

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 16 June 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> St James's	
<b>Subject of Report</b>	<b>Hudson House, 8 Tavistock Street, London, WC2E 7PE</b>		
<b>Proposal</b>	Use of building as 10 residential units (Class C3). Erection of new roof level extension (including plant room) and use of part of main roof as a terrace.		
<b>Agent</b>	GVA		
<b>On behalf of</b>	Hudson House BV		
<b>Registered Number</b>	14/11265/FULL 14/11266/LBC	<b>TP / PP No</b>	TP/13881
<b>Date of Application</b>	11.11.2014	<b>Date amended/ completed</b>	22.05.15
<b>Category of Application</b>	Major		
<b>Historic Building Grade</b>	Grade II* Listed Building		
<b>Conservation Area</b>	Covent Garden		
<b>Development Plan Context</b> - 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		
<b>Stress Area</b>	Within Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

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

- i. A financial contribution towards affordable housing of £1,750,700 (index linked and payable on commencement of the development);
- ii. Free lifetime car club membership for residents of the development;
- iii. The costs of monitoring the S106 legal agreement.

2. If the legal agreement has not been completed within six weeks of the date of the Committee's 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

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that the proposals are unacceptable in the absence of the benefits that would have been secured; 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.





HUDSON HOUSE, 8 TAVISTOCK STREET, WC2

## 2. SUMMARY

Hudson House is a Grade II\* listed office building located within the Covent Garden Conservation Area and the Core Central Activities Zone (CAZ). The building consists of lower ground, ground and five upper floors. Planning permission and listed building consent are sought for the conversion to accommodate 10 residential units (Class C3) including a new roof top extension.

The key issues for consideration are:

- The loss of existing office accommodation and provision of new residential floorspace.
- Impact on the special interest of the listed building and the character and appearance of the conservation area.
- Impact on the amenity of neighbouring residents.

The scheme has been revised to omit the balconies originally proposed at rear fourth and fifth floor levels. Subject to an amending condition seeking a change to the external appearance of the roof top extension, the proposals are considered acceptable in land use, amenity and design terms and comply with the relevant policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

## 3. CONSULTATIONS

### HISTORIC ENGLAND

Authorisation received to determine as seen fit.

### THE LUTYENS TRUST

Objection. The internal alterations required are detrimental to this rare surviving example of a Lutyens office interior. It is undesirable that such an important example of Edwardian office use be lost from Covent Garden.

### WESTMINSTER SOCIETY

No objection.

### COVENT GARDEN AREA TRUST

No comment.

### THAMES WATER

No objection.

### COVENT GARDEN COMMUNITY ASSOCIATION

Objection. The internal alterations and proposed change of use is detrimental to the special interest of this listed building. Concerned about the ongoing loss of office uses throughout Covent Garden.

### 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 parking stress levels. Condition required to secure sufficient cycle parking.

### ENVIRONMENTAL HEALTH

No objection to the quality of the accommodation proposed in terms of outlook, internal noise standards or ventilation. Internal layout of some of the flats will require amendment to ensure there is a protected escape route in case of fire from the bedrooms.

**CLEANSING MANAGER**

No objection subject to condition.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. Consulted: 122; Total No. of Replies: 11.

Responses have been received from an existing office occupier of Hudson House and six neighbouring residents/residents groups raising the following objections and concerns:

**Design**

- The proposals will have a negative impact upon the character and appearance of the conservation area.

**Land Use**

- The proposals will exacerbate an already limited supply of office accommodation in Westminster suitable for small businesses.
- The loss of office accommodation is contrary to the NPPF and the London Plan which seeks to support economic growth and the strategic economic functions of the CAZ.
- The quality of the residential accommodation proposed is substandard in terms of outlook and noise levels.
- The loss of offices will adversely effect the vitality and viability of the four retail units on Harlequin Court.

**Amenity**

- Loss of privacy and increased noise/disturbance to flats within Harlequin Court as a result of the balconies proposed to the rear. (Revised scheme omits balconies).
- Increased overshadowing.
- Loss of sunlight and daylight.

**Other**

- Current tenants were not made aware of the proposal by the landlord.
- Queries regarding the consultation process and extent to which the Council had advertised the application.
- The flats may be used as holiday lets rather than by permanent residents.
- Noise and disruption during construction.
- There should be a financial contribution towards public realm improvements in Tavistock Street.

ADVERTISEMENT/SITE NOTICE: Yes

**4. BACKGROUND INFORMATION****4.1 The Application Site**

Hudson House, 8 Tavistock Street is a Grade II\* listed building located within the Covent Garden Conservation Area and the Core Central Activities Zone (CAZ). The building consists of lower ground, ground and five upper floors. It was constructed in 1905 and designed by Sir Edwin Lutyen in the country house style for the Country Life Magazine. The building is currently in use as serviced offices (Class B1)

**4.2 Relevant History**

Planning permission and listed building consent were granted in 2005 for the installation of seven air conditioning units and an acoustic screen at roof level. (RN 04/09348/FULL and 04/09349/LBC)

## 5. THE PROPOSALS

Planning permission and listed building consent are sought for works in connection with the change of use of the building to 10 residential units (Class C3). The works include a roof top extension (incorporating a new plant room) and creation of a roof terrace at main roof level.

The scheme has been revised to omit balconies at rear fourth and fifth floor levels.

It is intended that the proposed residential at this site would form part of a land use swap to offset the commercial increase and loss of residential at 5 Hertford Street.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

Summary Table of land uses (m2)

Use	Existing (m2)	Proposed (m2)	Change (+ or – m2)
Office (Class B1)	2,055	0	-2,055
Residential (Class C3)	0	2,169	+2,169
Total	2,055	2,153	+114

#### 6.1.1 Loss of office use

The applicant considers that the current office use is not the optimal viable use for the building and that the building is incompatible with modern serviced office requirements due to the building's floor plate, layout and circulation. The applicant considers the proposed residential use to represent a 'good fit' for the layout and features of the building as they survive with modest alteration, and that residential use can provide the listed building with a sustainable future over the long term.

The proposals would result in the loss of office floorspace (Class B1) amounting to 2055m2 within the Core CAZ. The Covent Garden Community Association and an existing office occupier within the application building have objected to the loss of offices.

The proposed change of use needs to be assessed in the context of Policy S47 of the City Plan which advises that 'when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework... to secure development that improves the economic, social and environmental conditions in the area.'

Paragraph 51 of the NPPF advises that local planning authorities should normally approve planning applications for change of use to residential and any associated development from commercial buildings (currently in the B use class) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

The applicant advises that there are currently 103 work stations within the building. Whilst there would be a net reduction in office floorspace and employment as a result of the development, there is no evidence to suggest that the economic impact of the proposals on

this part of Tavistock Street, the Covent Garden area or the City as a whole would be sufficiently harmful in this instance to justify refusing permission.

The change to a residential use would provide social benefits with the provision of a net increase of 10 residential units, six of which are family sized and a policy compliant payment in lieu towards affordable housing of £1,750,700.

An objector refers to Policy 2.11 of the London Plan, and specifically that boroughs should "...ensure that development proposals increase office floorspace within CAZ..." However, this is taken out of context as the policy seeks to ensure that development proposals which increase office floorspace also include a mix of uses including housing.

### 6.1.2 Residential Use

There continues to be a shortage of dwellings for households both within Westminster and in Greater London as a whole. Policy H4 of the UDP and S14 of the City Plan, seek to maximise the amount of land or buildings in permanent residential use.

The introduction of 10 residential units on the site would make an important contribution to new housing provision helping the Council meet its housing target and is welcomed in policy terms compliant with UDP Policy H3. The proposed residential units are of a good size and comply with the London Plan Housing Design standards.

The mix of the residential units is summarised below:

Unit Type	Number	%
2 bed	4	40%
3 bed	6	60%

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). This proposal exceeds this provision in accordance with Policy H5 which is considered acceptable.

Objections have been raised on the grounds that the proposed residential accommodation is of insufficient quality. 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.

The issue of noise from the street, servicing of Jubilee Market and the use of its on-site compactor has been raised by objectors. Environmental Health has confirmed that no records of noise complaints from existing residents have been received on this matter.

The applicant has confirmed that all the flats will be mechanically ventilated with secondary glazing to the front windows facing Tavistock Street. Environmental Health have confirmed that subject to the imposition of safeguarding conditions, there will be sufficient measures to mitigate against internal and external noise.

Environmental Health has also confirmed that the residential units will have sufficient natural light and outlook.

### 6.1.3 Affordable Housing

The new residential floorspace triggers a requirement for the provision of affordable housing under Policy H4 of the UDP and Policy S16 of the City Plan.



Policy S16 of the City Plan requires that, in developments proposing housing of either 10 or more additional units or more than 1,000m<sup>2</sup> of additional residential floorspace, affordable housing should be provided.

Policy S16 requires affordable housing to be provided on-site but where this is not practicable or viable, cascade options allow for it to be provided off-site in the vicinity or possibly beyond the vicinity. The supporting text to this policy notes that financial contributions in lieu of affordable housing provision is an option the Council will only accept if the cascade options have been thoroughly explored and proved impracticable or unfeasible.

In this case the additional 2,153m<sup>2</sup> of residential floorspace proposed would require the provision of 400m<sup>2</sup> or five units of affordable housing.

The applicant's case is that as the building has only one entrance and core it would not be practical to provide on-site affordable housing. Further to this, it is noted that the internal and external alterations that would be required to create a separate entrance and core for on-site affordable housing provision are likely to be contentious on design grounds given the building is Grade II\* listed. The applicant has also stated they do not own any other property within the vicinity or beyond. In view of this, the applicant intends to address the affordable housing policy through a policy compliant payment in lieu of £1,750,700. This is considered acceptable in policy terms.

## 6.2 Design and Conservation

Hudson House was constructed in 1904-05 and designed by Sir Edwin Lutyens. Unlike many buildings of its time the most impressive interiors are positioned on the second floor. Some alterations have been undertaken at roof level in the building's past, however, the building retains its original grandeur. This application seeks to convert the building into residential accommodation.

### Roof Level Extension

The application site is a completed composition in the sense that it includes a pitched roof above a complete façade, however, the existing roof is not original and was raised in the past. Plus an unsightly level of plant has accumulated above the roof over the years, creating a bulky mass.

Policy DES 6 part (A) states that '*permission may be refused for roof level alterations and extensions to existing buildings in the following circumstances: 1) where any additional floor ... would adversely affect ... the architectural character ... of a building, 2) where buildings are completed compositions or include mansard or other existing forms of roof extension*'. Whilst the proposed extension would affect the building's current appearance and composition, in this case the presence of the existing plant, which adversely affects both the building's architectural character and detracts from its composition, plus the simple, elegant nature of the proposed extension, are considered sufficient to overcome the proposal's impact and limit its effect on the building's significance. The principle is therefore considered acceptable.

