-0141 Rev T03)
- Proposed East and West Elevation Plan (Ref: A-04-0142 Rev T03)
- Proposed Lightwell Elevations (Ref: A-04-0143 Rev T03)
- Window Types – Ground Floor Key Plan (Ref: A-31-0140 Rev T04)
- Window Types – First Floor Key Plan (Ref: A-31-0141 Rev T04)
- Window Types – Second Floor Key Plan (Ref: A-31-0142 Rev T04)
- Window Types – Third Floor Key Plan (Ref: A-31-0143 Rev T04)
- Window Types – Fourth Floor Key Plan (Ref: A-31-0144 Rev T04)
- Window Types – Roof Key Plan (Ref: A-31-0145 Rev T04)
- Window Types Detail – Ventilation (Ref: A-31-0203 Rev T04)
- Window Types Detail – Guard Roof and Bay (Ref: A-31-0204 Rev T04)
- Detail – Ventilation Sash Window (Ref: A-31-0205 Rev T04)
- Detail – Security Grille (Ref: A-31-0206 Rev T03)

- Detailed Sash Window Plan and Section (Ref 2316)
- Benlowe Windows – Product Information
- Claw Fastener – Standard – Specification by Coastal.
- Sash Travel Restrictor Specification by Fab & Fix
- Weeks Stop brochure / specification by Reddisseals.
- Sash Lift brochure / specification by Coastal.

Subject to informal confirmation from the Conservation Officer that the above details are acceptable, a Method Statement (part b) can then be prepared by the contractor. This will then be submitted to the authority as supplementary information, and will describe how the full-scale sample windows will be fitted (part c). Subject to further informal sign-off, the sample windows can then be fitted on site ready for review by officers.

The intention is to complete the above tasks within the 8 week period from application validation, thereby securing full discharge of Condition 3.

Condition 4 - Details – conservation roof lights

Partial discharge of Condition 4 is sought in respect of part (a) conservation rooflights. This part of the condition states:

(Notwithstanding the details as set out in Conditions 2 and 3 above, no construction shall commence with regards to each of the following points 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:)

a) Full and final details and cross section of the proposed conservation style roof lights to the roof.

In support of the discharge of part (a) of the condition, please find enclosed the 'Detail – Roof Window (Ref: A-31-0207 Rev T03)'. We trust submission of this plan is sufficient to enable discharge of this part of Condition 4.

We look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI IHBC
Director