

12th June 2024
L 240612 SAV Cover Letter



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SUBMITTED VIA PLANNING PORTAL REFERENCE: PP-13107606

Dear Sir or Madam

**THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR EXTERNAL WORKS TO THE
PROPERTY
48 KING STREET, MANCHESTER, M2 4LG
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS**

Introduction

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors, to apply for planning permission and Listed Building Consent for external works to the property at 48 King Street in Manchester.

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

- This covering letter;
- The completed application forms;
- Document prepared by Cushman and Wakefield;
- Drawing Number 01 – ‘Sketch External Elevations’;
- Drawing Number 02 – ‘Existing Roof Plan’;
- Drawing Number 03 – ‘Existing Sectional Elevation A-A’;
- Drawing Number 04 – ‘Existing Sectional Elevation B-B’;
- Drawing Number 05 – ‘Proposed Roof Plan’;
- Drawing Number 06 – ‘Proposed Sectional Elevation A-A’;
- Drawing Number 07 – ‘Proposed Sectional Elevation B-B’;
- Drawing Number 08 – ‘Site Location Plan’;
- Design and Access Statement, prepared by Savills (June 2024); and
- Heritage Statement, prepared by Williams Conservation Surveying (May 2024).

The application has been submitted electronically via the Planning Portal website (**PP-13107606**). The requisite application fee of £363.00 has also been paid electronically.

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

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The Application Site

The application site comprises 48 King Street in Manchester City Centre. The site is located on the pedestrianised retail area of King Street in the centre of Manchester. King Street is renowned for its exclusive retail and food and beverage offering. In recent years however, the area has experienced an increased incidence of vacant units. The surrounding area consists of a mix of retail, food and beverage, office and residential uses.

The Site comprises a vacant building, which was most recently occupied by Karen Millen.

The property comprises a Grade II Listed Building arranged over four floors (English Heritage number: 1197938). The Site is also located within the St Ann's Conservation Area.

The Proposed Development

The application seeks full planning permission and Listed Building Consent for external works and repairs to the property at 48 King Street in Manchester. The application is submitted on behalf of the Landlord.

The works proposed as part of the current application are minor, and will not have an impact on the Conservation Area, or the significance of the Listed Building. The works simply comprise like for like repair works to areas of the building which are currently damaged.

The works required are urgent and are needed in order to protect the fabric of the building, which is currently deteriorating.

Full detail of the proposals are provided on the plans submitted as part of the application, as well as within the document prepared by Cushman and Wakefield, however to summarise, the works will include the following principal elements:

- Full replacement of the pitched slate roof – required to rectify the current leak. It is worth noting that the existing slates will be re-used and only damaged slates will be replaced (like for like)
- Strip back of roof to lightwell to provide a new warm deck roof overlay system
- Replacement of lead detailing to roof where required (like for like). Existing leadwork will be retained where possible
- Replacement of glazing to window where glass is cracked (like for like)
- Timber repairs – fascia boards, boards to snow guards, window frames and sills – it is worth noting that timber repairs will only be done if defected or damaged sections of timber
- Stone repairs to elevations – using a specially formulated mortar as noted within the supporting document (like for like). Note the full extent of the works will be quantified once access is available but in any event it is not anticipated that any replacement stone will be required
- Masonry repointing (like for like). Note the full extent of the works will be quantified once access is available
- Repair of balconies (like for like). Note the full extent of the works will be quantified once access is available
- External decorations- current decorations appear to have been painted with modern paints. Lead paint test allowed for as part of the works. Note that external decorating will be undertaken on a 'like for like' basis

It is worth noting that the majority of the above works do not require planning permission or listed building consent, however are included on the submitted plans for completeness and to provide the LPA with a full picture as to the proposed works.

The repair works will be the first stage of a wider proposal to bring the vacant building back into active use, in turn contributing to the vitality of the surrounding area.

