

19th January 2024
L 240119 SAV Cover Letter



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

Katie Parfett
Savills (UK) Limited
DL: +44 (0) 161 277 7292

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 20 7499 8644
savills.com

SUBMITTED VIA PLANNING PORTAL REFERENCE: PP-12734490

Dear Sir or Madam

**THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
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
35 KING STREET, MANCHESTER, M2 7AT
WATCHES OF SWITZERLAND COMPANY LIMITED**

Introduction

We write on behalf of our client, Watches of Switzerland Company Limited, to apply for 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 at 35 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;
- Design and Access Statement, prepared by Mark Pinney Associates;
- Access Statement (within the Design and Access Statement);
- Planning Statement, prepared by Savills;
- Noise Impact Assessment, prepared by KP Acoustics;
- Heritage Impact Assessment, prepared by Donald Insall Associates;
- The following drawings:
 - Ref: P.00.050 Rev A – 'Location Plan';
 - Ref: P.00.060 Rev A – 'Site Plan';
 - Ref: P.00.099 Rev A – 'Existing Basement Plan';
 - Ref: P.00.100 Rev A – 'Existing Ground Floor Plan';
 - Ref: P.00.101 Rev A – 'Existing First Floor Plan';
 - Ref: P.00.102 Rev A – 'Existing Second Floor Plan';
 - Ref: P.00.103 Rev A – 'Existing Roof Plan';
 - Ref: P.00.200 Rev A – 'Existing Ground Floor Reflected Ceiling Plan';

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

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



- Ref: P.00.201 Rev A – ‘Existing First Floor Reflected Ceiling Plan’;
- Ref: P.00.202 Rev A – ‘Existing Second Floor Reflected Ceiling Plan’;
- Ref: P.00.301 Rev A – ‘Existing Front Elevation’;
- Ref: P.00.302 Rev A – ‘Existing Rear Elevation’;
- Ref: P.00.401 Rev A – ‘Existing Building Section A’;
- Ref: P.00.402 Rev A – ‘Existing Building Section B’;
- Ref: P.00.499 Rev A – ‘Demolition Basement Plan’;
- Ref: P.00.500 Rev A – ‘Demolition Ground Floor Plan’;
- Ref: P.00.501 Rev A – ‘Demolition First Floor Plan’;
- Ref: P.00.502 Rev A – ‘Demolition Second Floor Plan’;
- Ref: P.00.510 Rev A – ‘Demolition Ground Floor Reflected Ceiling Plan’;
- Ref: P.00.511 Rev A – ‘Demolition First Floor Reflected Ceiling Plan’;
- Ref: P.00.512 Rev A – ‘Demolition Second Floor Reflected Ceiling Plan’;
- Ref: P.01.099 Rev A – ‘Proposed Basement Plan’;
- Ref: P.01.100 Rev A – ‘Proposed Ground Floor Plan’;
- Ref: P.01.101 Rev A – ‘Proposed First Floor Plan’;
- Ref: P.01.102 Rev A – ‘Proposed Second Floor Plan’;
- Ref: P.01.103 Rev A – ‘Proposed Roof Plan’;
- Ref: P.01.200 Rev A – ‘Proposed Ground Floor Reflected Ceiling Plan’;
- Ref: P.01.201 Rev A – ‘Proposed First Floor Reflected Ceiling Plan’;
- Ref: P.01.202 Rev A – ‘Proposed Second Floor Reflected Ceiling Plan’;
- Ref: P.01.301 Rev A – ‘Proposed Front Elevation’;
- Ref: P.01.302 Rev A – ‘Proposed Rear Elevation’;
- Ref: P.01.401 Rev A – ‘Proposed Building Section A’;
- Ref: P.01.402 Rev A – ‘Proposed Building Section B’;
- Ref: P.02.100 Rev A – ‘Typical Ceiling and Security Screen Details’;
- Ref: P.02.101 Rev A – ‘Typical Shelving Details’;
- Ref: P.02.102 Rev A – ‘Typical Portal Details’;
- Ref: P.02.103 Rev A – ‘Roof Terrace Balustrade Details’;
- Ref: P.04.104 Rev A – ‘Roof Terrace Plant Screen Detail’;
- Ref: P.04.105 Rev A – ‘Roof Terrace Pergola Detail’

The application has been submitted electronically via the Planning Portal website (**PP-12734490**). The requisite application fee of £586.00 has also been paid electronically.

The Application Site

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.

Planning History

All relevant planning history is set out in the associated Planning Statement.

The Proposed Development

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.

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.

Assessment of the Proposed Development

The applicant has assessed the proposed development against the relevant policies of the development plan and material considerations, including the National Planning Policy Framework ('NPPF').

The Planning Statement is submitted to assist with the consideration of this application and the proposed development as a whole. The Statement provides the necessary assessment of the proposed development at the application site.

Summary and Conclusion

We write on behalf of our client, Watches of Switzerland Company Limited, to apply for 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 at 35 King Street in Manchester.

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

In light of the assessment undertaken, we conclude that:

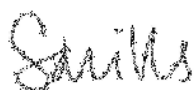
1. The proposal accords with the relevant policies in the development plan;
2. The proposal accords with the principal material considerations, namely the objective to secure sustainable development established by the NPPF; and
3. There are no other material considerations that should outweigh the presumption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

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.

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