Views of the extension are limited to the north east side of Covent Garden and over long distance. Given the distance and the current appearance of the plant enclosure, the extension is unlikely to cause any greater harm (preserve) to the character and appearance of the Covent Garden Conservation Area than that of the existing situation.

The text that accompanies Policy DES 6 states (paragraph 10.69) '*only if a proposal is acceptable in terms of DES 6 (A), that is the principle of an extension or alteration is acceptable, should Policy DES 6 (B) be applied*'. The principle, after much deliberation has been found to be acceptable and therefore the extension must be judged against part (B). The contemporary nature of the detailed design of the extension is considered to be foreign to the

character of the building and the conservation area. An amending condition is therefore recommended for the submission of a revised, more solid and traditionally designed extension including details of the amount of light that will emanate from the structure at night.

### **Internal Alterations**

Internal alterations are proposed on all floors, however, following the receipt of revised plans, the extent of alterations has been reduced. Although the Lutyens Trust has objected to the internal alterations, these works are considered acceptable on listed building grounds.

At lower ground floor, the conversion requires alterations to the existing floor plan, however, at this level the building has been previously altered and therefore the works are not considered to harm its significance.

At ground floor, limited alterations are proposed on this floor. The majority of new walls are confined to the rear of the building leaving the principal spaces at the front unaffected and the decorative features retained.

On the upper ground floor and second floor mezzanine level, minimal works are proposed at these levels and mostly affect later modern additions to the rear, where new stairs are proposed.

On the first, second and third floors, the new elements are confined to the rear, leaving the principal spaces unaffected. The second floor in particular is preserved as the most important of the internal spaces.

At fourth and fifth floor the most substantial of the internal alterations are proposed on these floors, however, no historical floor plan remains and therefore the works are not considered to harm the significance of the building.

### **Front elevation**

Minimal works are proposed to the front elevation which largely consist of cleaning and repair works. This is acceptable in principle, subject to details of the cleaning methodology.

Lastly, the installation of secondary glazing in order to meet the Council's internal noise standards would be considered acceptable subject to the detailed design and appearance which it is recommended be secured by condition.

### **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 residential dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of Westminster's City Plan: Strategic Policies aims to protect the amenity of residents from the effects of development.

The application site is located in an area with a mixed commercial and residential character. A number of residential properties are located nearby including Harlequin Court (approx. 42 flats) to the east and Driscoll House (approx. 28 flats) on the opposite side of Tavistock Street.

In terms of the impact of the external alterations, the new roof extension is not significantly different to the existing plant room in terms of bulk, mass and height. As a result, the proposal will not result in a material loss of outlook or result in an unacceptable sense of enclosure to neighbouring properties. The submitted daylight and sunlight report also confirms the amount of light received at neighbouring residential properties will not be materially altered by the proposal.

In terms of overlooking, the applicant has revised the proposals to omit the balconies originally proposed at rear fourth and fifth floor levels. The terrace proposed at main roof level has also been set back further from the roof edge adjacent to Harlequin Court by increasing the depth of planters and is now considered acceptable in amenity terms. A condition is recommended that these planters are installed prior to the use of the terrace for sitting out purposes.

In terms of the new mechanical plant at roof level, Environmental Health have assessed the submitted noise assessment and have confirmed that they have no objection to the principle of plant in this location. However, it is requested that a condition be added requiring the submission of a supplementary acoustic report once the plant type has been selected to ensure the Council's noise standards can be achieved. Subject to this, it is considered that the plant will not result in noise nuisance or a loss of neighbouring amenity.

## **6.4 Highways and Parking**

### **6.4.1 Car Parking**

The evidence of the Council's most recent daytime parking survey in 2011 indicates that the parking occupancy of Residents' Bays and Shared Use Bays within a 200 metre radius of the application site is 65.9% (consisting of single yellow lines, metered bays, pay and display and shared use). Policy TRANS23 of our UDP details a threshold of 80% on-street car park occupancy, above which the provision of additional vehicles to the on-street parking environment will result in an unacceptable 'stress' level.

The most recent night time parking survey in 2011 (Buchanan's) indicates that parking occupancy of ResPark bays within a 200 metre radius of the site is 53.7%.

Whilst the on-street parking situation is expected to deteriorate as a result of the proposal, it is also acknowledged that car ownership is likely to be low given the city centre location of the site. Free lifetime car club membership for residents of the development will be secured by S106 legal agreement.

### **6.4.2 Cycle Parking**

Secure cycle parking is to be provided at basement level of the building and is in accordance with TRANS 10. A query was raised by the Highways Planning Manager in relation to the 'MVHR' annotation which has since been clarified as being a high level air handling unit which will not inhibit access underneath to the cycles. These arrangements are to be secured by condition.

### **6.4.3 Refuse Accommodation**

The waste store for the development is also located at basement level. The Council's Cleansing Manager is satisfied with the refuse arrangements which are recommended to be secured by condition.

## **6.5 Economic Considerations**

The proposal will result in a reduction of 2055m<sup>2</sup> of office floorspace in the Core CAZ. The provision of 10 residential units will increase the housing stock in the City and will generate their own associated economic benefits.

## **6.6 Disabled Access**

The proposed development has been designed to meet the requirements of the Lifetime Homes Standard where possible with two of the proposed units (Unit 101 and Unit 102

located on the first floor) shown to be capable for adaption for wheelchair users as the proposal seeks to utilise the existing communal lift core from lower ground to fifth floor levels.

## 6.7 London Plan

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

## 6.8 National Planning Policy and Guidance

Central Government's 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. The City Plan 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;
- (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 the 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 that 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:

- Contribution of £1,750,700 towards the Council's affordable housing fund (index linked and payable on commencement of development).
- Car club membership for residents of the development.
- The costs of monitoring the S106 legal agreement.

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 and Biodiversity Issues**

Policy S40 of the City Plan considers renewable energy and states that all major development throughout Westminster should maximise on-site renewable energy generation to achieve at least 20% reduction of carbon dioxide emissions, and where feasible, towards zero carbon emissions, except where the Council considers that it is not appropriate or practicable due to the local historic environment, air quality and/or site constraints.

The application is accompanied by an energy strategy which sets out the sustainability credentials of the building. The report indicates that it is intended for the converted building to achieve a BREEAM Domestic Refurbishment rating of 'Very Good' with a score of at least 64%.

Given the relative efficiency and good performance of the residential floorspace, and the constraints imposed by the retention of the historic building on site, it is accepted that renewable technology is impractical in this particular case. The application is considered acceptable on sustainability grounds.

#### **6.11 Other Issues**

##### **Means of Escape**

The Council's Environmental Health officer has raised concerns in relation to means of escape in case of fire. The applicant has advised that a Building Regulations compliance assessment had been carried out prior to the submission of the application which included a fire safety overview. It concluded that the layout was considered acceptable subject to the installation of a sprinkler system in each flat.

##### **Residential Permanency**

Concern has been raised by neighbours that the proposed units may be used for short term lets. An Informative has been added to the decision notice reminding the applicant that the residential accommodation is to be used by permanent residents only.

### Consultations

The comments made by the tenant of the building are noted. Additional consultation letters were sent to the residents of Harlequin Court. A site notice and advertisement in the local press were also displayed.

### 6.12 Conclusion

Subject to conditions, the proposed alterations and conversion of this building into 10 residential units is considered to comply with relevant policies in the UDP and the City Plan and the applications are therefore recommended for approval..

### BACKGROUND PAPERS

1. Application forms.
2. Letter from English Heritage (now Historic England) dated 18.12.14.
3. Email from Thames Water dated 03.12.14.
4. Letter from The Lutyens Trust dated 18.12.14.
5. Letter from the Westminster Society dated 25.11.2014.
6. Letter from the Covent Garden Community Trust dated 08.12.14.
7. Letter from the Covent Garden Community Association dated 12.12.14.
8. Memoranda from Environmental Health dated 27.11.14, 01.12.14 and 05.05.15.
9. Memorandum from Highways Planning Manager dated 13.01.15.
10. Memorandum from Cleansing Manager dated 27.11.14.
11. Letters from tenant of Hudson House 8 Tavistock Street dated 26.11.14 and 20.04.15.
12. Letters from resident of Harlequin Court dated 19.04.15 and 24.04.15.
13. Letter from the Driscoll House Residential Group dated 29.04.15.
14. Letter from Harlequin Court Residents Association dated 28.04.15.
15. Letter from freeholder/owner Harlequin Court dated 07.05.15 and 26.05.15.
16. Letter from Flat 16 Harlequin Court dated 08.05.15.
17. Letters (two) from Flat 39 Harlequin Court dated 12.05.15.

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](mailto:ajackson@westminster.gov.uk)

## DRAFT DECISION LETTER

- Address:** Hudson House, 8 Tavistock Street, London, WC2E 7PE
- Proposal:** Use of building as 10 residential units (Class C3). Erection of new roof level extension (including plant room) and use of part of main roof as a terrace.
- Plan Nos:** (01)-S-02; (01)-P-01; (01)-P-02; (01)-P-03; (01)-P-04; (01)-P-05; (01)-P-06; (01)-P-07; (01)-P-08; (01)-P-09; (01)-P-10; (01)-X-01; (01)-X-02; (01)-X-03; (01)-E-01; (01)-E-02; (02)-E-01; (02)-P-01; (02)-P-02; (02)-P-03; (02)-P-04; (02)-P-05; (02)-P-06; (02)-P-07; (02)-X-01; (02)-X-02; (02)-X-03; (02)-E-01; (02)-E-02; (03)-P-01; (03)-P-02; (03)-P-03; (03)-P-04; (03)-P-05; (03)-P-06; (03)-P-07; (03)-P-08 PL2; (03)-P-09 PL2; (03)-P-10 PL1; (03)-X-01; (03)-X-02; (03)-X-03; (03)-X-04; (03)-E-01; (03)-E-02 PL3; (03)-P-04; (03)-X-03; (03)-X-02; (03)-E-01; (03)-E-02(1); (03)-EX-01; (03)-EX-02; (03)-EX-03; Design and Access Statement; Planning Statement; Heritage and Townscape Appraisal; Daylight and Sunlight Report; Noise Impact Assessment; Energy and Sustainability Strategy; Transport Statement.

**Case Officer:** Hannah Stutchbury

**Direct Tel. No.** 020 7641 5944

### 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 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.

Noisy work must not take place outside these hours. (C11AA)

**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 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.

- 4 (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.

- 5 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.

- 6 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 4 and 5 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.

