

15th August 2024
L240815 - SAV Cover Letter Section 19 LBC



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SUBMITTED VIA PLANNING PORTAL REF: PP-13337523

Dear Emily,

**SECTION 19 OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATION FOR AMENDMENTS TO LISTED BUILDING CONSENT: 139243/LO/2024
35 KING STREET, MANCHESTER, M2 7AT
WATCHES OF SWITZERLAND COMPANY LIMITED**

Introduction

We write on behalf of our client, Watches of Switzerland Group Limited, to apply for an amendment to Condition 2 under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to the development approved as part of Listed Building Consent Ref: 139243/LO/2024 (the '2024 Listed Building Consent'). This application seeks to amend the approved plans listed at Condition 2. In effect, this application seeks approval for the same form of development permitted by the 2024 Listed Building Consent, with some minor amendments to the approved design of the scheme.

The amendments sought are minor, and solely relate to the terrace at second floor level.

Pre-application discussions have taken place with Emily Booth to agree the scope of the changes.

In accordance with Section 10 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms;
- Planning Permission: 139242/FO/2024;
- Design and Access Statement, prepared by Johnson Pinney Architects;
- Architectural Method Statement, prepared by Johnson Pinney Architects;
- Heritage Statement Addendum, prepared by Donald Insall Associates;
- The following plans, submitted to vary Condition 2:
 - Ref: Ref: 1368.P.01.102 Rev E – 'Proposed Second Floor Plan';
 - Ref: 1368.P.01.103 Rev C – 'Proposed Roof Plan';
 - Ref: 1368.P.01.302 Rev C – 'Proposed Rear Elevation';
 - Ref: 1368.P.01.202 Rev C – 'Proposed – Second Floor Reflected Ceiling Plan';
 - Ref: 1368.P.01.502 Rev C – 'Proposed – Second Floor Finishes Plan';
 - Ref: 1368.P.00.502 Rev D – 'Demolition – Second Floor Plan';
 - Ref: 1368.P.00.512 Rev C – 'Demolition – Second Floor Reflected Ceiling Plan';

The replacement plans submitted in support of this application will **supersede** the previous revisions of these plans listed at Condition 2 of the 2024 Listed Building Consent.

The application has been submitted electronically via the Planning Portal (**PP-13337523**). A payment of £293.00, being the requisite application fee, has also been made electronically.

The Application Site

The application site comprises 35 King Street in Manchester City Centre, which is located on the pedestrianised retail area of King Street. The Site comprises a vacant building, which was most recently occupied by Jack Wills, who were in occupation until 2020.

Relevant Planning History

On 1st July 2024, planning permission was granted for 'Listed Building Consent for internal and external alterations to the property (ref: 139243/LO/2024) (the '2024 LBC').

Planning Permission was granted concurrently.

Condition 2 of the 2024 LBC sets out the list of approved plans.

Guidance on Amendments to Proposals

Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 relates to applications for variation or discharge of conditions in relation to Listed Building Consent. The Section prescribes that any person interested in a listed building with respect to which Listed Building Consent has been granted, subject to conditions, may apply to the LPA for the variation or discharge of conditions. The application must indicate what variation or discharge of conditions is applied for and Sections 10 to 15 of the Act apply.

The Proposed Development

Full detail of the proposed changes to the scheme are illustrated on the drawings submitted as part of this application. This shows that the scale and / or nature of the development is **not substantially** different to the one that has been approved¹. The updated Design and Access Statement prepared by Johnson Pinney Architects also provides a comprehensive summary and comparison between the approved and proposed drawings.

To summarise, the approved design for the second floor previously included a proposed new roof terrace spanning the width of the rear roof with access from new proposed doors on the north west side of the building. Due to changes requested by the client, the new proposal uses only the footprint of the existing decked portion of the roof (the north east portion) for the new terrace. This will include new timber floor finishes and frameless glass balustrade. The existing glass canopy is proposed to be cut back and existing door opening widened as previously proposed, but with the location swapped to the opposite side (east) of the rear façade

The effect of the application will be to introduce new drawings as follows:

- Ref: 1368.P.01.102 Rev E – 'Proposed Second Floor Plan';
- Ref: 1368.P.01.103 Rev C – 'Proposed Roof Plan';
- Ref: 1368.P.01.302 Rev C – Proposed Rear Elevation;
- Ref: 1368.P.01.202 Rev C – 'Proposed – Second Floor Reflected Ceiling Plan';
- Ref: 1368.P.01.502 Rev C – 'Proposed – Second Floor Finishes Plan';
- Ref: 1368.P.00.502 Rev D – 'Demolition – Second Floor Plan';
- Ref: 1368.P.00.512 Rev C – 'Demolition – Second Floor Reflected Ceiling Plan';

¹ Paragraph: 017 Reference ID: 17a-017-20140306 of the Planning Practice Guidance specifies that a minor material amendment is one where the amendments' scale and/or nature results in a development which is not substantially different from the one which has been approved.

The previous revisions of these drawings will be superseded.

Summary and Conclusion

The application seeks permission for minor amendments to the development approved as part of Listed Building Consent Ref: 139243/LO/2024. The application seeks to amend the approved plans listed at Condition 2.

The proposed changes are minor and do not conflict with any comments from third parties raised in respect of the original developments.

We trust that the details included above and in the enclosed supporting information provide you with sufficient information to deal with the application positively and expeditiously. Should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Matthew Sobic at these offices.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, stylized script.

Savills (UK) Limited
Planning