

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 19 May 2015	Classification For General Release	
Report of Director of Planning		Wards involved St James's	
Subject of Report	11 - 12 Floral Street, London, WC2E 9DS		
Proposal	Demolition and new build behind retained facade and introduction of sub-basement and fourth floor to No. 11 and alterations to No. 12 to provide health and fitness club including ancillary restaurant (Class D2) at sub-basement to first floor, retail (Class A1) at basement and ground floors and nine residential units (Class C3) at part second floor and above at No. 11 Floral Street and first floor and above at No. 12 Floral Street; and associated works.		
Agent	Gerald Eve		
On behalf of	Capital & Counties CG Limited.		
Registered Number	14/11994/FULL 14/11995/LBC	TP / PP No	TP/2124
Date of Application	04.12.2014	Date amended/ completed	17.12.2014
Category of Application	Other		
Historic Building Grade	No. 11 – Unlisted. No. 12 Grade II Listed Building		
Conservation Area	Covent Garden		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Core Central Activities Zone		
Stress Area	Within Stress Area		
Current Licensing Position	No current licensing application		

1. RECOMMENDATION

1. Grant conditional permission subject to a S106 legal agreement to secure:

- i) A financial contribution towards affordable housing of £580,000 (index linked and payable on commencement of development);
- ii) Compliance with the Council's Code of Construction Practice, provision of a Site Environmental Management Plan prior to commencement of development and a financial contribution of £18,000 per annum to enable monitoring;
- iii) Any necessary highway works around the site brought about as a result of the development;
- iv) Monitoring costs.

2. If the legal agreement has not been completed within six weeks of the date of the Committee resolution, then:

a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not.

b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. Grant conditional listed building consent.

4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.





11-12 FLORAL STREET, WC2

2. SUMMARY

Permission and listed building consent are sought for the demolition of the unlisted No.11 behind the retained facade and redevelopment to create a building with an additional basement and fourth floor level, alterations to the shopfront of No.11 and associated internal and external alterations to the Grade II listed No.12. The proposals would provide a mixed use development comprising a replacement health and fitness club (Class D2) and two retail units (Class A1) and nine new residential flats (Class C3).

The key issues are:

- The impact of the proposals on the character and appearance of listed buildings and the conservation area;
- The impact of the proposals on the amenity of neighbouring residents;
- The acceptability of a financial payment in lieu of on-site affordable housing.

The Council's consultant valuers have confirmed that the scheme could support a financial contribution of £580,000 towards affordable housing. The applicant has agreed to pay this level of contribution. The redevelopment of No.11 and alterations to No.12 are considered acceptable in design and conservation area terms as is its impact on neighbouring residential amenity. The proposed development is considered to comply with relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

3. CONSULTATIONS

HISTORIC ENGLAND

Authorisation given to determine as seen fit.

HISTORIC ENGLAND ARCHAEOLOGY

No objection subject to condition.

ENVIRONMENT AGENCY

No comments.

COVENT GARDEN AREA TRUST

No objection.

COVENT GARDEN COMMUNITY ASSOCIATION

Object to the external changes and to the proposed design as they do not reflect the character of the surrounding conservation area. Do not object to the change of use provide the health club use is specific to this applicant.

BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The basement is to be constructed using sheet piled walls with internal reinforced concrete retaining walls which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

CLEANSING MANAGER

No objection subject to conditions.

ENVIRONMENTAL HEALTH

Recommend standard conditions relating to hours of work, noise and contaminated land. Non-standard conditions are also recommended relating to the substation and provision of an air quality assessment.

HIGHWAYS PLANNING MANAGER

The introduction of increased levels of residential in this area without off-street parking or on-street parking restraint is likely to increase the stress levels, although on-street parking occupancy is unlikely to reach the 80% stress level. Separate cycle storage is required for the commercial and residential uses.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 377; Total No. of Replies: 5.

Five letters have been received from two residents within No.43 King Street and an adjoining commercial occupier within Bedford Chambers raising the following:

Design

- The height and bulk of the development will harm the setting of the Grade II* No.43 King Street;
- The proposals would represent overdevelopment;

Amenity

- Loss of daylight and sunlight to residents in No.43 King Street;
- The terraces and balconies would result in overlooking and increased noise to residents in No.43 King Street;
- Increased sense of enclosure to residents in No.43 King Street;
- Overlooking, loss of security and loss of light to a neighbouring commercial occupier;
- Query the content of the Daylight and Sunlight Report;

Other

- Concern raised over excavation including structural stability, disruption to shared services and ground water;
- Concern over noise, vibration, dust and disruption during construction;
- The fire escape to No.43 King Street has not been replaced.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

Nos.11 and 12 are located on the south side of Floral Site opposite the junction with the pedestrian Langley Court which leads to Long Acre. The site is located within the Covent Garden Conservation Area, the Core Central Activities Zone (CAZ) and West End Stress Area. No.11 is an unlisted building originally constructed as a warehouse in 1888 and No.12 is a Grade II listed former schoolhouse built in 1838. The site also shares a boundary to the rear with the Grade II* listed No.43 King Street and the Grade II listed Nos.40-42 King Street.

Both application buildings are interlinked to some degree at all levels. No.11 comprises of basement, ground and three upper floors. No.12 comprises of basement, ground and five upper floors. The ground floor of each building contains a single retail unit. The remainder of the building has a lawful Class D2 use which is currently vacant, but was formally occupied by The Sanctuary, a women-only health club and spa that had operated in this location since at least 1985.

4.2 Relevant History

1977 – Permission was granted at No.11 for use as rehearsal studios.

1983 – Permission was granted at No.11 for a change of use of store room into locker room and retail area.

1985 – Permission was granted at No.12 for a change of use from basement storage to club restaurant and ancillary accommodation.

1994 – Permission was granted at No.12 for the use of the ground floor as Class A1 retail.

1994 – Permission was granted at Nos.11-12 to make alterations to form access to the Sanctuary Health Club.

1998 – Permission was granted at Nos.11-12 for the erection of a part glazed extension at rear second floor level as an extension to the existing health club.

5. THE PROPOSAL

Permission is sought for the demolition of No.11 behind the retained facade, excavation of an additional basement level and redevelopment to create a building comprising two basements, ground and four upper floors with plant enclosure above. Alterations are also sought to the shopfront of No.11 in addition to internal and external alterations to No.12 to facilitate conversion.

The proposals would provide a mixed use development comprising a replacement health and fitness club (Class D2) at sub-basement to part first floor level, two replacement retail units (Class A1) at part basement and ground floor levels and nine residential units at part first floor to fifth floor levels.

The redeveloped No.11 will be taller (approx. 5.4m including plant enclosure) and is comparable to the existing height of No.12. The current building line of No.11 at basement, ground and first floor levels extends to the rear of the plot up to the building line with Nos.40-43 King Street. An existing glazed extension on the boundary with the King Street building at first floor level is to be removed and replaced with an extension of reduced height and bulk.

The depth of the replacement building increases from second floor level and above (approx. 14m increase at its deepest). As the replacement building rises it is set back gradually in a staggered manner. Terraces and balconies are introduced to a varying degree from first to fifth floor levels across both buildings.

6. DETAILED CONSIDERATIONS

6.1 Land Use

	Existing floorspace m2 GEA	Proposed floorspace m2 GEA	Net change
Gym (Class D2)	3,073	2,695	-378
Residential (Class C3)	0	1,773	+1,773
Retail (Class A1)	439	462	+23
Total	3,512	4,929	+1,417

6.1.1 Replacement Health Club Use

The proposals would result in the partial loss of existing Class D2 floorspace amounting to a reduction of 378m². The proposed Class D2 floorspace remains substantial at 2,698m². Both the existing and proposed Class D2 uses are private health and fitness clubs and as such the loss in floorspace is acceptable in land use terms.

The applicant has provided a draft operation management strategy identifying the potential occupier as KX, a private luxury fitness and lifestyle club. Covent Garden would be the second site of KX Gym with the first located in Chelsea. The proposed hours of use for customers would be between 06.30 and 22.30 Monday to Friday and between 08.00 to 20.00 on Saturday and Sunday.

The health club use will include an ancillary restaurant facility at ground floor level and will be accessed from the health club entrance. The submission shows an indicative area of approx. 120m² and it is intended that the restaurant will be open to members of the public. The restaurant will provide an active frontage and will be located between the two proposed retail units. The restaurant being ancillary is not considered an independent use. Notwithstanding this, the restaurant would not lead to an over-concentration of food and beverage establishments in the street.

6.1.2 Residential Use

Policy S14 of Westminster's City Plan and Policy H3 of the UDP seek to maximise the amount of land or buildings in residential use. The introduction of nine residential units on the site would help the Council meet its housing target and is welcomed in policy terms. The mix of units would be as follows: 2 x 1 bed, 2 x 2 beds and 5 x 3 beds.

The City Council wants to encourage more families to move into and stay in Westminster by providing more family sized housing. Policy H5 of the UDP requires that 33% of housing units be family sized (being three or more bedrooms). The proposals include a family sized unit proportion of 56% which is considered acceptable.

The units proposed would range in size between 58m² (one bed) to 222m² (three bed). The units are typical for this type of development and are not considered oversized and as such comply with Policy S14 which requires the number of residential units on development sites to be optimised. All units comply with the London Plan housing minimum space standards and all bedrooms are over the minimum 8m² requirement.

Policy H8 requires all new housing units to meet Lifetime Homes standards and requires 10% of the units to be designed to be wheelchair accessible or adaptable. The applicant has committed to building all units to Lifetime Homes standards with one of the units being wheelchair accessible/adaptable.

Policy H10 requires housing developments to include an element of amenity space, with the policy recognising that this requirement can be met through the use of balconies and roof terraces on sites within CAZ. All but one unit, which faces Floral Street within the retained façade, include external amenity space in the form of balconies and terraces. The level of outdoor amenity space provided is considered acceptable.

It is accepted that the background noise levels in this area of the City can be high. Policy ENV6 of the UDP states that residential developments are required to provide adequate protection from existing background noise. Environmental Health officers have confirmed that subject to the imposition of safeguarding conditions, it is considered that sufficient measures will be put into place to mitigate against internal and external noise.

6.1.3 Affordable Housing

There is a policy expectation that the affordable housing should be provided on site.

Policy S16 relates to affordable housing. It requires that proposals of 10 or more new residential units, or over 1000m² of additional residential floorspace will be expected to provide a proportion of the floorspace as affordable housing. The proportion required will be determined by the City Management Plan which is unlikely to be adopted for some time and the draft is not yet sufficiently advanced to use for development management purposes. In the meantime, we have published an Interim Guidance Note, which was originally drawn up for the purposes of the Public Inquiry into the Core Strategy.

The expectation of the London Plan, the UDP and the City Plan is that affordable housing should be provided on site. S16 states "Where the Council considers that this is not practical or viable, the affordable housing should be provided off-site in the vicinity. Off-site provision beyond the vicinity of the development will only be acceptable where the Council considers that the affordable housing provision is greater and of a higher quality than would be possible on or off site in the vicinity, and where it would not add to an existing localised concentration of social housing..."

Applying the Interim Guidance, a scheme of this size is expected to provide 240m² of its floorspace as affordable housing.

The applicant has put forward a case stating that the provision of on-site affordable housing would render their scheme unviable so that it would not proceed. The applicant also confirms that at the present time they do not have a suitable property located elsewhere on its estate in the vicinity of the development that could be utilised for provision of offsite affordable housing.

A full viability assessment has been carried out on behalf of the applicant by Gerald Eve. The City Council has appointed independent consultants Strutt and Parker to review this assessment. Strutt and Parker agree that the scheme cannot practically or viably deliver any on-site affordable housing and conclude that the maximum reasonable payment that the scheme could sustain is £580,000. The applicant has agreed to make an affordable housing contribution of £580,000.

Whilst the offer of £580,000 is below the policy compliant amount of £995,795, given that this figure has been independently assessed, it is considered that the level of contribution is reasonable. The proposed offer towards the Council's affordable housing fund is considered acceptable in the particular circumstances of this case.

6.2 Townscape and Design

Architectural and Historic Significance

The application site is within the Covent Garden Conservation Area and includes the Grade II listed No.12. The site also abuts a Grade II* listed building (No.43 King Street) and a Grade II listed building (Nos.40-42 King Street).

No.12 is evidently worthy of its Grade II listing, presenting a handsome Italianate facade and a prominent campanile tower as one of the more prominent features on Floral Street. Its history as a pair of schools remains evident, both externally and internally, although the latter is solely as a result of internal floor to ceiling heights, the rear closet wing staircase and a single door. Some simple mid-height internal plaster detailing remains to some walls behind existing linings. Extensive subdivision of the spaces internally has degraded the building's internal significance to some degree, although this subdivision is formed by almost entirely demountable stud partitions and suspended ceilings etc.