- 7 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.

- 8 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, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 9 You must apply to us for approval of details of how the amount of light emanating from the roof extension will be reduced. 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 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)

- 10 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number (03)-P01. You must clearly mark them and make them available at all times to everyone using the residential development. (C14FB)

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)

- 11 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

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.

- 12 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 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. (R24BC)

- 13 The three bedroom residential units shown on the approved drawings must be provided and thereafter shall be permanently retained as accommodation which (in addition to the living

space) provides three separate rooms capable of being occupied as bedrooms.

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets of our Unitary Development Plan that we adopted in January 2007. (R07AB)

- 14 The residential refurbishment hereby approved shall achieve a minimum 'Very Good' rating of the BREEAM Domestic Refurbishment or higher (or any such national measure of sustainability for house design that replaces that scheme of the same standard). Upon completion you must not occupy any of the residential units within that building until a copy of a Building Research Establishment (or equivalent independent assessment) issued Final Post Construction Stage Assessment and Certification, confirming that each residential unit built has achieved the targeted level and code above, has been submitted to and approved by us.

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)

- 15 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:
- i) Windows,
  - ii) Secondary Glazing,
  - iii) Position and appearance of the dry inlet riser, indicated on the front elevation.

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

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)

- 16 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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)

- 17 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)

- 18 You must install the planters to the perimeter of the roof level terrace as shown on drawing no. (03)-P-10 PL1 before the use of the roof terrace commences. The planters shall thereafter remain in situ for as long as the roof terrace is used for sitting out purposes.

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)

**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 Conditions 4 and 5 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. (I82AA)
- 3 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 4 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.**

- 5 Under Section 25 of the Greater London Council (General Powers) Act 1973 you need planning permission to use residential premises as temporary sleeping accommodation. To make sure that the property is used for permanent residential purposes, it must not be used as sleeping accommodation by the same person for less than 90 nights in a row. This applies to both new and existing residential accommodation.

Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all or part of a flat or house for a specified week, or other period, each year). (I38AB)

- 6 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 7 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to a financial contribution towards affordable housing of £1,750,700 and the provision of Lifetime Car Club membership for residents of the development.
- 8 Condition 7 requires the new residential accommodation to achieve our internal noise standards. Please be advised that any internal or external works required to achieve these standards and/or building control requirements may require the submission of a separate application for planning permission and/or listed building consent.

**DRAFT DECISION LETTER**

- Address:** Hudson House, 8 Tavistock Street, London, WC2E 7PE
- Proposal:** Use of building as 10 residential units (Class C3). Erection of new roof level extension (including plant room), use of part of main roof as a terrace and associated internal alterations.
- Plan Nos:** (01)-S-02; (01)-P-01; (01)-P-02; (01)-P-03; (01)-P-04; (01)-P-05; (01)-P-06; (01)-P-07; (01)-P-08; (01)-P-09; (01)-P-10; (01)-X-01; (01)-X-02; (01)-X-03; (01)-E-01; (01)-E-02; (02)-E-01; (02)-P-01; (02)-P-02; (02)-P-03; (02)-P-04; (02)-P-05; (02)-P-06; (02)-P-07; (02)-X-01; (02)-X-02; (02)-X-03; (02)-E-01; (02)-E-02; (03)-P-01; (03)-P-02; (03)-P-03; (03)-P-04; (03)-P-05; (03)-P-06; (03)-P-07; (03)-P-08 PL2; (03)-P-09 PL2; (03)-P-10 PL1; (03)-X-01; (03)-X-02; (03)-X-03; (03)-X-04; (03)-E-01; (03)-E-02 PL3; (03)-P-04; (03)-X-03; (03)-X-02; (03)-E-01; (03)-E-02(1); (03)-EX-01; (03)-EX-02; (03)-EX-03; Design and Access Statement; Planning Statement; Heritage and Townscape Appraisal; Daylight and Sunlight Report; Noise Impact Assessment; Energy and Sustainability Strategy; Transport Statement.

**Case Officer:** Hannah Stutchbury **Direct Tel. No.** 020 7641 5944

**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 listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 You must apply to us for approval of details of how the amount of light emanating from the roof extension will be minimised. 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 listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You must undertake stone and brickwork cleaning sample panels measuring no more than 750mm x 750mm in size. You must not start work on this part of the development until we have approved the panels. You must then carry out the works according to the approved panels.

## Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 You must provide full details of the mechanical and electrical layouts, including any impact on the historic fabric of the building. 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 works according to the approved details.

## Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 6 Notwithstanding the approved drawings and documents no dropped ceilings are to be installed within the building.

## Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 7 You must submit a detailed report with drawings that indicates the proposed fire protection system and its impact on the fabric and character of the building. 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 works according to the approved details.

## Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 8 You must submit a schedule of works on a room by room basis, cross-referenced to the approved plans, which indicate the works to be undertaken in each room and their impact on the buildings historic fabric, floors boards, cornices, doors, skirting boards etc. 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 works according to the approved details.

## Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 9 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:

- i) Windows,

- ii) Secondary Glazing,
- iii) Doors,
- iv) Position and appearance of the dry inlet riser, indicated on the front elevation,

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

**Reason:**

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

**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 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.

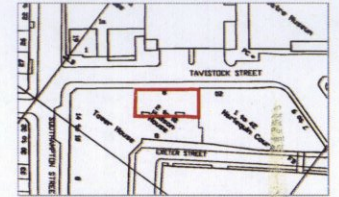
It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)



TAVISTOCK STREET



Key Plan



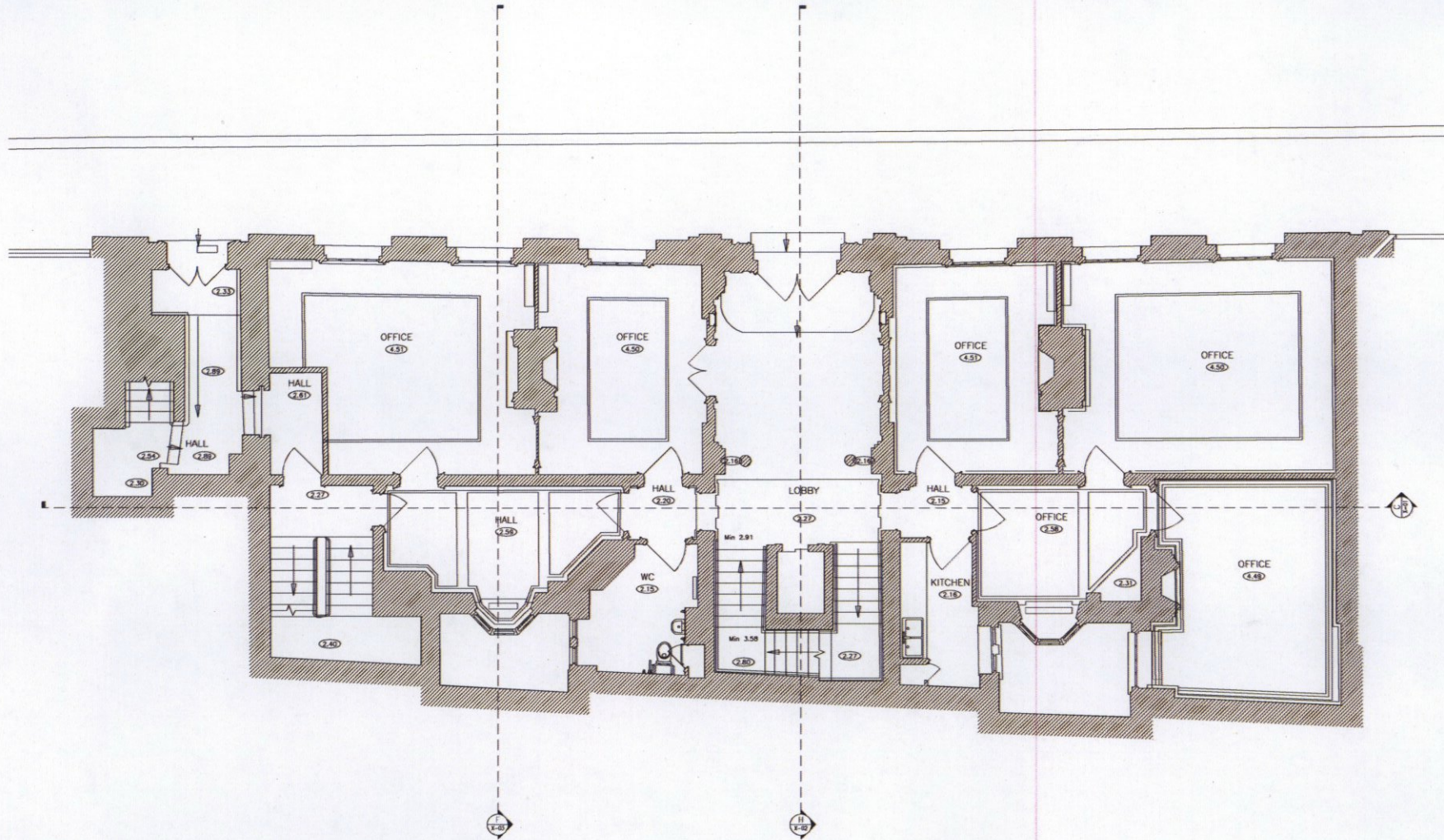
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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements documents, Agreements to Lease, Structural Engineer's drawings and specifications, Civil Engineer's drawings and specifications, Survey Drawings, Party Wall Boundary Agreements. Other specialist design consultant's requirements as appointed by the Main Contractor. Other specialist design sub-contractor's requirements as appointed by the Main Contractor.

