8th October 2024
L241008 SAV Cover Letter

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SUBMITTED VIA PLANNING PORTAL: PP-13379615

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 10 AND 14 ATTACHED TO LISTED BUILDING CONSENT REF: 139944/LO/2024
17-23 ST ANN'S SQUARE, MANCHESTER
WATCHES OF SWITZERLAND COMPANY LIMITED

Introduction

We write on behalf of our client, Watches of Switzerland Company Limited, to apply to discharge Conditions 7 and 10 of Listed Building Consent Ref: 139944/LO/2024.

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

- This covering letter;
- The completed application forms;
- Listed Building Consent Ref: 139944/LO/2024;
- Damp Proofing report, prepared by Peter Cox Ltd; and
- Drawing Ref: 1920/SK009 Rev A – 'Existing Stair Void Infill Details'

The application has been submitted electronically via the Planning Portal website (**PP- 13379615**).

The Site and Planning History

The application site comprises the ground and basement levels of Mansfield Chambers at 17-23 in Manchester City Centre, which is located on the pedestrianised retail area of St Ann's Square.

On 30th July 2024, Listed Building Consent was granted for the internal refurbishment, along with the installation of a new shopfront (Ref: 139944/LO/2024) (the '**2024 LBC'**).

The 2024 LBC was granted subject to 14 conditions.

Below we summarise the requirements of Conditions 10 and 14 and provides the relevant information to satisfy the Local Planning Authority ('**LPA**').

Condition 10 – Full and Final Details of Structural Works following removal of staircase

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

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Registered office: 33 Margaret Street, London, W1G 0JD

Condition 10 of the 2024 LBC states:

> *Full and final details of the structural works to reinstate the floorplate following the removal of the staircases shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of the staircases. The removal and reinstatement works shall then be carried out fully and only in accordance with the approved details.*

In accordance with the requirements of Condition 10 , we enclose a plan prepared by Milk to show the existing stair void infill details.

We trust the detail on the plan is sufficient and request written confirmation that Condition 10 has been formally discharged.

Condition 14 – Damp Proofing

Condition 14 of the 2024 LBC states:

> *Notwithstanding the information hereby approved, a strategy to resolve the damp issues within the basement shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to areas of the basement that are affected by damp.*

In accordance with the requirements of Condition 14, we enclose a report prepared by Peter Cox Limited, which sets out the strategy for damp proofing within the basement.

We trust the detail within the submitted report is sufficient and request written confirmation that Condition 14 has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Conditions 10 and 14 of Listed Building Consent Ref: 139944/LO/2024.

The documents submitted in support of this application provide all the necessary information required by the LPA. It follows that the condition can be formally discharged.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Matthew Sobic at these offices.

Yours faithfully

Savills

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