No.11 is an unlisted building. Behind its facade it holds no architectural or historic value due to the array of additions and alterations relating to the use of the site as a health club since the 1970s. The facade contributes positively to the character and appearance of the conservation area, despite a pair of modern shopfronts.

Both parts of the site have had a complicated history, with numerous alterations and additions, both historic and recent. However, it remains a sensitive site deserving a high degree of respect and new design quality.

Impact on significance

The principle of development of the site is acceptable, including the demolition behind the facade of No.11. The form and design quality of what is proposed to be built in its place would be positive in its own right.

The additional roof height presented to the front would only be visible along Langley Court. It would not be visible from Floral Street itself. Whilst the roof extension windows and roof edge would be greater in scale to the lower storeys of the building, given the setback proposed, the measures to reduce window head heights and to sculpt the rooftop plant are together considered successful in mitigating the impacts of the roof extension. Additional information and explanation submitted during the application has clarified that the top floor windows would be adequately aligned and proportioned to sit comfortably with those below.

Internally, the proposals for No.12 would improve upon the existing layout, allowing the substantial restoration of the tall windows to their respective rooms, removing the cut-across of the suspended ceilings. It is regrettable that the floors are to be raised to improve outlook, as the high sill height of these windows is characteristic of the building's history as a school, to restrict children's views out to avoid distraction. These floors are however inserted elements and so would leave the original floors intact beneath. Furthermore, the impact that these raised floors would have on the proportions of the respective rooms would be compensated for by the removal of the suspended ceilings.

It has been established that a door dividing the second floor landing of the closet wing stairwell from what is now a cupboard area was an intact school door. This is a characteristic of the building's origins as a school and should be kept as part of the scheme. This would not compromise the proposals for this part of the building, and a condition is recommended to secure its retention.

Works are also sought to open up the roof voids of No.12, namely to retain the forward roof trusses as a feature to the room below, and to wholly replace the rearward roof structures due to the use of that space as a part of the respective apartment. Both of these aspects of the proposals are considered acceptable.

The works to the exterior of the listed building are generally acceptable, subject to conditions to secure the close detailing of the proposals. An amending condition is recommended to clarify that all windows to the rear and side elevations of No.12 must be single glazed, as the submitted elevations are conflicting in this regard. The double glazing proposed for the top level of the campanile tower is acceptable due to its high level and presumed deep recess within the currently unglazed openings.

Focus has been paid during the application on the design of the proposed new shopfront to No.11. Concerns have also been expressed by the Covent Garden Community Association regarding this element of the proposals. The design development which has been secured during the application, whilst subtle, would achieve a facade which would be adequately defined between ground and first floor levels. Whilst it would have a unified facade treatment, the detailing of this would prevent it from appearing as one double height shopfront which was a previous concern. Alternatives were considered to provide further definition between levels,

but this would have resulted in a watered-down design which would have been regrettable and inappropriate to the robust industrial character of the building and the rest of Floral Street. The quality of the proposed shopfront would outweigh any prominence which it might create, creating a feature of interest at this mid-point of Floral Street. A condition is recommended to secure the final fine detail of this shopfront.

Finally, concerns have been raised regarding the potential impact that the development could have on the significance of No.43 King Street (Grade II* listed). Whilst the development would undoubtedly have an impact on the setting of the house (subdivided into flats), this would be less than the impact of the existing, and so would satisfy the statutory requirement to preserve (i.e. make no worse) the significance of the listed building. The bulk in close proximity to the rear elevation of No.43 would be reduced when compared to the existing, and whilst additional bulk might appear in the vertical plane, this would be at some distance and would be balanced by that improvement at closer range. It should also be noted that No.43 King Street is significant in large part as a town mansion, and thus has and always has had a close physical and visual relationship with neighbouring buildings. Indeed without that immediacy of surrounding development, it would lose its context and become a different asset entirely. This is not to say that any development around it would be acceptable, but the current proposal would cause no additional harm when compared to the existing situation.

6.3 Amenity

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of the City Plan aims to protect the amenity of residents from the effects of development.

The nearest residential properties to the site are located opposite within No.38 Floral Street and to the rear within Nos.40-43 King Street. The nearest of the existing residential properties which backs onto the proposed replacement building are the flats within No.43 King Street. Two objections have been received from the first floor and third/fourth floor flats within this property on the grounds of loss of light, loss of privacy, sense of enclosure and noise. Although not objecting in principle, amenity concerns have also been raised by a commercial occupier within Bedford Chambers.

6.3.1 Daylight and Sunlight

Policy ENV 13 seeks to ensure good lighting levels for habitable rooms in existing premises. Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight' (second edition 2011). The applicant has undertaken a daylight and sunlight assessment in accordance with the BRE guidelines. The properties tested include all residential windows facing the site which are as follows: Nos.40-43 King Street and Nos. 33, 34, 38, 39 and 40 Floral Street.

With regard to daylight, Vertical Sky Component (VSC) is the most commonly used method for calculating daylight levels and is a measure of the amount of sky visible from the centre point of a window on its outside face. This method does not need to rely on internal calculations, which means it is not necessary to gain access to all the affected properties. If the VSC achieves 27% or more, then the BRE guide advises that the windows have the potential to provide good levels of daylight. If, however, the light received by an affected window, with the new development in place, is both less than 27% and would be reduced by 20% or more as a result of the proposed development, then the loss would be noticeable.

The 'no sky line' (NSL) method has also been used, which measures the daylight distribution within a room, calculating the area of working plane inside the room that has a view of the sky. The BRE advises that a room may be adversely affected if the area of the room beyond the no sky line is less than 80% of its former value.

In terms of sunlight, the BRE guidelines state that if any window receives more than 25% of the Annual Probable Sunlight Hours including at least 5% during the winter months (21 September to 21 March) then the room should receive enough sunlight. The BRE guide suggests that any reduction in sunlight below this level should be kept to a minimum. If the proposed sunlight is below 25% (and 5% in winter) and the loss is greater than 20% of the original sunlight hours either over the whole year or just the winter months, then the occupants of the existing building will notice the loss of sunlight. Windows are tested if they face within 90 degrees of due south.

40-43 King Street

This is a five storey building which backs onto the rear of the application site. Objections have been received on the grounds of loss of daylight and sunlight to the rear windows of the first and third/fourth floor flats. 26 of the 29 rooms facing the site are compliant in terms of both VSC and NSL. Three rooms do experience losses beyond that recommended by the BRE.

In terms of VSC, a bathroom and bedroom at second floor level would experience losses of 23.65% and 24.23% respectively. Both of these windows serve the second floor flat. A third room to a separate flat would experience a loss to the NSL of 26.9% but experiences minor increases in VSC.

The two rooms which experience breaches in VSC beyond that recommended by the BRE have windows in a second elevation which comply with the BRE. Given that the losses to those rooms are relatively low and the rooms affected do not serve as main living areas, the losses are considered acceptable in this instance.

The third window which experience losses in the NSL beyond that recommended by the BRE would still retain good light levels and would experience some improvements to VSC. The loss to NSL is considered acceptable in this instance.

As well as losses, there would also be some gains to the VSC and NSL to a number of windows and rooms. This is due for the most part to the glazed structure closest to the King Street building being removed and its replacement being set back and lower compared to the existing.

In terms of sunlight, all rooms are fully compliant with the BRE.

Bedford Chambers

Located to the east of the site, this building is in commercial use. Commercial floorspace is not afforded the same protection as residential floorspace and is not protected by UDP Policy ENV13. The commercial property at Bedford Chambers has therefore not been assessed in terms of daylight and sunlight. The impact of the development on this property will need to be considered separately under rights to light legislation. Despite this, it is not considered that the development would have a materially harmful impact upon the amenities of surrounding commercial occupiers.

6.3.2 Privacy

Part (F) of Policy ENV13 seeks to resist development which would result in an unacceptable degree of overlooking. It is considered that the most sensitive areas in this respect would be the second and third/fourth floor flats within 43 King Street.

The lowest of the proposed residential terraces at second floor level would be approx. 7m from the windows within the closet wings and approx. 11m from the windows within the main rear elevation of the King Street building. The terrace would be located below the eye line of windows visible within the King Street building.

From third floor and above the nearest proposed residential windows and terraces are located approx. 10m from the closet wing windows and approx. 14m from the windows in the main rear elevation of the King Street building. The terraces are to include solid planters above the parapets to a height of approx. 90cm providing an element of screening. The highest and most southerly terrace at fourth floor level is to include an additional planter to the inside face of the parapet to provide increased depth to the roof edge to mitigate overlooking. The applicant has also offered the same additional planter treatment to the eastern terrace to help mitigate overlooking to the neighbouring commercial occupier.

The existing building does not particularly present much opportunity for overlooking due to the nature of the use and limited hours of occupation. The introduction of a residential use would inevitably lead to a degree of overlooking between units. Given the level of separation, the level of overlooking would be no more than one would reasonably expect in such a dense urban environment and similar relationships are found throughout the City. It is considered that the new flats would not cause an unacceptable degree of overlooking to existing dwellings surrounding the site sufficient to justify refusing permission.

6.3.3 Sense of Enclosure

Part (F) of Policy ENV13 also states that developments should not involve an increased sense of enclosure.

The principal area of sensitivity is again the relationship of the new building to the residential properties on King Street to the rear. The new building will be approx. 5.4m higher than the existing and the depth of the rear elevation would be approx. 14m closer than the existing main rear elevation at the nearest point. The remaining separation between the application site and the King Street building would at its closest be approx. 10m and for the most part would be approx. 14m and greater. The rear first floor glazed element of the building is to be removed and replaced with a solid extension of lesser bulk and height.

The view from the residential windows on King Street, and to a lesser degree on Floral Street, will change. The windows will have a greater sense of being 'enclosed' by the new building. However, given the distance of the proposed building from existing residential windows, it is not considered that the additional height and bulk on the upper floors will cause an unacceptable degree of enclosure to existing residential properties.

6.3.4 Noise

The introduction of residential flats with openable windows and terraces/balconies would inevitably lead to an increased potential for noise received at neighbouring residential properties. However, given the level of separation between the site and neighbouring residents, and typically the noisy nature of this area, the potential for increased noise from the residential uses would not be sufficient to justify refusing permission.

New plant is proposed within the basement and at roof level. Environmental Health officers have confirmed that they have no objection subject to the Council's standard noise conditions including a supplementary acoustic report to ensure compliance once the plant items have been finalised. In addition to conditions controlling plant, standard conditions have been added to ensure activity within the development does not harm neighbouring occupiers.

Item No.
3

A sub-station is proposed at ground floor level and Environmental Health officers have requested a condition to require the submission of a report to ensure the electromagnetic frequency levels will comply with best practice. The applicant has agreed to accept a condition requiring this.

Subject to these conditions, it is considered that the plant will not result in noise nuisance or a loss of neighbouring amenity. It is also considered that use of the upper floors of the building for residential purposes, including roof terraces and replacing the health and fitness club, with a lesser floorspace, would not result in an unacceptable level of noise to the existing neighbouring properties.

With regard to construction impact, this will be dealt with under Section 6.12 of this report.

6.4 Transportation/Parking

6.4.1 Car Parking

Policy TRANS23 requires, where appropriate and practical, the provision of off-street parking for new residential developments. Given the site constraints, including the lack of vehicular access into the application site, car parking is not provided as part of the proposals.

The policy states that the Council will normally consider there to be a serious deficiency where additional demand would result in 80% or more of available legal on-street parking spaces. The evidence of the Council's most recent parking survey in 2011 indicates that parking occupancy of legal parking spaces within a 200m radius of the site is 62.3% at night and 73.8% during the day.

Although the introduction of increased levels of residential in this area without off-street parking or on-street parking restraint is likely to increase the stress levels, the Highways Planning Manager has advised that on balance the lack of car parking provision is acceptable. Given that the site is highly accessible by public transport and that there is no option to provide off-street parking, it would be considered unreasonable to refuse on the grounds of lack of car parking.

6.4.2 Cycle Parking

Secure cycle parking for 22 spaces is to be provided at basement level. The Highways Planning Manager raises concern that the cycle parking does not differentiate between the residential and commercial uses. A condition is recommended to secure separate residential and commercial cycle parking to ensure compliance with Policy TRANS10.

6.4.3 Servicing

Policy TRANS20 generally requires servicing to be provided off-street. Servicing for development is to be undertaken on-street with delivery vehicles temporarily waiting on Floral Street, as per the existing arrangement. The Highways Planning Manager has raised no objection to the servicing arrangements and has stated that the servicing requirements likely to be similar or possibly less than the existing situation given the reduction in commercial floorspace.

6.5 Economic Considerations

The proposal is in accordance with the UDP and the economic benefits generated by the replacement retail units, health and fitness club and new residential units are welcomed.