Notes

REV	NOTES	DATE	BY	AUTH



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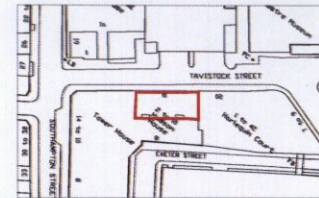
**Planning**

TITLE			
<b>Existing Ground Floor Plan</b>			
PROJECT			
8 Tavistock Street			
SCALE AT:	SCALE AT:	DRAWN	ISSUED
1:50	1:100	BS	DB
DATE	JOB NO.	DRAWING	REV
11 Nov 2014	14044	(01)-P-02	-

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Key Plan



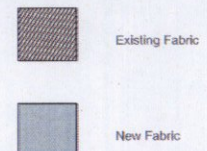
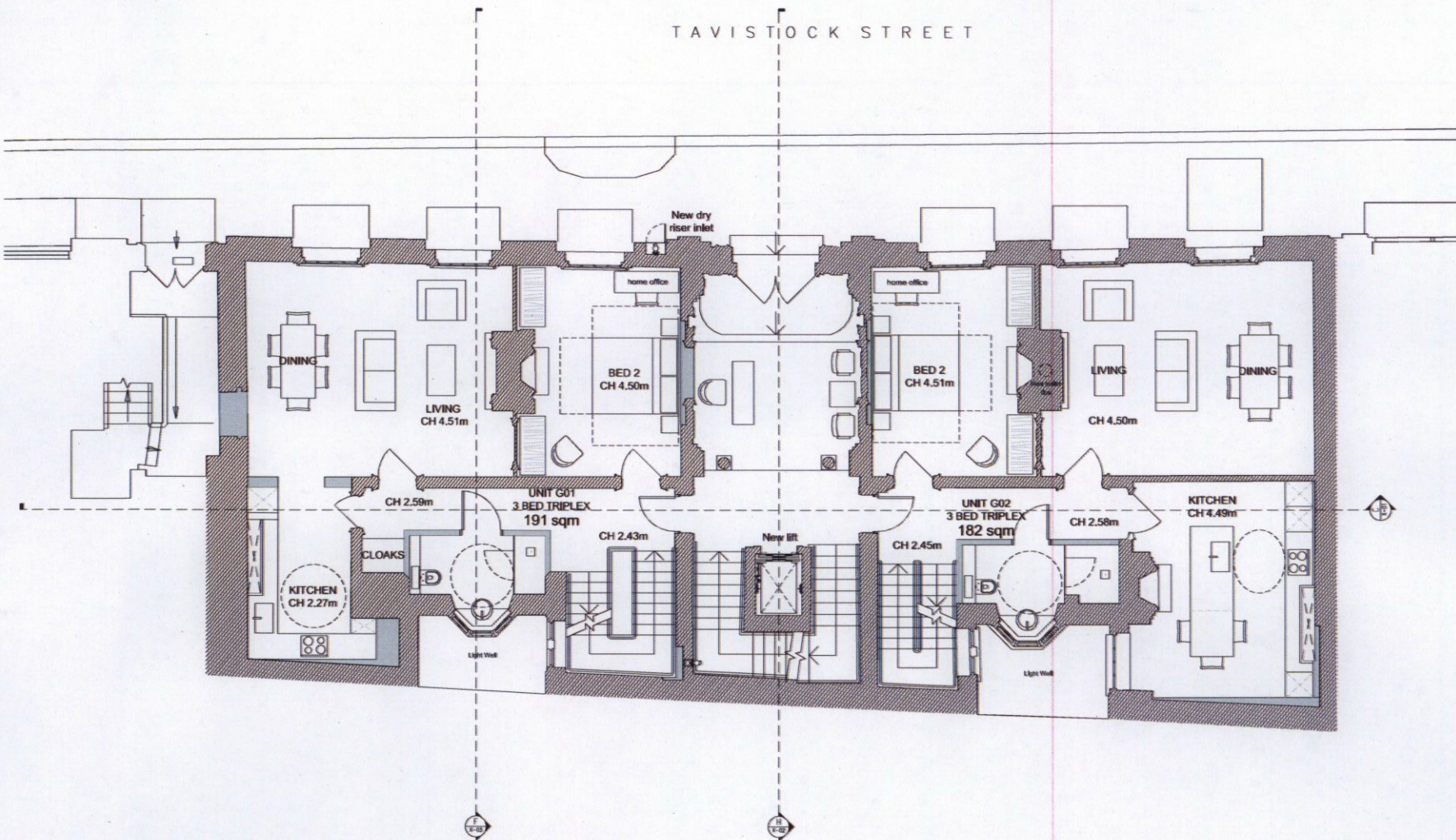
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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements documents, Agreements to Lease, Structural Engineer's drawings and specifications, Civil Engineer's drawings and specifications, Survey Drawings, Party Wall/ Boundary Agreements. Other specialist design consultants' requirements as appointed by the Main Contractor. Other specialist design sub-contractors' requirements as appointed by the Main Contractor.

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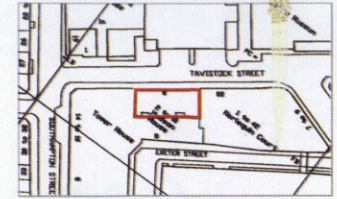
**Planning**

TITLE			
<b>Proposed Ground Floor Plan</b>			
PROJECT			
8 Tavistock Street			
SCALE AT A:	SCALE AT B:	DRAWN	ISSUED
1:50	1:100	BS	DB
DATE	JOB NO.	DRAWING	REV
11 Nov 2014	14044	(03)-P-02	-

TAVISTOCK STREET



Key Plan



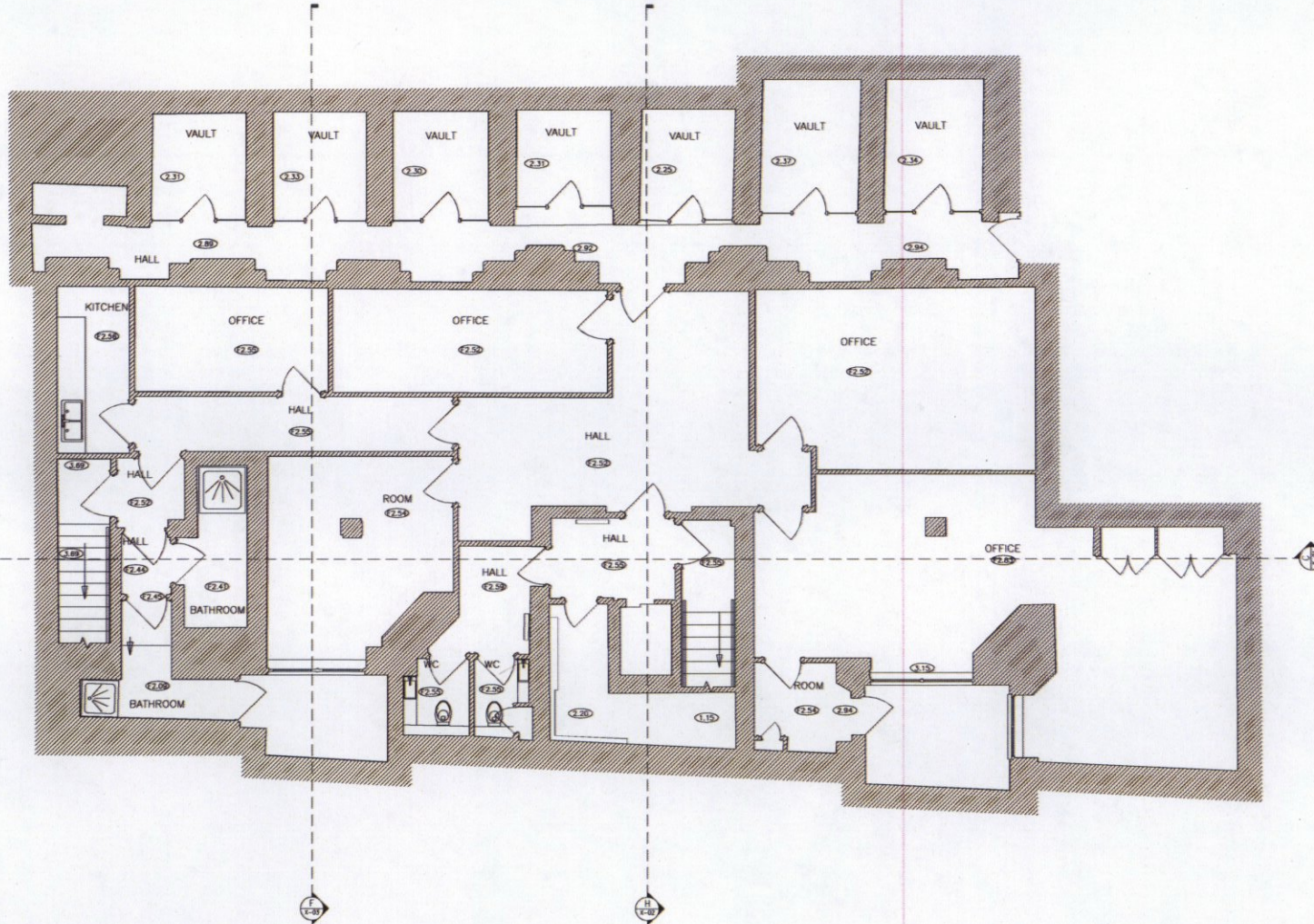
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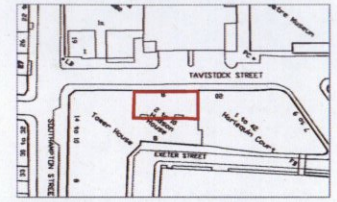
1 Greencoat Row mail@darlingassociates.net  
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UK +44 20 7630 0500

**Planning**

TITLE			
<b>Existing Lower Ground Floor Plan</b>			
PROJECT			
8 Tavistock Street			
SCALE AT:	SCALE AT:	DRAWN	ISSUED
1:50	1:100	BS	DB
DATE	JOB NO.	DRAWING	REV
11 Nov 2014	14044	(01)-P-01	



