Outlook

Re: 19 King Street Jo Malone 139881/LO/2024

From Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Date Tue 10/22/2024 2:29 PM
To Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>; Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Cc Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>

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Hi Max,

Thats great.

Thank you for reviewing these so quickly.

Just to confirm, the client is no longer looking to progress the amendments discuss to the rear ground floor.

In regard to the window and the proposed vinyl and glazing, would a specification sheet be sufficient as opposed to physical samples?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

No 1 Marsden Street, Manchester, M2 1HW

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 22 October 2024 14:09
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>; Paula Burbicka <Paula.Burbicka@manchester.gov.uk>

Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

External Mail

Hi Ruth,

Thanks, I surely did.

We have the following comments following you conversation with Paula:

Conditions 5 (M&E)

The submitted information and justification are sufficient to support the discharge of condition 5, with the works being acceptable on heritage grounds.

Condition 6 (External finishes)

- Louvres are acceptable
- As no pointing or cleaning is proposed, samples are not required.
- Samples of the proposed glazing [to rear] (and any proposed internal film) must be submitted and agreed prior to approval

Condition 7 (Internal finishes)

- The proposed new doors are acceptable.
- The proposed works to historic plasterwork, windows and floors are acceptable.
- Please confirm whether the floor to GF will be retained or replaced. As the HS (para 5.17) identifies the floor as historic, further evidence is necessary to evidence it is modern and composite, as discussed on site. New floor should be solid timber (floorboards or parquet). This can be dealt with through the discharge of condition 7.

These matters will need addressing before we can sign off any conditions.

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Tuesday, October 22, 2024 12:02 PM
To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>; Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Max, Paula,

I hope you're well and you enjoyed your leave Max?

Thank you again Paula for your time on Thursday and the advice you have provided, it is appreciated.

Following on from the below, our client is now under extreme pressure to start works on site to ensure the store is open by early December and for each day that the application is delayed our Client is losing valuable trading days.

The Contractor team are scheduled to start on site this Thursday however the majority of the works can not be undertaken until the conditions are discharged, as such we would kindly ask if the information could be reviewed at the earliest opportunity and an extension of time agreed until tomorrow.

If a decision by COP tomorrow is possible it would ensure that the Contractor team can still start work on site as scheduled, otherwise this slot would be missed, and the team would have to remobilise at a later date which will cause significant issues for the store opening.

We look forward to hearing from you both and thank you again for your help to date.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 18 October 2024 15:49
To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>; Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Paula,

I hope you're well?

Thank you for your time yesterday, it is greatly appreciated.

As discussed on site please find attached the updated drawing pack, scope of works document and the additional heritage considerations/ justification.

As always, if you have any issues or queries, please dont hesitate to contact myself or Sarah.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 15 October 2024 10:42
To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Paula,

Apologies, I wasn't aware Monday is your non working day.

Thank you for confirming an for suggesting the new time, I have updated the invite accordingly.

This would be in person at 19 King Street.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626

Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Sent: 15 October 2024 10:36
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: RE: 19 King Street Jo Malone 139881/LO/2024

External Mail

Dear Ruth,

As per my pervious emails, Mondays are a non-working day for me, so I was not available.

On Thursday 12AM I will only be available for a 30min slot. Let me know whether that works.

Otherwise it would have to be 3:30pm Thursday/Friday this week, or next week.

Please could you confirm whether the meeting will be on site or on teams?

Best,

Paula Burbicka (she/her)
Career Graded Planning Officer (Heritage and Urban Design)
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Email: paula.burbicka@manchester.gov.uk
Phone: 0161 219 2849

Please note that Monday are a non-working day for me as long as this note remains on my emails.

Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 14 October 2024 14:45
To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>

Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Paula,

I hope you're well?

I have tried to call but haven't managed to get through to yourself or the planning department. I just wanted to follow up to confirm your availability Thursday please?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 11 October 2024 16:42
To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Paula,

I hope you're well?

I appreciate we've already set a date/ time, and you mentioed you were free Thursday AM, but would you be free between 12 and 2pm on Thursday?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 10 October 2024 16:54
To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Paula,

Thank you for confirming, I have advised the team of your availability and preference for the meeting.

Yes this meeting would be to clarify comments recieved to date.

As soon as I have an update from the team, I will circulate a meeting invite.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Sent: 10 October 2024 16:47

To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: FW: 19 King Street Jo Malone 139881/LO/2024

External Mail

Dear Ruth,

Thank you for the swift response.

Can we also confirm the aim of the meeting? Is it to clarify comments received to date or else?

My understanding was that a site meeting would be beneficial to talk through issues on site that can't be dealt with through correspondence.

In any case, should a meeting be essential, a teams meeting on any of the dates provided below would work.

Best,

Paula Burbicka (she/her)
Career Graded Planning Officer (Heritage and Urban Design)
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Email: paula.burbicka@manchester.gov.uk
Phone: 0161 219 2849

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Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Thursday, October 10, 2024 3:33 PM
To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Cc: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Paula,

Thank you for advising the below.

If the team are unavailble for a meeting on site, as they are mostly based in London, are there any dates and times you would be available for a teams call? Or would be below dates/times also work?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Sent: 10 October 2024 15:13
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Cc: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: 19 King Street Jo Malone 139881/LO/2024


Ext

Dear Ruth,

Following the email trail below, I have some capacity to meet on site and discuss Tuesday 2PM, Thursday AM and Friday 2PM next week.

I have more capacity week c/o 21st – Wednesday 11:30AM onwards, Thursday AM and Friday AM/PM.

Hope any of these work with you and the team.

Best,

Paula Burbicka (she/her)
Career Graded Planning Officer (Heritage and Urban Design)
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Email: paula.burbicka@manchester.gov.uk
Phone: 0161 219 2849

Please note that Monday are a non-working day for me as long as this note remains on my emails.

Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Thursday, October 10, 2024 2:31 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Max,

If you could let us know as soon as possible that would be greatly appreciated.