6.6 Other UDP/Westminster Policy Considerations

Refuse

Policy ENV12 requires the provision of suitable facilities for waste storage and recycling in new developments. The waste store for the residential occupiers will be stored at basement level with temporary holding stores at ground floor level. The building management will transfer the waste onto the street for collection at the designated time. The facilities for waste storage and recycling with the commercial parts of the development have not been confirmed and as such it is recommended that the details be secured by condition.

Access

As set out in the Land Use section of this report, in accordance with Lifetime Homes requirements, with one residential unit specifically designed internally to be fully wheelchair accessible with the potential for more to be adapted easily. The residential and commercial parts of the development will include level access across the thresholds. There has been some difficulty with providing a lift of sufficient size for a wheelchair within the listed No.12 due to the inability to enlarge the lift shaft for historic building reasons. The wheelchair accessible unit is therefore located within No.11. Given there is a fully compliant lift within No.11, the access arrangements are considered acceptable.

Contaminated Land

No information has been provided regarding contaminated land. It is therefore recommended a condition be attached requiring site investigation and a remediation strategy for the building and land is submitted.

Air Quality

Environmental Health has requested the submission of an air quality assessment to be submitted given the scheme proposes the use of a combined heat and power generator. The applicant has confirmed that the proposed plant will comply with local air quality targets and are willing to provide an air quality assessment. A condition is recommended to secure this. The applicant will be signing up to the Code of Construction Practice which among other matters will control and monitor dust emissions during the construction process in accordance with best practise guidance.

6.7 London Plan

The application is not referable to the Mayor and is not considered to raise strategic issues of any significance.

6.8 National Policy/Guidance Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of these applications are considered to be consistent with the NPPF unless stated otherwise.

6.9 Planning Obligations

On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which make it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, whether there is a local CIL in operation or not, if the obligation does not meet all of the following three tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

Policy S33 of the City Plan relates to planning obligations. It states that the Council will require mitigation of the directly related impacts of development; ensure the development complies with policy requirements within the development plan; and, if appropriate, seek contributions for supporting infrastructure. Planning obligations and any Community Infrastructure Levy contributions will be sought at a level that ensures the overall delivery of appropriate development is not compromised.

From 6 April 2015, the Community Infrastructure Levy Regulations (2010 as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 6 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under Section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

The City Council has consulted on the setting of its own Community Infrastructure Levy, which is likely to be introduced later in 2015. In the interim period, the City Council has issued interim guidance on how to ensure its policies continue to be implemented and undue delay to development avoided. This includes using the full range of statutory powers available to the Council and working pro-actively with applicants to continue to secure infrastructure projects by other means, such as through incorporating infrastructure into the design of schemes and co-ordinating joint approaches with developers.

For reasons outlined elsewhere in this report, a S106 legal agreement will be required to secure the following:

Affordable Housing

- A commuted sum of £580,000 (index linked and payable on commencement of development).

Environmental Inspectorate

- The applicant will be required to comply with a Code of Construction Practice, provide a Site Environmental Management Plan prior to commencement of development and provide a financial contribution of £18,000 per annum during construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers.

The proposed development is also liable for a Mayoral CIL payment.

It is considered that the 'Heads of Terms' listed above satisfactorily address City Council policies. The planning obligations to be secured, as outlined in this report, are in accordance with the City Council's adopted City Plan and London Plan policies and they do not conflict with the Community Infrastructure Levy Regulations (2010 as amended).

6.10 Sustainability

Policy S28 of the City Plan requires developments to incorporate exemplary standards of sustainable and inclusive urban design and architecture. The applicant has submitted an energy strategy setting out the measures incorporated into the proposed development in the context of sustainable design principles.

The proposals seek to accord with the London Plan energy hierarchy of Lean, Clean and Green. Policy 5.2 of the London Plan requires a 35% improvement in carbon dioxide emissions over the 2013 Building Regulations. The proposals would provide approximately 38.54% of carbon reduction improvements over the Building Regulations which are welcomed.

It is proposed that energy will be provided to the site through the use of a CHP within the basement plant room. In addition, 30m² of photovoltaic panels are also proposed at roof level. In terms of the energy and sustainability performance of the building, the new build residential would achieve Level 4 of the Code for Sustainable Homes and the conversion element would achieve an 'Excellent' rating for BREEAM Domestic Refurbishment.

The sustainability strategy demonstrates a reduction in carbon emissions beyond the requirements of Building Regulations and in line with the London Plan. The proposed energy and carbon reduction measures are considered acceptable.

6.11 Other issues

Basement Excavation

Concerns relating to the proposed excavation have been raised by neighbouring occupiers including the possibility of structural instability. This issue is at the heart of concerns expressed by residents and commercial occupiers across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Neighbouring occupiers are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings and occupiers and also cite potential effects on the water table.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the NPPF March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures. To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

This report has been considered by our Building Control officers who advised that the structural approach and consideration of the local hydrology appears satisfactory. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

The Council adopted its supplementary planning document on basement extension in November 2014. The document is a material consideration in assessing basement extension; however, the document does not include any new planning policy which restricts the extent to which basements can be constructed but supports the implementation of adopted policies in the Council's development plan. It provides guidance on information that needs to be submitted and how planning applications will be assessed in relation to the adopted policy framework. The Council has yet to formally introduce a basement policy which limits the extent to which basements can be built. The Council can only assess the proposed basement in terms of ensuring it can be undertaken without causing harm to adjoining properties.

With regards to noise, vibration, dust and disruption from construction, the worst effects of these can to some degree be mitigated by the careful management of the site. The applicant has agreed to sign up to our Code of Construction Practice and submit a Site Environmental Management Plan which will be monitored by the Environmental Inspectorate. It is recommended that these measures be secured by legal agreement.

The City Council's standard condition to control hours of building work is recommended which includes specific restrictions for basement excavation work which can only be carried out between 08.00 and 18.00 Monday to Friday and not at all on Saturdays, Sundays and bank holidays.

6.12 Conclusion

The demolition of No.11 behind retained façade and alterations to No.12 are considered to provide a high quality mixed use development that will complement the character and

appearance of the conservation area. The principle of new residential units in this location is acceptable and the scheme is considered acceptable in terms of its impact on the amenity of surrounding residents.

Whilst the contribution of £580,000 towards affordable housing falls short of the amount sought by policy, this has been reviewed by the Council's independent consultant who agrees it is the maximum reasonable amount the scheme can support. In these circumstances, it is considered that the affordable housing offer is satisfactory.

In all other respects the proposals are considered acceptable in land use, design and amenity terms and therefore planning permission and listed building consent are recommended for approval.

BACKGROUND PAPERS

1. Application forms.
2. Letters from Historic England dated 2 and 16 February, 22 April and 30 March 2015.
3. Email from the Environment Agency dated 15 January 2015.
4. Email from the Covent Garden Area Trust dated 20 January 2015.
5. Email from the Covent Garden Community Association dated 31 January 2015.
6. Email from Building Control dated 30 April 2015.
7. Memorandum from Cleansing Manager dated 3 February 2015.
8. Memorandum from Highways Planning Manager dated 10 April 2015.
9. Memoranda from Environmental Health dated 20 January and 13 April 2015.
10. Email from Flat 4, 43 King Street dated 6 March 2015.
11. Letters from Flat 1, 43 King Street dated 3 and 6 March 2015.
12. Letter from 1-7 The Piazza dated 24 April 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA JACKSON ON 020 7641 2934 OR BY E-MAIL – ajackson@westminster.gov.uk

DRAFT DECISION LETTER

Address: 11 - 12 Floral Street, London, WC2E 9DS

Proposal: Demolition and new build behind retained facade and introduction of sub-basement and fourth floor to No. 11 and alterations to No. 12 to provide health and fitness club including ancillary restaurant (Class D2) at sub-basement to first floor, retail (Class A1) at basement and ground floors and nine residential units (Class C3) at part second floor and above at No. 11 Floral Street and first floor and above at No. 12 Floral Street; and associated works.

Plan Nos: P-005-EX; P-006-X; P-007-EX; P-010-EX; P-099-EX; P-100-EX; P-101-EX; P-102-EX; P-103-EX; P-104-EX; P-105-EX RevA; P-106-EX RevA; P-119-EX; P-120-EX; P-121-EX; P-122-EX; P-123-EX; P-124-EX; P-125-EX RevA; P-126-EX RevA; P-200-EX RevA; P-250-EX RevA; P-251-EX; P-260-EX RevA; P-261-EX; P-262-EX; P-270-EX; P-271-EX; P-272-EX; P-281-EX; P-289-EX RevA; P-290-EX RevA; P-291-EX; P-293-EX RevA; P-294-EX; P-295-EX.

P-098-PP; P-099-PP; P-100-PP; P-101-PP; P-102-PP; P-103-PP; P-104-PP RevA; P-105-PP RevA; P-106-PP RevA; P-119-PP; P-120-PP; P-121-PP; P-122-PP; P-123-PP; P-124-PP RevA; P-125-PP RevA; P-126-PP RevA; P-200-PP RevA; P-250-PP RevA; P-251-PP; P-252-PP; P-253-PP; P-280-PP; P-281-PP; P-289-PP RevA; P-290-PP RevA; P-291-PP; P-293-PP RevA; P-294-PP; P-295-PP; P-301-PP; P-302-PP; P-303-PP; P-304-PP; P-305-PP.

Design and Access Statement; Planning Statement; Historic Building Report and Addendum; Archaeology Assessment; Archaeological Evaluation and Geotechnical Watching Brief; Daylight and Sunlight Report including additional letters dated 27 March and 10 April 2015; Access Statement; Energy and Sustainability Strategy; Transport Statement; Residential Noise Report; Construction Management Plan; Supporting Structural Statement (including basement impact assessment for information purposes only); Waste Management Strategy; Ventilation Strategy.

Case Officer: Vincent Nally

Direct Tel. No. 020 7641 5947

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for basement excavation work, you must carry out any building work which can be heard at the boundary of the site only:
- * between 08.00 and 18.00 Monday to Friday;
 - * between 08.00 and 13.00 on Saturday; and
 - * not at all on Sundays, bank holidays and public holidays.

You must carry out basement excavation work only:

- * between 08.00 and 18.00 Monday to Friday; and
- * not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11BA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately for the retail units and health and fitness club prior to the occupation of these uses. You must not occupy these uses until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 4 You must provide the waste store shown on drawing P-099-PP and P-100-PP before anyone moves into the residential part of the development property. You must clearly mark it and make it available at all times to everyone using the residential part of the development. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 5 **Pre Commencement Condition.** You must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment. This site investigation must meet the water, ecology and general requirements outlined in 'Contaminated land, a guide to help developers meet planning requirements' - which was produced in October 2003 by a group of London boroughs, including Westminster.

You must apply to us for approval of the following investigation reports. You must apply to us and receive our approval for phases 1, 2 and 3 before any demolition or excavation work starts, and for phase 4 when the development has been completed.

Phase 1: Desktop study - full site history and environmental information from the public records.

Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property.

Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution.

Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate.(C18AA)

Reason:

To make sure that any contamination in the building or of the ground under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in STRA 34 and ENV 8 of our Unitary Development Plan that we adopted in January 2007. (R18BA)

- 6 You must apply to us for approval of details of separate secure cycle storage for the residential and commercial parts of the development. You must not occupy the relevant parts of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation of the relevant part and make it available at all times to everyone using the property. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

- 7 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 8 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character of the Covent Garden Conservation Area as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 9 **Pre Commencement Condition.**

(a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us.

(b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, to English Heritage, and to the Greater London Sites and Monuments Record, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST.

(c) You must not use any part of the new building until we have confirmed that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC)

Reason:

To avoid damage to any archaeological remains on site as set out in S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32AC)

- 10 Within 3 months of the commissioning of the substation, you must provide evidence in the form of a statement from a suitably qualified engineer to confirm that the Electro Magnetic Frequency levels associated with the substations are in accordance with current legal requirements and/or appropriate guidance.

Reason:

To ensure that the Electro Magnetic Frequency levels associated with the substations are in accordance with current legal requirements and/or appropriate guidance.

11 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing LA90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 12 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 13 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

- 14 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

- 15 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 11 and 12 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

- 16 You must apply to us for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the residential units will comply with the Council's noise criteria set out in Condition 13 and 14 of this permission. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the details approved before the residential units are occupied and thereafter retain and maintain.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is

protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

- 17 Prior to installing the combined heat and power generator, you must submit an air quality study to demonstrate how it will meet the required benchmarks as set out in the GLA Supplementary Planning Guidance on Sustainable Design and Construction.

You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to these details.

Reason:

To protect the environment as set out in S31 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 5 of our Unitary Development Plan that we adopted in January 2007.

- 18 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 19 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 20 You must apply to us for approval of detailed drawings at scales of 1:5 or 1:10 (as appropriate) of the following parts of the development - new windows, doors, dormers, shopfronts, railings / balustrades / in-built planters, parapets, roof / wall cladding.

