

Technical Communication

TC No: **TC-072**
 Revision: **P01**
 Date: **01/06/2026**

Project Ref: **20765-HCO**
 Project Name: **Milnrow Chapel**

Info/Action By: **Local Planning Authority**

SUBJECT: DISCHARGE OF PLANNING CONDITIONS

This report has been prepared to accompany a Variation of Condition Application in respect of the following Listed Building Consent Application:

- 25/00908/VCRCON

It is requested to amend Condition no. 1 to include amended drawings to capture some minor changes to the scheme following detailed design development during RIBA Stage 5.

The proposed changes are as follows:

- New floor finish to central altar steps
 - During construction works it has been discovered that the outer step to the central altar has a variation of 18mm across the length of the step.
 - The original proposal was to retain the step with it's original tiling exposed as the floor finish in the centre of the Chapel and set the new raised access flooring at the same level. However, the difference in level between the two surfaces would create a trip hazard in the centre of the circulation space. We are therefore looking to cover the outermost altar step with a new floor finish that can be made up to the same level as the surrounding raised access floor.
 - We have considered various options to mitigate and minimise the harm. We consider that the use of a levelling compound and new floor finish is the most appropriate solution in the circumstances. The proposed solution would cover the original tiles but this would be reversible in the future.
 - It is also proposed to raise the level of the uppermost central step, to allow legibility of the primacy of the central altar dais within the Chapel in the completed scheme.
 - It is proposed to set out the new flooring to make reference to the radial pattern of the original tiled steps. The proposed flooring material is the same "Marmoleum" flooring used throughout the rest of the Chapel, but in a contrasting colour in order to help differentiate the central altar space and provide reference to the original layout.
- Addition of zone for exposed high level services
 - Although the majority of ductwork will be concealed beneath the new raised access flooring it is necessary to install some ductwork at high level in order to meet the servicing requirements of the building.
 - New exposed services will be grey in colour (as agreed previously with the Conservation Officer) to suit the adjacent blockwork walls to help minimise visual impact
 - The ductwork has been sited to the rear of the new pods around the perimeter of the building so as to minimise the appearance of new services within the Chapel volume.

- Height or Fence to Rear Plant Enclosure
 - The new fence to the rear plant enclosure has been raised in height by 300mm to 2100mm to ensure that this conceals the plant equipment from view.
 - This change has arisen following detailed design development of the services installation during the construction phase

We wish the drawing numbers to be updated as follows please:

- HCO-SEV-ZZ-ZZ-DR-A-00520-P04-Proposed Ground Floor Plan
- HCO-SEV-ZZ-00-DR-A-00530-P05-Proposed Scope of Works Plan – Ground Floor
- HCO-SEV-ZZ-ZZ-DR-A-00552-P06-Proposed Sections
- HCO-SEV-XX-XX-RP-A-09101-P04 - Heritage Statement

We wish to also include the following drawings to the application (not listed in the previous Decision Notice):

- HCO-SEV-ZZ-ZZ-DR-A-00574-P04-External Plant Enclosure Details
- HCO-SEV-ZZ-00-DR-A-00578-P02-Proposed Floor Types Plan
- HCO-SEV-ZZ-00-DR-A-00590-P02-Proposed Finishes Plan - Ground Floor
- HCO-SEV-ZZ-ZZ-DR-A-00598-C01-Works to Central Altar Steps