Hopefully you can appreciated the team are under real pressure now to get started on site as the intention is to open the store before Christmas. Therefore we would appreciate a meeting to discuss this further at your earliest convenience.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 10 October 2024 14:20
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024



Hi Ruth,

I am on leave from tomorrow until the 22nd, but I will see if Paula can meet with you in the interim.

Best,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Thursday, October 10, 2024 11:54 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Max,

Thank you for providing the updated comments.

Please could you advise us of yours and Paulas availability for a call to discuss these further with the team please?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 10 October 2024 10:57
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024



Hi Ruth,

Please see our comments below.

- Lightbox to half landing – the proposed MEP services to provide for the lightbox to half landing have not been approved and based on the information presented to date considered harmful to the Grade II listed asset. These have not been approved under the previous drawing, with no services/containment presented on the internal elevation drawing. Please submit further information/amend the proposed MEP services or remove the lightbox in this location.
- Containment:
    - notwithstanding supported revisions to drawing 24., please lease address previous comments on this point, which were as follows - "The proposed route of containment as illustrated on drawing no. ID1068595705 – 14 cannot be supported due to adverse and unacceptable impact on the original ceilings and ornate plasterwork". Amended drawings and further information would be required.
    - please confirm the detail of the proposed timber containment to the skirting (not illustrated on drawing no. ID1068595705-30)
    - confirm the exact location and quantum of the proposed drops on GF and FF plans and summit an indicative elevation showing the proposed services to GF and FF (as per previous comments).

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Tuesday, October 8, 2024 12:20 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Max,

I just wanted to follow up to confirm receipt of the additional information and you have all additional information required?

As always, if there are any issues or queries, please dont hestitate to contact me. Alternatively, if you feel a call may be beneficial we would be happy to arrange this.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 04 October 2024 14:59
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

Apologies, I forgot to attach one document.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 04 October 2024 14:56
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

I hope you're well?

Apologies for the delay in coming back to you, the team have been working on the additional information/ justification required.

Please find attached the updated scope of works and drawings for reference and additional justification where required.

Condition 5

1. This has been included within the Basement RCP & Ground Floor GA (Plumbing Penetrations) Drawing ref. 001.2.3 (Pg 1 of the attached).
2. The lighbox was included within and approved as part of the listed building consent and the approved drawings, this is included within Drawing ref.ID1068595705 22 rev G elevations 6 and 7. Attached for reference.
3. No new power outlets are proposed to the perimeter of the sales areas. Only existing outlets will be used. Existing lighting feeds to be reused where possible. Further justification has been provided within the attached document.
4. Lighting track to the sales areas is suspended below ceiling beams. Fixings will be mostly reused from existing fixing locations. Any new fixings will be carefully placed to ensure that existing decorative ceiling mouldings are not affected. Sections of lighting track that will utilise existing fixings are shaded green on DG drawing 0.1.2.2. None of the lighting track directly conflicts with decorative ceiling mouldings.
5. There are no PVC trunking or containments proposed. It has been detailed that there will be powdercoated metal ceiling containment and minimal timber containment to the skirting. Any new outlets and/or 'drops', will be hidden behind fixtures. This is also noted on the drawings.
6. The drawings where the lighting track replaces existing track and re-uses the fixing points. it has also been noted that any new fixings are not to be made in the ceiling plasterwork.

I trust the information provided is sufficient, but if you have any further issues or queries, please dont hesitate to contact me.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626

Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 02 October 2024 10:12
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

We are both available tomorrow afternoon - is there a time that would work for you then?

With regard CDN/24/0850, the EHO has responded with the following comments on the noise assessment:

I have reviewed the EEC plant noise assessment reference AO/EC20882-1 dated 5th September and it is only a desk top study rather than a full assessment which will be required. We will need the assessment to include a background noise survey to demonstrate that the proposed plant is able to meet the criteria of 5dB below the background noise level at the façade of the nearest receptor which includes the office / retail spaces surrounding the site. The desktop assessment has been based on predicted internal level inside the receptor rather than at the façade which is required.

Once the above has been completed, the rating table will need to include calculations to demonstrate how the cumulative rating has been determined which should include reductions used for distance, screening and mitigation where required and comment / penalties for any acoustic characteristics.

We will review and provide further comment where required once the site study and updated assessment has been completed.

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Monday, September 30, 2024 12:47 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Max,

I hope you're well?

I just wanted to follow up on yours and Paula's availability for a call please?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 26 September 2024 14:44
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

Thank you for sending those comments on, we have updated the team.

Would yourself and Paula be available for a call on this next week please? If you could please advise us of your availability for a teams meeting, that would be greatly appreciated.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 25 September 2024 16:46
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

Apologies for the delay on this, please see our design and conservation comments below.

Condition 5 - MEP Services

No proposed reflective basement ceiling plan appears to have been submitted as part of the application. This needs to be submitted for review, with particular consideration of the original ceilings and ornate plasterwork. Which may be impacted by containment/lighting.

The proposed lightbox to half landing of the Grade II listed building, as mentioned in the Scope of Works, cannot be supported, based on the MEP requirements and the penetrations and fixings that this would require. Please remove the proposed lightbox in this location from the scheme. This has not been illustrated on drawing no. ID1068595705 – 14.

It has not been evidenced that the proposed containment as presented on drawings no. ID1068595705 – 14 and ID1068595705 – 24 is the minimum required, with no clear and inviting justification provided of it as the optimal solution to deliver MEP services throughout the Grade II listed building. In the first instance, the existing outlets should be reused where possible, and where new outlets are essential this should be accommodated through individual electrical 'drops' from basement, with a riser to rear to feed the rear and first floor.

To front of the unit at GF level, the proposed containment needs to be removed, with individual electrical drops from the basement – as per the Scope of Works document. The proposed route of containment as

illustrated on drawing no. ID1068595705 – 14 cannot be supported due to adverse and unacceptable impact on the original ceilings and ornate plasterwork.

Further information is required on the proposed containment to the cable drops as per drawing no. ID1068595705 – 30, with confirmation of the proposed material and finish. Please note that no PVC trunking/containment will be acceptable. The location and quantum of the individual cable drops should be confirmed on GF and FF plans, with an indicative internal elevation submitted showing the proposed MEP services (inc. lighting, containment and cable drops).