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 21 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 22 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 23 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 24 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 25 You must apply to us for approval of details of all ventilation systems, flues and plant associated with the residential use. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the work according to these details prior to occupation

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development

Plan that we adopted in January 2007. (R26BE)

- 26 You must apply to us for approval of detailed drawings showing an additional planter on the inside of the parapet to the southernmost terrace at 4th floor level and along the eastern edge of the terraces at 3rd and 4th floor level adjacent to Bedford Chambers. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the work according to these details prior to occupation of the residential units.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 27 You must not use the area of roof at front fourth floor level to No.11 shown beyond the railings on drawing P-104-PP for sitting out or for any other purpose. You can however use the roof for maintenance purposes or to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 28 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application.

Combined heat and power generator, photovoltaic panels and sedum roofs.

You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44AC)

- 29 Customers shall not be permitted within the health and fitness club (Class D2) before 06.30 or after 22.30 on Monday to Friday and before 08.00 or after 20.00 on Saturday and Sunday.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every

opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 3 If the new construction provides support to the highway you will require Technical Approval from the City Council's highways engineers before beginning excavation. Please contact Andy Foster on 020 7641 2541.
- 4 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 5 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 6 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team
Environmental Health Service
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 7 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 8 Conditions 11 and 12 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (182AA)
- 9 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact:
- Thames Water Utilities Ltd
Development Planning
Maple Lodge STW
Denham Way
Rickmansworth
Hertfordshire
WD3 9SQ
Tel: 01923 898072
Email: Devcon.Team@thameswater.co.uk
- 10 You must make sure that any other activities taking place in the class D1 (health club) premises are so minor that they do not alter the main use as a health club. If the scale of one or more of these extra activities is more substantial than this, it is likely that a material (significant) change of use (from class D1 to a mix of uses) will have taken place, which will need a new planning permission.
- 11 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.
If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>
Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>.
You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.
- 12 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

- 13 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990.

- 14 Approval for this residential use has been given on the basis of facade sound insulation and ventilation mitigation measures being incorporated into the development to prevent ingress of external noise. Occupiers are therefore advised, that once the premises are occupied, any request under the Licensing Act 2003, Environmental Protection Act 1990, Control of Pollution Act 1974 or planning legislation for local authority officers to make an assessment for noise nuisance arising from external sources is likely to be undertaken only if the noise and ventilation mitigation measures installed are in operation i.e. windows kept closed and ventilation scheme utilised.

DRAFT DECISION LETTER

- Address:** 11 - 12 Floral Street, London, WC2E 9DS
- Proposal:** Internal and external alterations to No.12 to facilitate conversion to residential accommodation on upper floors (Class C3).
- Plan Nos:** P-005-EX; P-006-X; P-007-EX; P-010-EX; P-099-EX; P-100-EX; P-101-EX; P-102-EX; P-103-EX; P-104-EX; P-105-EX RevA; P-106-EX RevA; P-119-EX; P-120-EX; P-121-EX; P-122-EX; P-123-EX; P-124-EX; P-125-EX RevA; P-126-EX RevA; P-200-EX RevA; P-250-EX RevA; P-251-EX; P-260-EX RevA; P-261-EX; P-262-EX; P-270-EX; P-271-EX; P-272-EX; P-281-EX; P-289-EX RevA; P-290-EX RevA; P-291-EX; P-293-EX RevA; P-294-EX; P-295-EX.
- P-098-PP; P-099-PP; P-100-PP; P-101-PP; P-102-PP; P-103-PP; P-104-PP RevA; P-105-PP RevA; P-106-PP RevA; P-119-PP; P-120-PP; P-121-PP; P-122-PP; P-123-PP; P-124-PP RevA; P-125-PP RevA; P-126-PP RevA; P-200-PP RevA; P-250-PP RevA; P-251-PP; P-252-PP; P-253-PP; P-280-PP; P-281-PP; P-289-PP RevA; P-290-PP RevA; P-291-PP; P-293-PP RevA; P-294-PP; P-295-PP; P-301-PP; P-302-PP; P-303-PP; P-304-PP; P-305-PP.

Design and Access Statement; Planning Statement; Historic Building Report and Addendum; Archaeology Assessment; Archaeological Evaluation and Geotechnical Watching Brief; Daylight and Sunlight Report including additional letters dated 27 March and 10 April 2015; Access Statement; Energy and Sustainability Strategy; Transport Statement; Residential Noise Report; Construction Management Plan; Supporting Structural Statement (including basement impact assessment for information purposes only); Waste Management Strategy; Ventilation Strategy.

Case Officer: Vincent Nally

Direct Tel. No. 020 7641 5947

Recommended Condition(s) and Reason(s):

- 1 The works hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 You must apply to us for approval of detailed drawings at scales of 1:5 or 1:10 (as appropriate) of the following parts of the development - new windows, doors (including internal within the listed building), dormers, shopfronts, railings / balustrades / in-built planters, parapets, roof / wall cladding and internal wall, floor and ceiling finishes.

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 7 You must apply to us for approval of detailed drawings showing the following alterations to the scheme:

- (a) the retention of the original school room door between 2nd floor closet wing landing and new cupboard;
 (b) all windows to the rear and side elevations of no.12 to be single-glazed to match existing.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 8 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 9 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 10 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 11 You must apply to us for approval of detailed drawings of the proposed smoke vents to the top of the stairs in No.12 Floral Street. You must not start any work on this part of the development until we have approved what you have sent us. You must then carry out the work according to these details

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 - 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

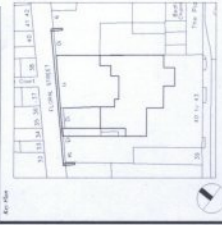
Client: Chelsea Locks Ltd
 204 Essex, Canisage Hall, 29 Floral Street
 London WC2E 9DP, United Kingdom
 Tel: +44 (0)20 7876 5901

Architect: Kohn Pedersen Fox Associates (International) PA
 500 Madison Avenue, 25th Floor, New York, NY 10022
 75 Langley Street, London WC2H 9JA, United Kingdom
 Tel: +44 (0)20 3115250 Fax: +44 (0)20 7491 1175

- Areas outside of application boundary
- Denotes areas of alteration*
- Denotes walls to be removed*
- All excavation areas subject to validation of excavation on site and detailed assessment by structural engineer

Note: All dimensions herein are metric and design shall be in metric units. All drawings and documents are subject to change without notice. All drawings and documents are subject to the terms and conditions of the contract.

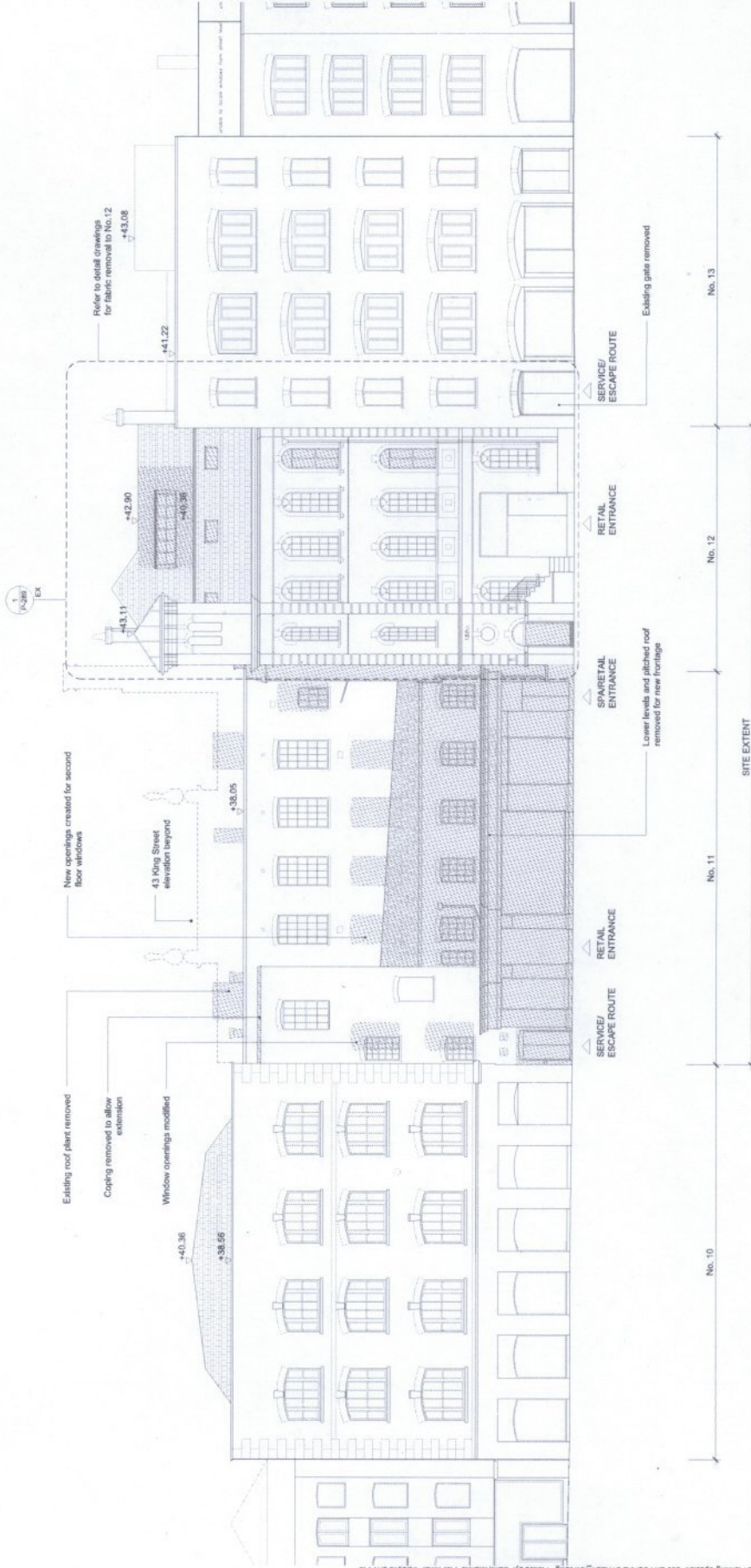
Revision: 09/04/2019
 Date: 09/04/2019



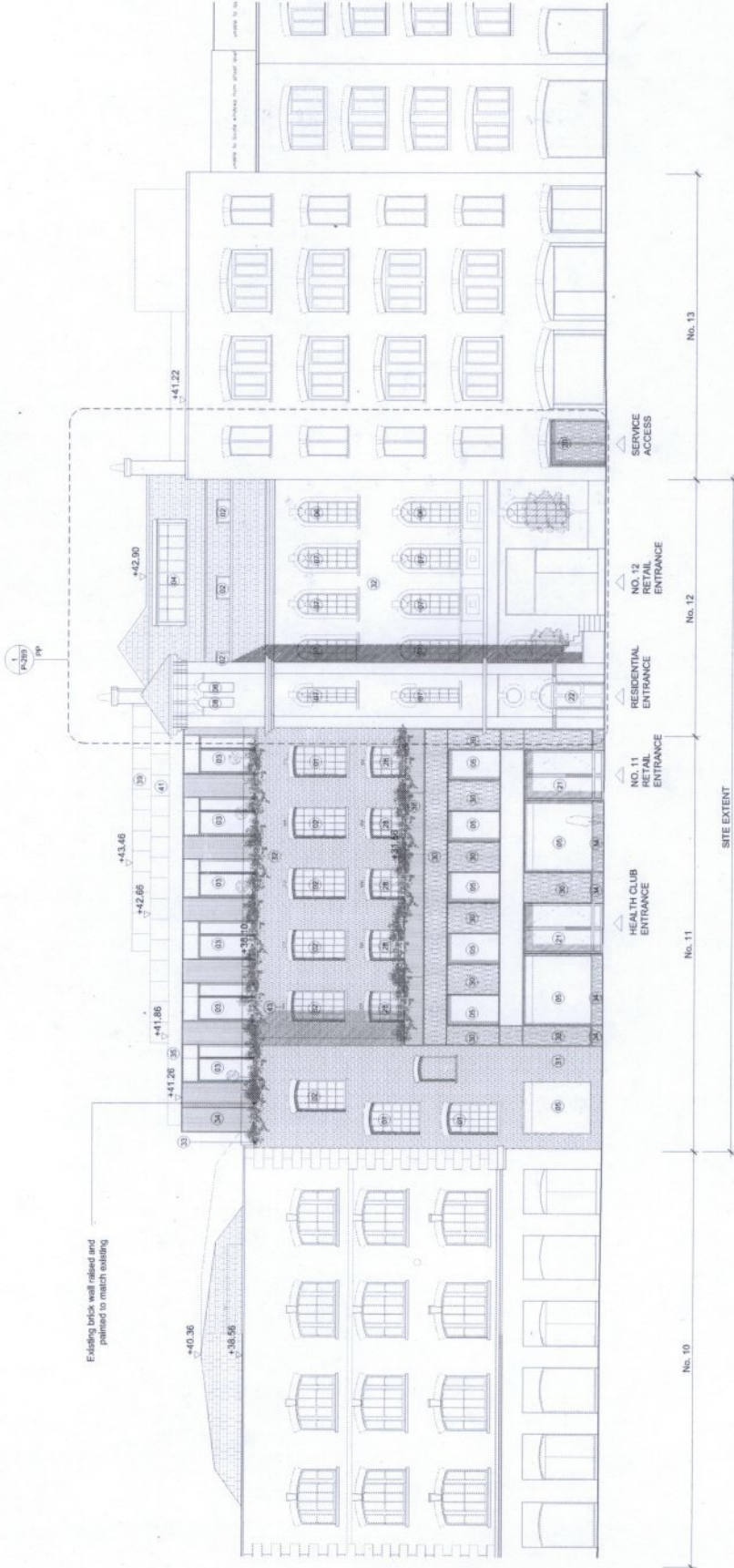
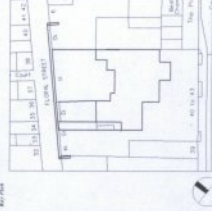
Rev: 12/2014
 Scale: 1:100 @ A1 (1:200 @ A3)
 Date: 22/09/14
 AS

