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Planning
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To whom it may concern,

Re: APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 (MASONRY WORKS), 8 (CAST IRON COLUMNS), 9 (REPAIR WORKS), 13 (WINDOWS AND DOORS) AND 14 (VENTILATION STACK) OF CONSENT REF: 142127/JO/2025

We are pleased to submit this application to approve details reserved by condition on behalf of Peelers Estates Ltd for the following Conditions:

- 7 (Masonry Works);
- 8 (Cast Iron Columns);
- 9 (Repair Works);
- 13 (Windows and Doors); and
- 14 (Ventilation Stack).

The condition was reserved on consent ref. 142127/JO/2025 for:

Variation to conditions 3 (Specified Plans), 8 (Cast Iron Columns), 11 (Bendix Street Elevation), 12 (Vertical Fins) and 13 (Windows and Doors) attached to planning permission 135825/JO/2022 to make internal reconfigurations associated with the increase in the number of apartments, together with associated elevational alterations

The description of development, as amended by 135825/JO/2022, is:

Listed Building Consent for alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 81 residential units, associated landscape and other associated works.

The application is supported by the following documents:

- Technical Submittal Proposal, prepared by Peelers Estates Ltd; and

- Heritage Works Weekly Report W/E 19th December 2025, prepared by Peelers Estates Ltd.

Table 1 below sets out the Conditions this application relates to.

No.	Condition Wording
7	<i>The works to repair the interior and exterior masonry shall be carried out in accordance with the cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021, drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 and the method statement by Henley Stone (HSRR/MS:250) stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 as approved by CDN/21/0553.</i> <i>Prior to the commencement of the cleaning and repair works, and as detailed CDN/21/0533 decision notice, further sample cleaning and repair works shall be examined and agreed in writing by the City Council, as Local Planning Authority.</i> <i>Best endeavours shall be made to use salvage brick work and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.</i>
8	<i>(a) The works to remove the cast iron gate columns (north east/Bendix Street elevation), as shown on drawings 0321-TGA-XX-XX-DR-A-0504 PA2 received by the City Council, as Local Planning Authority, on the 17 February 2025, shall be carried out in accordance with the cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 and drawings 5015327-RDG-00-ZZ-SKS-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved by CDN/21/0553.</i> <i>The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.</i> <i>(b) Prior to the commencement of works to repair the cast iron columns, a detailed method statement and specification for the alteration and repair of the columns shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repairs must be carried out in accordance with this method statement and specification</i> <i>Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.</i>
9	<i>The following repair works to the south west/Goulden Street elevation, shall be carried out in accordance with the demolition Method Statement (Rev 3) has been prepared by ADM</i>

	<i>stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved as part of CDN/21/0553.</i> <i>This condition applies to the following work:</i> <i>• Repair and restore of the original stone ashlar entrance/ formation of new entrance;</i> <i>• Repair and restore stone quoins and surrounding brickwork together with cornice to stone ashlar entrance;</i> <i>• Repair and restore stone plinth;</i> <i>• Repair and restore quoins at the junction of Goulden Street and Chadderton Street; and</i> <i>• Repair and restore the three cast iron gate posts and pilasters to form new entrance.</i> <i>The repairs must be carried out in accordance with this method statement and specification. Where walls are being removed and the brick/stone is being made good by way of a return or stop end, then the masonry, bonding and pointing should match and the quality of these needs to be assessed by carrying out a sample return panel to be agreed in writing by the City Council, as Local Planning Authority, prior to the commencement of full scale works at the building.</i> <i>The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.</i> <i>Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.</i>
13	<i>The opening up and installation new window/doors within the existing façade on the north west/Cross Keys Street elevation, as indicated on drawing 0321-TGA-XX-XX-DRA-0503 PA2 received by the City Council, as Local Planning Authority, on 17 February 2025, shall be carried out in accordance with the demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved by CDN/21/0553.</i> <i>The works shall then be carried out in accordance with this method statement and specification as part of the development. A sample of the repair works shall agreed in writing by the City Council, as Local Planning Authority, prior to the full works taking place. The works shall be completed prior to the first occupation of the commercial units.</i>
14	<i>(a) The work for the stabilisation and repair of the ventilation stack shall be carried out in accordance with the following information</i> <i>• Chimney structural report prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 20 May 2022</i>

	<i>(b) Prior to the commencement of works associated with the repair, restoration and alteration of the ventilation stack, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate. For the avoidance of doubt this shall include the following:</i> <i>• Repair, restoration and alteration of brick and stone work to the stack;</i> <i>• Installation of light box feature to top of the stack; and</i> <i>• Installation of timber fins and fireplace to lower sections of the stack.</i> <i>The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.</i>
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Table 1: Planning Conditions

A number of applications for approval of details reserved by conditions have previously been submitted in relation to consent ref. 142127/JO/2025 and those that precede it. A summary of these is provided in Table 2.

