

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 27 October 2015	Classification For General Release	
Addendum Report of Director of Planning		Wards involved St James's	
Subject of Report	40 - 41 Pall Mall, London, SW1Y 5JG		
Proposal	Demolition of 40 and 41 Pall Mall behind retained facades and redevelopment to provide a building of basement, ground and five upper floors comprising retail (Class A1) at part basement and part ground floor levels with the remainder of the building in use as four self-contained residential flats (Class C3).		
Agent	Savills		
On behalf of	Pall Investments Ltd		
Registered Number	14/10618/FULL	TP / PP No	TP/10116
Date of Application	24.10.2014	Date amended/ completed	17.12.2014
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	St James's		
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 Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





40-41 PALL MALL, SW1

2. SUMMARY

Nos. 40 and 41 Pall Mall are unlisted buildings of merit located within the St James's Conservation Area. Permission is sought for the demolition of the buildings behind retained facades and redevelopment to create a building comprising basement, ground and five upper floors. The proposals would provide an enlarged retail unit at part basement and part ground floor level with the remainder of the building providing four residential flats and ancillary areas.

A substantial amount of objection has been received from the adjoining Army and Navy Club and from occupiers of the existing building.

The key issues are:

- The impact of the proposals on the character and appearance of the conservation area.
- The impact of the proposals on the amenity of neighbouring occupiers.

The redevelopment of Nos. 40 and 41 are considered acceptable in design and conservation area terms as is its impact on amenity of neighbouring occupiers. 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.

WESTMINSTER SOCIETY

No objection.

ST JAMES'S CONSERVATION TRUST

Supports the Army and Navy Club and objects to the increased height and bulk, loss of privacy and loss of light. The proposals would conflict with the St. James's Special Policy Area status by harming the reputation of the Club and the enjoyment of Club users.

BUILDING CONTROL

The method of construction is acceptable.

CLEANSING MANAGER

No objection subject to conditions.

ENVIRONMENTAL HEALTH

No objection subject to conditions.

HIGHWAYS PLANNING MANAGER

One cycle parking space should be provided for the retail use. If the retail unit is to be used as a food retailer, a Servicing Management Plan should be required.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 64; Total No. of Replies: 22.

Letters have been received from and on behalf of one commercial and two residential occupiers within the application site and from a neighbouring office occupier. Letters

have also been received from and on behalf of the Army and Navy Club and its members. The responses raise the following concerns and objections.

Design

- The increase in height and bulk of the development would be harmful;
- The proposals would represent overdevelopment;
- The residential entrance would create a dead frontage.

Amenity

- Increased height and bulk would result in a loss of light, increased overshadowing and increased sense of enclosure to the Club;
- The terraces and additional windows would result in a loss of privacy and loss of security to the Club.

Land Use

- Lack of mix in unit sizes;
- Lack of outdoor amenity space;
- Query whether the Council protects offices.

Other

- Concern over noise, vibration, dust and disruption during construction;
- Request to delay works until nearby redevelopment is completed;
- Office occupier requests works be undertaken outside normal office hours;
- The Club requests works do not take place before 10.00hrs, between 12.00-14.30hrs or after 17.30hrs.
- The proposals would prejudice the potential for redevelopment of the Club in the future;
- Residential occupiers within the application site hold life interest/assured tenancy and seek re-housing;
- Reference is made to the Landlord and Tenant Act;
- No provision to replace the existing cafe operator;
- Query why no full height extract duct is provided.

BACKGROUND PAPERS

1. Application form.
2. Letter from English Heritage dated 13 January 2015.
3. Letter from the Westminster Society dated 20 January 2015.
4. Letter from the St. James's Conservation Trust dated 17 August 2015.
5. Memorandum from Environmental Health dated 9 January 2015.
6. Memorandum from Cleansing Manager dated 9 January 2015.
7. Memorandum from Highways Planning Manager dated 20 January 2015.
8. Letter from Building Control dated 2 September 2015.
9. Letter from occupier of 45 Pall Mall dated 21 January 2015.
10. Letters on behalf of the occupier of 4th-5th floor flat 40 Pall Mall dated 21, 27 January, 2 February and 14 August 2015.
11. Letters on behalf of the St James Cafe at 40 Pall Mall dated 28 January and 2 February 2015.
12. Letters from and on behalf of the Army and Navy Club dated 28 January, 25 March, 29 April, 14 July, 19 August and 2 September 2015

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13. Letter on behalf of the occupier of 4th floor 40-41 Pall Mall dated 28 January 2015.

14. Letters from members of the Army and Navy Club dated 19 (x4), 20 (x2), 21 (x2), 26, 27 August and 1 September 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY E-MAIL – vnally@westminster.gov.uk

2 40-41 PALL MALL, SW1

Demolition of 40 and 41 Pall Mall behind retained facades and redevelopment to provide a five storey building comprising retail (Class A1) at part basement and part ground floor levels with the remainder of the building in use as four self-contained residential flats (Class C3).

Councillor Hyams addressed the Committee in her capacity as a Ward Councillor in objecting to the application.

