



11 November 2015

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For the Attention of Barbara Richards, Planning Officer

Dear Mrs Richards

Town and Country Planning Act 1990 (As Amended)

Student Accommodation Development at the Junction of Great Crosshall Street and Fontenoy Street, Liverpool L3

Application for Non-Material Amendments to Permission Ref. 14F/1335, as Previously Amended by S73 Decision Ref. 15F/0048

Introduction

Further to recent discussions, I enclose an application for non-material amendments to planning permission ref. 14F/1335, as previously amended by S73 decision ref. 15F/0048. An application has been submitted electronically via the Planning Portal and a cheque for £195 made payable to Liverpool City Council has been posted directly to the Council, being the requisite application fee.

Please find below a list of the documents that have been submitted by the Planning Portal:

- Application form, completed and duly signed;
- A copy of the drawings listed below:
 - Drawing Ref. 02-001 'Site Location Plan';
 - Drawing Ref. 02-03-A-001_E 'Ground Floor Plan';
 - Drawing Ref. 02-03-A-002_F 'Level 2';
 - Drawing Ref. 02-03-A-003_C 'Level 3';
 - Drawing Ref. 02-03-A-004_C 'Level 4';
 - Drawing Ref. 02-03-A-005_C 'Level 5';
 - Drawing Ref. 02-03-A-006_C 'Level 6';
 - Drawing Ref. 02-03-A-007_C 'Level 7';
 - Drawing Ref. 02-03-A-008_E 'Level 8';
 - Drawing Ref. 02-03-A-009_C 'Level 9';
 - Drawing Ref. 02-03-A-010_E 'Level 10';
 - Drawing Ref. 02-03-A-011_C 'Level 11';
 - Drawing Ref. 02-03-A-012_C 'Level 12';
 - Drawing Ref. 02-03-A-013_C 'Level 13';
 - Drawing Ref. 02-03-A-014_C 'Level 14';
 - Drawing Ref. 02-05-A-001_E 'Elevation from Byrom Street';
 - Drawing Ref. 02-05-A-002_E 'Elevation from Great Crosshall Street';
 - Drawing Ref. 02-05-A-003_E 'Elevation from Fontenoy Street';
 - Drawing Ref. 02-05-A-004_F 'South Elevation';
 - Drawing Ref. 02-05-A-005_E 'Section Elevation 01'; and
 - Drawing Ref. 02-05-A-006_C 'Section Elevation 02'.

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Reg No. EMS 550807

Application Description

The application is submitted with the following description:

'Application under Section 96a of the Town and Country Planning Act 1990 (as amended) to undertake non-material amendments to permission ref. 14F/1335 (as previously amended by S73 decision ref. 15F/0048 relating to internal and external amendments'

A more detailed description of the proposed amendments is set out below.

Pre-Application Discussions

Pre-application discussions have been undertaken with Barbara Richards, Planning Officer at the Council. The purpose of these discussions has been to confirm that the amendments proposed are acceptable in principle to the Council. It has also been to confirm that the non-material amendment application process is the correct approach for formalising the amendments which are proposed within this application. This confirmation was received from Barbara Richards on 26 June 2015.

Proposed Amendments

The amendments are summarised below.

Subdivision of Retail Space

The application seeks to subdivide the retail space in to three separate units. This would involve minor elevation changes to the Byrom St elevation and the elevation facing the car park/fly-over. The central double entrance doors to the commercial unit off Byrom Street would be replaced with two pairs of double doors and an additional double door would be added in the end elevations facing the car park / fly-over. These amendments are shown within drawing references 02-03-A-002F, 02-05-A-001E, and 02-05-A-004F.

Amended Door Positions

The application seeks to amend door positions to the ground floor of the glazed link facing the courtyard/car park/fly-over to accommodate design development of the internal layout of the entrance lobby reception. These amendments are shown within drawing references 02-05-A-004F.

Integration of a Studio Bedroom within a Cluster

The application seeks to integrate one studio bedroom within an existing cluster unit. This will be facilitated by re-aligning the compartment wall to combine the end rooms with the adjacent cluster flat to form a 6 bed cluster. This will be repeated across levels 13 and 14. This does not change the appearance of the building. The quantities of studio and cluster flats will revert to that originally approved at 68 cluster flats (340 bedrooms) and 58 studios to 68 cluster flats (342 study bedrooms) and 56 studios. These amendments are shown within drawing references 02-03-A-013C and 02-03-A-014C.

Superseded Drawings

For ease of reference, the table below provides an overview of the approved drawings which the above are intended to replace and also confirms the approved drawings which are not amended by the application:

14F/1335 APPROVED DRAWING REFERENCE	15F/0048 APPROVED DRAWING REFERENCE	PROPOSED DRAWING REFERENCE	NMA	DRAWING DESCRIPTION
01-02-001	N/A	N/A		Site Location Plan
02-03-A-001	02-03-A-001D	02-03-A-001E		Ground Floor Plan
02-03-A-002A	02-03-A-002E	02-03-A-002F		Level 2
	02-03-A-003B	02-03-A-003C		Level 3
	02-03-A-004B	02-03-A-004C		Level 4
	02-03-A-005B	02-03-A-005C		Level 5
	02-03-A-006B	02-03-A-006C		Level 6
	02-03-A-007B	02-03-A-007C		Level 7
02-03-A-008A	02-03-A-008D	02-03-A-008E		Level 8
	02-03-A-009B	02-03-A-009C		Level 9
02-03-A-010A	02-03-A-010D	02-03-A-010E		Level 10
	02-03-A-011B	02-03-A-011C		Level 11
	02-03-A-012B	02-03-A-012C		Level 12

02-03-A-013A	02-03-A-013B	02-03-A-013C	Level 13
	02-03-A-014B	02-03-A-014C	Level 14
02-05-A-001A	02-05-A-001D	02-05-A-001E	Elevation from Byrom Street
02-05-A-002A	02-05-A-002D	02-05-A-002E	Elevation from Great Crosshall Street
02-05-A-003A	02-05-A-003D	02-05-A-003E	Elevation from Fontenoy Street
02-05-A-004A	02-05-A-004D	02-05-A-004F	South Elevation
N/A	02-05-005D	02-05-005E	Section Elevation 01
N/A	02-05-A-006B	02-05-A-006C	Section Elevation 02

Conclusion

The proposed amendments sought by this application have been identified through the detailed design process. The effect of the changes will not alter the substance of the development from that already granted permission and are *de minimis*. As such, the proposed amendments fall within the non-material amendment procedure. This has been confirmed by Lindsay Shinner prior to submission.

I trust that the application can proceed through to approval. I will endeavour to contact you over the next few days to establish the Council's timescale for determining the application. Should you have any queries or require any additional information, please contact me or my colleague Stuart Hardy 01928 785 906.

Yours sincerely
FOR THE WATKIN JONES GROUP



Terri-Anne Cross BA (Hons) MSc
Planner

Enc.