Ref.	Decision	Date
CDN/21/0553	Conditions 4 partially discharged Condition 5 discharged Condition 6 partially discharged Condition 7 partially discharged: - The steam clean is acceptable to the stone work. - The more abrasive techniques have left some patchiness and too much contrast between the clean and blackened stones. A more gentle approach should be taken. - The brick cleaning is acceptable using the steam clean. - A further application will be needed to remove graffiti. - The proposed repairs will need to be fully validated on site and marked up on drawings with the various techniques for each repair agreed once the scaffold is erected. - All of the various repair techniques will need to be trailed and samples presented for approval including pointing and indent repairs.	3 rd November 2021

	• The use of PVA mix on defrassed stone is questioned as this will affect breathability of the fabric. • No further at this stage pending further samples and specifications of the works which should be agreed prior to the works taking place across the building. Condition 8 partially discharged: • The removal works needs to take place with care. • Samples of paintwork should be taken from the cast iron columns before they are stripped. • Care should be taken to avoid damaged to the historic fabric whilst the columns are being removed. • Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority. • No further information at this stage. Condition 9 partially discharged: • Where walls are being removed and the brick/stone is being made good by way of a return or stop end, then the masonry, bonding and pointing should match and the quality of these needs to be assessed by carrying out a sample return panel. • No further at this stage pending further samples and specifications of the works which should be agreed prior to the works taking place across the building. Condition 13 partially discharged: • No further at this stage pending further samples and specifications of the works which should be agreed prior to the works taking place across the building.	
CDN/22/0019	Condition 2 discharged	18 th January 2022
CDN/23/1070	Condition 4 discharged	4 th May 2023

	Condition 5 discharged	
CDN/24/0529	<i>Conditions 6, 7 and 9 under consideration – to be withdrawn</i>	N/A
CDN/24/1011	Condition 14 not discharged	31 st December 2024
CDN/25/0056	Condition 14 not discharged: A site meeting has recently taken place to discuss the works to the chimney. We await further discussions following input from key advisors. A further site visit should then take place. Once matters have been agreed, a further condition discharge should be sought.	16 th May 2025

Table 2: Planning History

This application follows meetings and discussions that have taken place on site between the applicant and the Local Planning Authority.

As stated in the Technical Submittal Proposal, **the submitted document is an initial outline plan and will be developed with detailed method statements and further technical documents prior to commencement. The document acts as an initial statement of conditions and proposal** (without disregard for any information that has previously been approved).

Condition 7 relates to works to repair interior and exterior masonry. As set out in the Technical Submittal Proposal:

- Before cleaning works are completed, a photo condition will be completed;
- Following all steam cleaning works the building will be surveyed;
- Existing defects will be documented;
- A detailed repair schedule will be developed and agreed with the Local Planning Authority;

Elements of masonry repair and alteration are also covered by Conditions which relate to specific sections of the development (namely Conditions 9, 13 and 14), which are set out elsewhere in the submitted information. Sections 3.1, 3.2, 3.3 and 3.5 all include proposed masonry work to be agreed.

Condition 8 relates to the alteration, repair and reinstatement of the cast iron columns. The Technical Submittal Proposal includes their cleaning, repair and reinstatement following structural assessment in the Planned Scope of Works for the Goulden Street Elevation.

Section 3.4 confirms that the cast iron columns are currently in secure storage and are prepared for conservation and repair works. Proposed general repairs and decoration works are also set out within.

Condition 9 relates to works to the Goulden Street elevation. The proposed scope of work is set out in section 3.2 and includes:

- Full Steam Cleaning: 1 item – low-pressure superheated water cleaning to remove surface soiling. Stonework Repairs: 1 item – localised repairs in matching natural stone.
- Indent Replacements: 2 no. – defective stone units cut out and replaced with matching indents to cornice.
- Stone Pointing: 1 item – raking out defective joints and and or complete open joints in lime mortar
- Internal Brickwork (Courtyard Wall): 25 m² – rebuilding in handmade brickwork laid in lime mortar to repair the internal wall of the building.

Condition 13 relates to the opening up and installation new window/doors on the Cross Keys Street elevation. The proposed scope of works to this elevation includes works associated with the creation of the approved openings, including:

- Repairs to be completed in lime mortar and matching brick work, sequence noted below.
- Brick replacements (162 no.) around window opening.
- Remove brickwork within window openings (3-brick depth); salvage where possible.

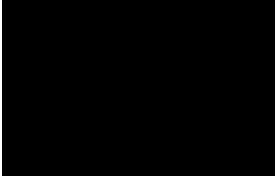
Condition 14 relates to works associated with the repair, restoration and alteration of the ventilation stack. Section 3.5 confirms that new brick work will need to be rebuilt, survey works planned, following cleaning of the brick work. Defective brick work will need to be consolidated and or replaced; survey works are planned to identify the location of these bricks. Missing pointing to be replaced with lime pointing, with samples to be agreed by the Local Planning Authority first.

The Heritage Works Weekly Report w/e 19th December 2025 sets out preparation works that have taken place to the chimney following the meeting which took place with the Local Planning Authority on site on 17th November 2025. Works are now on hold awaiting further inspection, approval and agreement from the Local Planning Authority.

The applicant wishes to arrange a meeting on site for the Local Planning Authority to discuss the methodologies proposed within the Technical Submittal Proposal and review the proposed works to date. Further and updated information as required to formally discharge conditions will be prepared and submitted in accordance with consultation with the Local Planning Authority.

We trust that you have all the information required to validate the approval of this details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



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