Paul Butler Associates
Planning, Development & Heritage Consultants

20 October 2026

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

22.1742

Dear Sir, Madam

Application for Discharge of Conditions attached to Listed Building Consent – St James Buildings, 77 Oxford Street, M1 6FQ

On behalf of the applicant St James' Safe Deposit Co Ltd, we are pleased to submit an application to discharge a condition attached to Listed Building Consent (LBC) 142565/LO/2025. This LBC was approved on 19 May 2025 alongside and associated Planning Permission 142564/FO/2025. The project relates to proposed works to the entrance to the St James Safe Deposit Co.

The description of development for the approved LBC is as follows:

> *Listed Building Consent for the insertion of a replacement door, the retiling of steps and landing, and the installation of handrails.*

This application seeks the full discharge of Conditions 4 which states:

> *'Notwithstanding the details as set out in condition 2 above, prior to any individual works being carried out, the methodology for each individual work outlined in the proposal, shall be submitted and approved by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development.'*

In support of the discharge of this condition, please find enclosed a 'Entrance refurbishment statement of methodology' dated 13 October 2026 which has been prepared by Blok Projects. This sets out the methodology for all proposed works.

It should be noted that further to investigations, the original marble landing and steps has been exposed beneath the modern quarry tiles. It has therefore been decided not to install the terrazzo tiling as had been approved, but simply to polish the surviving marble. All other works are as approved.

Paul Butler Associates are pleased to submit this application on behalf of St James' Safe Deposit Co Ltd and look forward to working with officers in progressing the application through to a positive determination. If you require anything further, please let me know.