RESOLVED:

That the application be deferred for the applicant to consider the following:

- (a) Improving the window design at the rear 3rd and 4th floors to minimise overlooking.
- (b) Making provision for retaining the cafe.
- (c) Reducing bulk at the rear of the proposed building to minimise the impact on the Army and Navy Club.

Item No.
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- Lack of mix in unit sizes;
- Lack of outdoor amenity space;
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Other

- Concern over noise, vibration, dust and disruption during construction;
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- The proposals would prejudice the potential for redevelopment of the Club in the future;
- Residential occupiers within the application site hold life interest/assured tenancy and seek re-housing;
- Reference is made to the Landlord and Tenant Act;
- No provision to replace the existing cafe operator;
- Query why no full height extract duct is provided.

4. BACKGROUND INFORMATION

4.1 The Application Site

40-41 Pall Mall consists of two adjacent unlisted buildings located on the northern side of Pall Mall close to the junction with St James's Square. To the east of the site is the Army and Navy Club and to the west is Nos.42-43 Pall Mall which has recently been redeveloped to provide retail and residential.

No.40 dates from the 1850s and No.41 is dated from the 1870s. Neither building is listed but the two facades contribute positively to the character of the St James's Conservation Area. Both buildings comprise of basement, ground and five upper floors, albeit No.41 is taller by approx.3.5m. The buildings share a central stair core which links the different levels between the two properties.

The ground floor of No.41 contains a cafe (mixed Class A1/A3/A5). The ground floor of No.40 contains a vacant unit for which the history is unclear but appears to have last been used by an architectural design and construction business. Existing offices (Class B1) are located at basement and first to third floor levels and three self-contained residential flats (Class C3) are located at fourth and fifth floor levels.

4.2 Relevant History

13 March 2012 - Permission granted for the continued use of the ground floor of 41 Pall Mall as a sui generis mixed retail/cafe/takeaway (Class A1/A3/A5).

13 February 2012 - Permission granted for the redevelopment of Nos.42-43 Pall Mall behind retained facade at No.42 to provide a building of basement, ground and five upper floors, use of part basement and part ground floors for retail purposes and the upper floors as four residential flats comprising 3 x 3 bed and 1 x 4 bed units.

5. THE PROPOSAL

Permission is sought for the demolition of both buildings behind retained facades which includes the removal of the fifth floor extensions and redevelopment to create a building comprising basement, ground and five upper floor levels (part sixth floor to No.40). Alterations are also sought to introduce traditional shopfronts.

The replacement building would comprise of a retail unit (Class A1) at part basement and part ground floor levels with the remainder of the building containing four self-contained residential flats comprising 3 x 3 bed and 1 x 4 beds (Class C3). The replacement building would include plant, cycle and refuse storage within the basement and a modest plant and ventilation housing at roof level.

6. DETAILED CONSIDERATIONS

6.1 Land Use

	Existing (m2)	Proposed (m2)	Change (+ or - m2)
Office	456	0	- 456
Residential	423	1,081	+ 658
Retail	112	185	+ 73
Total	991	1,266	+ 275

6.1.1 Loss of Offices

The proposals would result in the loss of office floorspace amounting to 456m² within the CAZ. The 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.

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 Pall Mall, the St James's area or the City as a whole would be sufficiently harmful in this instance to withhold permission. The change to increase residential use would provide social benefits with the provision of a net increase of one residential unit and all four units being family sized.

6.1.2 Residential Use

Two residential occupiers within the application site hold life interest/assured tenancy. Objections have been raised on the grounds that alternative comparable accommodation should be secured. A request has been made for the Council to require the applicant to enter into a legal agreement to ensure an existing occupier is re-housed. This legal agreement is sought by the objector on the basis that the separate private legal agreement between the applicant and tenant is unlikely to be resolved prior to determination of the application.

Officers have sought legal opinion on this point, and whilst we sympathise with the personal position of the existing tenants, the matter of securing alternative accommodation, through the Landlord and Tenancy Act or by other means, is considered to be a private matter between the respective parties and it is entirely appropriate that this is dealt with outside of the planning application process.

Policy S14 of the City Plan and Policy H3 of the UDP seek to maximise the amount of land or buildings in residential use. The introduction of an additional residential unit on site would help the Council meet its housing target and is welcomed in policy terms. The mix of the residential provided on site would be 3 x 3 bed and 1 x 4 bed units.

The residential provision is less than 1000m² and does not trigger a requirement to provide affordable housing. The units proposed would range in size between 171m² (three bed) to 336m² (four bed). Although large, the units are typical for this type of development and are not considered to be oversized. It could be possible to increase the number of residential units on site, however, given the location of the access core, this would likely to result in residential flats which would be wholly north facing. It is considered that a request to increase the unit numbers could not be reasonably sustained in this instance.

The flats would all be dual aspect and would receive acceptable levels of natural light for this urban location. All units comply with the London Plan housing minimum space standards and all bedrooms are over the minimum 8m² requirement. The Council wants to encourage more families to move into and stay in the City 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). All of the proposed units are family sized which is considered acceptable.

