



Paul Butler Associates

Planning, Development & Heritage Consultants

10 June 2022

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

FAO James Hughes

20.1456

Dear James

Eastern House , 40-42 Princess Street, Manchester; and Langley Buildings 44-46 Princess Street, Manchester, M1 6DE - Applications for Discharge of Conditions

Please find enclosed applications for the discharge of Conditions 3(e) (new windows); 3(i) (plasterworks, paint to masonry and ceilings); 5 (window repairs); and 6 (external repairs) as attached to Listed Building Consents (LBCs) 130043/LO/2021 and 130044/LO/2021. The LBCs relate to the interconnected 40-42 Princess Street (Eastern House) and 44-46 Princess Street (Langley Buildings) respectively, which along with Planning Permission 130099/FO/2021 were approved by Manchester City Council on 7 September 2021. The description of development for both LBCs stated:

'LISTED BUILDING CONSENT for refurbishment and alterations comprising reconfiguration of floorplates to provide modern office accommodation, a fourth floor extension, reconfiguration of existing lightwell to facilitate new lift and relocated stair core, modification to roof structure and erection of new plant deck, alterations to the main entrance, the reinstatement of original facade openings, incorporation of new service risers, works to basement to enable its use as a gymnasium, repairs and removal of redundant fixtures and fittings; repair and reinstatement of windows, signage; and lighting.'

The enclosed 'Conservation Samples Report' has been prepared by CubicWorks and is submitted in support of the discharge of the conditions. This has been prepared further to a site visit attended by Paul Mason and James Hughes of Manchester City Council (MCC) where various samples, repairs etc were discussed. This application seeks formal sign-off as to the agreement reached on matters during the site visit.

The following sections set out the conditions where discharge is sought, and identifies the relevant section of the submitted Cubic Works document.

Condition 3(e) - New Windows

The condition states:

Notwithstanding the details as set out in Condition 2 above, no development shall commence with regards to 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:

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk

Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

e) Full details and sections of all new windows and doors, including through heads, cills and reveals are provided in order to understand frame sizes and mouldings

Partial discharge of this condition is sought to secure approval on new windows to be installed. Please refer to the enclosed CubicWorks report which includes details of proposed new windows (Section 2.5) and proposed new roof windows (Section 6.0)

Condition 3(i) - Plasterworks, Paint to masonry and Ceilings

The condition states:

Notwithstanding the details as set out in Condition 2 above, no development shall commence with regards to 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:

i) Full details and samples of internal finishes and materials, including proposed glass, internal repairs such as ceilings, plasterworks and timber repairs

Partial discharge of this condition is sought to secure approval for proposed lime plaster finishes (Section 1.1), decoration to masonry walls (Section 7.0) and paint to ceilings (Section 7.7).

Condition 5 - Window repairs

The condition states:

The works to windows as set out in the windows repair schedule(s) (as set out in Condition 2) must not commence until sample widows and specification of repairs is provided to the City Council as Local Planning Authority. Works to the windows shall not take place until such time that currently boarded up windows have been surveyed and details provided within an updated window survey report, (which must include details of the proposed works to the currently boarded windows) has been provided and agreed by the City Council as Local Planning Authority.

Partial discharge of this condition is sought in respect of repairs to windows. Please refer to Section 2.0 of the CubicWorks document for further details.

Condition 6 - External repairs

The condition states:

The external repairs proposed shall not commence until

(i) Method Statements

(ii) Samples

(iii) Specifications

of all proposed repairs are submitted to the City Council as Local Planning Authority. Such details must include samples of indents, pointing, brickwork, mortar repairs and stone repairs, timber repairs. The full schedule of works will require inspection on site once the full scaffold is in situ in order for the full scope of work to be agreed.

Partial discharge of this condition is sought in respect of external repairs, specifically the doff cleaning technique (See Section 3.0), repairs to brickwork (See Section 4.0), and the salvage and re-use of existing slate (See Section 5.0).

We trust that the submitted information is sufficient to enable the partial discharge of each Condition identified. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Don Murphy', with a stylized flourish at the end.

Don Murphy MPLAN MRTPI
Director