

8th November 2024
L241108 - SAV Cover Letter LBC



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SUBMITTED VIA THE PLANNING PORTAL REF: PP-13549319

Dear Sir / Madam,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
LISTED BUILDING CONSENT FOR INTERNAL STRUCTURAL WORKS
17-23 ST ANN'S SQUARE, MANCHESTER
WATCHES OF SWITZERLAND COMPANY LIMITED**

We write on behalf of our client, Watches of Switzerland Company Limited, to apply for Listed Building Consent ('LBC') for internal structural works at Mansfield Chambers in Manchester City Centre.

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 cover letter;
- The completed application forms;
- Heritage Statement, prepared by Donald Insall Associates;
- Design and Access Statement, prepared by Johnson Pinney Associates;
- The following drawings:
 - P.00.050 – 'Location Plan';
 - P.00.060 – 'Site Plan';
 - 1920-SK00013 Corner Pier Scheme – Option 1

The Site & Planning History

The application site comprises the ground floor level of Mansfield Chambers at 17-23 in Manchester City Centre, which is located on the pedestrianised retail area of St Ann's Square. The ground and basement floors of the building are vacant, and were most recently occupied by Barclays Bank up until 2022. The upper floors of the building comprise office uses which are not subject to the current application.

The proposals are required to allow occupation by Mappin and Webb, a luxury retailer who are looking to establish a new flagship store in the heart of Manchester City Centre.

On 30th July 2024, planning permission was granted for the installation of a new shopfront and permission for the floorspace to operate between the hours of 9am-6pm Monday to Saturday, and 11am-5:30pm on Sundays (Ref: 139943/FO/2024) (the '**2024 Permission**').

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

The Proposed Development

The application seeks Listed Building Consent for structural works to the pier on the ground floor. The application is required to address a failing masonry pier which has been exposed during the on site strip out works. This presents a significant risk and temporary propping has been inserted to provide temporary support to protect the structure of the building – this is essential given the upper floors remain in occupation.

Inspection works have found a portion of the corner pier to be in good condition with good quality brickwork and adequate supports at the head and base and therefore a number of options have been developed which all retain this portion of the corner pier. These options were reviewed against the extent of works required, the fabric proposed and the consequent impact on the significance of the building with Option 1 emerging as the preferred approach.

Full detail of the proposed works are provided on the drawings submitted in support of the application.

Full detail of Option 1 is set out within the associated Heritage Impact Assessment.

A site visit took place on 5th November with Emily Booth and Paula Burbicka. During this site visit the principle of the proposals were agreed. As mentioned on Site, these works are incredibly urgent and need to be undertaken as soon as possible to 1) Prevent further damage to the building and 2) Rectify what is currently an incredibly dangerous scenario – particularly given the upper floors remain in occupation. We would therefore appreciate it if the Local Planning Authority could expedite the LBC approval as quickly as possible.

Planning Policy and Assessment of the Proposed Development

The National Planning Policy Framework ('**NPPF**') and the Planning (Listed Buildings and Conservation Areas) Act 1990 ('**Listed Buildings Act**') are relevant in the assessment of the LBC Application.

The statutory development plan for the Site consists of Manchester's Local Development Framework – Core Strategy Development Plan Document 2012 (the 'Core Strategy').

Below we assess the proposed development against the relevant local policies that comprise the development plan and the national planning policies contained within the National Planning Policy Framework ('**NPPF**') where appropriate.

The proposal comprises works to address a failing masonry pier which has been exposed during the strip out works.

A Heritage Assessment has been submitted in support of the proposals. As noted within the Assessment, the proposed works would have negligible impact on the significance of the building overall. Option 1 is the least intrusive option to rectify the issue and would cause no harm to the significance of the building, whilst fixing a serious structural defect which would put the building's long term conservation at risk.

As such, the proposals will sustain the significance of the building in accordance with Paragraph 203 of the NPPF and meet the statutory duty of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the special architectural and historic interest of the listed building.

Conclusion

This application seeks LBC for structural works to the pier on the ground floor of the property at Mansfield Chambers in Manchester City Centre.

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

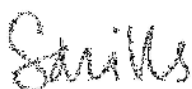
Overall the principle of development is considered to be appropriate and there will be no unacceptable impacts on the wider building from a heritage perspective.

The works are incredibly urgent and are required to rectify what is currently an incredibly dangerous situation.

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.

In the meantime, should require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass or Matt 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