Key Plan



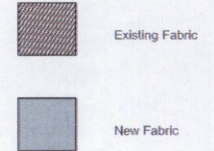
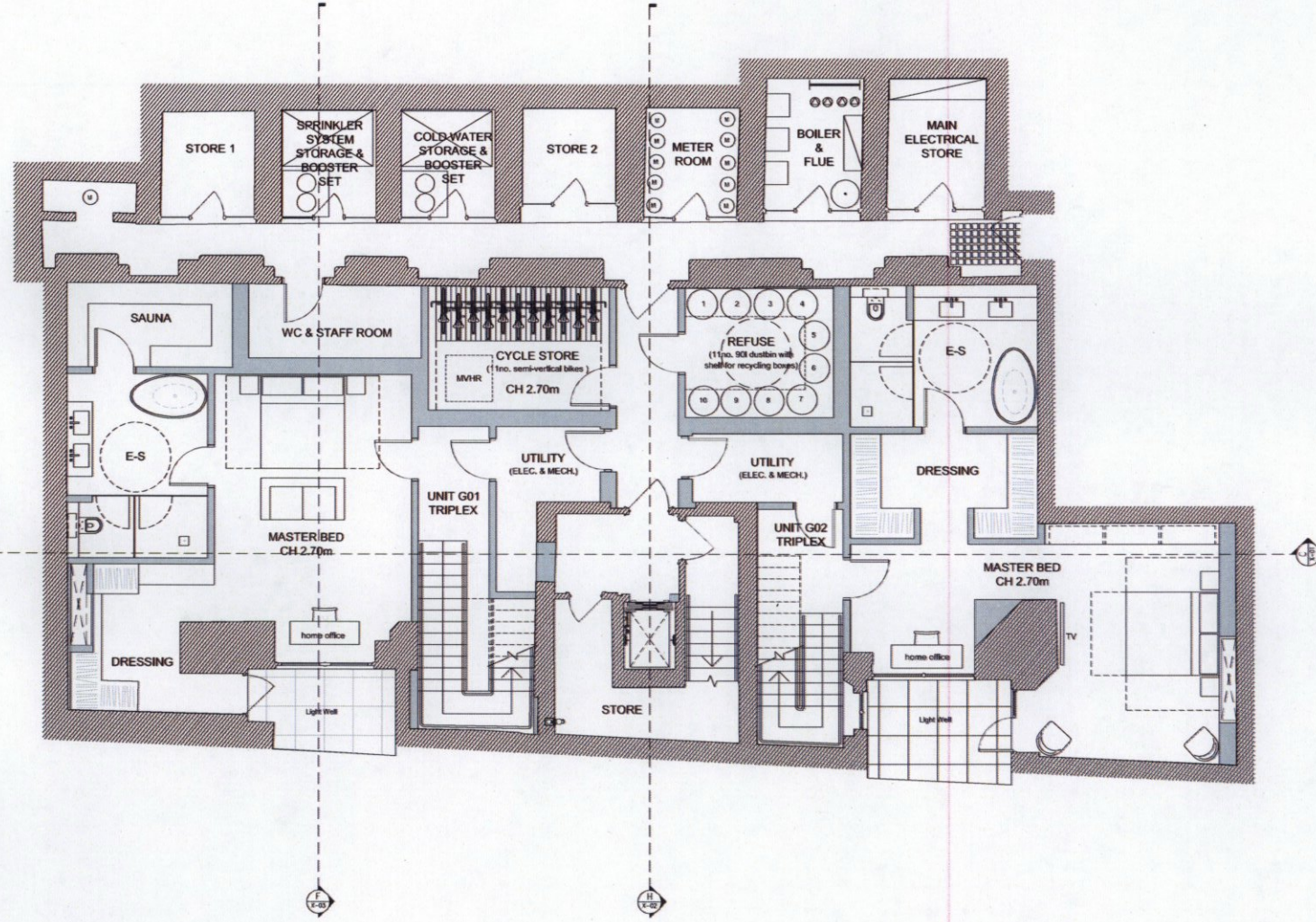
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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements documents, Agreements to Lease, Structural Engineer's drawings and specifications, Civil Engineer's drawings and specifications, Survey Drawings, Party Wall/ Boundary Awards. Other specialist design consultant's requirements as appointed by the Main Contractor. Other specialist design sub-contractor's requirements as appointed by the Main Contractor.

Notes

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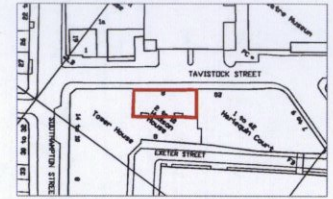
**Planning**

TITLE			
<b>Proposed Lower Ground Floor Plan</b>			
PROJECT			
8 Tavistock Street			
SCALE AT A1:	SCALE AT A2:	DRAWN	ISSUED
1:50	1:100	BS	DB
DATE	JOB NO.	DRAWING	REV
11 Nov 2014	14044	(03)-P-01	-

TAVISTOCK STREET



Key Plan



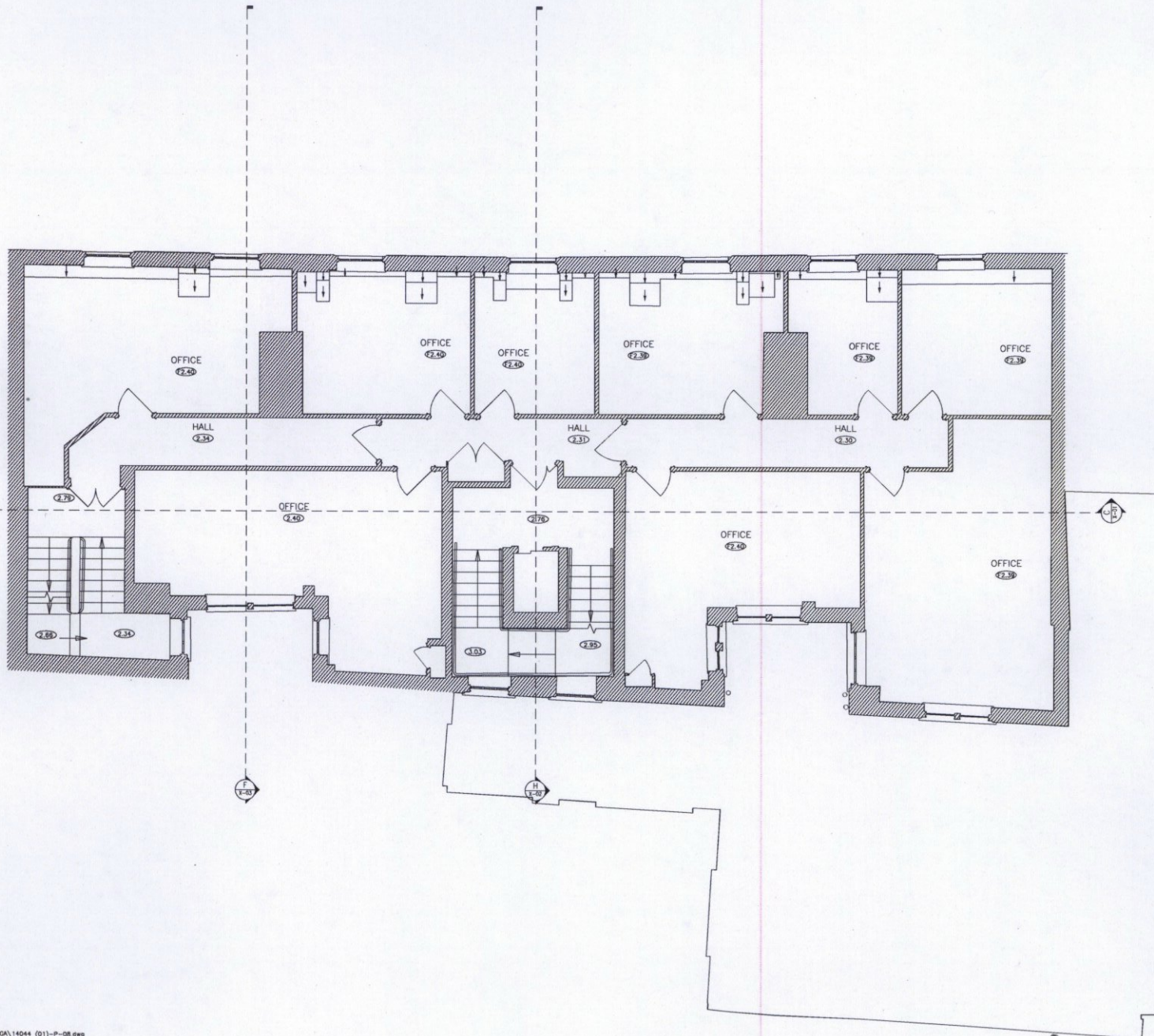
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Notes

REV	NOTES	DATE	BY	AUTH



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**Planning**

TITLE  
**Existing Fourth Floor Plan**

PROJECT  
8 Tavistock Street

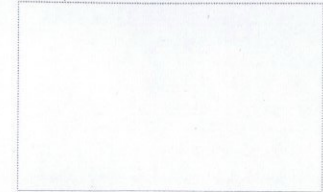
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1:50	1:100	BS	DB

DATE	JOB NO.	DRAWING	REV
11 Nov 2014	14044	(01)-P-08	-

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Key Plan



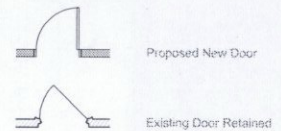
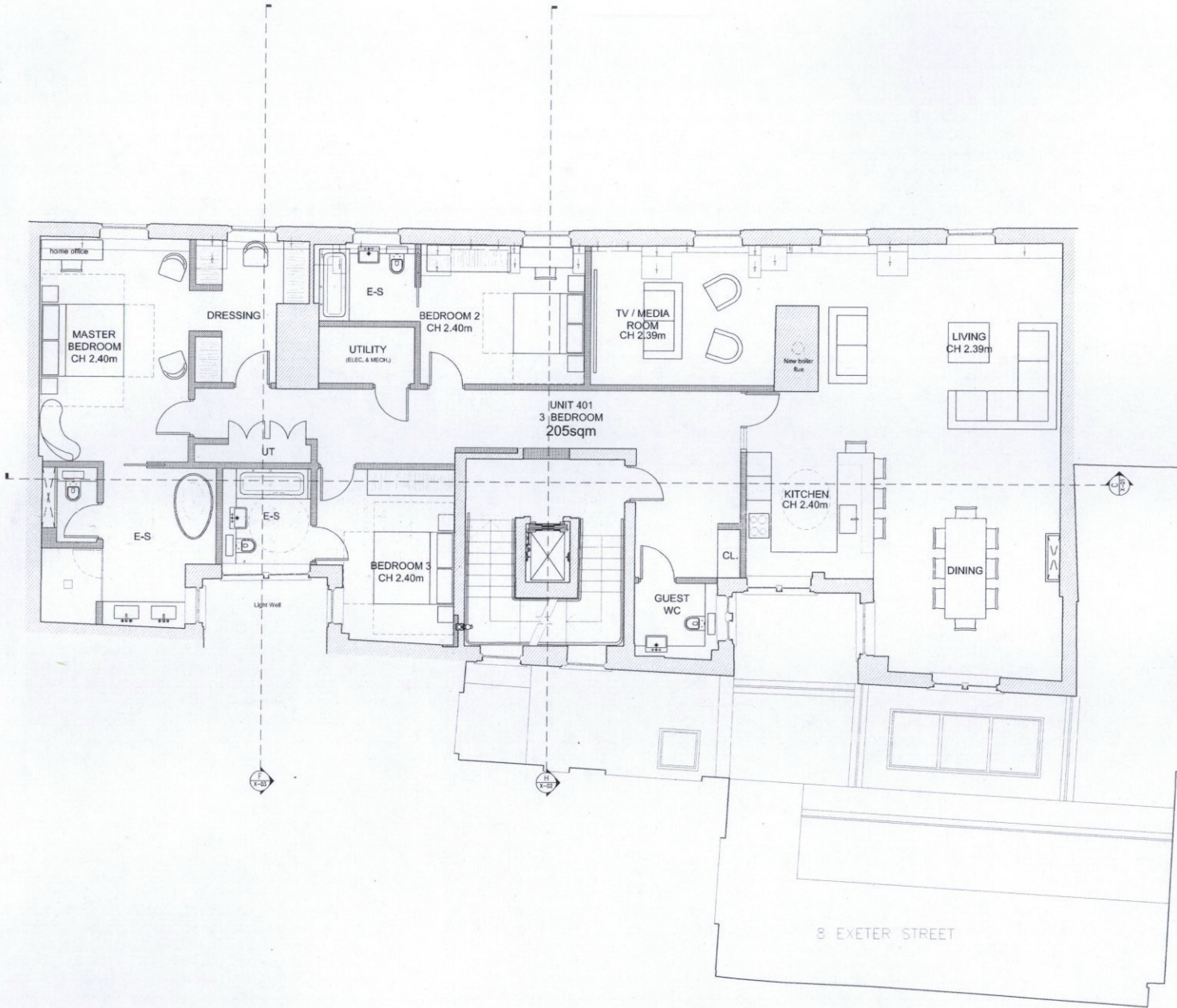
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Notes

