

3rd December 2024
L241203 SAV Cover LBC C5 Letter



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SUBMITTED VIA PLANNING PORTAL: PP-13607001

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 5 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 5 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;
- Drawing Ref: 1368.LBC.C5.1 Rev A – 'LBC Condition 5 – Staircase Fixing Details';
- Drawing Ref: (G) – 101 Rev A – 'Stair Typical Drawing'; and
- Drawing Ref: 1368.LBC.C5 Rev A – 'LBC Condition 5 Staircase Finishes Schedule'.

The application has been submitted electronically via the Planning Portal website (**PP-13607001**).

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 5 .

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

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Condition 5 – Staircase Replacement

Condition 5 of the 2024 LBC states:

Notwithstanding the approved drawings and documents within Condition 2 of this decision, full and final details of the works to replace the staircase, including detailed sections, details of the materials and finishes and the measures to prevent loss of and damage to original fabric shall be submitted to and agreed in writing by the City Council as local planning authority prior to any works to remove the existing staircase from the building. The works to replace the staircase shall be carried out fully and only in accordance with the approved details.

In accordance with the requirements of Condition 5, we enclose the following:

- Drawing Ref: 1368.LBC.C5.1 Rev A – 'LBC Condition 5 – Staircase Fixing Details';
- Drawing Ref: (G) – 101 Rev A – 'Stair Typical Drawing'; and
- Drawing Ref: 1368.LBC.C5 Rev A – 'LBC Condition 5 Staircase Finishes Schedule'.

We trust that the details included in the submitted plans and documents are acceptable to the LPA and request written confirmation that Condition 5 has been formally discharged.

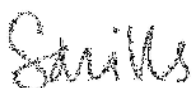
Summary and Conclusion

This application seeks approval for matters reserved by Condition 5 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, stylized script.

Savills (UK) Limited
Planning