25th March 2025
L250325 SAV Cover Letter

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SUBMITTED VIA PLANNING PORTAL: PP-13889969

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 14 ATTACHED TO LISTED BUILDING CONSENT REF: 139944/LO/2024
17-23 ST ANN'S SQUARE, MANCHESTER
WATCHES OF SWITZERLAND COMPANY LIMITED

Introduction

We write on behalf of our client, Watches of Switzerland Company Limited, to apply to discharge Condition 14 of Listed Building Consent Ref: 139944/LO/2024.

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;
- Listed Building Consent Ref: 139944/LO/2024;
- Damp Proofing report, prepared by Peter Cox Ltd

The application has been submitted electronically via the Planning Portal website (**PP- 13889969**).

The Site and Planning History

The application site comprises the ground and basement levels of Mansfield Chambers at 17-23 in Manchester City Centre, which is located on the pedestrianised retail area of St Ann's Square.

On 30th July 2024, Listed Building Consent was granted for the internal refurbishment, along with the installation of a new shopfront (Ref: 139944/LO/2024) (the '**2024 LBC'**).

The 2024 LBC was granted subject to 14 conditions.

Below we summarise the requirements of Condition 14 and provide the relevant information to satisfy the Local Planning Authority ('**LPA**').

Condition 14 – Damp Proofing

Condition 14 of the 2024 LBC states:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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

Notwithstanding the information hereby approved, a strategy to resolve the damp issues within the basement shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to areas of the basement that are affected by damp.

In accordance with the requirements of Condition 14, we enclose a report prepared by Peter Cox Limited, which sets out the strategy for damp proofing within the basement.

As confirmed by Emily Booth on 21st March, the photos and justification for the damp proofing already provided are sufficient to discharge the condition. These are re-attached to this submission for ease.

We trust the detail within the submitted report is sufficient and request written confirmation that Condition 14 has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Condition 14 of Listed Building Consent Ref: 139944/LO/2024.

The documents submitted in support of this application provide all the necessary information required by the LPA. It follows that the condition can be formally discharged.

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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