REV.	NOTES	DATE	BY	AUTH
PL1	Final layout drawing, pending for building & section award	11/11/14	EE	DB
PL2	Final layout drawing, pending for building & section award	22/05/15	EE	DB



HARLEQUIN COURT

8 EXETER STREET

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Planning

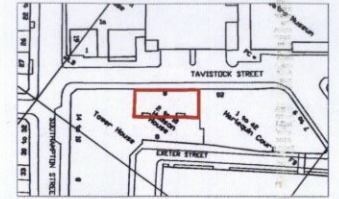
TITLE			
Proposed Fourth Floor			
PROJECT			
8 Tavistock Street			
SCALE AT A1	SCALE AT A2	DRAWN	PERIOD
1:50	1:100	BS	-
DATE	JOB NO.	DRAWING	REV.
22 May 2015	14044	(03)-P-06	PL2

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TAVISTOCK STREET



Key Plan



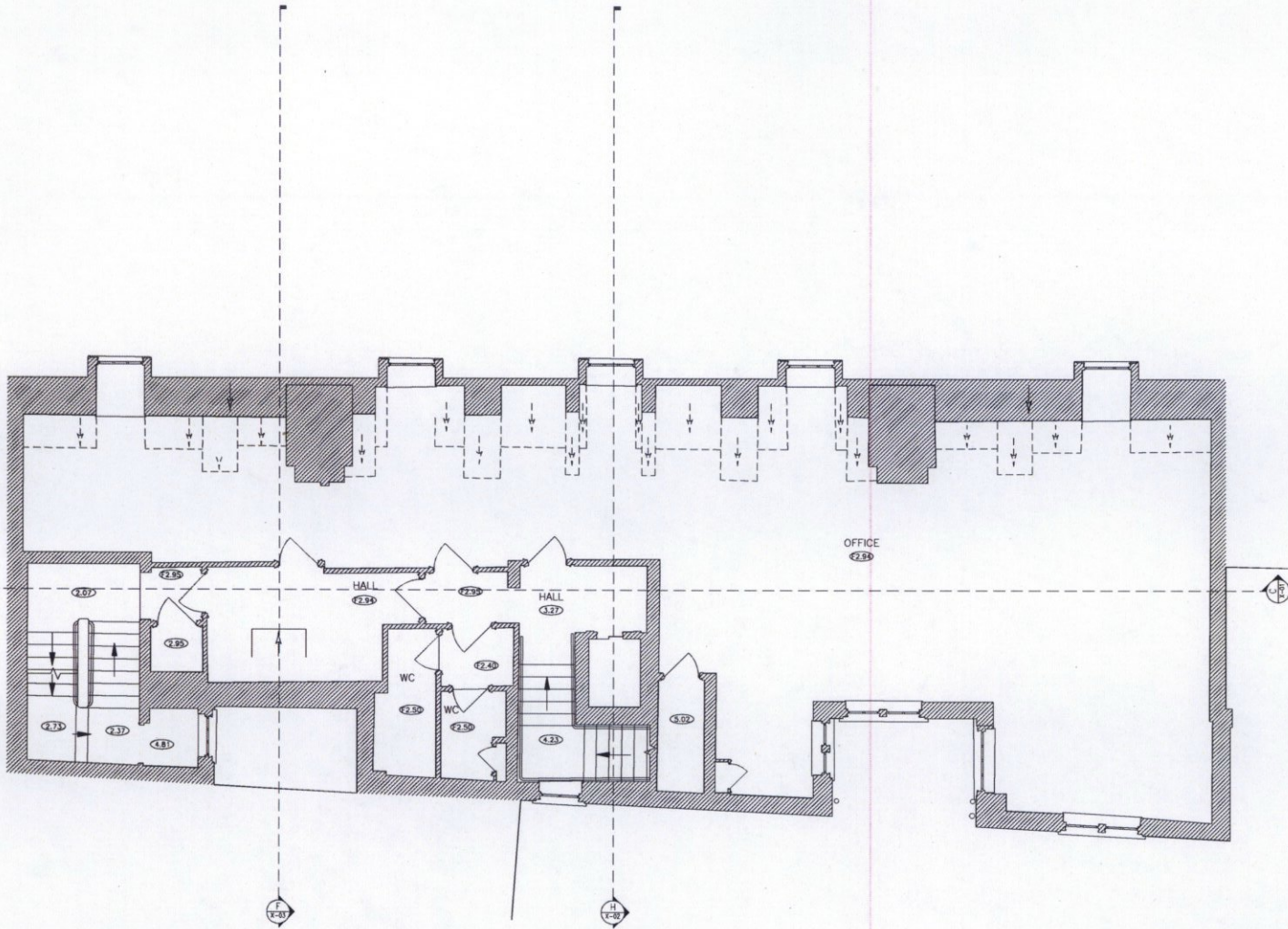
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Notes

REV	NOTES	DATE	BY	AUTH
05		05/11/14		



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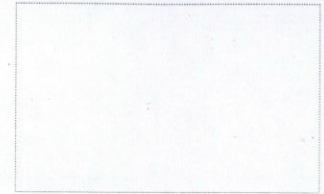
**Planning**

TITLE			
<b>Existing Fifth Floor Plan</b>			
PROJECT			
8 Tavistock Street			
SCALE AT A:	SCALE AT B:	DRAWN	ISSUED
1:50	1:100	BS	DB
DATE	JOB NO.	DRAWING	REV
11 Nov 2014	14044	(01)-P-09	

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Key Plan



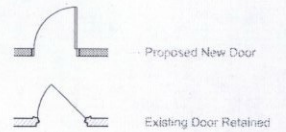
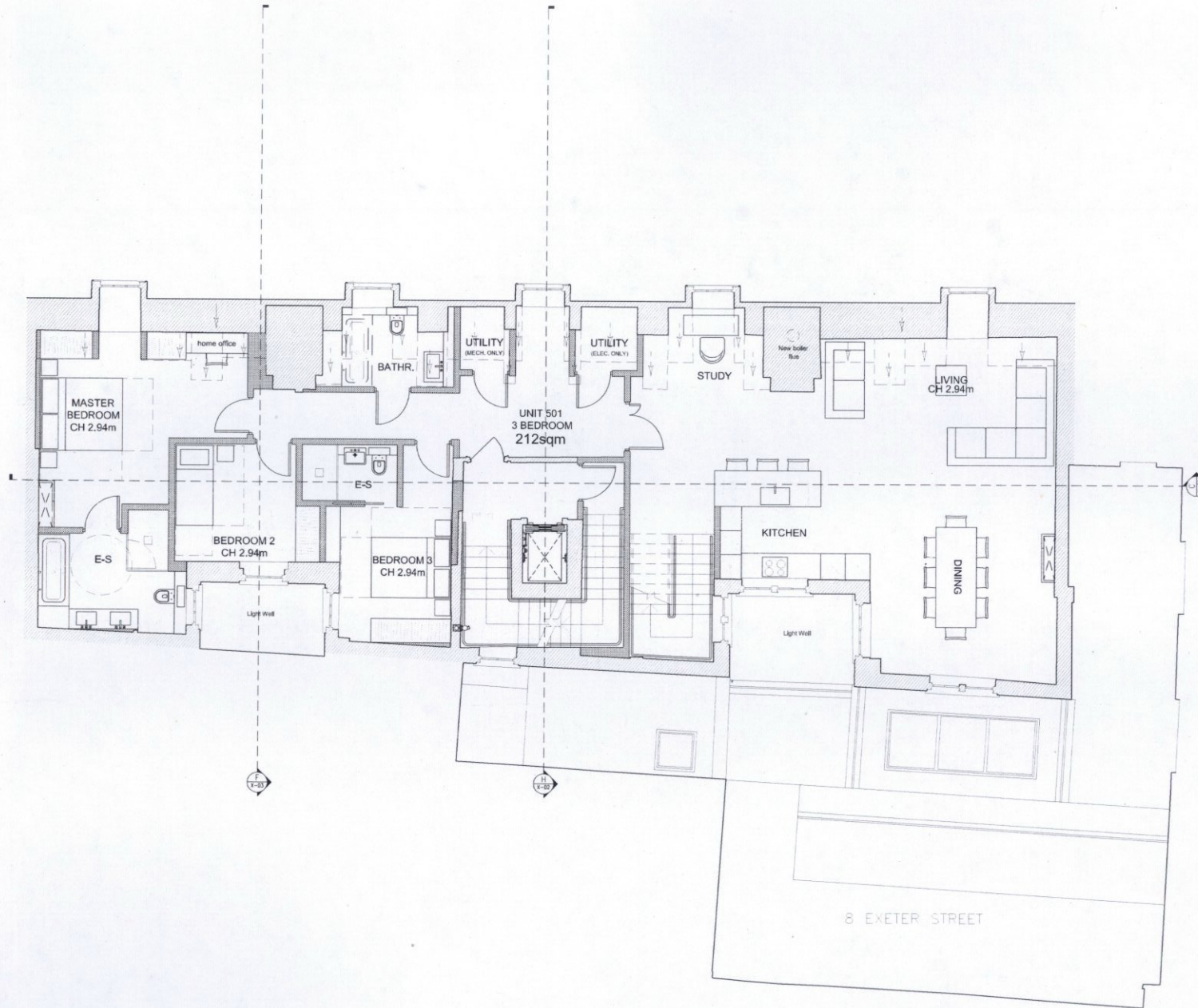
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Notes

REV	NOTES	DATE	BY	AUTH
PL1	Final design drawing, including for building & contract plans	15.11.14	ES	DS
PL2	Final design drawing, including for building & contract plans	22.05.15	ES	DS



