

4th December 2024
L 241204 SAV Cover Letter



Planning Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

Katie Parfett-Bass
Savills (UK) Limited
DL: +44 (0) 161 277 7292

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 20 7499 8644
savills.com

SUBMITTED VIA PLANNING PORTAL REFERENCE: PP-13594877

Dear Sir or Madam

**THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR INSTALLATION OF LIGHTING
TO THE EXTERNAL FACADE
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 for planning permission and Listed Building Consent for installation of lighting to the external façade of 35 King Street in Manchester.

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

- This covering letter;
- The completed application forms;
- Design and Access Statement, prepared by Mark Pinney Associates;
- Heritage Impact Assessment, prepared by Donald Insall Associates;
- The following drawings:
 - Ref: 1368.P.00.050 Rev A – 'Location Plan';
 - Ref: 1368.P.00.060 Rev A – 'Site Plan';
 - Ref: 1368.P.00.300 Rev A – 'Existing – Front Elevation and Ground Floor Plan';
 - Ref: 1368.P.01.300 Rev A- 'Proposed – Front Elevation and Ground Floor Plan'; and
 - Ref: 1368.P.01.310 Rev A – 'Proposed – Lighting Details'

The application has been submitted electronically via the Planning Portal website (**PP-13594877**). The requisite application fee of £363.00 has also been paid electronically.

The Application Site

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

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



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.

Planning History

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 Proposed Development and Assessment of the Proposed Development

The application seeks full planning permission and Listed Building Consent for a scheme of external lighting to the principle King Street façade. Full detail of the proposed lighting is shown on the submitted plans and Design and Access Statement, however to summarise, the proposals include linear LEDs positioned on window sills to uplight the windows alongside six spotlights positioned in the lightwells to up light the building more generally.

The proposals are required to meet the requirements of the incoming tenant, who are a luxury retailer. The lighting proposals form an integral part of the overall investment by the retailer into the City Centre. The wider proposals, for which permission has been granted, seek to ensure the long term use of the building for retail use whilst celebrating the architectural value of the building.

Careful consideration has been given to the design of the lighting scheme, and it has been designed in such a way that it enhances the Grade II Listed Building, by highlighting the architectural features of the building at night time, without introducing light fittings which would cause harm to the historic fabric.

As noted in the enclosed Heritage Impact Assessment, the designs have been developed in accordance with Historic England's External Lighting of Historic Buildings Guidance to be discrete and augment views of the building. The fittings themselves are proposed to be discrete to ensure that they do not have a cluttering impact during the day, which would detract from the significance of the building.

The linear LEDs to the sills would follow the form of the sills, coloured to match with minimal fixings. Overall, the proposals would have a minor impact on the fabric and the small penetrations required would be easily repaired should the fittings be removed in the future. The spotlights will not touch any of the historic fabric.

The proposed lighting scheme is a positive proposal overall as it will present the building within its surrounding urban context, and meet the requirements of a luxury high-end retailer. The key architectural elements of the listed building would be highlighted whilst protecting the fabric of the building from a heritage perspective.

The proposed design accords with Policies CC9, EN1 and EN3 in relation to design and heritage.

The proposal comprises lighting which is appropriate having regard to the established role and commercial function of the Site. The proposed lighting is of an appropriate scale and quantity having regard to the scale of the shopfront and the lighting overall is sensitive and respectful of the wider local context.

It can be concluded that the proposal accords with the NPPF, Policies CC9, EN1 and EN3 of the Core Strategy, and Policy 19 of the UDP. It is the conclusion of the submitted Heritage Impact Assessment that the proposals would meet the duties of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the policy requirements of the Local Plan, and the tests for sustainable development outlined in the NPPF.

Summary and Conclusion

We write on behalf of our client, Watches of Switzerland Company Limited, to apply for planning permission and Listed Building Consent for installation of lighting to the external façade of 35 King Street in Manchester.

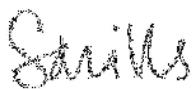
This cover letter has assessed the lighting proposed against the guidance contained within the development plan and the NPPF.

Overall the design of the lighting is considered to be appropriate and there will be no unacceptable impacts on the wider setting of the Conservation Area or any of the nearby listed buildings.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

If you have any questions please contact Matthew Sobic or Katie Parfett-Bass at these offices.

Yours faithfully

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

Savills (UK) Ltd
Planning