As part of housing developments, Policy H10 of the UDP normally expects the provision of amenity space. The policy recognises that this can be met through the use of balconies and roof terraces on sites within CAZ. Only the top floor maisonette includes outdoor amenity space in the form of two roof terraces to the front of the building. An additional terrace was proposed at rear fifth floor level but this has subsequently been omitted following concerns raised by the Club. Given the dense urban location of the site, the inability to increase outdoor amenity space to the front of the building, and the enclosed north facing rear aspect, the level of outdoor amenity space provided is considered acceptable in this instance.

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 can be put into place to mitigate against internal and external noise.

6.1.3 Retail Use

The proposal would result in the loss of a retail type premises at No.40, although the planning history of this unit does not conclusively confirm it as having a lawful Class A1 use. It appears that the unit was last in use by an architectural and building company. The proposal would also result in the loss of a mixed Class A1/A3/A5 café at No.41.

Permission is sought for a single retail unit (Class A1) amounting to 185m² which amounts to more than the two existing units combined. This would represent 73m² of additional retail floorspace and is considered compliant with Policy S21 which seeks to protect existing A1 and non-A1 retail uses.

Objections have been received on behalf of the current café operator on the grounds that their operation will not be replaced. Planning legislation cannot protect individual occupiers, and instead can only have regard to the use classes in which they operate. It would be unreasonable to withhold permission on the ground that the café operator is not to be reinstated. In any event, the replacement retail as part of the scheme is for a Class A1 use rather than A1/A3/A5 café operation.

Comments have been received with regard to the lack of a replacement full height extract duct. The proposal does not include a full height duct due to the replacement retail unit being a Class A1 shop. A Class A3 or A5 unit is not proposed, and it is these uses that would normally involve cooking and the requirement of a duct.

The point has been raised that the residential entrance to No.41 would create a dead frontage. The proposal is similar to that implemented next door at Nos.42-43 where one shopfront is used as the entrance lobby for the residential flats and the other shopfront is used for an enlarged retail unit. Given the application proposes an increase in retail floorspace, improvements to the shopfronts and that site has existing dead frontage, the proposals are considered acceptable in this regard.

6.2 Townscape and Design

Nos.40 and 41 are not listed buildings but are considered to be unlisted buildings of merit and contribute positively to the character of the St James's Conservation Area. The main consideration in design terms is the proposed demolition of the buildings behind the retained front façades.

The façades of both Nos.40 and 41, whilst not listed, are positive features of Pall Mall. Behind the façades, the buildings have been substantially altered in the 1950s. The rear façades do not retain the interest of the front and therefore the proposed demolition behind the front façades is considered acceptable in principle.

The rebuilt rear building line extends further than existing, however, it has been designed to closely replicate two projecting wings, which helps to break up the overall mass. At roof level, mansards are proposed to both buildings, set back behind the existing retained façade. Both are considered in keeping with the buildings overall appearance and similar to alterations that have previously been allowed to buildings along Pall Mall.

The proposed redevelopment is considered to preserve the character and appearance of the existing buildings and this part of the St James's Conservation Area. Subject to conditions requiring the submission of facing materials, a sample panel of brickwork and details of windows and doors, the proposals are considered acceptable.

The new shopfronts which reinstate historically appropriate features are also considered in keeping with the style and character of the buildings and area as a whole. The shopfront works are considered acceptable, subject to a condition requiring the submission of additional details on the construction and finish of the shopfronts.

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 adjoining the site at No.42-43 Pall Mall. Objections have not been received from these residential properties. The remainder of the surrounding properties are in commercial use. These include the large office building to the rear at 20 St. James's Square and the Army and Navy Club adjoining the site to the east and to the rear which includes a large roof terrace. A large amount of objection has been received from the Club on the grounds of loss of light, increased overshadowing, increased sense of enclosure and loss of privacy.

The redeveloped No.41 will be similar in height to the existing with a replacement mansard. The redeveloped No.40 would include an additional roof storey increasing in height by approx. 3.5m to match the height of No.41 and the adjoining Nos.42-43. The closet wing to the rear of No.40 would also be increased by a single storey.

The current building line to the rear will, on the whole, decrease at ground and first floor levels with the relocation of an internal lightwell to the rear boundary of the site. From second to fourth floor levels the rear building line will be altered with the closet wing to the rear of No.40 increasing in width by approx. 1m and the closet to No.41 increasing in width by approx. 0.5m. The depth of the closet wing at No.40 would remain the same and the depth of the closet wing to No.41 would be reduced by approx. 300mm. The rear building line in between the closet wings would increase in depth by approx. 3.7m.

6.3.1 Daylight and Sunlight/Overshadowing/Sense of Enclosure

Policy S29 of the City Plan seeks to resist proposals that result in an unacceptable material loss of residential amenity. Policy ENV 13 of the UDP seeks to resist proposals which result in a material loss of daylight/sunlight, particularly to existing dwellings and education buildings. In addition, developments should not result in a significant increase in the sense of enclosure or overlooking, or cause unacceptable overshadowing, particularly on gardens, public open space or on adjoining buildings, whether in residential or public use.