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8 EXETER STREET

Planning

TITLE  
Proposed Fifth Floor Plan

PROJECT  
8 Tavistock Street

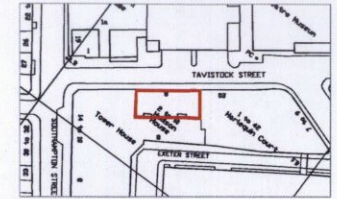
SCALE (FAC)	SCALE (FAC)	DIN/BS	REV
1:50	1:100	BS	PL2
DATE	JOB NO.	DRAWING	REV
22 May 2015	14044	103-P-09	PL2

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Key Plan



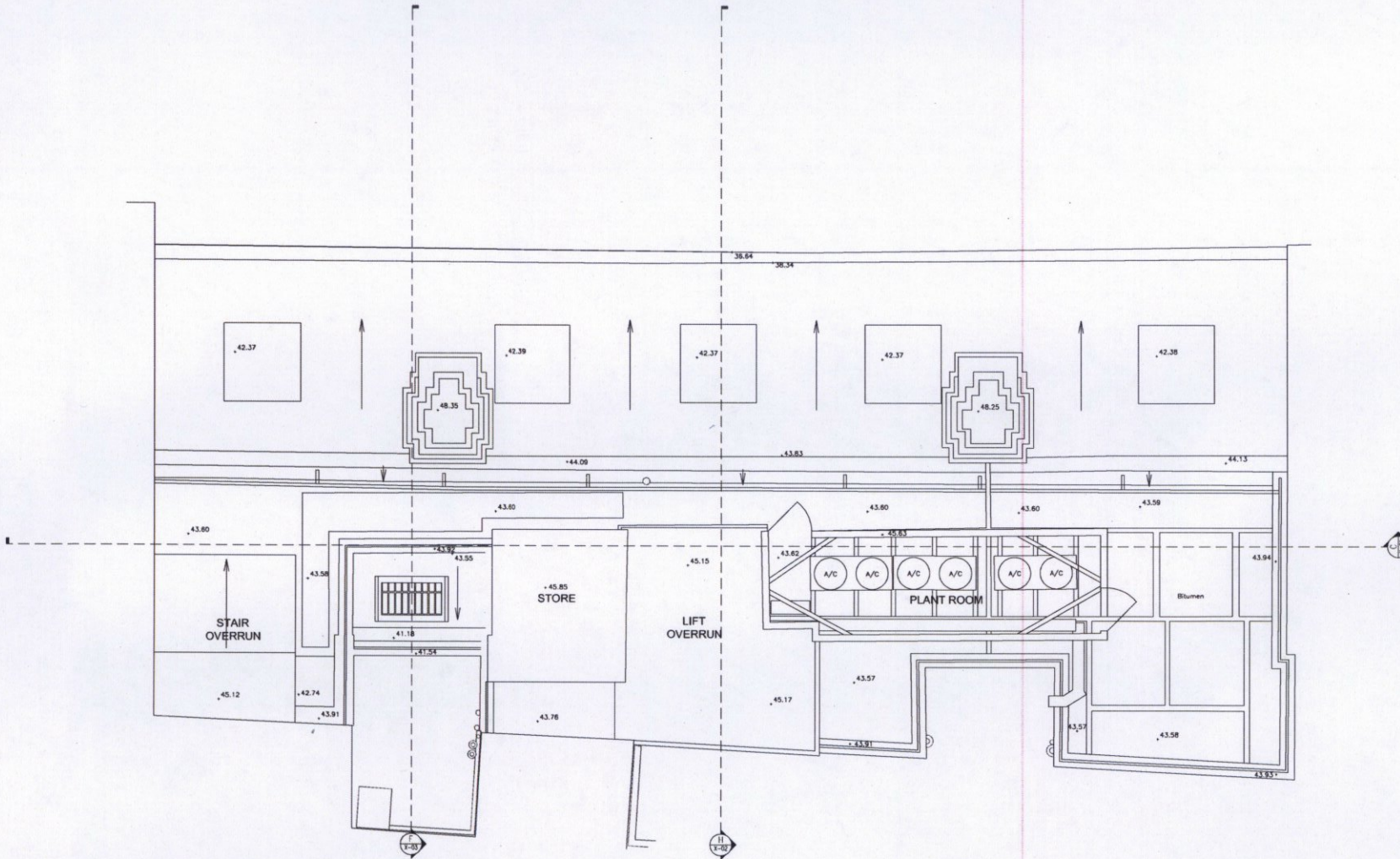
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Notes

REV	NOTES	DATE	BY	AUTH



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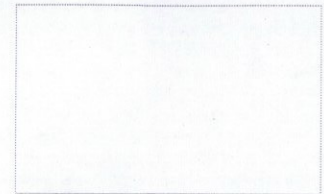
Planning

TITLE			
Existing Roof Plan			
PROJECT			
8 Tavistock Street			
SCALE AT A1:	SCALE AT A3:	DRAWN	ISSUED
1:50	1:100	BS	DB
DATE	JOB NO.	DRAWING	REV
11 Nov 2014	14044	(01)-P-10	-

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Key Plan



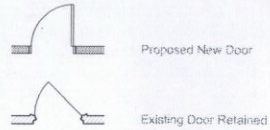
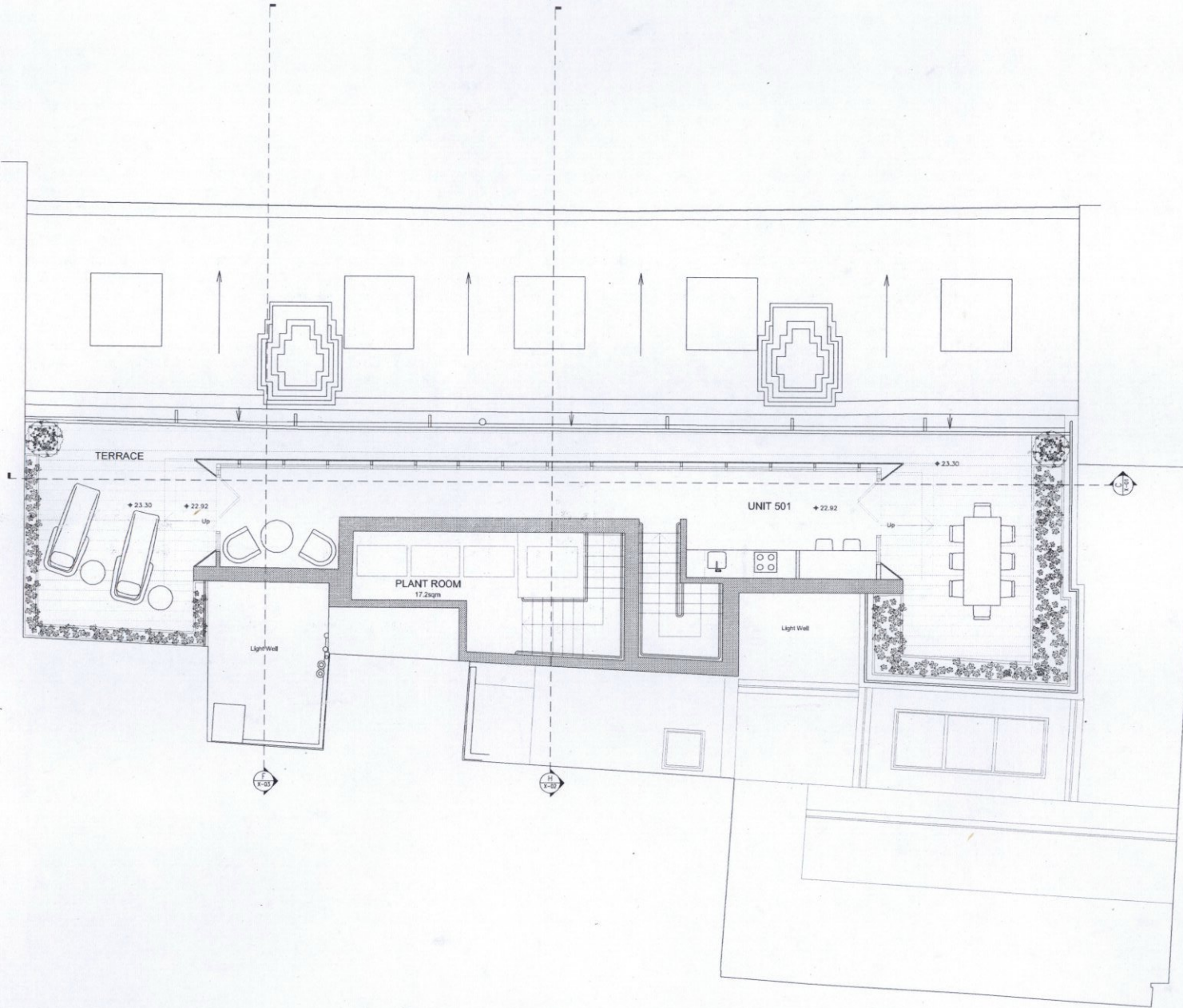
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Notes

REV	NOTES	DATE	BY	AUTH
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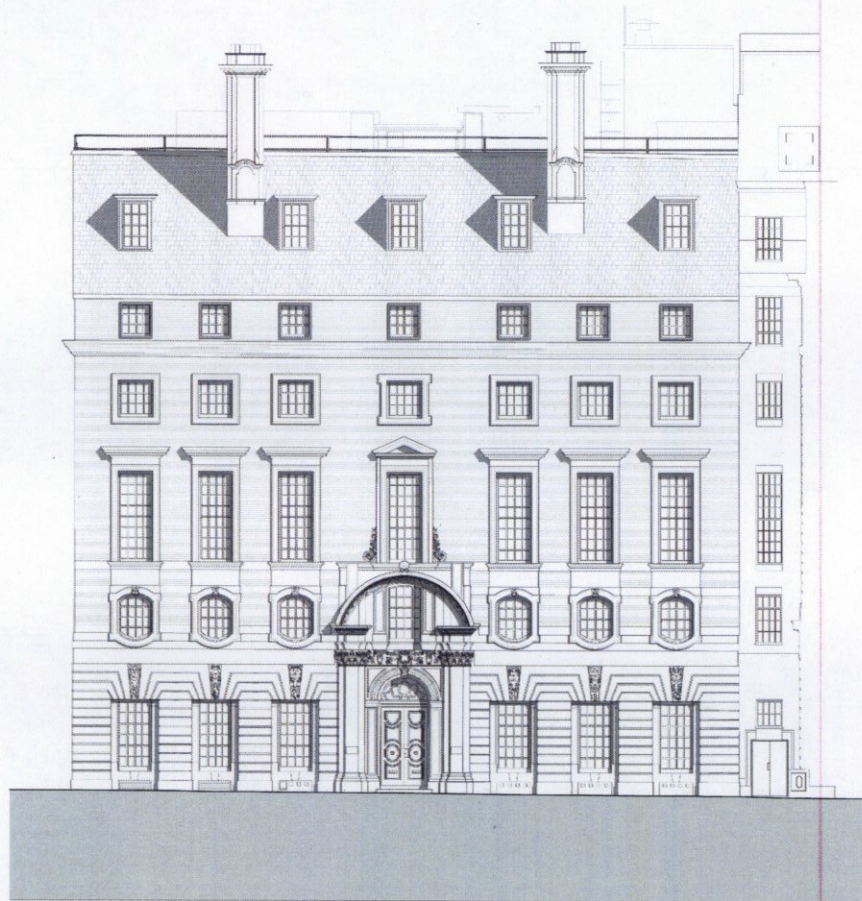
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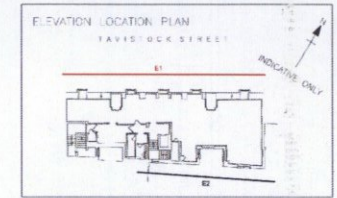
Planning

