

**Planning**

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Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	23
Suffix	
Property Name	Pearl Assurance House
Address Line 1	Princess Street
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M2 4EN

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
383893	398163

Description

Applicant Details

Name/Company

Title

mr

First name

robin

Surname

horton

Company Name

greenlane properties

Address

Address line 1

23 Pearl Assurance House

Address line 2

Princess Street

Address line 3

Town/City

Manchester

Country

Postcode

M2 4EN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

"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."

Reference number

APPLICATION NO: 123522/FO/2019

Date of decision (date must be pre-application submission)

20/09/2019

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

18/03/2021

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

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.

ITEM 01

Increase in height of rooftop plantroom louvres.

- 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.
- The material specification and colour is as per the consented scheme.
- The additional height cannot be seen from any of the VIA views.
- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.

ITEM 02

Addition of gas flue pipe to roof

- Due to further detailed design development of the services, the addition of a gas flue pipe is required to the roof.

ITEM 03

Removal of transoms and obscure glazing to top floor windows. Omitted as per planning condition 32a of application 129141/JO/2021.

- 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.

ITEM 04

Reduction in canopy thickness to Clarence Street elevation. Reduced as per planning condition 32b of application 129141/JO/2021.

- 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.

ITEM 05

Variation of Bow Lane ground floor elevation to accommodate new substation and ventilation louvres.

- 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.
- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.

ITEM 06

Addition of handrail to first floor on Bow Lane.

- 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.
- The brick parapet hasn't been increased to ensure that the top of the brickwork aligns with the adjacent window.
- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Please approve the following drawings:

- | | |
|-----------------------|---|
| • 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)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 |

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

mr

First Name

justin

Surname

risley

Declaration Date

12/08/2022

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

justin risley

Date

01/09/2022