Given the orientation and scale of the proposals, it is considered that the only residential dwellings neighbouring the site at Nos.43-44 would not experience a material loss of light, increase in overshadowing or increased sense of enclosure as a result of the proposals.

In policy terms it is clear that commercial premises are not afforded the same protection as residential properties. Notwithstanding this, the Army and Navy Club does include an element of residential occupancy by members of the type akin to a hotel service. Windows to these boarding rooms is located to the north east of the application site and the windows face south west. The roof terrace which serves the Club's bar is also located behind to the north of the application site.

Officers consider that the Club is a non-domestic use which has a reasonable expectation of daylight and sunlight, similar to that of a hotel. However, the windows which serve the boarding rooms are set back from the application site by the depth of the roof terrace and are substantially screened by the Club itself which adjoins the application site to the east being two storeys taller than the proposed development. It is considered that the application site is orientated in such a way and located sufficient distant from these windows to ensure there is no unacceptable loss of light or increased sense of enclosure.

With regard to the terrace which serves the Club bar, it is acknowledged that this is a valued space for members, however, given the modest increase in height to No.40 by approx. 3.5m and the increase in depth of the building line by approx.3.7m which is set between the two projecting closet wings, it is considered that there would not be a sufficiently detrimental loss of light, increase in overshadowing or sense of enclosure to preclude the continued use of this space.

6.3.2 Privacy

Policy ENV13 of the UDP seeks to resist development which would result in an unacceptable degree of overlooking. Once again the most sensitive area in this respect would be the residential dwellings located within the adjoining Nos. 42-43. Given the orientation of the site to the neighbouring dwellings and location of the proposed terraces to the front of the building, the proposals will not result in an unacceptable loss of privacy.

Objections have been received from the Club on the grounds of loss of privacy in particular to the terrace area. The concerns are intensified due to the potential security implications as current and former armed forces personnel frequently use the terrace.

The terrace, when compared to the application site, is located at approx. third floor level. A substantial amount of plant and ducting is located between the terrace and the application site which is surrounded with a single storey timber plant screen which terminates at approx. fourth floor level. Due to the level of existing screening, the majority of overlooking would occur from the proposed fourth and fifth floor maisonette. The terrace is already overlooked by the existing top floor flat within No.41.

The proposals will introduce additional windows to the rear elevation, although no windows are located within the rear of the closet wing to No.40 which shares a boundary with the terrace. From third to fifth floor levels, four bedrooms, a kitchen and a dining room could have views towards the terrace. The majority of new windows in the rear elevation will face towards a lower plant area, located beyond the roof terrace. No terraces or balconies are proposed to the rear of the site.

The replacement building will continue to be used as private dwellings on the upper floors. It is acknowledged that there will be an increase in overlooking from the new windows and extension, however, the orientation of these windows and level of existing screening will to some extent mitigate overlooking. 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. A large number of windows already overlook the terrace from the surrounding office buildings. It is considered that the replacement building would not cause an unacceptable degree of overlooking to the Club sufficient to justify refusing permission.

6.3.4 Noise

Given the level of separation between the site and neighbours, and typically the noisy nature of this area, the potential for increased noise from the residential flats 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.

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 additional retail floorspace and residential units, including roof terraces, would not result in an unacceptable level of noise to the existing neighbouring properties.

With regard to construction impact, this is dealt with under Section 6.10 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 54% at night and 61% during the day.

Although the introduction of two additional residential units in this area without off-street parking or on-street parking restraint would likely increase the stress levels, the Highways Planning Manager has advised that the potential on-street parking generated could be absorbed into the surrounding street network.

6.4.2 Cycle Parking

Seven secure cycle parking spaces are to be provided for the residential units at basement level. Ideally one cycle parking space should be provided for the retail unit, however, given the limited floorspace it is not considered reasonable to require its provision in this instance.

6.4.3 Servicing

Policy TRANS 20 of the UDP generally requires servicing to be provided off-street. Servicing for development is to be undertaken on-street with delivery vehicles temporarily waiting on Pall Mall, as per the existing arrangement. The Highways Planning Manager has stated that the servicing requirements are likely to be similar to the existing situation. A condition is recommended to secure the submission of a Servicing Management Plan in the event that the retail unit is to be used by a food retailer.

6.5 Economic Considerations

The proposal is in accordance with the UDP and the economic benefits generated by the increase in retail floorspace and new residential units are welcomed.

6.6 Other UDP/Westminster Policy Considerations

Access

All thresholds into both the retail and residential areas will be designed as level access. A mechanical lift will provide access across all floors. The residential units at first to third floor levels all have a split level element due to the staggered window positions to the front elevations of Nos. 40 and 41. Short stairs are designed to be wide enough to retrofit a stair lift should this be required. The access arrangements are considered acceptable.

Refuse

Policy ENV12 of the UDP requires the provision of suitable facilities for waste storage and recycling in new developments. The waste store for the residential and commercial unit will be stored at basement level. It is recommended that the provision of this storage is secured by condition.

