



Paul Butler Associates

Planning, Development & Heritage Consultants

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Mrs Julie Roscoe
Manchester City Council
Planning
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FAO James Hughes

21.1661

Dear Julie

Kings House, 40-42 King St West, Manchester
Application for Non-Material Amendment

Further to my recent correspondence with James Hughes, please find enclosed an application for a Non-Material Amendment relating 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.'

In addition to this letter and the completed application forms, the submission also includes the following plans prepared by EPR Architects:

- Proposed Roof Plan – Ref: 2146 Rev P03 (supersedes plan ref 2146 Rev P02)
- Proposed North Elevation – Ref: 4140 Rev P03 (supersedes plan ref 4140 Rev P02)
- Proposed South Elevation – Ref: 4141 Rev P03 (supersedes plan ref 4141 Rev P02)
- Proposed East & West Elevation – Ref: 4142 Rev P03 (supersedes plan ref 4142 Rev P02)
- Proposed Lightwell Elevations – Ref: 4143 Rev P03 (supersedes plan ref 4143 Rev P02)
- Proposed Longitudinal Section AA – Ref: 5140 Rev P02 (supersedes plan ref 5140 Rev P01)
- Proposed Longitudinal Section BB – Ref: 5141 Rev P02 (supersedes plan ref 5141 Rev P01)

Since approval of the application, the project team have been progressing detailed design and procurement. This application follows a minor change to the scheme in terms of the treatment of windows and rooflights including:

- A reduction in the number of louvres to the replacement windows within the lightwell from 68 to 22 including all proposed louvres at 3rd floor window level resulting in louvres being required on the first and second floor.
- The replacement of 6 additional non-historic windows (part of the 2008 replacement) at the western end of the Back Bridge Street elevation with new like-for-like windows with slim line louvres.
- Decreasing the proposed four Back Street Bridge elevation rooflights with three larger more evenly spaced out rooflights.
- Enlargement of the 4 approved rooflights to the western roof face and enlargement of the approved replacement rooflight to the eastern roof face and adding a further rooflight.

There have been some further minor design changes as investigatory works have progressed and the detailed design developed. These are also reflected on the amended plans:

- The position of the proposed stair extension has moved slightly to align with the existing Kings House stair footprint. This retains the original stair layout throughout all levels as intended but also helps take any structural load from the new proposals to the roof, limiting structural interventions internally.
- The stair extension size is smaller than originally proposed which will reduce roofscape impact.
- The position of the stair extension is set back further from the facade. This will further limit visual impact from back bridge street.

As with the change to the window strategy, we would regard these changes as non-material due to their scale, and the fact that they result in a reduced impact compared to the approved plans.

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
Director