
Planning Statement

35 King Street, Manchester

Full Planning Permission and Listed Building Consent for Internal and External Alterations to the Property, and removal of Condition 6 of Planning Permission: 062307/FO/CITY1/01

Application by Watches of Switzerland Company Limited

Savills
Belvedere
12 Booth Street
Manchester



Planning Statement

35 King Street, Manchester, M2 7AT



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1. Introduction

Introduction

- 1.1 This statement has been prepared by Savills (UK) Limited on behalf of Watches of Switzerland Company Limited, in relation to applications for planning permission and Listed Building Consent for internal and external alterations to the property at 35 King Street. The majority of the works relate to the refurbishment of the central part of the building (the original townhouse) – the existing contemporary facades to the adjacent wings on either side of the original townhouse are not within the scope of works.
- 1.2 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 Proposal

- 1.3 The application seeks full planning permission and Listed Building Consent for internal and external alterations to the original townhouse at 35 King Street in Manchester. The brief for the proposal is to undertake a high quality refurbishment of the original Georgian property, bringing it back into use as a retail store based on a townhouse concept. As above, the existing contemporary facades to the adjacent wings on either side of the townhouse are not within the scope of works. The proposal spans the basement, ground, first and second (top) floor of the building, including works to the roof terrace, which is accessed from the second floor.
- 1.4 The application also seeks for permission to remove Condition 6 of Planning Permission 062307/FO/CITY1/01 which currently restricts the use of the roof terrace to Use Class A3 only.
- 1.5 The objective of the proposal is to create a high quality retail space, reflective of the heritage setting within which it will be contained to enable the beneficial re-use of redundant floorspace that does not contribute to the use of buildings, nor supports the vibrancy of King Street.

- 1.6 The proposal will bring the floorspace back into active use, in turn contributing to the vitality of the surrounding area.

Pre-Application Discussions

- 1.7 A meeting was held with Emily Booth and Paula Burbicka of Manchester City Council on 15th November 2023 to discuss the proposals. A site visit took place following the meeting.
- 1.8 The overall scope and content of the application was discussed. The principal of the proposals were broadly welcomed, and the more contemporary approach was generally accepted. It was however acknowledged that there needs to be a balance between being contemporary and not detracting from the historic nature of the building. It was agreed that heritage matters would be an important consideration in the proposal.
- 1.9 The application includes relevant supporting documents, the scope of which was agreed by Emily Booth during subsequent pre-application discussions. The email correspondence is included at **Appendix 1**.
- 1.10 In line with the above, and in order to comprehensively assess the proposed development against the relevant planning policies, the remaining sections of this Report are structured as follows:

Section 2.0 Site Description and the Proposed Development

Section 3.0 Planning Policy Context

Section 4.0: Planning Policy Assessment

- 1.11 We finally set out in **Section 5.0** our Summary and Conclusions that the proposal:
1. Will provide high quality retail space in a City Centre location that is highly accessible by sustainable transport modes;
 2. Will bring the original Georgian property, which is a key historic building in Manchester City Centre, back into use;

3. Will bring vacant floorspace back into active use, and therefore contribute towards achieving sustainable development through the creation of a new retail space on brownfield land through the re-purposing of existing floorspace within buildings;
4. Is entirely appropriate in the context of the Listed Building and surrounding Conservation Area; and
5. Is acceptable in relation to all other design and amenity matters.

1.12 In the light of the above, we further conclude that:

- The proposal accords with the relevant policies in the development plan;
- The proposal accords with the principal material considerations, namely the objectives to secure sustainable economic development and maximise the use of existing buildings on brownfield land established by the National Planning Policy Framework ('NPPF'); and
- There are no other material considerations that should outweigh the presumption in favour of granting planning permission for sustainable development.

1.13 Planning permission and Listed Building Consent should therefore 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. Furthermore, the application should be granted 'without delay' in accordance with Paragraph 11 of the NPPF.

2. Site Description and the Proposed Development

The Site

- 2.1 The application site comprises 35 King Street in Manchester. 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.
- 2.2 The buildings face onto King Street to the south and St Ann's Place to the north.
- 2.3 The building is currently vacant, and has been for nearly 4 years. The building was previously occupied by the retailer Jack Wills who vacated the unit in 2020.
- 2.4 The main access to the property is through the main entrance on King Street. The property is arranged over four floors.