Drawing no. ID1068595705 – 14 and illustrates some of the lighting track conflicting with ceiling ornaments – please confirm that direct conflict will be avoided, as a minimum with any new fixings and fixtures located away from the applied detailing.

Condition 6 – External Works

Further information in addition to the submitted samples and the Scope of Works, further information is required on the following in order to support the discharge of conditions:

- Pointing – mix and sample
- Cleaning – specifications and sample
- Glazing [to rear] (specs and sample)
- Louvres – specifications and sample

Condition 7 – Internal Finishes

As per advice above, further information is required on the proposed containment to the cable drops as per drawing no. ID1068595705 – 30, including confirmation of the proposed material and finish. Please note that no PVC trunking/containment will be acceptable.

Please confirm the locations of the proposed finishes to shopfront and internal walls respectively, as presented on the sample panel [two each].

The use of the Presto F - Renovation Filler for the original ceilings and walls cannot be supported. Any damage to original stucco/plaster must be made good using appropriate materials to match (i.e. lime putty filler/lime plaster). Please amend the Scope of Works as required, and submit details of the proposed works and materials.

Please confirm the design and specifications of the proposed new doors to GF/FF.

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Tuesday, September 24, 2024 4:31 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Max,

I hope you're well?

I just wanted to follow up as to whether Paula had, had the opportunity to provide comments on the application yet?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

No 1 Marsden Street, Manchester, M2 1HW

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 16 September 2024 10:50
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

I hope you're well?

I just wanted to follow up as to whether there is any update on the application and whether Paula has had chance to provide comments on the application yet?

As an update on the application for the DoC application for the full planning application, this has now been submitted and should hopefully be with yourself soon.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 03 September 2024 16:16
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Thank you Max.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 03 September 2024 16:06
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024



Hi Ruth,

Thanks for the update.

Paula is off work due to illness, but I will pick this up with her when she is back in.

Best,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Tuesday, September 3, 2024 3:46 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Max,

Apologies, I just missed your call I was just on another meeting.

Thank you for the comments, the team have updated the report/ information accordingly and we should be in a position to submit the discharge of condition application shortly.

Appreciate there is some time left yet on the consultation date, but it would be good to understand whether Paula has any initial comments, or an anticipated timeframe for her to respond please?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 03 September 2024 15:41
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

Regarding the noise assessment, do you require any further clarification from the EHO beyond their last comment?

The limit in the condition criteria needs to be met at the commercial units as well as the intention for the condition is also to prevent a general increase in noise in the vicinity.

We have received no comments regarding the LBC conditions as of yet. Please be aware that the consultation period will expire 18/9, so consultees have some time to respond remaining.

Best,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Tuesday, September 3, 2024 3:30 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Max,

Thank you for forwarding this on.

Has their been any comments received on the application as of yet please?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 29 August 2024 12:38
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

Please see EHO response.

The limit in the condition criteria needs to be met at the commercial units as well as the intention for the condition is also to prevent a general increase in noise in the vicinity.

Best,

Max Gibson
Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Friday, August 16, 2024 12:11 PM
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Ruth,

I have forwarded this on.

Please be aware that EH can take up to 2 weeks to respond to new information.

Best,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Friday, August 16, 2024 11:54 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Max,

No worries.

The consultant working on providing the information for the DoC 3 for the Full Planning Application has provided the following comments/ queries for clarification from yourself/ the EHO, please.

”Looking at the site on Google Maps it looks like the surrounding area is commercial and there is a lot of existing plant in the area such that noise would not be an issue but also I am not sure if the commercial areas would be classed as a noise sensitive location and that the strict design criteria would need to be achieved. Typically noise sensitive receptors would be dwellings, schools, hotels and hospitals. Whilst offices can be

considered to be noise sensitive typically they would not be expected to be subject to the same conditions laid down in the planning conditions but rather to current British Standards such as BS8233.

The area seems to be a mix of a lot of plant having no acoustic treatment and then the plant on the roof of Nos. 13-16 being behind an acoustic louvred screen.

Please could the planning officer at the Council to confirm their definition of a noise sensitive receptor in this instance and if there are only offices around would they accept a design to ensure the guidelines values of BS8233 are met in the offices based on them having their windows open?"

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 15 August 2024 14:19
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

We would not normally give out these details, communications will have to go through me as the case officer.

Thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Thursday, August 15, 2024 2:11 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Max,

Thank you for confirming.

Please could you advise us of the details for the Environmental Health Officer who previously provided comments on the application?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 14 August 2024 12:46
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024



Hi Ruth,

These should be delivered to the FM Office at the Lloyd Street Entrance to the Town Hall Extension just off St Peters Square.

Please mark them for my attention (Maximillian Gibson in Planning on Level 6).

If you ask them to give me a ring I will come down and collect there and then if at my desk. Otherwise they will send me an email and I'll grab them when I can.

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Wednesday, August 14, 2024 12:41 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Hi Max,

I hope you're well?

We are currently working on the information required for the discharge of condition, and just wanted to confirm whether we would be able to send the samples to your office at Manchester Town Hall please?

If so, who should these be addressed to?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 08 August 2024 15:51
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

We have received the decision notices for the applications this afternoon.

Thank you for your help and support on these, it is appreciated.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 06 August 2024 14:11
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

As discussed earlier today, please find attached the amended drawings to reflect the changes mentioned.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 06 August 2024 11:11
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

Thanks for getting these over.

The rear elevation does not reflect the comments we gave on 01/08:

Having considered the options put forward and the constraints of the site we are leaning towards Option A, with plant placed on the existing deck. The preference would be for no screen to the deck, as this would introduce a solid element midway up the elevation which would block views through the rear window

We would however, like a screen over the area shown below in red as the high level louvres would appear awkward:



Please can these be revised ASAP?

Best,

Max Gibson
Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Tuesday, August 6, 2024 11:04 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

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Morning Max,

Please find attached the updated drawings to reflect the discussed amendments.

For ease, I have updated the list mentioned in your email on the 1st of August below.