11-12 FLORAL STREET
 EXISTING - ELEVATION
 FLORAL STREET

P-200-EX



1 EXISTING FLORAL STREET ELEVATION
 SCALE: 1:100 @ A1 (1:200 @ A3)



- WINDOWS**
- 01 New timber sash window and secondary glazing to be installed to match adjacent units
 - 02 Existing timber sash window to be refurbished / replaced to match existing and secondary glazing installed
 - 03 Double glazed metal framed windows
 - 04 Timber framed double glazed dormer window
 - 05 Double glazed metal framed steep front window
 - 06 New metal framed bottom hung casement window with secondary glazing to match adjacent units
 - 07 Existing bottom hung metal casement window to be refurbished and secondary glazing installed
 - 08 Existing opening to be fitted with new double glazed metal frame window
 - 09 Existing window blocked up with brickwork to match existing
- DOORS**
- 10 Existing timber sash window to be refurbished / replaced and new double glazed window installed with pattern to match up from both windows
 - 11 Metal gates
 - 21 Grand steep front doors
 - 22 Painted timber panelled doors to match existing
 - 23 New painted timber door fitted shut
 - 24 New double glazed timber framed double doors in existing window location
 - 25 Metal framed solid doors
 - 26 Double glazed timber frames sliding folding doors
 - 27 Metal door
 - 28 New door opening with double glazed timber doors
- ROOF**
- 30 Existing window to be replaced by new slate roof tiling to match existing
 - 31 Reconfigured stone parapet to match existing
 - 32 Metal panel
 - 33 Metal balustrade
 - 34 Castles used metal balcony
 - 35 Brickwork wall
 - 36 Metal partition box
- FACADE**
- 37 Decorative metal panel (material to be agreed)
 - 38 Rendered brick wall to match existing
 - 39 Existing render to be replaced and repaired (as required)
 - 40 Solid metal plant screen
 - 41 White glazed brick wall
 - 42 Perforated metal plant screen
 - 43 External service stair removed and rendered well to be restored to match existing
 - 44 Decorative metal air brick

Client
Covent Garden London
200 Floral Street
London WC2E 9DF, United Kingdom
Tel: +44 (0)20 7075 5001

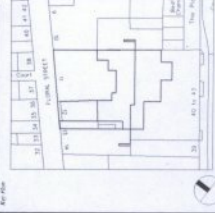
Architect
Kohn Pedersen Fox Associates (International) PA
Architects & Planning Consultants
London WC2H 9JA, United Kingdom
Tel: +44 (0)20 31193300 Fax: +44 (0)20 74971175

- Area outside of application boundary
- Demolish areas of allocation*
- Demolish areas of reservation*
- Demolish walls to be removed*

*We strongly recommend that all demolition areas are subject to detailed assessment by structural engineers.

Note
This drawing is for information only. It is not to be used for construction purposes. All dimensions and areas are subject to the survey and site investigations.

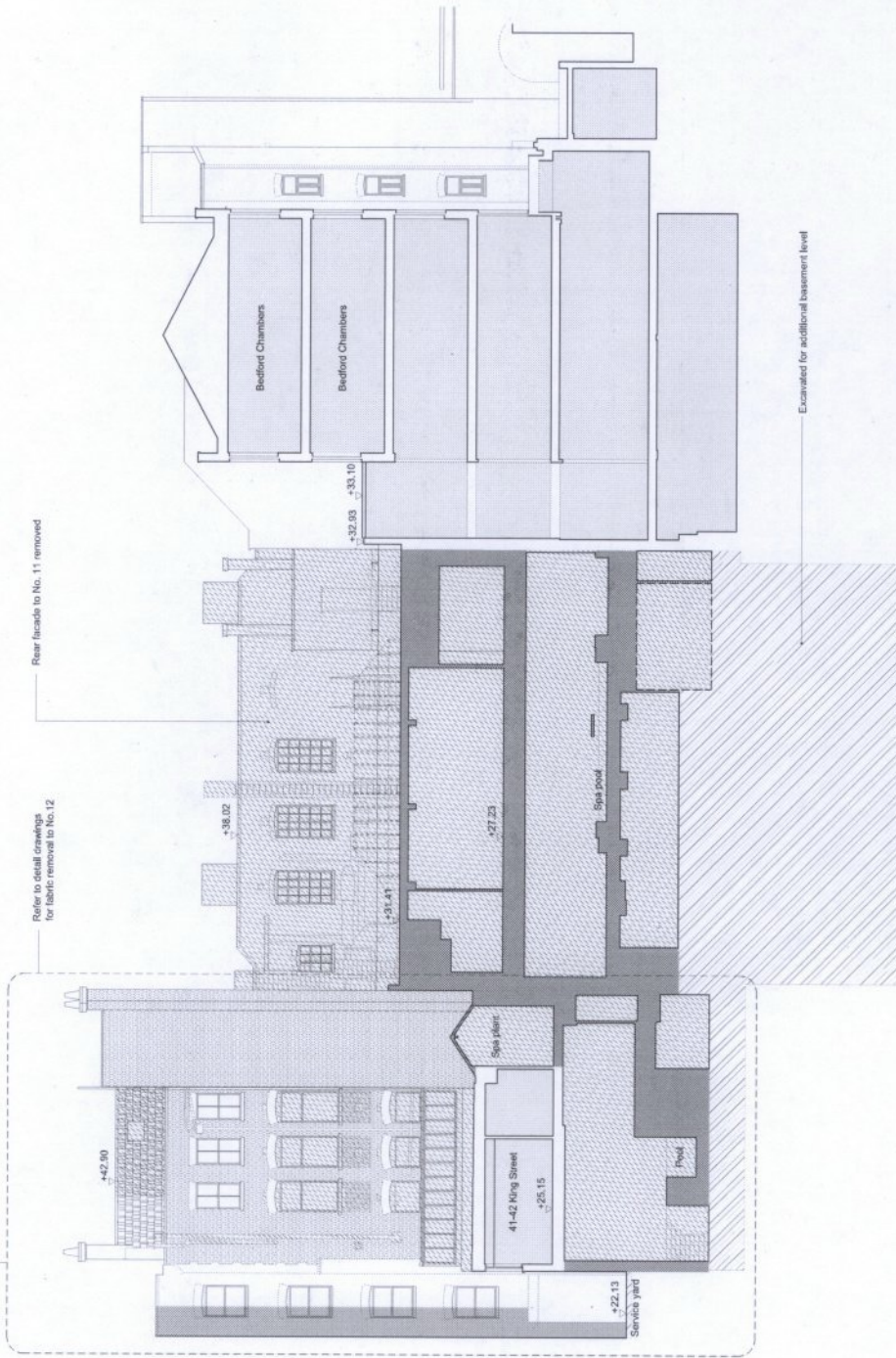
A Demolition hatch applied 09/04/2015



Date: 04.12.2014
Drawing No: 11/200/BA3
Scale: 1:200
Sheet: 01

11-12 FLORAL STREET
EXISTING - SECTIONS
NW SECTION 01

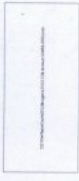
P-250-EX



Refer to detail drawings for fabric removal to No.12

Rear facade to No. 11 removed

Excavated for additional basement level

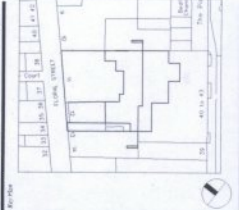


Client
Covent Garden London
25 Floral Street
London WC2E 9DF, United Kingdom
Tel: +44 (0)20 7387 5001

Architect
Kohn Pedersen Fox Associates (International) PA
Architects & Planning Consultants
London WC2H 9EA, United Kingdom
Tel: +44 (0)20 31195000 Fax: +44 (0)20 74971175

Notes
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the face of the work unless otherwise stated.
3. All dimensions are to be confirmed by the contractor.
4. All dimensions are to be confirmed by the contractor.

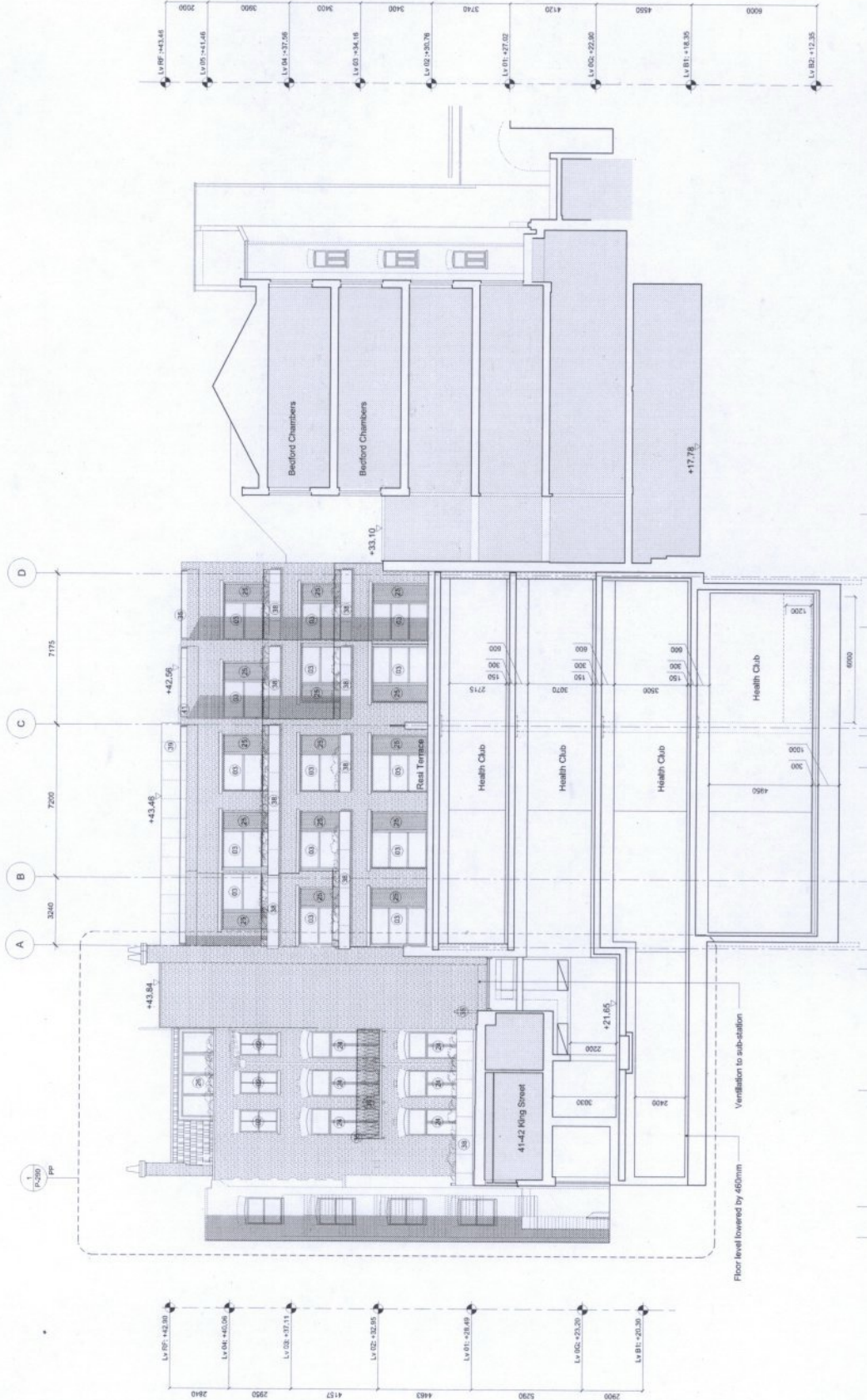
Scale
1:100 (A1) / 1:200 (A3)