Heritage

- 2.5 35 King Street is a Grade II Listed Building (English Heritage number: 128985).
- 2.6 Full detail of the alterations to the building's fabric is listed in the Design and Access Statement and Heritage Statement provided with this application.
- 2.7 The application site is located within the St Ann's Square Conservation Area and is situated in the vicinity of a number of Grade I and Grade II Listed Buildings.

The Site's Accessibility

- 2.8 Given the application site's city centre location, it is highly sustainable in terms of its proximity to local amenities. The application site is located within the heart of Manchester City Centre, and is immediately surrounded by a range of employment uses, shops, restaurants and cafes; all of which are within easy walking distance of the site. The site comprises an incredibly accessible location in immediate proximity to existing services, amenities, transport nodes and employment.
- 2.9 The site is incredibly well-connected to surrounding areas by a variety of modes of transport, including:
1. **Public Transport**, namely:
 - a. **Buses:** The Manchester 'Free Bus' service which connects Piccadilly Station to key destinations around the City also stops in both directions in close proximity to the site. The site is also within 10 minutes walking distance of Manchester's main central bus station.
 - b. **Trains:** Manchester Piccadilly, Manchester Oxford Road, Manchester Victoria and Salford Central train stations are all within 20 minutes 'walk and provide regular onward nationwide travel to London, Birmingham, Leeds, Liverpool and Newcastle, as well as to local destinations throughout the north. Rail services also operate direct to Manchester Airport providing international services.
 - c. **Tram:** The site is within easy walking distance of Metrolink stops at St Peter's Square and Deansgate-Castlefield, which provide regular onward services to the expanding Metrolink network.
 2. **Bicycles:** On-road cycle routes are located in close proximity to the development and provide good bicycle access to the proposed development.
 3. **Pedestrians:** The site is easily accessible on foot given the pedestrianised nature of King Street.
 4. **The local and national highway network:** The site is located within a pedestrianised area, however a range of on street and multi-storey parking is located within easy walking distance of the building.

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2.10 As demonstrated above, the site is:

- 1) Situated in a highly sustainable location within Manchester City Centre;
- 2) Accessible by a range of sustainable modes of transport including walking, cycling and public transport;
and
- 3) Located within easy walking distance of a range of shops, services, restaurants and amenities.

Relevant Planning History

2.11 The application site has a fairly detailed planning history, which is set out in full on Page 38 of the associated Heritage Statement. The majority of the planning history for the building comprises applications for signage, external alterations and internal reconfiguration.

2.12 Of relevance to this application, on 17th September 2002, planning permission was granted for the external terrace to the roof and courtyard at ground floor, and air conditioning plant at roof terrace (Ref: 062307/FO/CITY1/01((the '**2002 Permission**'). Condition 6 of the 2002 Permission restricts the use of the terrace to Use Class A3.

2.13 In terms of the most recent planning history, a series of applications were approved in 2011 to allow occupation by Jack Wills:

- 094440/LP/2010/C1 – Listed Building Consent for internal and external alterations, including removal of metal columns, fenestration amendments to King Street and St Ann's Churchyard elevations, removal of handrail to King Street entrance and installation of signage (Approved 2nd February 2011);
- 094402/AO/2010/C1 – Retrospective application for installation of signage to King Street and St Ann's churchyard elevations – pin mounted letters, brass plaque, projecting sign, glazing signage (Approved 2nd February 2011) ; and

- 094661/FO/2010/C1 – External alterations including removal of metal columns and fenestration amendments to King Street and St Ann’s churchyard elevations and removal of handrail to King Street elevation (Approved 2nd February 2011)

The Proposals

- 2.14 The proposals are outlined in detail in the Design and Access Statement and drawings prepared by Mark Pinney Associates. In summary, the proposals seek to enable the long term use of the historic core part of the building for a bespoke retail use. This includes enhancements to both the interior aesthetic of the building through the removal of retail shelving and the insertion of necessary services and amenities, along with select works to the exterior of the building including enhancements to the modern retail terrace and elements of repair to the south frontage.
- 2.15 The exterior works to the South Elevation (front of the property) are generally limited. The focus here is on the repair and refurbishment of the sash windows, historic railings, and improving the appearance of the poor quality basement with proposed planting. A new front door is also proposed for security purposes. To the North Elevation (rear of the property), a new entrance door and shopfront is proposed – this will have no impact on the building from a heritage perspective given the modern aesthetic of this part of the unit. In addition, for security purposes to meet the requirements of the high end retailer, it is proposed to install a small number of discrete CCTV cameras to the south and north elevations.
- 2.16 The proposals also include works to the roof terrace to enable it to be bought back into a positive use. It is proposed to re-use the terrace at first floor level and upgrade its visual appearance and useability through the introduction of new surface materials, pergolas and balustrading. As part of the terrace design, a higher quality connection is required from the second floor onto the terrace area from the historic core of the property. This is proposed through the enlargement of the poor quality modern doorway.
- 2.17 In terms of the proposals to the interior of the building, these focus primarily on stripping out poor quality joinery, alongside considered alteration to the layout to provide necessary amenity space (such as WCs). It should be noted from the outset that the majority of the finishes throughout the interior are modern, relatively