- Drawing number. 2460/1 has been amended to reflect the updated floor plan alterations - *Please see drawing no. 2460/1 - Rev K*
- Drawing number. 2460/2 has been amended to remove the reference to the two first floor louvres- *Please see drawing no. 2460/2 Rev K*
- Confirmation as to whether the location of the AC cassettes is to match the existing - *Please see drawing no 2460/2*
- Further information the proposed additional containment/installations to ceiling - *Please see Drawing Pack ID1068595705-14-24-29G_JML_FSS*
- Confirmation that any fixtures/fitting to ceilings are being reused, with any new track lighting/containment omitting the plastered decorations - *Please see Drawing Pack ID1068595705-14-24-29G_JML_FSS*

Thank you for sharing the draft condition in regard to scaffolding.

In regard to the fixings, the client has confirmed that the furniture would be freestanding without any fixings.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 05 August 2024 15:07
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024



Hi Ruth,

Thanks for speaking with me just now.

Please confirm by return email that the furniture would be freestanding without any fixings as discussed during out last call.

Please see the scaffold conditions to be attached. In the event scaffolding is used for the works, these would need to be discharged.

3)Prior to the erection of any external scaffolding commences a methodology and specification for that scaffolding including its location, means of affixing to the building and location of any mechanical fixings shall be submitted to and approved in writing by the City Council as local planning authority. No ties shall be made into stonework including surrounds, window frames or eave detailing or the face of any brickwork. The approved details shall be implemented in full as part of the development.

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

4)Prior to the commencement of works to repair and making good of the building fabric relating to the scaffold following removal, a method statement for the repair and making good of any fixing points and damage caused by the erection of the scaffold, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include product specifications, repair techniques and a detailed survey of any interventions into historic fabric and schedule detailing time scales for repair works to be undertaken. For the avoidance of doubt, where instances of damage to brickwork require total replacement, this shall be on a like for like basis.

The works shall be carried out only in accordance with the approved scheme.

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

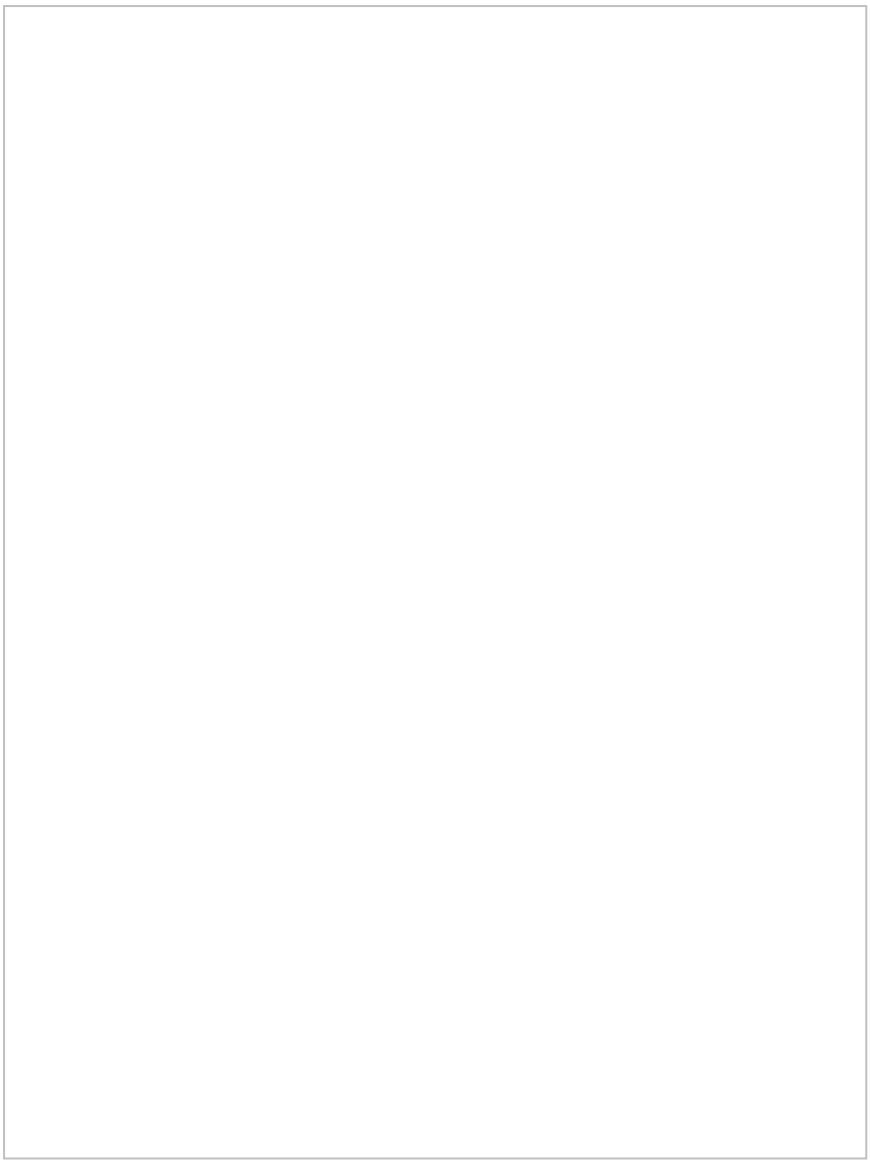
Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Friday, August 2, 2024 2:13 PM
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Ruth,

With regards to the two new vents, we would expect these to be screen with a replacement mesh that covers the winder area shown in the photo below. This would not need to be decorative, but be a newer, cleaner version of what is in situ.



On the materials condition discharges, the information required would be as appropriate. If you can provide us with as much information as possible on each element as soon as possible, we can let you know if anything further is required early on. Many of these elements would be best agreed through physical samples or product specifications, but we can advise on a cases by case basis.

The conditions would allow you to discharge each separate element depending on the availability of samples etc and the progress of the work. There would be no charge as they are attached to an LBC. As we have stated during previous meetings we welcome early engagement in the pre-application stage.

