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

Our Ref. 22/229

13th July 2022

Dear Sirs,

RE: PLANNING APPLICATION AT NEW LAWRENCE HOUSE, 2, SHAWHEATH CLOSE, HULME, MANCHESTER

I write with reference to the above-mentioned application that has been submitted via the Planning Portal for alterations to the building's external envelope and associated internal works.

As Officers may be aware, the issues with this building have been well-documented in the press and it is not fit for human living presently, with a prohibition notice currently in place. By way of further information, having been granted reserved matters consent in 2006 (ref. 080003/MO/2006/S1), the building was vacated in mid-2017 following the serving of the aforementioned prohibition notice owing to significant safety concerns. Although concerns had been longstanding well before that time (it is understood that enforcement notices were issued by the local Fire Service as far back as early 2010), they were brought into focus in the immediate aftermath of the Grenfell Tower fire.

Our client, Mandale Homes, have extensive experience of developing both new-build and conversion apartment schemes across the UK, and they have the expertise to rectify the current situation guided by their appointed fire safety consultant, whose staff include former Greater Manchester Fire Rescue Service employees familiar with the building in question and its extensive issues.

In order to remedy the present situation, alterations will be required to the external envelope of the building on all elevations, in order to remove all non-compliant, combustible, and potentially dangerous items and materials. As can be seen from the submitted elevations, the external appearance will change from one of timber and render to one of rockpanel and cedar cladding (see Figure 1, overleaf). Not only will these new cladding products satisfy all of the required standards, which is obviously of paramount importance in the circumstances, it is considered that the appearance of the building will be enhanced by virtue the tired and stained render will be removed (see Photos 1 and 2), freshening up the building as a result. It is our considered view that such proposals will comply with the relevant provisions of Core Strategy Policy EN1 and National Planning Policy Framework (NPPF) section 12. Notwithstanding the cladding colours indicated on the submitted elevations, our client would be agreeable to using other colours from within those product ranges if Officers would prefer such.

Gateway House, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH



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The current balconies will be removed as part of the proposed works; on this it is salient to note that among the previously alleged breaches of Building Regulations at the property, was that balconies were not strong enough to support people. Juliet-style balconies will be proposed, nevertheless, and floor plans have been submitted to reflect this revised arrangement.





In summary, the scale of the current building is not set to change as a result of the proposals, which will maintain a similar architectural rhythm to the current fenestration pattern and continue to incorporate recessed areas on the City Road elevation. There is no proposed change to the current number of apartments also. In view of the earlier consent, it can therefore be seen that the Local Planning Authority (LPA) have no issues over development of this nature and scale, with Core Strategy Policy H 5 supportive of high density residential development within Central Manchester, and for the reasons explained earlier it is believed that the appearance of the building will be enhanced by the proposals.

Given the above, it is our view that the proposals are acceptable in all respects having regard to the requirements of the Development Plan, NPPF, and all other material considerations. Clearly, the benefits to the community, from both an increased safety and provision of additional viable housing options point of view, is a strong material consideration that we believe should be afforded significant weight in this instance, especially as the principle of development has already been established.

I trust the proposals are acceptable and can allow the application to be considered at your earliest opportunity. Should you require any further information or wish to discuss any aspect please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'David Marjoram', written over a light blue rectangular background.

David Marjoram
Principal Planner