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 this application are considered to be consistent with the NPPF unless stated otherwise.

6.9 Planning Obligations

Not applicable.

6.10 Other issues**Future Club development**

The Club has raised concern with regard to the proposals prejudicing any future redevelopment opportunities of the Club in the future. Each application must be considered on its own merits. The current application cannot be reasonably withheld on the basis that a future application on an adjoining site may be submitted.

Construction

The proposal does not include basement excavation. The façade retention structure relies on flying shores and ladder beams spanning between the retained party walls. Building Control has confirmed that this appears well designed. The permanent structure behind the retained façade is a reinforced concrete frame founded on a new basement slab.

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. Much of this can be negotiated and agreed outside of the planning process with other mechanisms such as through the Party Wall Act.

An Informative is recommended to encourage the applicant to join the Considerate Constructors Scheme. The Council's standard condition to control hours of building work is recommended which ensures works can only be carried out between 08.00 and 18.00 Monday to Friday, between 08.00 and 13.00 on Saturdays and not at all on Sundays, bank holidays or public holidays. It is not considered reasonable to restrict the hours of work further.

6.11 Conclusion

The demolition of Nos.40 and 41 behind retained façades is considered acceptable to provide a 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 occupiers.

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

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8. Letter from Building Control dated 2 September 2015.
9. Letter from occupier of 45 Pall Mall dated 21 January 2015.
10. Letters on behalf of the occupier of 4th-5th floor flat 40 Pall Mall dated 21, 27 January, 2 February and 14 August 2015.
11. Letters on behalf of the St James Cafe at 40 Pall Mall dated 28 January and 2 February 2015.
12. Letters from and on behalf of the Army and Navy Club dated 28 January, 25 March, 29 April, 14 July, 19 August and 2 September 2015
13. Letter on behalf of the occupier of 4th floor 40-41 Pall Mall dated 28 January 2015.
14. Letters from members of the Army and Navy Club dated 19 (x4), 20 (x2), 21 (x2), 26, 27 August and 1 September 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY FAX 020 7641 2339 OR BY E-MAIL – vnally@westminster.gov.uk

DRAFT DECISION LETTER

Address: 40 - 41 Pall Mall, London, SW1Y 5JG

Proposal: Demolition of 40 and 41 Pall Mall behind retained facades and redevelopment to provide a building of basement, ground and five upper floors comprising retail (Class A1) at part basement and part ground floor levels with the remainder of the building in use as four self-contained residential flats (Class C3).

Plan Nos: 4046(LO)001; 4046(EX)001D; 4046(EX)002D; 4046(EX)003D; 4046(EX)004D; 4046(EX)005D; 4046(EX)006D; 4046(EX)007D; 4046(EX)008C; 4046(EX)009D; 4046(EX)010D; 4046(EX)011D; 4046(EX)012D; 4046(EX)013C; 4046(EX)015; 4046(EX)016; 4046(EX)017; 4046(EX)018; 4046(EX)019; 4046(EX)020; 4046(EX)021; 4046(EX)022; 4046(EX)023; 4046(EX)024; 4046(EX)025; 4046(EX)026; 4046(EX)027; 4046(EX)028; 4046(EX)029; 4046(EX)030; 4046(EX)031; 4046(EX)032; 4046(SK)001I; ; 4046(SK)002G; ; 4046(SK)003G; 4046(SK)004I; 4046(SK)005F; 4046(SK)006E; 4046(SK)007B; 4046(SK)008B; 4046(SK)009C; 4046(SK)010B; 4046(SK)011; 4046(SK)012A; 4046(SK)013B; 4046(SK)14C; 4046(SK)015; L(14)01P1; L(14)02P1; BRE Daylight/Sunlight Report dated October 2014; Sustainability Statement; Preliminary M&E Services Description; Historic Building report dated October 2014; Noise Impact Assessment Ref: 102792.ph.Issue1; Design and Access Statement RevB.

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 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 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 4046(SK)001 I. You must clearly mark them and make them available at all times to everyone using the premises and the waste store shall not be used for any other purpose.

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 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.

- 5 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)

- 6 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 St James's 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)

- 7 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 St James's 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)

- 8 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 St James's 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 submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:

- i) Windows,
- ii) Doors,
- iii) Shopfront, including proposed finishes.

You must not start work 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 St James's 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 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 St James's 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)

- 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 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 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:

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.