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Friday, August 2, 2024 12:50 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

Apologies to follow up again, but I just wanted to understand whether you're able advise us of your opinion on the placement and screening of the two additional vents?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

No 1 Marsden Street, Manchester, M2 1HW

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 02 August 2024 09:02
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

Thank you for following up with an email, it is appreciated. I have updated the team on the option so the drawings can start to be updated, but if you could please advise us of your opinion on the placement and screening of the two additional vents as soon as possible, we can ask the team for an anticipated timescale of updating the drawings and get these sent over to yourself.

In regard to the conditions recommended, if the information was submitted to yourself prior to the determination date, COB Tuesday, would you be in a position to review this information ahead of the decision, to avoid the need for the pre commencement of certain works conditions?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,

Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 01 August 2024 16:38
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

Thanks for your email.

Having considered the options put forward and the constraints of the site we are leaning towards Option A, with plant placed on the existing deck. The preference would be for no screen to the deck, as this would introduce a solid element midway up the elevation which would block views through the rear window.

We are still unsure about the placement and screening of the two additional vents. We will respond on this point tomorrow. We may need to condition final details of this element.

Please prepare the revised drawings that you can as soon as you're able.

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Thursday, August 1, 2024 4:16 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

Thank you for providing these, we have updated the client and as soon as we have a response, we will let you know.

In regard to the HVAC options, have you had the opportunity to discuss these with Paula yet and/ or do you have any initial comments or queries?

If you could please just let us know any update as soon as possible, we can feedback to our client and ensure the relevant drawings/ information is submitted to yourselves with sufficient time.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 01 August 2024 11:45
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024



Hi Ruth,

Do you have revisions of the following, as I will be unable to write up a list of approved drawings until these are amended.

- Drawing no. 2460/1 illustrates proposed WC and kitchen – not as per drawings no. ID1068595705. Please amend as required.
- Drawing no. 2460/2 illustrated proposed new louvres and suspended ceilings first floor, to rear – not in accordance with revised scheme, including the proposed internal elevation (drawing no. ID1068595705). Please amend as required.
- AC cassettes – confirm whether the location is to match existing. Existing section (drawing no. 2460/2) does not show existing. Existing locations, cabling/containment and fixtures/penetrations must be reused, with sufficient safeguards required to that end as part of the LBC.
- Further information is required on the proposed additional containment/installations to ceiling as presented on drawings no. ID1068595705-24 and ID1068595705-14, including a cross-section illustrating the internal manifestation of proposed containment and full and final detail of material/finish. Should any additional electrical outlets/containment be required to historic/original walls and or ceilings, full and final details would be required as part of the LBC or as a condition.
- Any fixtures/fitting to ceilings should be reused, with any new track lighting/containment omitting the plastered decorations.

Please see the attached LBC draft conditions.

Thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Thursday, August 1, 2024 11:26 AM
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Ruth,

I'll have these with you by the end of the day.

Thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Thursday, August 1, 2024 10:41 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

Apologies to follow up so quickly, but I just wanted to understand whether you're in a position to share the draft conditions schedule please?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 31 July 2024 15:44
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

I just wanted to follow up on the below as to whether you have any initial thoughts on the options presented?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 30 July 2024 11:52
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

Just confirming I have received these.

We will come back to you shortly.

Thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Tuesday, July 30, 2024 11:12 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>; Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

I hope you're well?

Following our meeting last week, please find attached the draft sketches for the proposed HVAC system and the louvre screening.

Our client has advised the preferred option to progress with would be Option A, which makes use of the existing systems making this less intrusive on the listed building and as well as significantly more financially, and operationally, viable for the client.

As such, and as discussed in the meeting, we wanted to present the options available ahead of dismissing options and submitted the amended drawings.

If you could please advise us of the councils position of both options, that would be greatly appreciated.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 24 July 2024 15:19
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

Are there any times on Thursday or Friday you are unavailable?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 24 July 2024 10:02
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024



Hi Ruth,

Thanks for speaking with me just now.

As discussed, we would welcome a Teams call with your ventilation engineer by the end of the week.

Regarding the updated drawings requested, please could these be with us by 4pm Tuesday 30/07/2024?

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Tuesday, July 23, 2024 4:37 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

I just wanted to follow up to understand whether there is any further deadline, as such, as to when additional information/ meetings are required by please?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,

Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 23 July 2024 16:29
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

Thank you for providing us with your comments.

We will review these with our client to understand how they wish to progress.

As soon as we have an update, I will let you know.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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You may have received my email at a time that does not match your typical working hours. We work flexibly at Cushman & Wakefield, and many people are part of global teams; please do not feel obliged to respond at a time that's inconvenient for you.

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 23 July 2024 12:38
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024



Hi Ruth,

Apologies for the delay in responding, please see our further comments below. Broadly, we believe the revisions are a step in the right direction. However, our concerns regarding the ventilation remain.

Internal

In general, the proposed layout and internal refurbishment as presented on the revised drawings are acceptable, giving great weight to the Grade II listed asset and protecting its special significance. Minor amendments/further information as outlined below would be required in order to support the proposed internal works.

- Paint finishes – the original/historic walls and finishes must be painted in appropriate breathable mall finishes. For example, acrylic DULUX as specified on drawings no. ID1068595705-24 and ID1068595705-14 cannot be supported. Please amend and submit further information as required. Final finishes can be conditioned.
- Full and final details of the proposed works to original/historic fabric, including timber and parquet floors, ceilings, lime plaster walls and columns, including a method statement and product specification of any materials/finish would be required as part of the LBC or as a condition.

MEP Services

The main outstanding concerns with the proposal are related to the proposed MEP services and the approach to accommodate these internally and externally, neither evidenced to be the minimal intervention required nor as the most conservation-led solution. There are also key inconsistencies between the proposed floorplans and the proposed MEP service drawings.

Based on the revised information, we are not supportive of the proposed new louvres to rear and the proposed external AC units. The MEP justification statement does not present the proposed options to accommodate centralised VRF system on plan/cross-sections in order for us to understand the exact impact of these works. It is for the LPA to assess the harm to the Grade II listed asset on the basis of sufficient information on works required.