Assessment of the Proposed Development

As above, the proposed works are required in order to protect the building's fabric. At present, there are water ingress issues which are believed to be related to a combination of the age of the sarking felt beneath the slates, defects, splits and missing mortar to the flashings and gutters, and cracked slates.

As above, the majority of the works shown on the proposed plans do not require planning permission or Listed Building Consent.

Section 7 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that:

'Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'

That legislative position is then carried over into Historic England's Listed Building Consent Advice Note 16.

The Advice Note also confirms on Page 38 that replacement with materials to match the originals in terms of material, composition, method of manufacture, preparation and finish, size, shape, colour and texture, coursing and gauging, and fixings, would not affect special interest and therefore would not need Listed Building Consent. New insulation which is proposed simply to replace the existing insulation is like for like and so does not affect the internal ceiling. This is also confirmed on Page 55 of the Advice Note to not require Listed Building Consent.

None of the works will affect the character of the building as a building of special architectural or historic interest, which is the test for assessing whether works would require Listed Building Consent.

Similarly, Section 55(2)(a) of the Town and Country Planning Act 1990 states –

the following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

(a) the carrying out for the maintenance, improvement or other alteration of any building of works which—

(i) affect only the interior of the building, or

(ii) do not materially affect the external appearance of the building

As the proposals will not materially affect the external appearance of the building, our view is that planning permission is not required.

In the interests of completeness however, and following discussions with Manchester City Council Officers, an application for planning permission and LBC has been submitted to provide certainty to our client.

Design and Heritage

Policy CC9 (Design and Heritage) and EN3 (Heritage) of the Core Strategy state that heritage assets should be enhanced or preserved. The re-use of heritage assets is also encouraged. In line with these policies, the proposal has considered the listed nature of 48 King Street, and the fact that the site falls within a Conservation Area. It is also worth noting at the outset that the works proposed are minor and comprise predominantly 'like for like' repairs. The proposal is therefore fully in line with the objectives of local and national planning policy, namely Policies CC9 and EN3 of the Core Strategy, Policies DC18.1 and DC19.1 of the UDP and Paragraph 195 of the NPPF.

The Heritage Statement submitted in support of the application confirms that given the nature of the works, which include like for like replacement of existing slate roof coverings and flat roof coverings, there will be no meaningful impact upon the visual appearance of the building or upon its wider significance arising from the repair works. As noted by the heritage consultant, the impact is demonstrably modest and is considered to amount to a neutral impact upon both the Listed Building and the Conservation Area for the purposes of the assessment.

In addition, it is noted that in this instance, there are several demonstrable heritage benefits of the scheme, primarily that the proposals will facilitate a sustainable ongoing use for the building.

The Heritage Statement therefore concludes that the proposals would sustain the significance of the listed building in accordance with Paragraph 199 of the NPPF and all relevant policies in the development plan. It concludes that in this instance there is no impact amounting to “substantial harm” or “less than substantial harm” to the significance of the Listed Building and Conservation Area, as defined by the NPPF.

Policy EN1 relates to design principles and seeks for all development in Manchester to have regard to the strategic character area in which the development is located. Opportunities for good design should also be fully realised. Policy DM1 states that proposals should have appropriate layout and materials. The Design and Access Statement submitted as part of the application sets out the design principles and clearly demonstrates that good design will be achieved as part of the proposal.

Summary and Conclusion

This application seeks full planning permission and Listed Building Consent for external works to the elevations and roof at 48 King Street in Manchester.

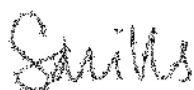
The proposals are required to protect the fabric of the listed building, which is currently deteriorating. The building will shortly be occupied by a new retailer.

We respectfully recommend that planning permission and Listed Building Consent should be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

We trust that you have sufficient information to register the application and commence its formal consultation.

We will contact you shortly to confirm details of the Council’s timescales for determining the application. In the meantime, if you have any questions please contact Matthew Sobic or Katie Parfett at these offices.

Yours faithfully

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

Savills (UK) Ltd
Planning