

26th July 2024
L240726 - SAV Cover Letter LBC



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SUBMITTED VIA THE PLANNING PORTAL REF: PP-13273998

Dear Sir / Madam,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
LISTED BUILDING CONSENT FOR INTERNAL STRUCTURAL WORKS
35 KING STREET, MANCHESTER, M2 7AT
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS**

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors, to apply for Listed Building Consent ('LBC') for internal structural works at 35 King Street in Manchester City Centre.

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 cover letter;
- The completed application forms;
- Heritage Statement, prepared by Donald Insall Associates;
- Design and Access Statement, prepared by Savills;
- Site Location Plan;
- Drawing P03 – 'Existing Basement Layout Plan';
- Drawing Ref: B1-D-S-1099 Rev C03 – 'Existing Basement Plan Showing Proposed Works';
- Drawing Ref: 00-D-S-1100 Rev C04 – 'Existing Ground Floor Plan Showing Proposed Works';
- Drawing Ref: 01D-S-1101 Rev C03 – 'Existing First Floor Plan showing Proposed Works';
- Drawing Ref: 01D-D-1102 Rev C03 – 'Existing First Floor Plan showing Proposed Structural Works Over';
- Drawing Ref: D-S-2400 Rev C03 – 'Structural Details';
- Drawing Ref: D-S-2401 Rev C03- 'Staircase Details';
- Drawing Ref: D-S-1000 Rev C02 – 'Existing Ground Floor Plan Showing Existing Openings';
- Drawing Ref: D-S-1001 Rev C02 – 'Existing First Floor Plan Showing Existing Openings';
- Drawing Ref: D-S-1002 Rev C02 – 'Existing Second Floor Plan Showing Existing Openings';
- Method Statement, prepared by Acies Civil and Structural

The Site & 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.

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The building which forms this application is Grade II Listed.

On 1st July 2024, planning permission was granted for external alterations to the property including the rooftop terrace and use of the existing ancillary terrace including for occasional events (Class E) (Ref: 139242/FO/2024) (the '**2024 Permission**'). Listed Building Consent was granted in conjunction, for internal and external alterations to the property (Ref: 139243/LO/2024) (the '**2024 LBC**').

The Proposed Development

The application seeks Listed Building Consent for structural works to the inside of the property at 35 King Street in Manchester.

The works comprise structural strengthening works to the reinforced concrete slab at ground floor, first floor and roof levels to the eastern unit.

The works have previously been discussed with Paula Burbicka of Manchester City Council during an on site meeting, and it was confirmed during this meeting that the principle of development was acceptable.

Planning Policy and Assessment of the Proposed Development

The National Planning Policy Framework ('**NPPF**') and the Planning (Listed Buildings and Conservation Areas) Act 1990 ('**Listed Buildings Act**') are relevant in the assessment of the LBC Application.

The statutory development plan for the Site consists of Manchester's Local Development Framework – Core Strategy Development Plan Document 2012 (the 'Core Strategy').

Below we assess the proposed development against the relevant local policies that comprise the development plan and the national planning policies contained within the National Planning Policy Framework ('**NPPF**') where appropriate.

The proposal comprises structural strengthening works to the reinforced concrete slab at ground floor, first floor and roof levels. It is proposed to insert steel beams to span between the townhouse external wall and the existing reinforced concrete edge beam. Six beams will be inserted to support the ground floor, four for the first floor and two for the roof structure with cross beams in between, as outlined on the submitted plans.

A Heritage Assessment has been submitted in support of the proposals. As noted within the Assessment, the works proposed are confined to the modern east wing and are demonstrably the minimal required to secure the structural stability of the concrete slab with only a very minor loss of historic fabric. As such, the impact on the significance of the listed building overall is negligible and would have no bearing on the preservation of the remaining elements of special interest within the interior.

As such, the proposals will sustain the significance of the building in accordance with Paragraph 203 of the NPPF and meet the statutory duty of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the special architectural and historic interest of the listed building.

Conclusion

This application seeks LBC for structural works to the interior of the property at 35 King Street in Manchester.

This cover letter has assessed the proposed development against the guidance contained within the development plan and the NPPF.

Overall the principle of development is considered to be appropriate and there will be no unacceptable impacts on the wider building from a heritage perspective.



We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should require any clarification or additional information, please do not hesitate to contact Katie Parfett or Matt Sobic at these offices.

Yours faithfully

A handwritten signature in black ink that reads "Savills". The signature is written in a cursive, flowing style.

Savills (UK) Limited
Planning