poor quality and deteriorating – this includes moldings, wall coverings, doors and stair coverings. The historic window moldings will be retained and refurbished. To facilitate appropriate security, it is proposed to install a glazed screen to the lobby area. Interior proposals also include removal of the floor coverings and ceilings – full detail of this is set out within the submitted plans and DAS. In terms of the layout, the proposal looks to retain single volume spaces, except for the creation of WCs and service spaces, and further back of house areas.

- 2.18 In addition to the above internal and external alterations, the application seeks permission for the removal of Condition 6 of planning permission: 062307/FO/CITY/01, which was granted in September 2002 for the external terrace to the roof. Condition 6 restricts the use of the external terrace to Use Class A3. The removal of the condition is required in order to meet the requirements of the incoming tenant, who are proposing to use the roof terrace for client consultations and as an external amenity space.

3. Planning Policy Context

- 3.1 The starting point for the consideration of the acceptability of a development proposed in a planning application is the assessment of it against the development plan. If a development is in accordance with the plan, and the plan is up-to-date, then the decision should be to grant planning permission unless material considerations indicate otherwise. The NPPF does not change the statutory basis on which planning decisions are founded. Section 38 (6) of the Planning and Compensation Act 2004 remains the key decision making principle.
- 3.2 Material considerations can include, amongst other things, more up to date policy guidance in the NPPF, Planning Policy Guidance (**'PPG'**), site specific and operational circumstances. LPAs should have proper regard to such statements and must give clear and convincing reasons if they elect not to follow them. Emerging development plan policies are material considerations, although the weight to be attached to them varies according to their current status.
- 3.3 The NPPF is a material consideration in decisions on planning applications and reaffirms the Government's commitment to securing economic growth. Decisions should help create the conditions in which businesses can invest, expand and adapt, whilst significant weight should be placed on the need to support economic growth and productivity¹.
- 3.4 The documents that comprise the development plan are as follows:
- Manchester's Local Development Framework- Core Strategy Development Plan Document 2012 (the **'Core Strategy'**); and
 - The Unitary Development Plan for the City of Manchester- Extant UDP Policies (1995) (the **'UDP'**).

Site Allocation

- 3.5 The application site is located within the City Centre area on the Core Strategy Proposals Map, where policies CC1 to CC10 apply. The site is also designated within Policy CC2 'City Centre Primary Shopping Area' which

¹ See Paragraph 85 of the NPPF

promotes retail provision in the City Centre. In addition, the site is located within the St Ann's Square Conservation Area. The site is also allocated under policy RC20 Area 6 Deansgate/St Mary's Gate/Cross Street/John Dalton Street of the UDP, which promotes the high quality character of this area of the city.

The Core Strategy

3.6 The Core Strategy was adopted in July 2012 and replaced most of the policies in the former Manchester Unitary Development Plan.

3.7 The policies of relevance in the Core Strategy are:

- SP1 – Spatial Principles
- CC2- Retail
- CC9 – Design and Heritage
- T1 – Sustainable Transport
- T2 – Accessible areas of opportunity and need
- EN1 – Design Principles and Strategic Character Areas
- EN 3 – Heritage
- DM 1 – Development Management

The UDP

3.8 As above, the Core Strategy replaced the majority of the UDP for the City of Manchester policies. Some policies remain saved and the most relevant are:

- DC18.1 – Conservation Areas;
- DC19.1 – Listed Buildings
- RC20 – Small Area Proposals.

The National Planning Policy Framework

3.9 The NPPF seeks to secure development that is sustainable. Paragraph 8 confirms that the planning system has three overarching objectives to achieving sustainable development; economic, social and environmental. The objectives of relevance to this proposal are:

1. The economic objective, which helps to build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available to support growth and innovation;
2. The social objective to support strong, vibrant and healthy communities; and
3. The environmental objective to make efficient use of land.