- 18 If the Class A1 retail unit hereby approved is to be used by a food retailer, you must submit a detailed Servicing Management Plan for the approval of the City Council before occupation of the Class A1 retail unit. The plan must include details of the management of waste, delivery vehicles, number of deliveries, time of deliveries and how deliveries will be managed. The Class A1 use must then operate in accordance with the approved Servicing Management Plan.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, 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. (R05GB)

- 19 You must not use areas of roof at rear fourth and fifth floor levels for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

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 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 3 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)
- 4 You must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during structural work to support the building. Your application will need to show why you cannot support the building from private land. For more advice, please phone 020 7641 2560. (I36AA)

- 5 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

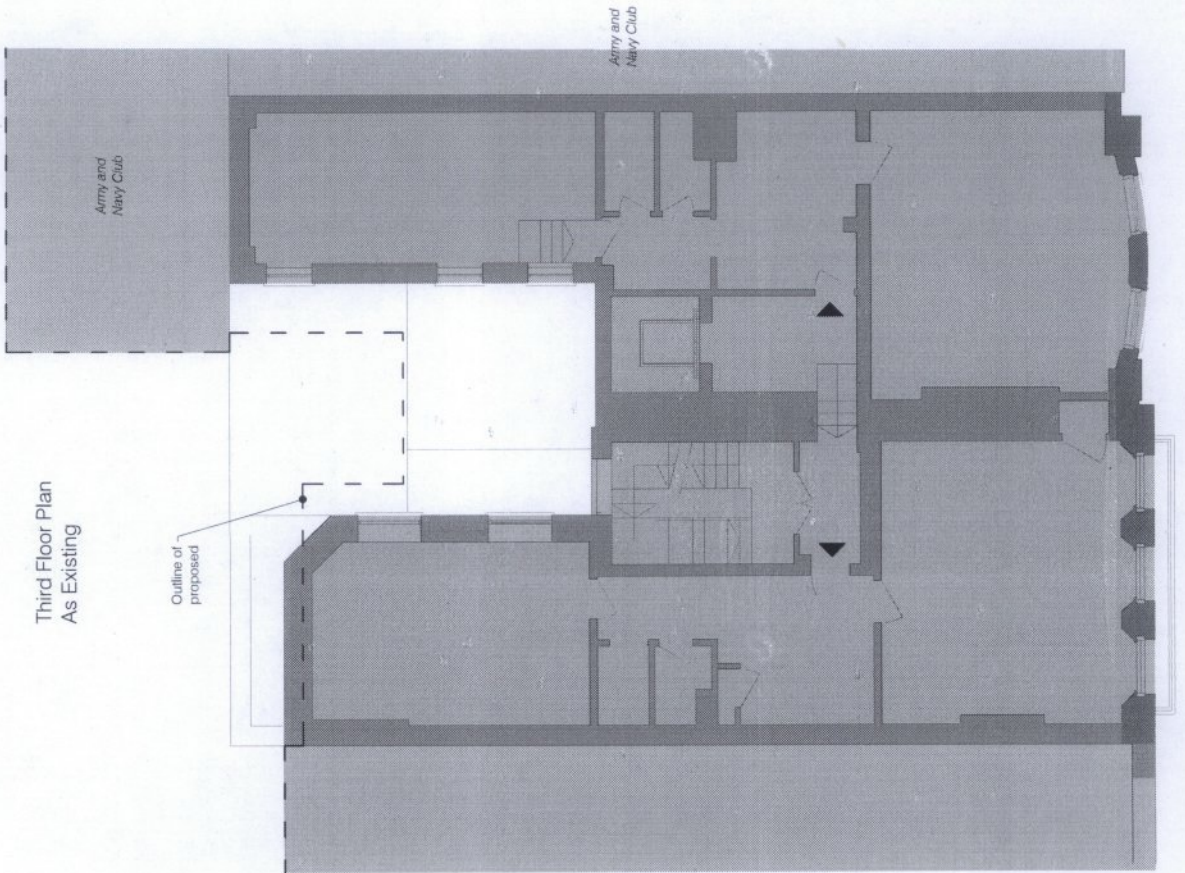
Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (150AA)

- 6 Your proposals include demolition works. If the estimated cost of the whole project exceeds £300,000 (excluding VAT), the Site Waste Management Plan (SWMP) Regulations 2008 require you to prepare an SWMP before works begin, to keep the Plan at the site for inspection, and to retain the Plan for two years afterwards. One of the duties set out in the Regulations is that the developer or principal contractor "must ensure, so far as is reasonably practicable, that waste produced during construction is re-used, recycled or recovered" (para 4 of the Schedule to the Regulations). Failure to comply with this duty is an offence. Even if the estimated cost of the project is less than £300,000, the City Council strongly encourages you to re-use, recycle or recover as much as possible of the construction waste, to minimise the environmental damage caused by the works. The Regulations can be viewed at www.opsi.gov.uk.
- 7 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 or visit www.ccscheme.org.uk.
- 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)