The MEP justification statement not been justified why the plant for the centralised heat recovery VRF (preferred in principle to the proposed external ACs) cannot be located to basement, with pipework routed through a vertical riser to rear – minimising harm to floorplan and original fabric, and in an area of past alterations and modern interventions . Should the external appearance and contribution of the Grade II listed asset to the conservation area and setting of other listed building be enhanced, through the removal of the external ACs, a degree of additional harm to internal appreciation and preservation of the asset would be acceptable, subject to the harm being minimised, mitigated and justified.

Although the proposed new location for the external intake/outlet is an improvement to previous strategy (with louvres to glazing at high level), further information is required to evidence why the proposed new louvres cannot be accommodated to the boarding below the windows at ground level – to accommodate these with minimal harm. No justification for the proposed new location to window has been submitted as part of the revised proposal and, thus, would not be supported. We would seek the reinstatement of glazing across the rear elevation where this has been removed.

Notwithstanding the above, should any new louvres be proposed to rear, these must be screened with an attractive perforated metal louvre screen with a degree of aesthetic/architectural interest. Standard louvres to rear elevation will not be supported, as discussed previously.

We would welcome a further meeting with yourselves and your ventilation engineer to discuss options. We would like to understand what is behind the panel shown in the photos below. We believe there may be an opportunity to place equipment in here and achieve an uplift of the buildings appearance through the installation of a decorative screen.

Otherwise, please address the following documents:

- Drawing no. 2460/1 illustrates proposed WC and kitchen – not as per drawings no. ID1068595705. Please amend as required.
- Drawing no. 2460/2 illustrated proposed new louvres and suspended ceilings first floor, to rear – not in accordance with revised scheme, including the proposed internal elevation (drawing no. ID1068595705). Please amend as required.
- AC cassettes – confirm whether the location is to match existing. Existing section (drawing no. 2460/2) does not show existing. Existing locations, cabling/containment and fixtures/penetrations must be reused, with sufficient safeguards required to that end as part of the LBC.
- Further information is required on the proposed additional containment/installations to ceiling as presented on drawings no. ID1068595705-24 and ID1068595705-14, including a cross-section illustrating the internal manifestation of proposed containment and full and final detail of material/finish. Should any additional electrical outlets/containment be required to historic/original walls and or ceilings, full and final details would be required as part of the LBC or as a condition.
- Any fixtures/fitting to ceilings should be reused, with any new track lighting/containment omitting the plastered decorations.

Please consider the above and respond accordingly.

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Monday, July 22, 2024 12:32 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Thats great, thank you Max.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 22 July 2024 12:30
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

Yes we have received the drawings and are due to meet shortly to review.

We will have a response with you by the end of the day.

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Monday, July 22, 2024 12:29 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

I hope you're well?

I just wanted to follow up to check you're in receipt of the amended drawings sent on Friday?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 19 July 2024 15:33
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

I hope you're well?

Following our recent discussions, please see attached amended drawings for the proposed works at 19 King Street.

The attached covering letter sets out the proposed amendments, but if you have any queries on the amendments, please don't hesitate to contact me.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 15 July 2024 10:21
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

Please ensure these are with us by the 19th.

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Friday, July 12, 2024 11:15 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Morning Max,

Apologies to chase so quickly, given the circumstances I just wanted to follow up as to whether you are agreeable to the further date of submitting additional drawings?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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You may have received my email at a time that does not match your typical working hours. We work flexibly at Cushman & Wakefield, and many people are part of global teams; please do not feel obliged to respond at a time that's inconvenient for you.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 11 July 2024 13:57
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

I hope you're well?

Thank you for your time yesterday, it is appreciated.

In regards to the amendments discussed, the team are committed to making changes to the design in order to ensure there is no harm caused to the historic interest of the building.

I appreciate we have previously discussed providing the amended drawings by Monday 15th of July, however this date was based on the understanding that we would have been able to meet with Paula while you were on leave, which would have given us sufficient time to make additional changes to the proposal. As such, given the meeting only took place yesterday the team are going to struggle to prepare amended drawings by Monday and we want to ensure that the drawings we are providing are robust and accurately address your concerns.

We would therefore like to request an extension to submitting the amended drawings and wanted to confirm whether Friday 19th July would be agreeable?

We would hope that this is not an unreasonable request. We have unfortunately lost time on this application whilst the validation was placed on hold by your admin team until the Full Planning Application for the air conditioning units under application no.140223/FO/2024 was validated. While we appreciate the LBC application was backdated to its date of submission, in this instance it has resulted in a reduced timeframe for discussions and amendments on the application.

As mentioned, any extension to this date would be greatly appreciated, if you have any issues or queries, please just let me know.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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You may have received my email at a time that does not match your typical working hours. We work flexibly at Cushman & Wakefield, and many people are part of global teams; please do not feel obliged to respond at a time that's inconvenient for you.

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 08 July 2024 11:25
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>; Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

As per my previous email, I was happy to receive update information by 15/7.

Please let me know when you can do a meeting with your client ASAP.

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Friday, July 5, 2024 3:14 PM
To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>; Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Paula,

Thank you for coming back to us, I have advised the team of your availability to set up a meeting. As soon as they have confirmed their availability, I will send out a meeting invite.

@Maximillian I appreciate we had previously discussed submitted amended drawings to yourself by the 9th July, however given we have not been able to set up a meeting with yourselves ahead of you returning from leave and the date mentioned, could we please request an extension to this date to allow time following the meeting?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Sent: 05 July 2024 10:40
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>; Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: 19 King Street Jo Malone 139881/LO/2024

Ext

Dear Ruth,

Apologies for the delay in my reply. I also do not appear to have received the email below.

I could do week, Tuesday or Wednesday @ 2/2:30PM and Friday AM/PM. Let me know whether that fits your schedule.

It would be useful if you can start preparing amendments/responses as per our initial comments for discussion.