3.10 Paragraph 11 outlines the presumption in favour of sustainable development. For decision taking, this means:

1. Approving development proposals that accord with an up to date development plan without delay; or
2. Where there are no relevant development plan policies, or the policies which are most important for determining the applications are out of date, granting permission unless:
 - a. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - b. Any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.11 Paragraphs 108-113 relate to promoting sustainable transport. Paragraph 115 states that development should only be prevented or refused if there would be an unacceptable impact on highway safety, or the impacts on the road network would be severe.

3.12 Paragraphs 123-127 relate to making the most effective use of land. Of relevance to this proposal, Paragraph 124 states that policies and decisions should promote and support the development of under-utilised land and buildings.

3.13 Paragraphs 200-204 relate to proposals affecting heritage assets. Of relevance to this proposal, Paragraph 200 seeks for applications to describe the significance of any heritage assets affected, including any

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contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4. Planning Policy Assessment

4.1 Based on the preceding Policy Context at Section 3, the four key development policy themes are:

1. The Principle of Development
2. Heritage
3. Design and Amenity
4. Sustainability

4.2 The below provides an assessment of the proposal against local and national planning policy. The assessment is undertaken on the basis of the four key development policy topics.

1. The Principle of Development

4.3 Paragraph 90 of the NPPF states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Part (c) recognises the importance of retaining and enhancing existing markets, and where appropriate, re-introducing or creating new ones.

4.4 The floorspace has been vacant since 2020. This proposal presents an opportunity to allow the floorspace to be brought back into use and be occupied by a high end retailer, who are looking to secure a long term investment in the City Centre. The proposal therefore accords with Policy CC2 of the Core Strategy, which encourages the growth and improvement of retail provision in the City Centre.

4.5 The proposal seeks to retain the retail use of the building, meeting the requirements of Policy RC20 of the UDP. As the existing retail space is vacant, the proposal will support the vitality and viability of, and contribute to the economic regeneration of King Street and the wider area, by bringing the building back into active economic use.

- 4.6 The proposal utilises an existing building on a previously developed site, in an incredibly sustainable City Centre location, in close proximity to a number of high frequency public transport routes. The design of the scheme is entirely appropriate in the context of the building and neighbouring properties. The proposal has fully considered the heritage aspect of both the Listed Building and wider Conservation Area, and fully contributes to the character of the local area. The site is not located within a high-risk flood zone and there are no other environmental constraints on the site's development. The proposal complies with all of the above requirements.
- 4.7 In light of the above, the overwhelming positives of the proposal weigh heavily in favour of the grant of planning permission. It follows that the proposal should be supported under the terms of Policies DM1 and SP1 of the Core Strategy, and the relevant policies in the NPPF that seek to ensure the vitality of centres.

2. Heritage

- 4.8 As the building is Grade II Listed, the features and character of the building have been considered in detail when designing the scheme. It should also be noted that a detailed Heritage Statement has been submitted in support of the proposal.
- 4.9 As previously mentioned, most finishes throughout the interior are modern, relatively poor quality and deteriorating. This includes moldings, wall coverings, doors, and stair coverings (it is also likely the staircase itself has been replaced, though this will be confirmed with pending investigation works). The only identifiable historic elements remaining are moldings to some of the windows, alongside some of the wainscoting and arch detail. A series of investigative works are currently pending that will provide greater information on the structural makeup of the building, including floors, walls, and ceilings, and whether any decorative plasterwork, e.g. cornices, survive above suspended ceilings.
- 4.10 Notwithstanding this, consideration during the design process has been given to the building's heritage, as required by local and national planning policy.