Date
03.10.2014
Drawing No.
11-12 FLORAL STREET
22/14

11-12 FLORAL STREET PROPOSED - SECTIONS NW SECTION 01

P-250-PP



WINDOWS

- 1) New timber sash window and secondary glazing to be installed in adjacent units
- 2) Existing bottom hung metal casement window to be refurbished and secondary glazing installed
- 3) Double glazed metal framed windows
- 4) Timber framed double glazed dormer window
- 5) Double glazed metal framed shop front window

DOORS

- 6) Metal plate
- 7) Glazed shop front doors
- 8) Painted timber panelled floor to match existing

ROOF

- 9) Existing timber sash window to be refurbished/refitted with secondary glazing to match original pattern to match original sash window
- 10) New painted timber door faced shut to match existing
- 11) New double glazed timber framed double doors in existing window location
- 12) Metal framed solid doors
- 13) Double glazed timber framed sliding folding doors
- 14) Metal door
- 15) New door opening with double glazed bronze doors

FACADE

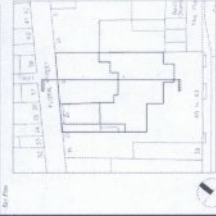
- 16) Existing window to be replaced by new slate roof lining to match existing
- 17) Rectangular stone parapet to match existing
- 18) Metal panel
- 19) Metal balustrade
- 20) Cambered metal balcony
- 21) Brickwork wall
- 22) Metal parapet fins
- 23) Solid metal plate screen
- 24) White glazed brick wall
- 25) Perforated metal plate screen
- 26) External service rear removed and enclosed wall to be restored to match existing
- 27) Decorative metal air brick

Client
Covent Garden London
2nd Floor, carriage Hall, 39 Floral Street
London WC2E 9AF, United Kingdom
Tel: +44 (0)20 7780 5001

Architect
Kohn Pedersen Fox Associates (International) PA
Architects & Planning Consultants
1111 Avenue of the Americas
London WC2H 8SA, United Kingdom
Tel: +44 (0)20 3196300 Fax: +44 (0)20 74871175

- Area outside of application boundary
 - Destructive areas of alteration
 - Destructive areas of excavation
 - Destructive walls to be removed
- All structural work subject to retention of structure on site
All structural work subject to retaining of ground

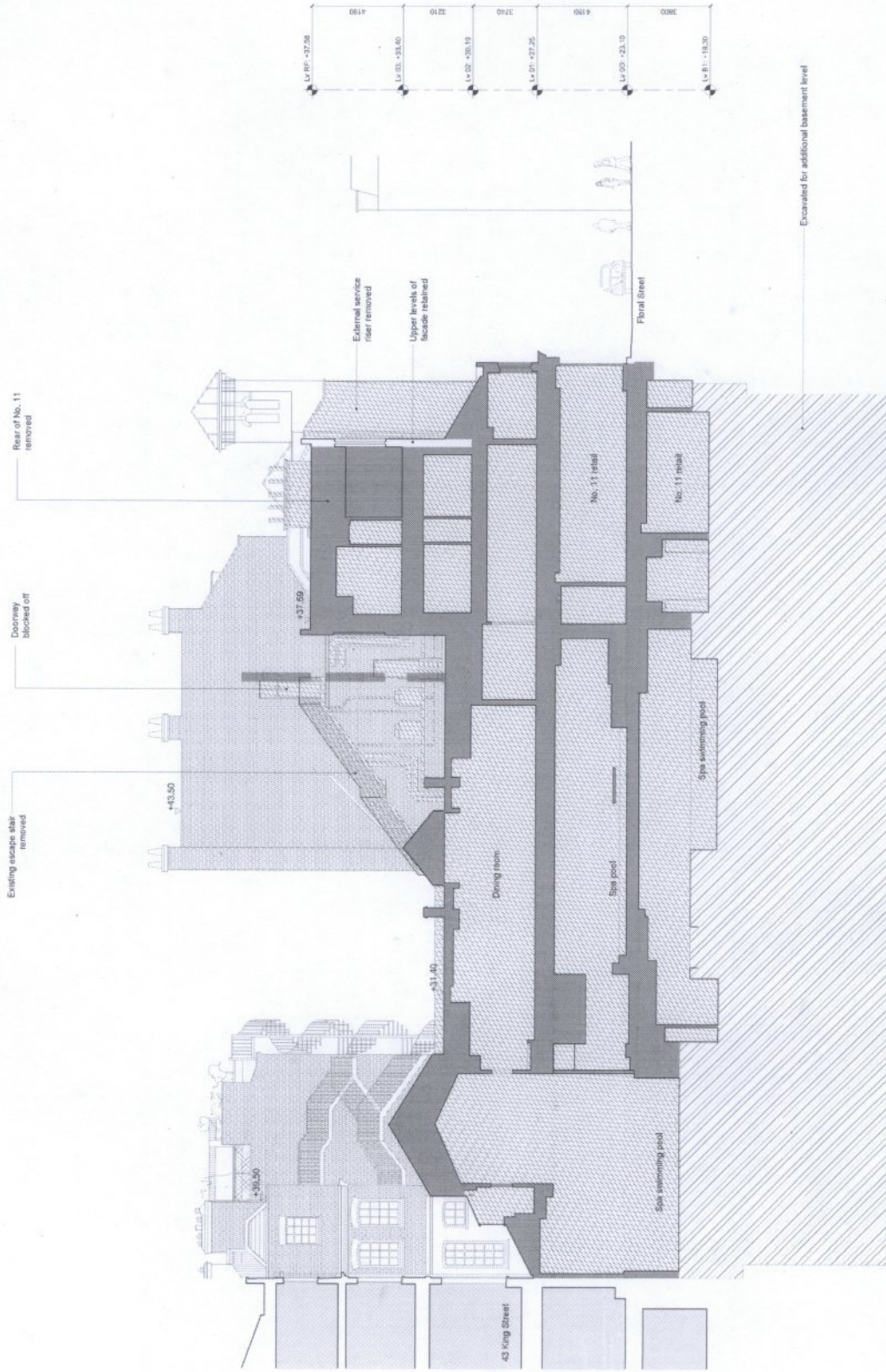
Note
All proposed works are subject to design and construction details to be agreed with the relevant authorities and the relevant parties to the planning and other investigations.

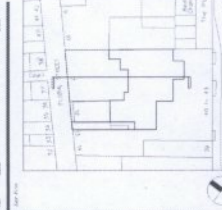


04.12.2014
1:100@A1 / 1:200@A3
2:200

AS
11-12 FLORAL STREET
EXISTING - SECTIONS
SW SECTION 01

P-270-EX

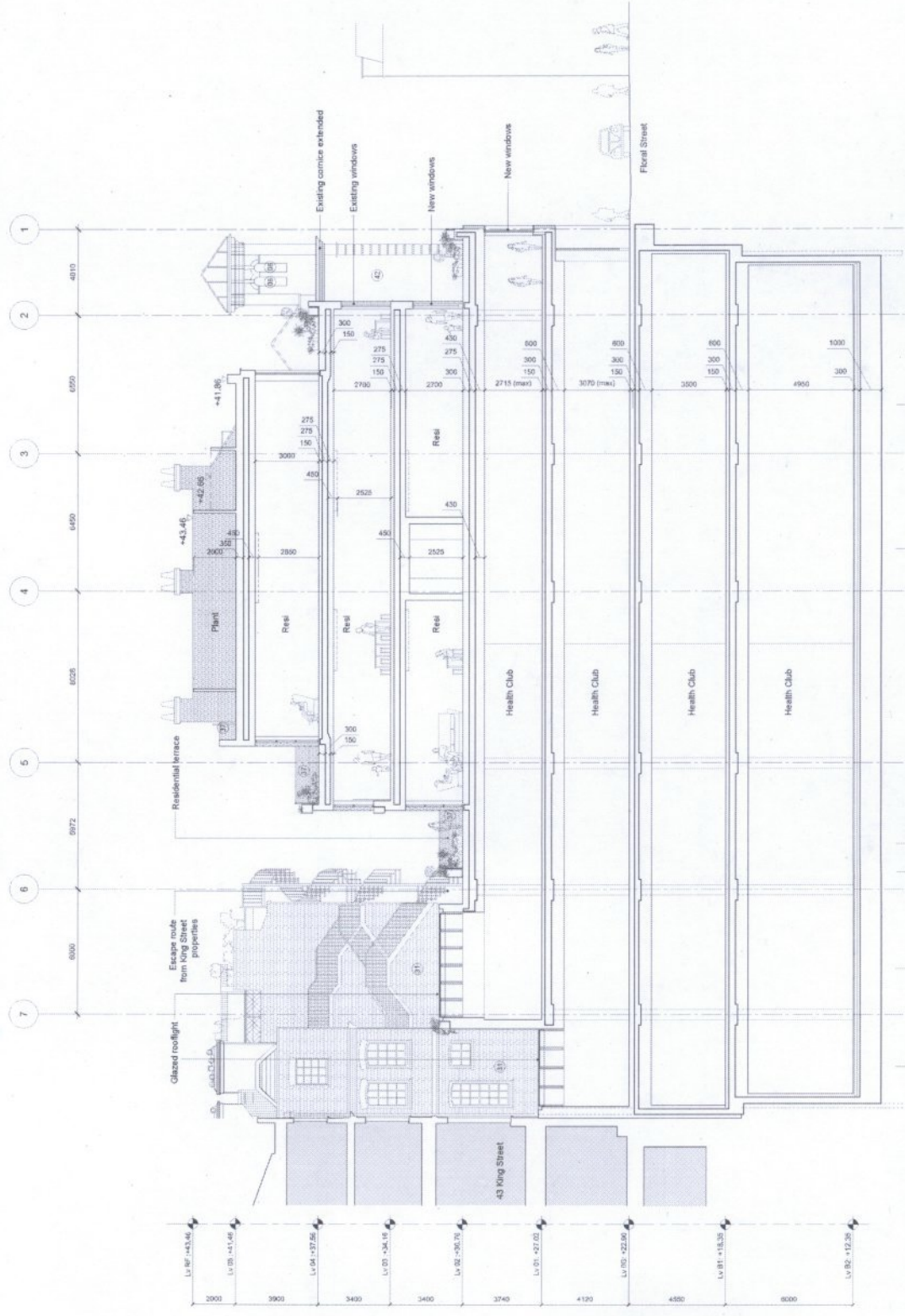




05.10.2014
1109B/AL/1/2008/043
2238

11-12 FLORAL STREET
PROPOSED - SECTIONS
SW SECTION 01

P-270-PP



- WINDOWS**
- 1) New timber sash window and secondary glazing to be installed to match adjacent unit
 - 2) Existing timber sash window to be refurbished / replaced to match existing and secondary glazing installed
 - 3) Double glazed metal framed window
 - 4) Timber framed double glazed dormer window
 - 5) Double glazed metal framed shop front window
- DOORS**
- 6) Existing opening to be fitted with new double glazed timber frame window
 - 7) Existing window blocked up with brickwork to match existing
 - 8) New metal framed bottom hung entrance window replaced with secondary glazing to match adjacent units
 - 9) Existing bottom hung entrance window to be refurbished and secondary glazing installed
 - 10) Existing opening to be fitted with new double glazed timber frame window
 - 11) New double glazed timber framed double doors in existing window location
 - 12) Metal framed solid doors
 - 13) Double glazed timber framed sliding folding doors
 - 14) Metal door
 - 15) New door opening into double glazed timber doors
 - 16) Existing timber sash window to be refurbished / replaced and double glazing installed with pattern to match original sash windows
 - 17) New double glazed timber framed double doors in existing window location
 - 18) Metal framed solid doors
 - 19) Double glazed timber framed sliding folding doors
 - 20) Metal door
 - 21) New door opening into double glazed timber doors
- ROOF**
- 22) Existing window to be replaced by new slate roof lining to match existing
 - 23) Reconfigured stone parapet to match existing
- FAÇADE**
- 24) Metal panel
 - 25) Metal balustrade
 - 26) Cast/rolled metal balcony
 - 27) Brickwork wall
 - 28) Metal glazing bar
 - 29) Solid metal plant screen
 - 30) White glazed brick wall
 - 31) Perforated metal plant screen
 - 32) External metal plant screen and enclosed wall to be restored to match existing
 - 33) Decorative metal set back

Area outside of application boundary

Level reference
+0.00m Floor above (BAM)
+1.00m Floor above (BAM)
+1.00m Floor above (BAM)