Best,

Paula Burbicka (she/her)
Career Graded Planning Officer (Heritage and Urban Design)
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Email: paula.burbicka@manchester.gov.uk
Phone: 0161 219 2849

Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Thursday, July 4, 2024 8:57 AM
To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

You don't often get email from ruth.owen@cushwake.com. Learn why this is important

Morning Paula,

I hope you're well?

I just wanted to follow up on the below emails and your availability for a meeting please? As mentioned, your attendance/ further comments would be beneficial to any potential amendments being made, especially ahead of drawings being prepared.

If you have any issues or queries, please just let me know.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858

ruth.owen@cushwake.com

No 1 Marsden Street, Manchester, M2 1HW



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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 02 July 2024 08:51
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: paula.burbicka@manchester.gov.uk <paula.burbicka@manchester.gov.uk>; Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Morning Paula,

I hope you're well?

Further to the below emails, would you please be able to confirm your availability for a meeting this week?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: 28 June 2024 15:45

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Thank you Max.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 28 June 2024 15:42
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

I won't have time this afternoon, apologies.

Re: the updated drawings, please ensure these are with us by 15/7 at the latest.

Best,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Friday, June 28, 2024 3:37 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Sarah Hughes/GBR <Sarah.Hughes@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

Thank you for confirming, I am free this afternoon if you still wish to discuss the contents?

In regard to the amended drawings, following discussions with the client we understand the store designer on also on leave all of next week. As such, and to allow them time to review the comments and design, could we please push this deadline back for a further week?

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 28 June 2024 15:29
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

Yes that was me - it was only to explain contents of email.

Paula was BCC'd.

Thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Friday, June 28, 2024 3:27 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

Apologies, I think I may have just missed a call from yourself?

Thank you for requesting Paula's availability, her attendance/ comments would be beneficial. You may have Bcc'd her in, apologies if this is the case, but I think the below email has only been sent to myself.

Thank you for passing on the comments from the EHO, we will discuss these with the client in the meantime.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 28 June 2024 15:21
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024



Hi Ruth,

I am on leave next week, so would be unable to attend a meeting until 08/06/2024.

In the interim, I have copied in a conservation colleague - **Paula** if you have any availability next week, are you able to discuss the comments at all?

Furthermore, please see comments/draft condition from the EHO:

I have reviewed the above application and the Cushman and Wakefield statement regarding the installation but this is not sufficient and a noise survey and assessment will be required as described by the recommended condition below to ensure the new units and breakout through the new louvres does not exceed the noise criteria.

NSE6

External plant/equipment/servicing

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

Best,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Sent: Friday, June 28, 2024 3:15 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Re: 19 King Street Jo Malone 139881/LO/2024

Hi Max,

I hope you're well?

Thank you for your time Wednesday and for your email; it is appreciated.

Could we please schedule a meeting with yourself and the Conservation Officer to discuss the comments further? If so, if you could please let me know your availability for next week for either an in-person or virtual meeting, that would be greatly appreciated.

Many thanks,

Ruth Owen MRTPI
Planning Consultant,
Planning, Development & Strategic Advisory

Direct: +44 (0) 161 235 7626
Mobile: +44 (0) 750 057 2858
ruth.owen@cushwake.com

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 28 June 2024 12:58
To: Ruth Owen/GBR <Ruth.Owen@cushwake.com>
Subject: 19 King Street Jo Malone 139881/LO/2024

Ext

Hi Ruth,

Thank you for meeting with us on site Wednesday. As was made clear, we have substantial concerns about the proposed scheme, which are set out in detail below.

The building under consideration is Grade II listed asset, located within St Ann's Conservation Area. It was constructed in the 1880s, with sympathetic 20th century shopfront to front.

The interior of the building survives uniquely intact, and makes a key contribution to the asset's overall significance. The interest of the interior derives from its key architectural elements, i.e. chimneybreast, staircase and cornices, as well as the original proportions, finishes, floorplan and original/historic fabric (i.e. floorboards).

The exterior is also of high significance, with a prominent and well-preserved four storey frontage with a double-height shopfront ornamented in Italianate style and constructed in buff brickwork and stone dressing. The rear, albeit less decorated and prominent nonetheless makes an important contribution to the Grade II listed asset, with a double height timber window and skylight to top.

The premises make an important and prominent contribution to St Ann's Conservation Area; they also have an important group value with the buildings to the north and south side of King Street and contributes to the setting of a number of listed buildings, including Grade II listed 15-17 King Street next door, and the Grade II listed 28 King Street and the Grade II listed Warehouse Shop at 19 South King Street (inc. 30 King Street) to the south side of King Street, opposite the site.

External Works

The proposed external alterations to front elevation are supported, with works preserving and enhancing the special interest of the Grade II listed asset and its contribution to the conservation area.

The signage, on account of its design, size, location and appearance, is supported, considered appropriate to the Grade II listed asset and the conservation area.

However, the proposed works to the rear elevation cannot be supported, as these would fail to remove former incongruous alterations that would otherwise not be supported (external ACs), and instead increase the harm to the Grade II listed asset and the conservation area through the addition of new standard louvres to glazing and increased new AC equipment. These works have not been evidenced as the optimal and conservation-led solution that gives great weight to the assets' conservation, as required by paragraph 205 of the NPPF. Instead, these would fail to protect and enhance these assets and make a sympathetic and approriate contribution to the local amenity, failing to comply with Policies JP-P1, JP-P2, DM 1 and EN 3 of the Local Plan and Sections 12 and 16 of the NPPF.

New works to rear should remove or relocate the existing ACs internally to an area of lesser significance (i.e. basement). Should louvres be required, these must be accommodated to the altered ground floor of the rear elevation, and screened by a high-quality louvre screen with a degree of design interest. Otherwise, minimal brick/cast iron vents or a riser with outlet to roof should be explored. Louvres to glazing or through other original elements/fabric of the rear elevation will not be supported. We would welcome an options appraisal for this element of the scheme.

Internal

The building is well-preserved internally, with key original and historic features and original finishes and proportions preserved in situ across the three floors, overall making an important contribution to the asset's overall special significance. Most of the original walls and ceilings are exposed, with the existing floor finishes being a mixed of original/historic and modern innovations sympathetic to the Grade II listed asset.