- 4.11 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 35 King Street, and the fact that the site falls within a Conservation Area, and aims to retain all of the historical features within the existing buildings where possible. In line with Policy EN3, the proposal will complement and take advantage of the distinct historic and heritage features. This, along with the fact that existing heritage assets will be re-used to its optimal viable use, demonstrates that the proposal is 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 200 of the NPPF.
- 4.12 The Heritage assessment, submitted as part of the application, demonstrates that by including the historic features of the buildings within the proposals, the character and significance of the buildings will be preserved. The wider landscape, including St Ann's Square Conservation Area and the listed buildings within the conservation area, will not be affected by the proposals, as the proposals are in keeping with the present character and aesthetic of the district. The Assessment recognises that the proposals are in accordance with Manchester City Council's adopted Core Strategy, specifically in respect of conserving and enhancing the distinct historic and heritage features of Manchester's commercial district.
- 4.13 The Heritage assessment has concluded that the impact of the proposals on heritage assets will be low. It is considered that, subject to investigations, the 'less than substantial' harm resulting from the proposals would be outweighed by the degree to which the proposals would directly lead to heritage-focused public benefits. Specifically, this includes the overarching benefit of securing the building's long term use underpinned by removal of low-quality modern joinery, creation of a higher-quality aesthetic, reinstatement of plan form, active use of all floors, enhancement of the roof terrace, enabling appreciation of the rear of the building and views out to St Ann's Church, and key areas of repair, such as the windows and railings. The Heritage Report concludes that the proposals, subject to investigations would meet the statutory duties of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the policy requirements of the Local Plan and the tests for sustainable development outlined in the NPPF insofar as they relate to the historic environment.
- 4.14 The public benefits of bringing the floorspace back into vibrant use to enable occupation by a high end retailer in line with the strategic objective for King Street, on a previously developed site through the conversion of

existing floorspace that will support activity on King Street and deliver development that is sustainable all weigh in favour of the grant of planning permission.

3. Design and Amenity

Layout

- 4.15 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.
- 4.16 The proposals put forward have been worked up in conjunction with both heritage and planning advice, and in line with best practice to maximise the potential of the development. The scheme has been carefully designed to respond to the existing building and its assets.
- 4.17 A key element of the design strategy has been to use the existing building and layout to its maximum advantage. Alterations to the layout have been carefully considered.
- 4.18 As set out in the Heritage Statement, of high interest from a historic layout perspective is the double pile plan. However, this has been altered in relation to the 19th century floor plan, and the focus for the proposal therefore relates to the retention of four distinct spaces, as opposed to the exact proportions of the historic rooms. Broadly the proposal looks to retain single volume spaces, except for the creation of WCs and service spaces in a stack to the northeast corner and further back of house areas to the second floor.
- 4.19 A number of comments were made by the Conservation Officer in the pre-application meeting held on Site, one of which related to the proposals for the terrace. As previously noted, as part of the terrace design, a higher quality connection is required from the second floor out to the balcony area from the historic core of the property. Following discussions with the Conservation Officer, this is no longer proposed through the loss of a

window, but instead the enlargement of the poor-quality modern doorway. This would lead to a very low/negligible level of 'less than substantial harm' through the removal of an isolated section of brickwork. It would however enable the removal of part of the poor quality glass covering around the back staircore, preserving the window of greater interest, whilst in turn enabling better use of the outside space.

- 4.20 The proposal incorporates the principles of good design and therefore fully accords with Policies EN1 and DM1 of the Core Strategy.

Accessibility

- 4.21 Policy DM1 of the Core Strategy states that proposals should be accessible to disabled people and by sustainable transport modes. The Policy emphasises the importance of sustainable travel and easily accessible developments. Paragraphs 2.8 and 2.9 above fully demonstrate how sustainable the Site is from a public transport perspective.
- 4.22 With regard to access, Policy DM1 of the Core Strategy seeks for all proposals to be fully accessible to disabled people. Page 21 of the Design and Access Statement sets out how the proposal will facilitate level access. Where possible, level access is proposed to all areas within the property. This is not possible through the main, front entrance however due to the existing steps. However, level access is provided through the rear entrance, as per the existing arrangement. The existing lift shaft is to be retained and re-used, to allow level access to both the ground and first floors.
- 4.23 The proposal encourages sustainable transport modes and is within a highly accessible location within the City Centre. The proposal incorporates measures to facilitate access and use by all. The proposal is therefore fully in line with Policies DM1, CC5 and T1 of the Core Strategy.

Noise and Amenity

- 4.24 The surrounding land uses are predominantly commercial uses, almost exclusively within Class E.

