



Mrs. E. Blake (Planning)
Liverpool City Council
Planning and Building Control
Municipal Buildings
Dale Street
Liverpool
L2 2DH

Our Ref: RG/RG/G233/L001
Date: 5 August 2015

Dear Liz

**DISCHARGE OF CONDITIONS 4, 5 & 13 OF 14F/0780
FALKLAND HOUSE, 20 FALKLAND STREET, LIVERPOOL L3**

We are instructed by PHD1 Ltd to submit this conditions discharge submission pursuant to the above planning permission.

National Planning Policy Guidance :

“Development that is ready to proceed should not be held back by delays in discharging planning conditions. In most cases where the approval is straightforward it is expected that the local planning authority should respond to requests to discharge conditions without delay, and in any event within 21 days. Where the views of a third party such as a statutory consultee are required to discharge a condition, every effort should be made to ensure that the 21 day requirement can still be met.”

This submission comprises :

- This covering letter
- Application form
- Application fee of £97
- The details / drawings below :
 - Ref : L(00)202B
 - Ref : PL(00)008A
 - Ref : L(00)201E
 - Bolton Gate Company 'Perforated Lath' Roller Shutter specification
 - Shopline Screen – shopfront specification

CONDITION 4 requires that :

Notwithstanding condition 2 of this permission, the following details shall be submitted to and approved in writing by the local planning authority in respect of each of the commercial units hereby granted permission prior to their fit out:

(i) working details of the treatment of the frontage of each individual commercial unit, including cladding treatment of soffits and any security shutters;

(ii) details of external lighting and CCTV cameras.



The purpose of this submission in respect of Condition 4 is to obtain approval for part (i) of the condition. The LPA has indicated that external roller shutters are acceptable in principle, subject to the following caveat :

‘... naturally you will be aware that the shutter box will need to be recessed.’

Conditions 5 & 13 demand essentially the same information, and it is questionable why the two conditions were imposed. Notwithstanding that, it is technically necessary to discharge both conditions, the requirements of which are set out below.

The LPA confirmed on 28th July 2015 that the previous submission (ref: 15DIS/0347) was not discharged in respect of these two conditions, and hence this resubmission.

CONDITION 5 requires that :

*In so far as this permission relates to the provision of all ground floor A1, A3 and A5 uses within all phases of this development, **a scheme for the interim treatment of all untenanted shopfronts** shall be submitted to and agreed by the local planning authority before any construction within each relevant phase commences, and for the avoidance of doubt, the implementation of the interim treatment shall be completed before the occupation of other parts of the building commences and shall be maintained thereafter to the satisfaction of the local planning authority until the units are occupied.*

CONDITION 13 requires that :

*Within 2 months of the date on this decision notice, **a scheme for the interim treatment of all untenanted shopfronts** shall be submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented in accordance with the approved details before the occupation of any other parts of the development and maintained thereafter to the satisfaction of the local planning authority until the commercial units are occupied.*

There has been a good deal of debate between ourselves and the LPA on the topic of ‘interim treatment’. We do not intend to repeat that here, other than to point out that a compromise solution appears to be agreed, in that our client hereby commits to not only install the complete final shopfront along the Islington frontage, but at the same time remove the unauthorised wall / fence along that same frontage within a period of 3 months from the date of formal discharge of the conditions subject to this application. Such works can clearly not be undertaken overnight and require a good deal of programming, and we suggest that a 3 month period is a reasonable timeframe to progress the works.

The compromise that we understand has been reached is that the interim treatment already in place along the Falkland Street frontage will remain in place until such time that that particular unit is occupied. This shopfront is temporarily covered by black painted timber panelling. We consider that this offers a neat and tidy appearance in the interim, and it must be noted that this façade is far less prominent / visible than the principal Islington frontage.



Can we therefore request that the condition is discharged on the above basis?

We look forward to receiving confirmation of receipt of this submission, and, if you require any further information, please do not hesitate to contact me.

Yours sincerely
for Roman Summer Associates Ltd

A handwritten signature in black ink, reading "Richard Gee". The signature is written in a cursive, flowing style.

Richard Gee
Director