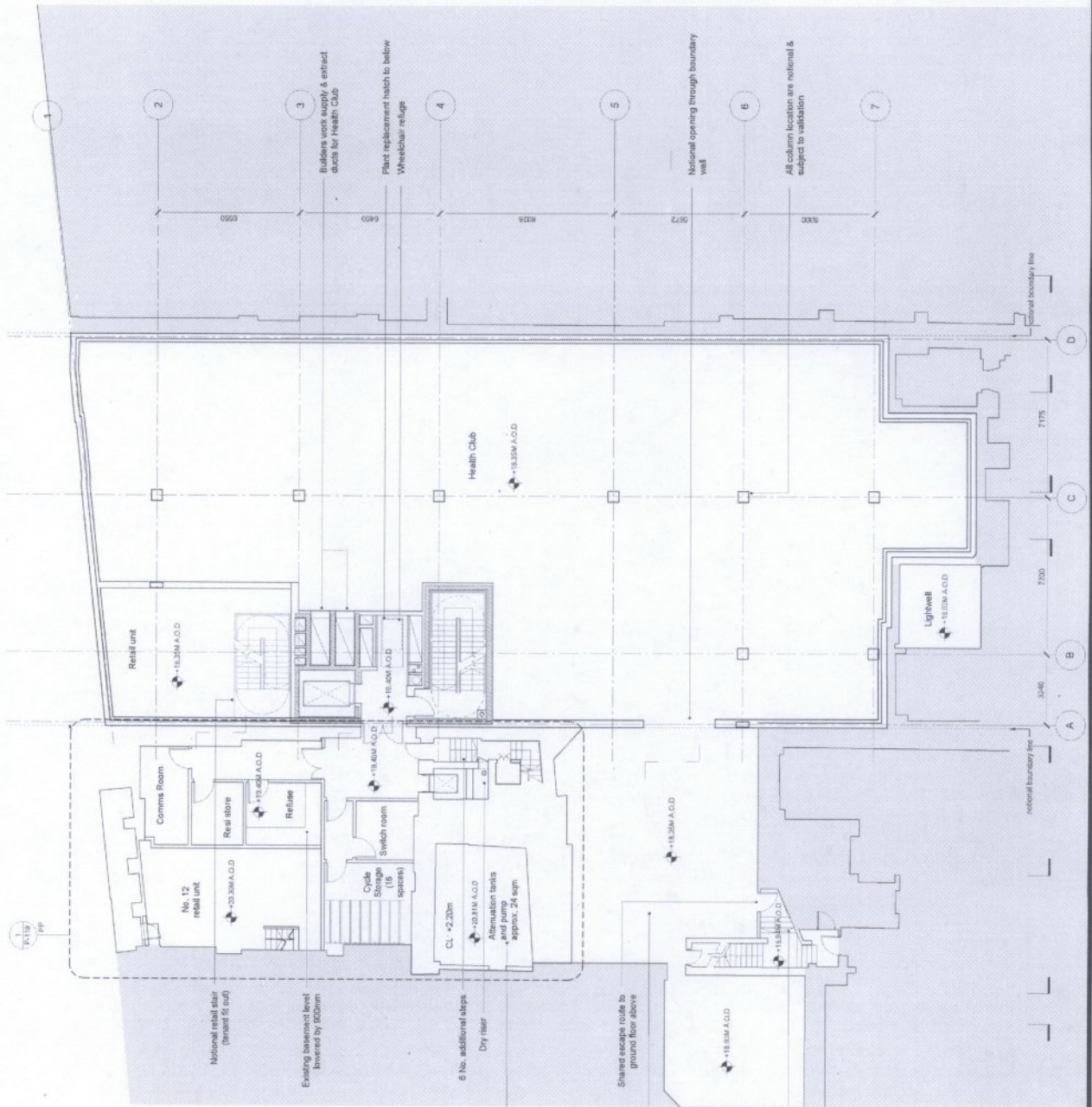
*Some areas are for future use only and may not be included in the final scheme.

All pertinent legal and regulatory obligations are to be observed and the design is subject to other surveys and investigations.



Date: 03.10.2014
Drawing No: 1.1009A11.1.2009A3
Scale: 1:500
AS

11-12 FLORAL STREET PROPOSED - PLANS BASEMENT 01 P-099-PP



- Existing basement level lowered by 900mm
- Existing floor level lowered by 450mm
- New stairs to connect to existing escape route
- 8 No. additional steps
- Dry riser
- Existing floor level lowered by 900mm
- Sharp escape route to ground floor above
- Existing floor level lowered by 450mm
- New stairs to connect to existing escape route

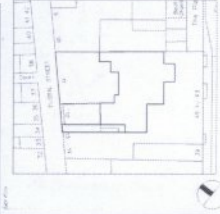
1 BASEMENT 01 PLAN
SCALE 1:1000(A11.1.2009A3)

Area outside of application boundary

1:1000 1:2000 1:5000
1:10000 1:20000 1:50000
1:100000 1:200000 1:500000
1:1000000 1:2000000 1:5000000

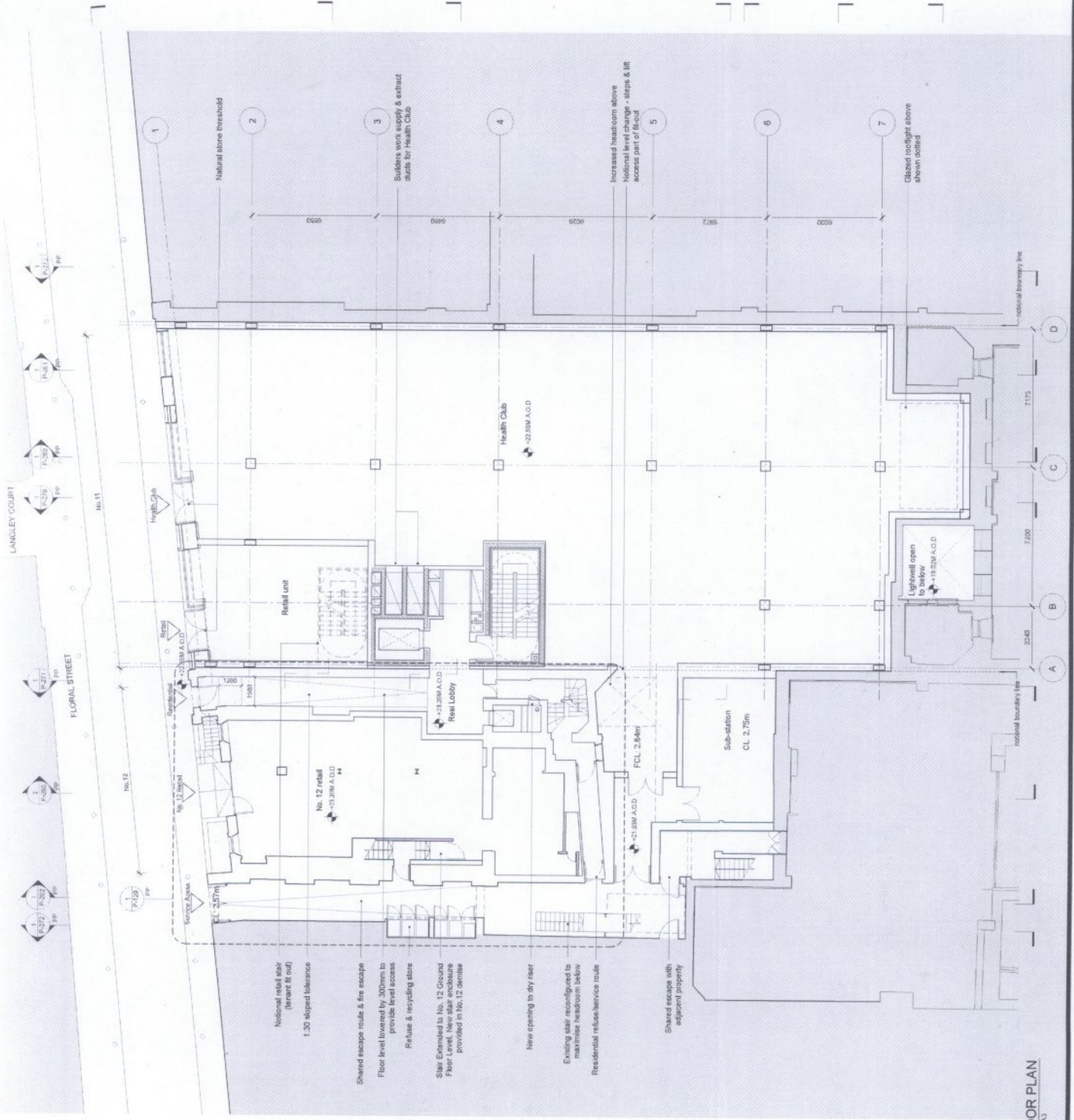
Notes:
- Areas shown are for reference only and may vary

All approved, signed and sealed drawings are subject to the terms and conditions of the contract and are not to be used for any other purpose without the prior written consent of the architect.



Date: 03.10.2014
Drawing No: 1.1008A1/1.200@A3
Scale: 1:1000

11-12 FLORAL STREET PROPOSED - PLANS GROUND FLOOR P-100-PP



1 GROUND FLOOR PLAN
SCALE: 1:1000 A1/1.200@A3

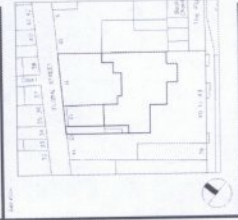
Client
Covent Garden London
2nd Floor, Carriage Hall, 29 Floral Street
London WC2E 9JA, England
Tel: +44 (0)20 7780 5200

Architect
Kohn Pedersen Fox Associates (International) PA
Architects & Planning Consultants
1111 Avenue of the Americas
London WC2H 8JL, United Kingdom
Tel: +44 (0)20 31185300 Fax: +44 (0)20 74871175

Area outside of application boundary

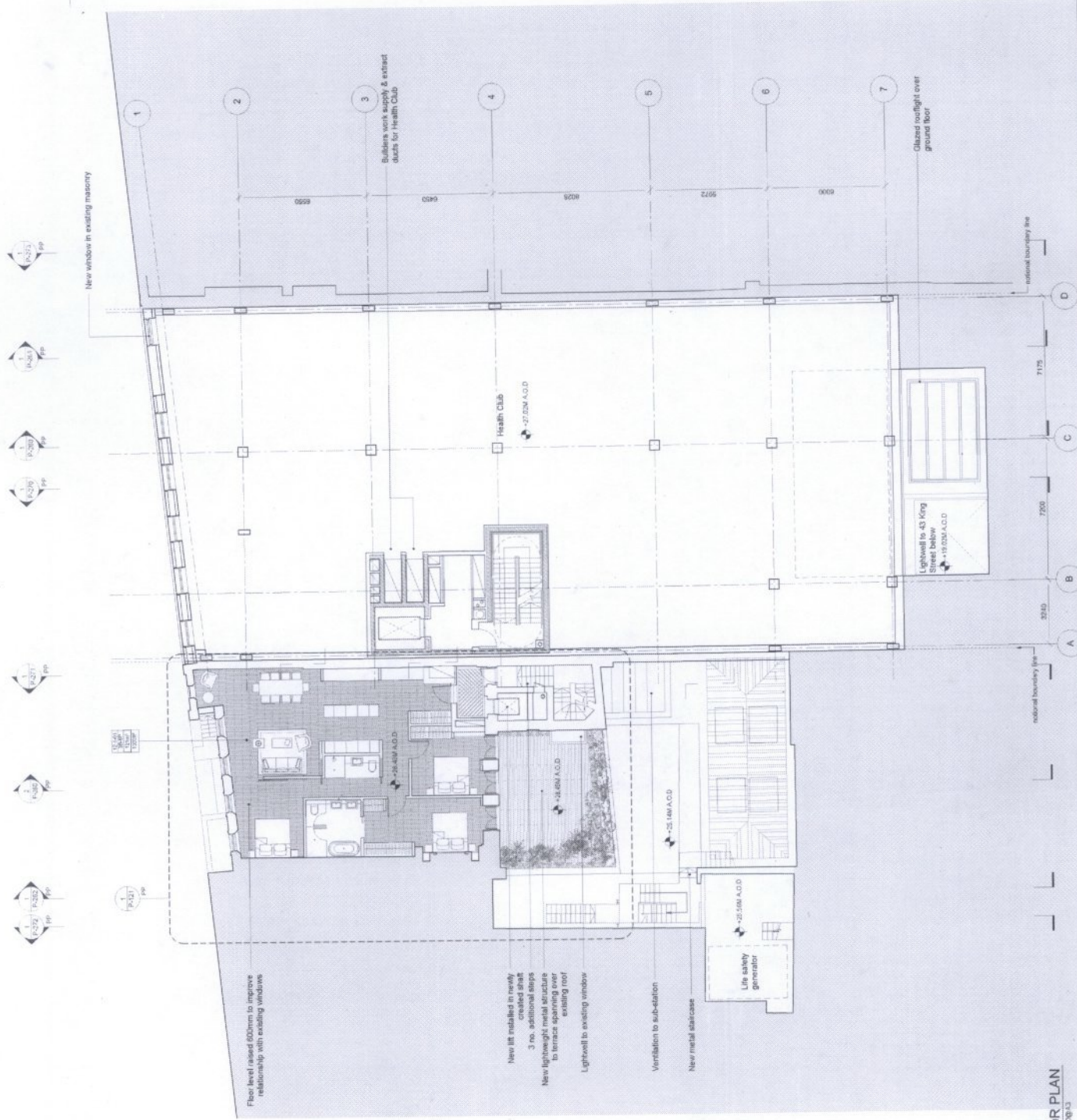
1/20' Unit reference
1/20' = 1:600
1/20' = 1:600 (approx)
1/20' = 1:600 (approx)
1/20' = 1:600 (approx)

All dimensions are in millimetres unless stated otherwise.
All measurements are approximate. All dimensions are subject to field surveys and site investigations.