- 4.25 As can be seen from the submitted plans, external plant equipment is proposed – an indicative size and location of the plant is indicated on the drawings.
- 4.26 Consideration has been given to the location of the external plant from both a heritage and amenity perspective. The proposed location of the plant is either side of the historic footprint of the property, which would effectively be a continuation of the existing strategy. It is also proposed to install acoustic screens to create plant enclosures, to both acoustically attenuate the plant equipment, and create a visual screen.
- 4.27 A Noise Impact Assessment ('NIA'), prepared by KP Acoustics, has been submitted as part of the application. The report assesses the proposed plant unit installation following a 24 hour noise survey. Whilst the specifications of the plant equipment is yet to be selected, the results of the survey have enabled criteria to be set for noise emissions. Indicative limits have been set for individual plant items to enable selections to be made. The report concludes that the noise emissions from the proposed plant should be readily achievable providing the plant is appropriately designed and selected. We would welcome an appropriately worded planning condition to this ensure this.
- 4.28 As part of pre-application discussions, Emily Booth requested for the applicant to confirm whether any amplified sound or music would be played in the proposed external seating area, and whether this would be outside of trading hours. The incoming tenant has confirmed that they would like the flexibility to play amplified music on the terrace outside of the trading hours. It should be noted however that this would be limited to a handful of times per year, rather than taking place on a regular basis. Given the surrounding land uses are predominantly commercial uses (bars, restaurants and shops), and given the infrequent nature of music being played outside of the store's core opening hours, this will not give rise to any concern from an amenity perspective.
- 4.29 In summary, there is no material risk of unacceptable noise as a result of the development, and therefore the proposed development is deemed acceptable on noise impact grounds. The proposal is therefore in accordance with Policy DM1 which seeks for proposals to have regard for the existing environmental conditions, including noise.

4. Sustainability

4.30 The proposal meets the three dimensions of sustainable development as defined within Paragraph 8 of the NPPF, as demonstrated below:

- **Environmental-** the proposal will largely re-use the existing building fabric, in turn reducing emissions whilst protecting the heritage of the building where possible.
- **Social-** the proposal will ensure the building actively contributes to the community by bringing it back into full occupancy, and actively contributing to the environment of King Street.
- **Economic-** the proposal will enable the building to be brought back into active economic use, in turn supporting the vitality and viability of the City Centre. The proposals will enable a high end retailer to secure a long term investment into Manchester City Centre.

4.31 In light of the above, we conclude that the proposal should be supported under the terms of Policy DM1 of the Core Strategy, and the relevant policies relating to sustainable development in the NPPF. The proposal should also be supported under the overarching objectives of SP1 of the Core Strategy, as the development will make a positive contribution to the area and create a well-designed development that will enhance the character of the area.

5. Summary and Conclusions

5.1 This application seeks full planning permission and Listed Building Consent for internal and external alterations to the property at 35 King Street.

5.2 The above has demonstrated that the proposal:

1. Will provide high quality retail space in a City Centre location that is highly accessible by sustainable transport modes;
2. Will bring the original Georgian property, which is a key historic building in Manchester City Centre, back into use;
3. Will bring vacant floorspace back into active use, and therefore contribute towards achieving sustainable development through the creation of a new retail space on brownfield land through the re-purposing of existing floorspace within buildings;
4. Is entirely appropriate in the context of the Listed Building and surrounding Conservation Area; and
5. Is acceptable in relation to all other design and amenity matters.

5.3 In light of the assessment undertaken, we conclude that:

1. The proposal accords with the relevant policies in the development plan;
2. The proposal accords with the principal material considerations, namely the objective to secure sustainable development established by the NPPF; and
3. There are no other material considerations that should outweigh the presumption in favour of granting planning permission for sustainable development.

5.4 The proposal is a positive proposal to provide retail development within an incredibly sustainable City Centre location. We therefore respectfully recommend that planning permission 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.

Appendix 1- Email correspondence from Emily Booth confirming the scope of supporting documents

Katie Parfett

From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: 11 December 2023 13:47
To: Katie Parfett
Cc: Paula Burbicka
Subject: FW: P&C - Request for Pre-application Advice - 35 King Street, Manchester

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Hi Katie,

Thanks for your email. I have added comments below. It is unlikely that you will need some of this advice, but I've added it anyway in case useful.

Let me know if you want to discuss.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

Please note that Thursdays are a non-working day for me as long as this note remains on my emails.

