Paul Butler Associates
Planning, Development & Heritage Consultants

6 August 2024

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

FAO Michael Pearson

24.2016

Dear Michael

Application for Listed Building Consent – Ground and First Floor, Freetrade Exchange

On behalf of the applicant 9 St John Street, we are pleased to submit an application for Listed Building Consent to seek approval for internal works to the Grade II Listed Freetrade Exchange building. The works comprise the internal fit out of the ground and first floor office suites so that it can be occupied by the applicant which is a barristers chambers.

The description of development for the submitted application is as follows:

> *LISTED BUILDING CONSENT for the installation of internal partitions and alterations at ground and first floor levels.*

In addition to this letter and the completed application forms and notices, the following documents are submitted in support of this application:

- Heritage Addendum by Paul Butler Associates.
- Site Location Plan (Ref: AXI-010 Rev 2.1)
- Design and Access Statement by AXI Studio Architects

Please also refer to the appended drawing schedule for a schedule of plans submitted in support of the application.

Planning Permission (133119/FO/2022) and Listed Building Consent (133282/LO/2022) was secured on 26 July 2022 for external works and the internal refurbishment of the Listed Building. This included the comprehensive refurbishment of the internal office suites, including the exposure and repair / refurbishment of historic and original features. The refurbishment was to a 'CAT A' stage, making it ready for adaptation and fit out by the eventual occupier. The proposed works are for the 'CAT B' works, to adapt the office suites so that they are ready for use by 9 St John Street – a leading UK barristers chambers.

The proposed development will provide a series of economic, social and environmental benefits. These include:

- The sympathetic internal fit out of part of a Grade II Listed Building which will help to secure its long-term future, ensure the retention and exposure of historic/architectural features and minimise impact on the building's fabric.

- Enabling the occupation of the floor with a use which will have a positive impact on the regeneration of this part of the City Centre. The resumption of office use within the building's ground and first will ensure the continued success of 9 St John Street.

- Securing direct investment into the local community through the provision of temporary employment during the fit out stage and spending in nearby facilities by future office workers.

- The encouragement of further investment into the City Centre and enabling reoccupation of this part of the building thereby encouraging natural surveillance to help reduce crime and the fear of crime.

- The delivery of high quality office space, within a building where this use has previously been established, thereby helping to meet the demand for such commercial space within the City Centre.

- Taking advantage of the site's easy access to high quality public transport linkages, and its proximity to the multitude of services offered within the City Centre.

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this applications on behalf of 9 St John Street and look forward to working with officers in progressing the application through to a positive determination. If you require anything further, please let me know.

Yours sincerely



Don Murphy MPLAN MRTPI IHBC
Director

Plans Schedule

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