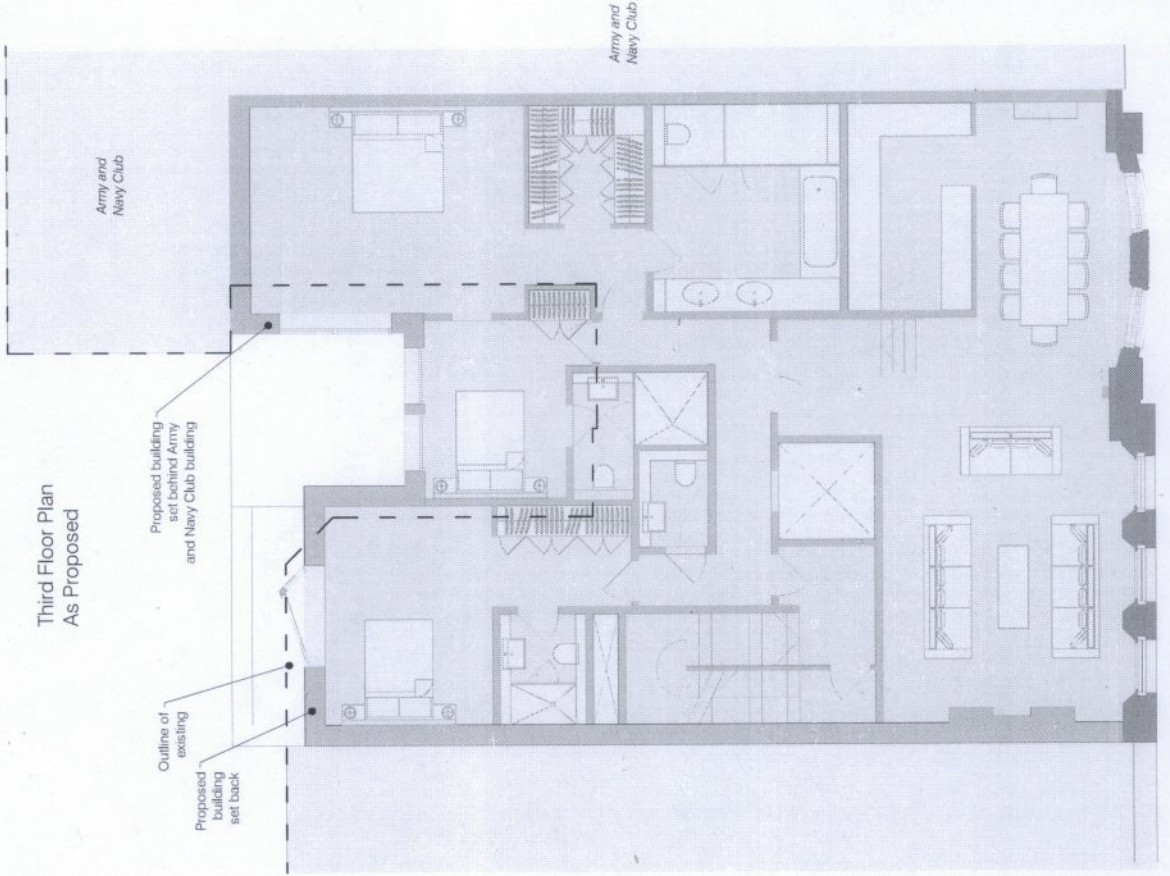
Drawings based on survey information provided by
ABC Surveys Ltd
 Building Surveyors



