19th August 2024
L240819 SAV Cover Letter

Planning Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

Katie Parfett
E: Katie.parfett@savills.com
DL: +44 (0) 161 277 7292

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

SUBMITTED VIA PLANNING PORTAL: PP-13344454

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 3 ATTACHED TO LISTED BUILDING CONSENT REF: 138608/LO/2023
35 KING STREET, MANCHESTER, M2 7AT
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS

Introduction

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors, to apply to discharge Condition 3 of Listed Building Consent Ref: 138608/LO/2023.

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: 138608/LO/2023; and
- Method Statement

The application has been submitted electronically via the Planning Portal website (**PP-13344454**).

The Site and Planning History

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.

The building which forms this application is Grade II Listed.

On 4th February 2024, Listed Building Consent was granted for Internal alterations to subdivide the property into three separate retail units and internal and external alterations to the front and rear elevation (Ref: 138608/LO/2023) (the '**2024 LBC'**).

The 2024 LBC was granted subject to 7 conditions.

Below we summarise the requirements of Condition 3 and provide the relevant information to satisfy the Local Planning Authority ('**LPA**').

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 3 – Method Statement

Condition 3 of the 2023 LBC states:

Prior to the removal of any internal fabric and/or the blocking up of existing doorways a detailed architectural method statement for the works to remove the staircase and to remove the stud partition and any related making good works and to block up existing openings including any fixings or keying-in into original/historic fabric shall be submitted to and approved in writing by the City Council as local planning authority. These works shall then be carried out only in accordance with the approved method statement.

In accordance with the requirements of Condition 3, we enclose a Method Statement which provides all of the detail requested as part of the condition.

We trust that the details included in the submitted plan are acceptable to the LPA and request written confirmation that Condition 3 has been formally discharged.

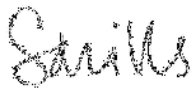
Summary and Conclusion

This application seeks approval for matters reserved by Condition 3 of Listed Building Consent Ref: 138608/LO/2023.

The document submitted in support of this application provides 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



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