Notice of upcoming leave –
1 December 2023
15 December 2023
21 December 2023 to 4 January 2024 (inclusive)

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Katie Parfett <katie.parfett@savills.com>
Sent: Thursday, November 30, 2023 6:05 PM
To: Emily Booth <emily.booth@manchester.gov.uk>; Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Cc: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>; Matthew Sobic <MSobich@savills.com>; Nick Johnson - Mark Pinney Associates (nick@markpinneyassociates.com) <nick@markpinneyassociates.com>; mirta@markpinneyassociates.com; jimmy@markpinneyassociates.com; antony.lowe@insall-architects.co.uk; Natasha Snowling - The Millbridge Group Plc (nsnowling@millbridgegroup.co.uk) <nsnowling@millbridgegroup.co.uk>; Tony Scott - The Millbridge Group Plc (tscott@millbridgegroup.co.uk) <tscott@millbridgegroup.co.uk>
Subject: RE: P&C - Request for Pre-application Advice - 35 King Street, Manchester

Hi Emily and Paula,

Hope you're both keeping well.

I just thought best to follow up on my email below to see whether you had any comments at all at this stage?

Just to keep you updated, we are in the process of pulling together all of the information required for the opening up works, and we will submit the method statements, and other required documents in due course.

In the meantime, **Emily** – if you could also send through a full list of all plans and documents that would be expected as part of the full planning application and LBC, that would be great. I have put together the list of documents that I consider necessary below based on the validation checklists, so if easier please just let me know that you agree with this/ add any comments as necessary.

- A full set of plans
 - Site Location Plan
 - Existing and Proposed Floor and Ceiling Plans
 - Existing and Proposed Elevations
 - Existing and Proposed Cross Sections in both directions through the building. Localised cross sections at a larger scale will be required for internal and external works including plant, pergola, staircase, window works etc.
 - Existing and Proposed Roof Plans
 - Scaled plans and written details should be provided if any part of the building fabric is proposed to be removed, altered or concealed (including ceilings, partitions, fixtures and fittings)
 - Annotated drawings detailing internal works required to implement any acoustic insulation/thermal insulation and fire protection

The drawings will -

- include clear annotations to show the proposed works and all materials, specifications and finishes
- Illustrate details of wall finishes and how any columns, downstand beams or other features such as cornices, skirting boards etc are to be dealt with. Details of any new or replacement architectural features must be provided at a larger scale (1:20)
- Indicate clearly on the drawings what materials are to be used and where
- Include a scaled plan of the building showing refuse storage and collection areas and provide information on the number of bins proposed, the size of the bins, the frequency of collection and details regarding who will collect the refuse. If the proposed waste management strategy is as existing please confirm the existing waste management details (only required in a change of use is sought. Is this due to the use of areas such as the rooftop or any other areas of the building that weren't used as Class E or is the use Sui Generis?)
- Include confirmation that direct and level access is proposed to the site, into the building and throughout the building for disabled persons. How and where would this be achieved? Please provide details of how disabled and able-bodied people would enter and move between floors within the building. If you believe full access is not going to be possible at the building, you must comprehensively explain all the options you have considered in order to make the building fully accessible and explain and justify the reasons why each option has been discounted.
- Include confirmation of whether the fabric affected is original or non-original.
- Photographs of all areas of the buildings (internal and external) will be provided where the intended works are proposed , and cross-referenced to the drawings.
- Heritage Statement - including a full justification for the works in line with Government guidance given in Section 16 of the National Planning Policy Framework, including reference to specific paragraphs. You should assess the existing historical, technical and architectural significance of the building and explain how the proposal may impact on the architectural and historical character and appearance of the building. You also need to clearly state how any original building fabric will be altered, removed or concealed as part of the proposal. This Statement is required to enable all consultees to make an informed response.
- Planning Statement

- Design and Access Statement - the requirements of which were set out in Paragraph: 032 Reference ID: 14-032-20140306 of the National Planning Practice Guidance. This can be incorporate into a combined statement with the Heritage Statement.
- Waste Management Proforma (only required in a change of use is sought. Is this due to the use of areas such as the rooftop or any other areas of the building that weren't used as Class E or is the use Sui Generis?)
- Noise Impact Assessment – for the internal use, given the music room, the external area and the external plant
- A full architectural method statement/written specification for all works to the historic fabric of the building to include details of fixings, removal, remedial and restoration works.

Additional to the above for the external plant:

- Scaled existing and proposed elevations of the building from all 4 directions, with the relevant street names clearly marked.
- A technical specification of the units. This should include details such as the appearance, dimensions, materials, colour, noise output etc. of the units
- Confirmation of when the units will be in operation

External area -

- Confirmation that no amplified sound or any music would be played in the proposed external seating area.
- Any different hours to the internal use.
- Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people.

Many thanks,

Katie

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Planning

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Sent: 17 November 2023 12:33

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