

17th December 2024
L250319 SAV Cover LBC C10 Letter



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SUBMITTED VIA PLANNING PORTAL: Reference: PP-13590124

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 10 ATTACHED TO LISTED BUILDING CONSENT REF:
139243/LO/2024
35 KING STREET, MANCHESTER, M2 7AT
WATCHES OF SWITZERLAND COMPANY LIMITED**

Introduction

We write on behalf of our client, Watches of Switzerland Company Limited, to apply to discharge Condition 10 attached to Listed Building Consent: 139243/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;
- Sash Window Report
- Risk Assessment and Method Statement, prepared by Manchester Sash Window Company
- Web Link for paint to be used – to confirm, this will be No.2005 Farrow and Ball All White Exterior Eggshell - <https://www.farrow-ball.com/paint/all-white/exterior-eggshell>

The application has been submitted electronically via the Planning Portal website (PP-13590124).

The Site & Planning History

The application site comprises 35 King Street in Manchester City Centre, which is located on the pedestrianised retail area of King Street. The Site comprises a vacant building, which was most recently occupied by Jack Wills, who were in occupation until 2020.

The building which forms this application is Grade II Listed.

On 1st July 2024, planning permission was granted for external alterations to the property including the rooftop terrace and use of the existing ancillary terrace including for occasional events (Class E) (Ref: 139242/FO/2024) (the '**2024 Permission**'). Listed Building Consent was granted in conjunction, for internal and external alterations to the property (Ref: 139243/LO/2024) (the '**2024 LBC**').

The 2024 LBC was granted subject to 11 conditions. This application seeks to discharge Condition 10.

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

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Condition 10 – Repairs to existing Windows, Plasterwork, Brickwork and Stonework

Condition 10 of the 2024 LBC states:

Full and final details of the repairs to the existing windows, plasterwork, brickwork and stonework, including a method statement and samples shall be submitted to and agreed in writing by the City Council as local planning authority prior to the completion of the elevational alterations. The repair works shall be carried out fully and only in accordance with the approved details and shall be completed within 3 months of the completion of the development hereby approved.

In accordance with the requirements of Condition 10, we enclose the following:

- Sash Window Report
- Risk Assessment and Method Statement, prepared by Manchester Sash Window Company
- Web Link for paint to be used – to confirm, this will be No.2005 Farrow and Ball All White Exterior Eggshell - <https://www.farrow-ball.com/paint/all-white/exterior-eggshell>

We also confirm that as per discussions with Emily Booth and Paul Mason on site, the redundant Christmas light fittings on the front façade of the property will be removed.

We trust that the details included in the submitted plans and documents are acceptable to the LPA and request written confirmation that Condition 10 has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Condition 10 of the 2024 LBC.

The documents submitted in support of this application provides all the necessary information required by the LPA. It follows that the conditions 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

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

Savills (UK) Limited
Planning