The previous commercial fit out gave great weight to the conservation of the Grade II listed asset, with fairly minimal interventions that retained key aspects of the interior – preserving it fairly intact and legible as a 19th century premises. Any new scheme must similarly give great weight to the conservation of the

asset, as per paragraph 205 of the NPPF, through a conservation-led approach that avoids harm to its architectural and historic interest and preserves its internal completeness, in order to meet Policies EN3 and JP-P2.

The current scheme of internal alterations fails to meet these requirements and preserve or enhance the Grade II listed asset. Whilst the heritage statement does address the significance of any heritage assets under consideration, it fails to accurately assess the impact of the proposal on the special significance of the Grade II listed asset, in particular consideration of the works which would remove, erode, damage or conceal original fabric, finishes and features of the building.

The proposed accumulation of panelling, furniture, digital screens and storage to walls throughout the Grade II listed asset would substantially erode the appreciation, completeness and legibility of the interior of the Grade II listed asset and cause direct harm to original fabric, with a considerable cumulative harm to its special significance. For example, the proposed new furniture to ground floor would cover up the existing chimneystack to front of the unit; the proposed layout and services would require bulkhead containment which would conceal original ceilings and cornices – elements of high significance.

As per existing fit-out, any new internal alterations must be sympathetic to the listed building's original/historic fabric and appearance, and leave the original chimneystacks, plaster walls, cornices, dado rails, ceilings and finishes exposed throughout, with minimal furniture, fixing and fittings and no applied panelling to walls. Free standing displays and furniture must be maximised, with any fixtures/fitting to original/historic floors, ceilings and walls being minimal required and preserving the overall legibility of its proportions, construction and elements. In short, the current approach is not acceptable for the Grade II listed building under considerations, failing to preserve or enhance the asset's significance, and ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm, failing to accord with saved UDP Policy 19.1, Policy JP-P2 of the Places for Everyone, Policy EN 3 of the Core Strategy and guidance within Section 16 of the NPPF.

Please note that existing and proposed plans must be amended or new set of plans submitted to show the proposed wall finishes to basement, ground floor and first floor.

The proposal also includes new kitchen and WC to rear at first floor level, including full height partitions and new in grid ceiling. These interventions would block an existing timber window at this level and introduce new partitions to the first floor – causing harm to the original fabric and floorplan of the Grade II listed asset. Albeit the cumulative harm would be less than substantial in NPPF terms, it would nonetheless be significant on account of the relative significance and completeness of the interior of the listed building.

Due to the harm identified, these works cannot be supported, failing to demonstrate that great weight has been given to the conservation of the Grade II listed asset through the location and design of the WC and kitchen. On the contrary, the location appears particularly harmful, blocking a key features of the interior and exterior of the building. Should a WC be required at this level, it must be accommodated to the existing storage/cloak room (modern partitions and suspended ceilings); if that's not feasible, the provisions should be relocated to basement. The window should be exposed and made good as required.

The proposed works also include the proposed replacement of the original floorboards to the rear of the ground floor and the first floor with new porcelain tiles and polyform. These works cannot be supported, failing to retain original fabric in-situ and preserve the legibility and appreciation of the asset, without any public (rather than private) benefits and clear & convincing justification outweighing the harm that would be caused by these works. The existing timber floor must be retained exposed and repaired as required. It is also advised that it is stripped of the existing paint to reveal its original appearance and finish.

As noted above, the proposed MEP services and associated containment, including HVAC layout and electrics, are excessive and unacceptable on heritage grounds. The proposed false beams to the underside of the original ceiling and the boxing to cornices for the purpose of providing additional services to spaces that are already serviced with discrete outlets and ventilation units (with cables/pipework routed through ceiling voids and behind plaster) which should be retained or replaced like for like instead, with these excessive new interventions not supported on heritage grounds.

Overall, the proposed services need to be rationalised and minimised to what is essential, and be retained/renewed where possible – to avoid further harm to the Grade II listed and give great weight to its conservation. Should new services/pipework be required and justified, these should be accommodated/routed through spaces of lower significance (i.e. basement, fitting rooms and storage to rear of GF and FF), protecting the most significant aspects of the Grade II listed interior from harm. Additional bulkheads/containment to original ceilings/walls to support digital screens or advertising only, or services that than be otherwise relocated to rear, will not be supported.

In short, it is not agreed that the proposals will be sympathetic to the listed building and have a neutral impact on its special significance, as concluded in the supporting statements. On the contrary, the internal works would cause considerable harm to the Grade II listed asset, whose interior is preserved remarkably impact and makes a key contribution to its overall special significance. Additional harm would be caused by the external alterations proposed to rear, which includes new ACs and louvres to windows. Albeit the overall harm would be less than substantial in NPPF terms, it would nonetheless be considerable and material, and requires to be outweighed by the public benefits of the internal works and to be supported by clear & convincing justification, which is not the case at present. Due to the scope of harmful internal alterations, mostly considered onerous in order to secure continued commercial use of the premises, the proposal also fails to give great weight to the conservation of the Grade II listed asset. As such, the works fail to comply with the guidance within paragraphs 205, 206 and 208 of the NPPF. By failing to preserve or enhance the Grade II listed 19 King Street and St Ann's Conservation Area, and protect the significance of key elements of the historic environment from harm, the proposals would also fail to meet Policies EN 3 of the Core Strategy, JP-P2 of the Places for Everyone and saved UDP Policy 19.1.

In order for any new scheme to be considered acceptable on heritage grounds, any proposal must better protect and/or enhance the special significance of the Grade II listed asset, in particular consideration of the high significance of its interior, which is still legible and well-preserved as a 19th-century commercial premises.

With a view to determining the application in good time, we request that an amended scheme be provided by 09/07/2024. Otherwise, the application should be withdrawn pending further discussions.

Many thanks,

Max Gibson
Assistant Planning Officer
Planning, Building Control and Licensing,
Growth and Neighbourhoods
Phone: 0161 219 6359
Email: Maximillian.Gibson@manchester.gov.uk
Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

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