TITLE			
Proposed Roof Plan			
PROJECT			
6 Tavistock Street			
SCALE/DATE	SCALE/DATE	DRAWN	REVISED
1:50	1:100	BS	-
DATE	JOB NO.	DRAWING	REV.
22 May 2015	14044	(03)-P-10	PL1

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#### Key Plan



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#### Notes

REV	NOTES	DATE	BY	AUTH
01		01 Nov 14		

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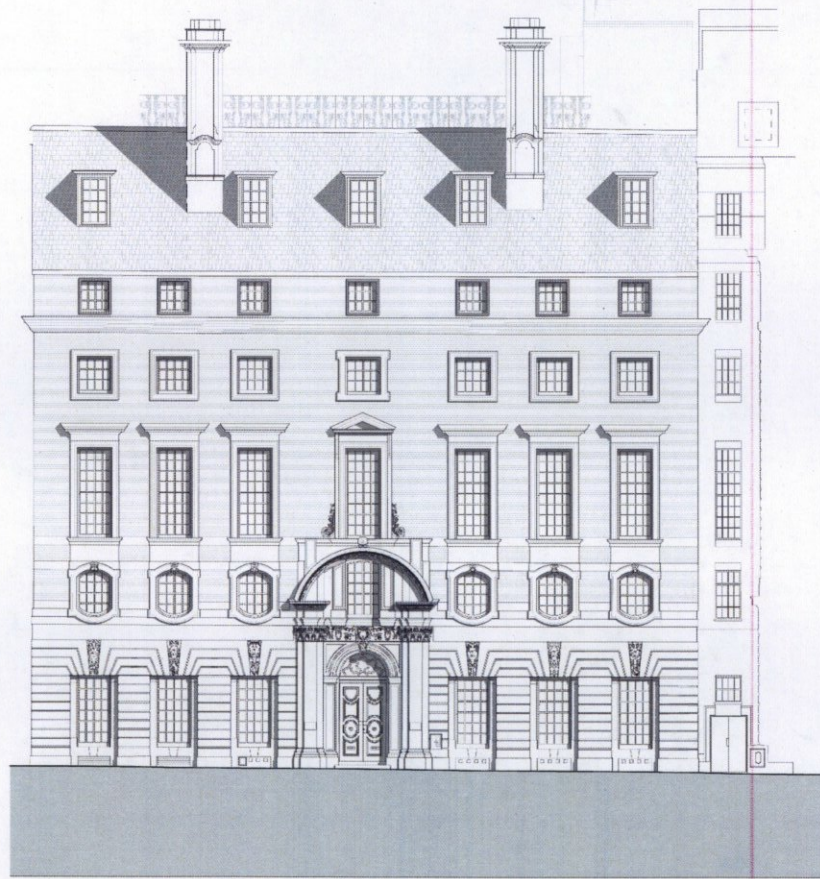
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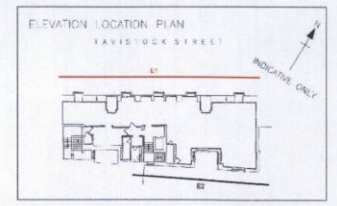
#### Planning

TITLE			
<b>Existing Tavistock Street Elevation</b>			
PROJECT			
8 Tavistock Street			
SCALE AT A1:	SCALE AT A3:	DRAWN	ISSUED
1:100	1:200	BS	DE
DATE	JOB NO.	DRAWING	REV.
11 Nov 2014	14044	(01)-E-01	-

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Notes

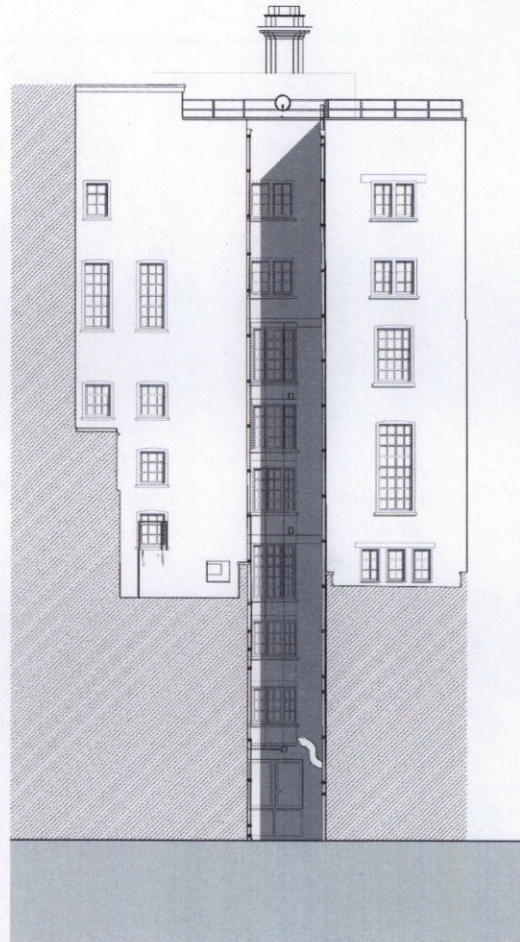
REV	NOTES	DATE	BY	AUTH
01		01	nm	yy

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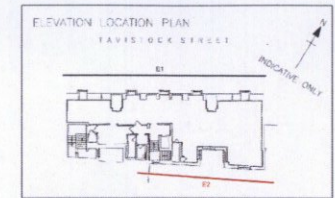
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**Planning**

TITLE			
Proposed Tavistock Street Elevation			
PROJECT			
8 Tavistock Street			
SCALE AT A1	SCALE AT A3	DRAWN	ISSUED
1:100	1:200	AB	DB
DATE	JOB NO.	DRAWING	REV
11 Nov 2014	14044	(03)-E-01	-



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Notes

REV	NOTES	DATE	BY	AUTH
		05.09.14		



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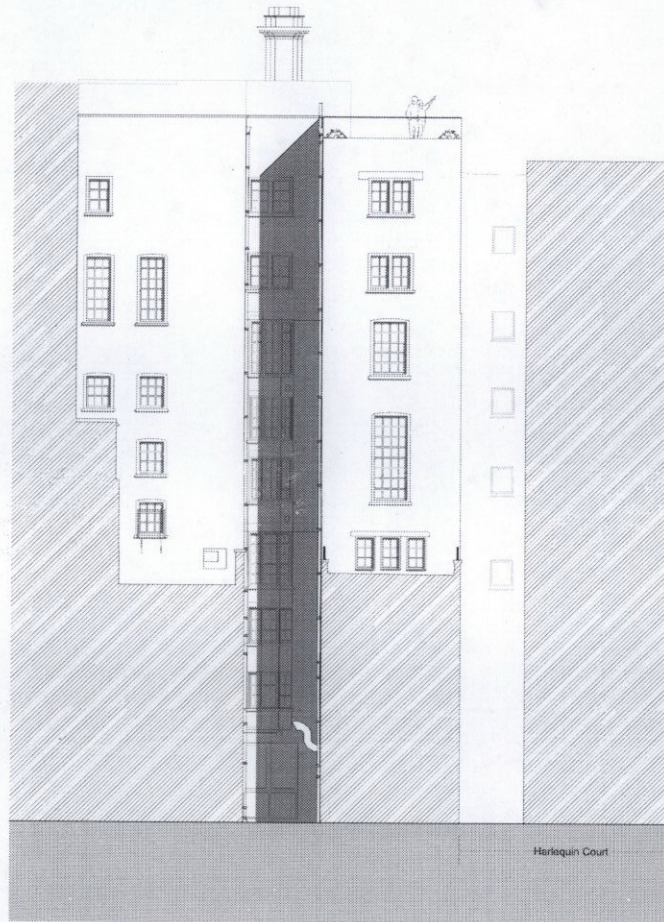
**Planning**

TITLE  
**Existing Exeter Street Elevation**

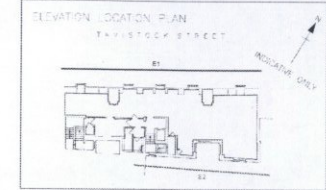
PROJECT  
8 Tavistock Street

SCALE AT A1:	SCALE AT A3:	DRAWN	ISSUED
1:100	1:200	BS	DB
DATE	JOB NO.	DRAWING	REV.
11 Nov 2014	14044	(01)-E-02	-

ROOF	22.917 (32.447000)
FIFTH FLOOR	19.630 (39.190000)
FOURTH FLOOR	16.660 (34.220000)
THIRD FLOOR	13.290 (32.850000)
SECOND FLOOR MEZZANINE	10.770 (30.330000)
SECOND FLOOR	8.260 (27.820000)
FIRST FLOOR	4.800 (24.460000)
GROUND FLOOR MEZZANINE	2.450 (22.010000)
GROUND FLOOR	0.000 (19.560000)
LOWER GROUND FLOOR	-3.760 (15.800000)



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Notes

REV	NOTES	DATE	BY	AUTH
PL1	Tavistock Primary with the school	24.03.14	EE	DS
PL2	Full height primary with the 4th and 5th floor extension	01.05.14	EE	DS
PL3	Tavistock with the 2nd level 5th floor extension	14.05.14	EE	DS



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PROJECT			
8 Tavistock Street			
SCALE AT A1	SCALE AT A2	DRAWN	PROVED
1:100	1:200	BS	-
DATE	JOB NO.	DRAWING NO.	REV
22 May 2015	14044	(03)-E-02	PL3

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