Date: 03.10.2014
Scale: 1:1000 (A1 / 1:200 (A3)
Drawing No: 11-12-PP-01

11-12 FLORAL STREET PROPOSED - PLANS FIRST FLOOR P-101-PP

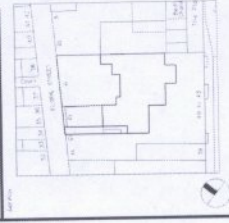


1 FIRST FLOOR PLAN
SCALE: 1:1000 (A1 / 1:200 (A3)

Area outside of application boundary
1:1250 | 1:500
1:250 | 1:125
1:63 | 1:31
*Note: Areas are for reference only and not subject to any planning restrictions.

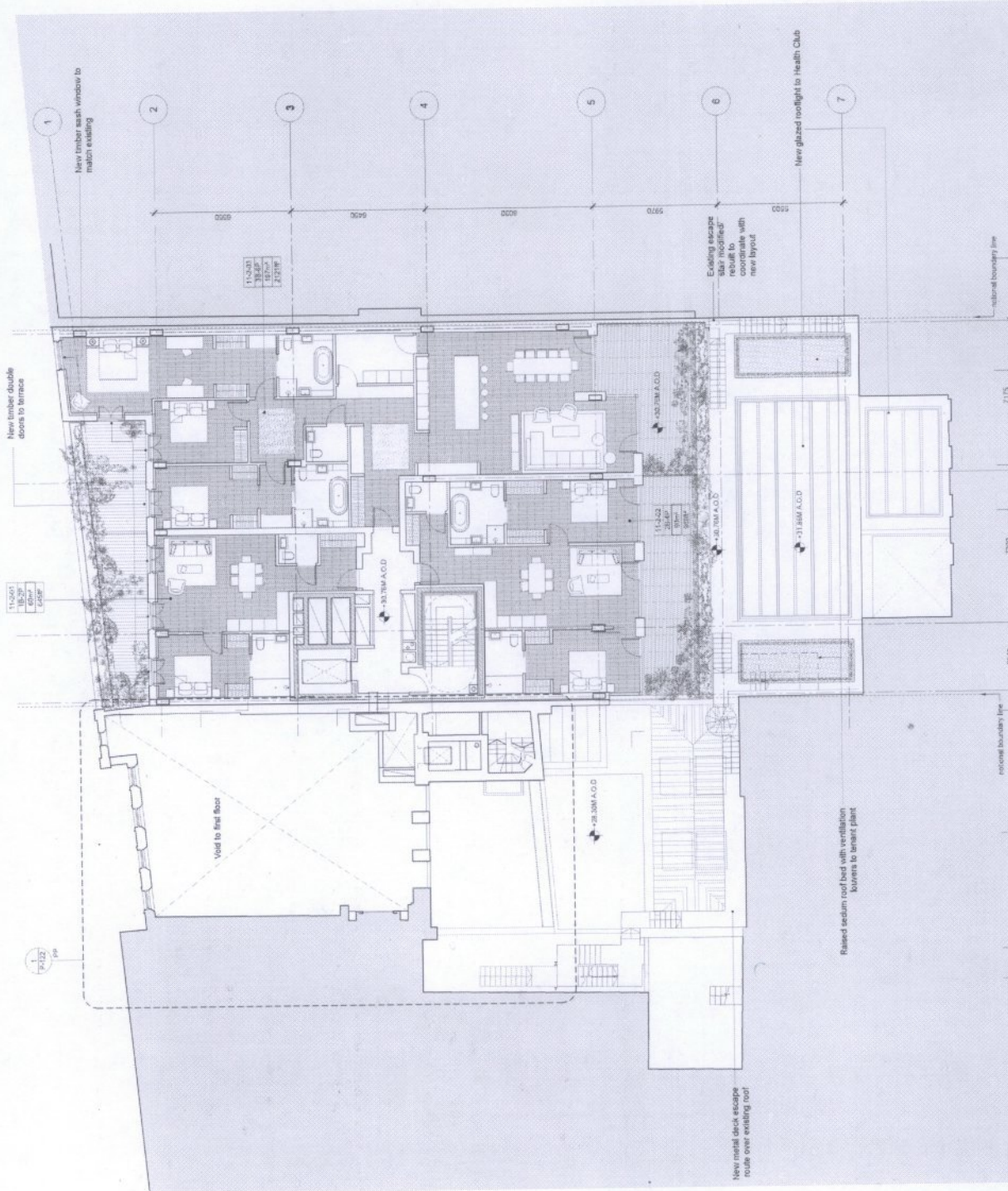
Table with 2 columns: Date, Description

Date	Description
05.10.2014	1:100@A1 1:200@A3
02.09.2014	1:250
27.08.14	AS



05.10.2014
1:100@A1 | 1:200@A3

11-12 FLORAL STREET PROPOSED - PLANS SECOND FLOOR P-102-PP



1 SECOND FLOOR PLAN
SCALE 1:100@A1 | 1:200@A3

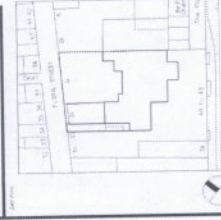
Filename: H:\2014_TheShelfery\Drawings\CAD\Set\102-PP-SECOND FLOOR.dwg Plotted by: Ting Maier Plot Time: 13/02/14 10:55 PM

Area outside of application boundary.

(S) Set reference
(T) Total
(I) Inter
(O) Other
(A) Area
(P) Per
(M) Meter
(D) Day
(W) Week
(M) Month
(Y) Year

All apartment layouts and configurations subject to change without notice and are subject to site surveys and site investigations.

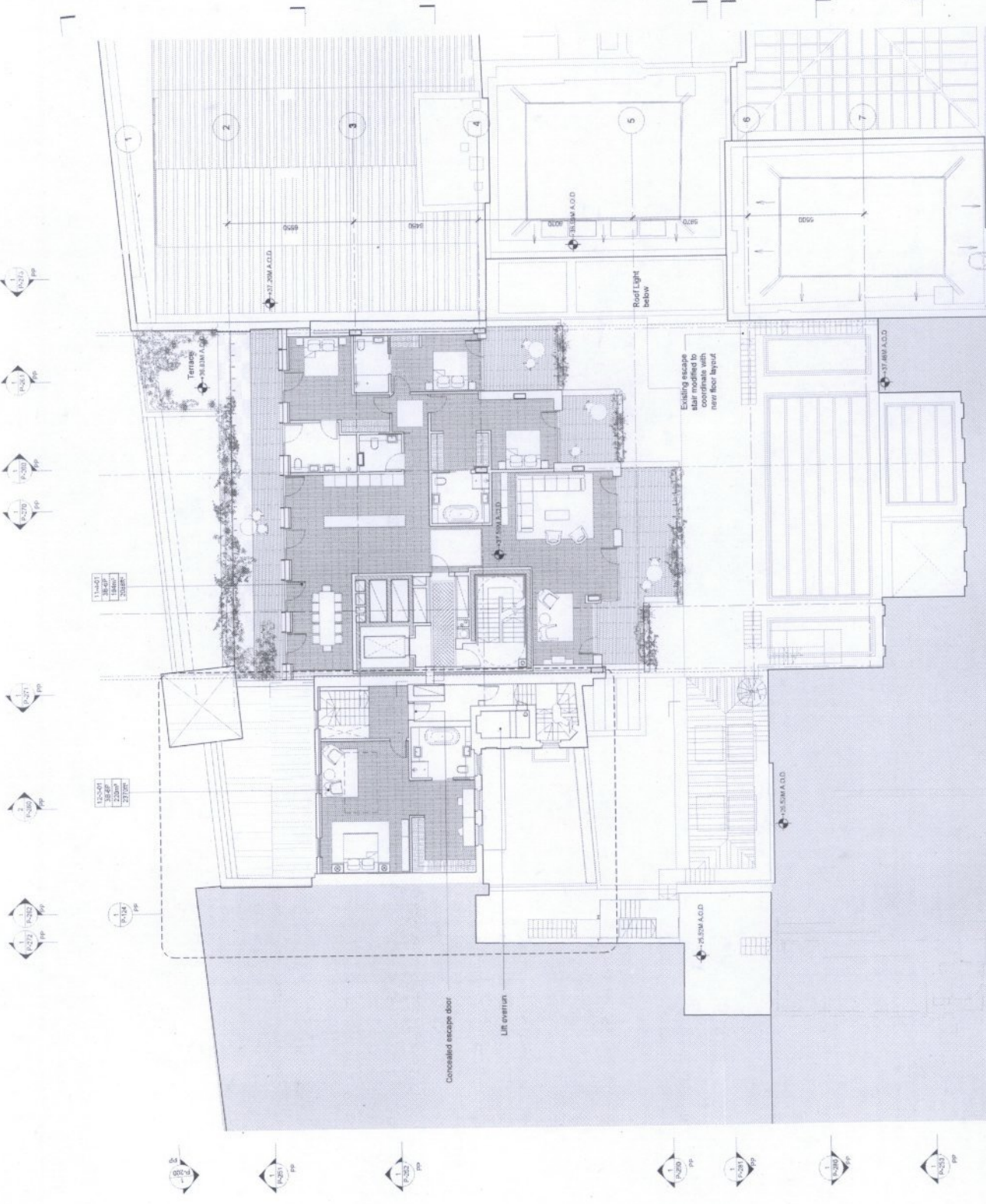
All dimensions are in meters unless otherwise stated. All dimensions are to the center line of the wall or other feature unless otherwise indicated.



03.10.2014
1108941/1200843
AS

11-12 FLORAL STREET
PROPOSED - PLANS
FOURTH FLOOR

P-104-PP



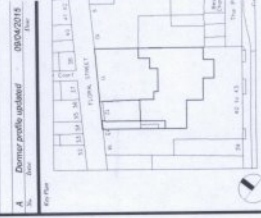
1 FOURTH FLOOR PLAN
SCALE 1:1000(1/1200)S3



Client
 Corbett Garden London
 11-12 Floral Street
 London WC2E 9DP, United Kingdom
 Tel: +44 (0)20 7878 5001

Architect
 Kohn Pedersen Fox Associates (International) PA
 700 Madison Avenue
 New York, NY 10022, USA
 London W1D 7AH, United Kingdom
 Tel: +44 (0)20 31195300 Fax: +44 (0)20 7497 1175

Area outside of application boundary
 1.00m
 2.00m
 3.00m
 4.00m
 5.00m
 6.00m
 7.00m
 8.00m
 9.00m
 10.00m
 11.00m
 12.00m
 13.00m
 14.00m
 15.00m
 16.00m
 17.00m
 18.00m
 19.00m
 20.00m
 21.00m
 22.00m
 23.00m
 24.00m
 25.00m
 26.00m
 27.00m
 28.00m
 29.00m
 30.00m
 31.00m
 32.00m
 33.00m
 34.00m
 35.00m
 36.00m
 37.00m
 38.00m
 39.00m
 40.00m
 41.00m
 42.00m
 43.00m
 44.00m
 45.00m
 46.00m
 47.00m
 48.00m
 49.00m
 50.00m
 51.00m
 52.00m
 53.00m
 54.00m
 55.00m
 56.00m
 57.00m
 58.00m
 59.00m
 60.00m
 61.00m
 62.00m
 63.00m
 64.00m
 65.00m
 66.00m
 67.00m
 68.00m
 69.00m
 70.00m
 71.00m
 72.00m
 73.00m
 74.00m
 75.00m
 76.00m
 77.00m
 78.00m
 79.00m
 80.00m
 81.00m
 82.00m
 83.00m
 84.00m
 85.00m
 86.00m
 87.00m
 88.00m
 89.00m
 90.00m
 91.00m
 92.00m
 93.00m
 94.00m
 95.00m
 96.00m
 97.00m
 98.00m
 99.00m
 100.00m



Date: 03.10.2014
 Scale: 1:100 @ A1 / 1:200 @ A3
 Project No: 2239
 Floor No: 5
**11-12 FLORAL STREET
 PROPOSED - PLANS
 FIFTH FLOOR
 P-105-PP**

