

16th September 2024
L240916 SAV Cover LBC Letter



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SUBMITTED VIA PLANNING PORTAL: PP-13321912

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 3, 4 AND 6 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 Conditions 3, 4 and 6 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;
- Condition 3 information
 - Drawing Ref: 1368.PP.C3A (Rev A) – External Materials Schedule;
 - Drawing Ref: 1368.PP.C3B.1 Rev A – Roof Terrace Details;
 - Drawing Ref: 1368.PP.C3B.2 Rev A – Roof Plant Details;
 - Quality Management Plan, prepared by Portview;
 - Environmental Management Plan, prepared by Portview;
 - Site Waste Management Plan, prepared by Portview;
- Condition 4 information
 - 1368.LBC.C4.2 Rev A – Condition 4 Roof Plant Screen Section
 - 1368.LBC.C4.3 Rev A – Condition 4 Roof Plant Screen details
 - 1368.LBC.C4.1 Rev A – Condition 4 Proposed Second Floor Plan
- Condition 6 information – emailed separately to officers (WeTransfer link)

The application has been submitted electronically via the Planning Portal website (**PP-13321912**).

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.

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



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 Conditions 3, 4 and 6.

Condition 3 – Material Detail

Condition 3 of the 2024 LBC states:

Notwithstanding the details submitted with the application, prior to the commencement of any above ground external works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- (a) Samples and specifications of all materials to be used on all external elevations, terrace and rooves of the development.*
- (b) jointing and fixing details between all component materials*
- (c) a strategy for quality control management.*
- (d) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle*

In accordance with the requirements of Condition 3, we enclose the following:

Part A – An External Materials Schedule has been provided (1368.PP.C3A (Rev A)). Physical samples will be sent to the LPA in due course.

Part B – Jointing and Fixing Details for the roof plant and roof terrace have been provided (1368.PP.C3B.2 Rev A and 1368.PP.C3B.1 Rev A).

Part C – Please see Quality Management Plan, prepared by the Contractor (Portview)

Part D – Please see Site Waste Management Plan and Environmental Management Plan, prepared by Portview

We trust that the details included in the submitted plans and documents are acceptable to the LPA and request written confirmation that Condition 3 has been formally discharged.

Condition 4 – Rooftop Plant Screens

Condition 4 of the 2024 LBC states as follows –

- 4) Notwithstanding the approved drawings and documents within Condition 2 of this decision, full and final details of the installation of the rooftop plant screens including locations of fixings shall be submitted to and agreed in writing by the City Council as local planning authority prior to any works to install these features within the site. The screens shall then be installed and maintained fully and only in accordance with the approved details.*

In accordance with the requirements of Condition 4, we enclose the following plans:

- 1368.LBC.C4.2 Rev A – Condition 4 Roof Plant Screen Section

- 1368.LBC.C4.3 Rev A – Condition 4 Roof Plant Screen details
- 1368.LBC.C4.1 Rev A – Condition 4 Proposed Second Floor Plan

We trust that the details included in the submitted drawings are acceptable to the LPA and request written confirmation that Condition 4 has been formally discharged.

Condition 6 – M&E Details

Condition 6 of the 2024 LBC states as follows –

Notwithstanding the information detailed within Condition 2 of this application, full and final M&E and drainage details, including details of internal and external manifestation, exposed equipment and new penetrations to existing fabric shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to install this equipment commencing including any associated removal of the existing fabric to allow installation. Where possible pipes and wires shall be located within non-original areas of the site and attached to non-original fabric. All M&E shall be installed fully and only in accordance with the approved details.

In accordance with the requirements of Condition 6, we have sent a WeTransfer link to officers which includes all of the M&E drawings as required.

We trust that the details included on the submitted plans and acceptable to the LPA and request written confirmation that Condition 6 has been discharged.

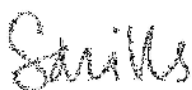
Summary and Conclusion

This application seeks approval for matters reserved by Conditions 3, 4 and 6 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 or Matthew Sobic at these offices.

Yours faithfully

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

Savills (UK) Limited
Planning