14th July 2025
L250714 SAV Cover Letter

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SUBMITTED VIA PLANNING PORTAL: Reference: PP-14173383

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 3 AND 4 OF LISTED BUILDING CONSENT REF: 142606/LO/2025
48 KING STREET, MANCHESTER, M2 4LG
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS

Introduction

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors to apply to discharge Conditions 4 and 5 of Listed Building Consent Ref: 142606/LO/2025.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- The following drawings:
  - Existing and Proposed Roof Plans
  - Existing Sections AA BB
  - Existing Sections CC DD
  - Proposed Sections AA BB
  - Proposed Sections CC DD
  - New Roof Details
  - Proposed Lightwell CC
  - Proposed Lightwell DD
- A set of photographs to correspond with the submitted drawings

Relevant Planning History

On 27th May 2025, Listed Building Consent was granted for the installation of a new roof deck to lightwell with new roof covering to new flat roof deck and associated works (Ref: 142606/LO/2025) (the '**2025 LBC'**).

Condition 3

Condition 3 of the 2025 LBC states as follows:

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Registered office: 33 Margaret Street, London, W1G 0JD

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the roof deck and cover, drawings including relevant sections detailing the interface between the roof decking and covering with the existing lightwell elevations including the flashing, loss of tiling and any making good shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Condition 4

Condition 4 of the 2025 LBC states as follows:

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the roof deck and cover, drawings including relevant sections detailing the drainage connection between the proposed decking outlet and the existing lightwell roof outlet shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In accordance with the requirements of Conditions 3 and 4, we enclose a full set of drawings along with corresponding photos. These drawings and photographs have previously been sent through to Sam Elliott, who has provided confirmation that they are acceptable to discharge Conditions 3 and 4.

We trust that the details included in the submitted drawings and photos are acceptable to the LPA and request written confirmation that Conditions 3 and 4 have been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Conditions 3 and 4 of Listed Building Consent Ref: 142606/LO/2025.

The documents submitted in support of this application provide all the necessary information required by the LPA.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass or Matthew Sobic at these offices.

Yours faithfully

Savills

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