

REFERENCE NUMBER: 1096/06

DATE: 22nd March 2024

City of Wolverhampton Council
Planning Department
Civic Centre
St Peter's Square
Wolverhampton
WV1 1RP

Via Planning Portal

Dear Sirs,

Re: Section 73 Application seeking to vary conditions of planning associated with planning ref: 22/01037/RC at Eagle Works, Great Brickkiln Street, Wolverhampton, WV3 0PW.

Minor-material amendment / removal of conditions 2, 14 and 15 of planning permission: 19/01331/FUL (Conversion/extension/partial demolition to create 48 self-contained apartments with associated window door alterations, parking and landscaping). Revision includes, replacement of approved plans with revised set; allowing for amendments to appearance/detailing, layout and extensions (maintaining material description of 2019 planning permission).

With reference to the above, I provide a covering letter with regard to the submission of information seeking to vary Condition 2 and 3 of the existing consent, due to a need to have regard to required demolition works to external elevations, following the undertaking of a structural assessment by the applicant's appointed engineers.

The submission provided by the applicant's structural and civil engineers is provided under separate cover as part of this submission and identifies, following a survey to assess the verticality of the existing façade walls, that it was evident that some portions of the existing external walls sit outside of the limits of structural safety.

A required strategy to address the deficiency has been identified by the structural engineers, consisting of a combination of demolition and reconstruction of some areas of the existing external masonry walls, and the repair and strengthening of other areas of masonry walls depending on their existing condition.

The engineer's submission includes for their summary report, the details informing their verticality surveys, and the provision of plans which detail the extent of areas of masonry which require



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demolition and rebuild, the extent of areas of masonry which require repair and strengthening, and the identified details of where the verticality survey has taken place.

Insofar as the existing consent recognises its need for demolition works to occur, the proposed plans are submitted to vary Condition 2 of the existing consent, so as to update the existing list of “*approved plans*” to account for the additional demolition requirements.

Further, having regard to the need to rebuild areas of masonry as identified on the demolition plan, the details informing the approach to construction of the materiality of the replacement masonry is provided within a separate plan which has been provided in response to the requirements of Condition 3 of the extant consent.

Kind Regards



Christopher Whitehouse MRICS BSc (Hons) RICS Accredited Expert Witness
Managing Director / Chartered Planning & Development Surveyor

For and on behalf of NextPhase Development Limited



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