Third Floor Plan
 As Existing



Third Floor Plan
 As Proposed



NOTES

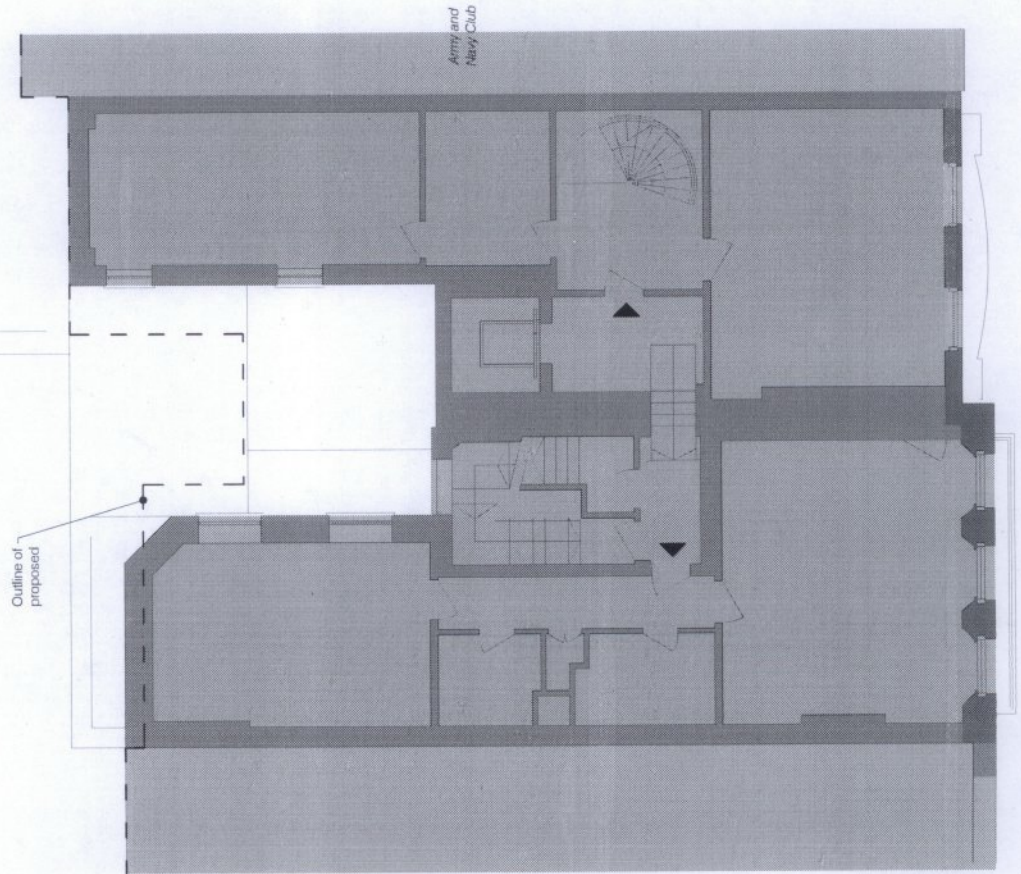
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Rev	Health & Code	Contributions
PLANNING		
Project Title		
40-41 Pall Mall Westminster London SW1 4RJ		
Client		
Pall Mall Investments Ltd		
Drawing Title		
Third Floor Existing & Proposed		
Drawing No.		
4046 (SK) 021		
Date	04/10/13	Drawn by
		ED
Scale	1:100 (A3) 1:50 (A1)	Checked by
NFA architects		
The Old Bank 25, South Molton Street London W1K 7EJ Tel: 020 7493 8800 Fax: 020 7493 8801 Email: info@nfa-architects.com www.nfa-architects.com		
paul davis architecture		
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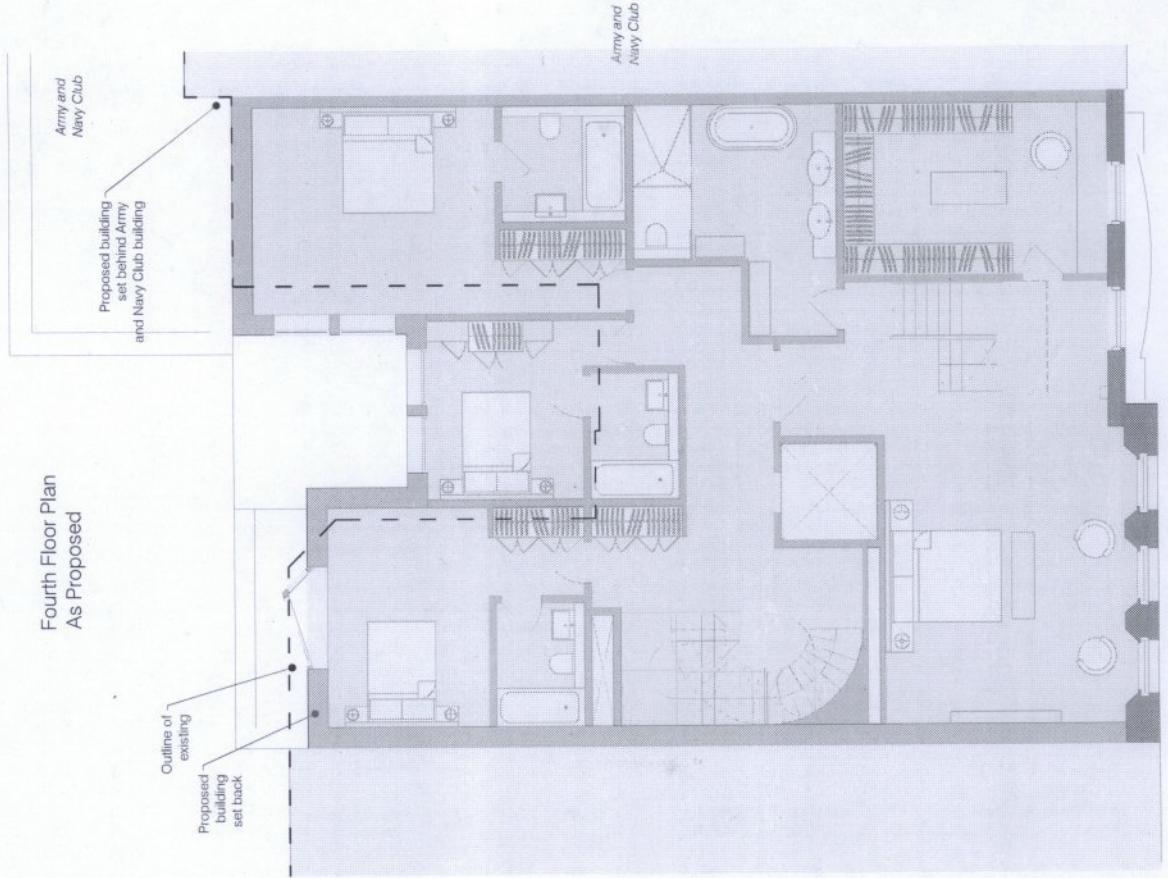
Drawings based on survey information provided by ABC Surveys Ltd Building Surveyors



Fourth Floor Plan As Existing



Fourth Floor Plan As Proposed



NOTES

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Rev	Work E Code	Location
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PLANNING

Project Title
**40-41 Pall Mall
 Westminster
 London
 SW1 4RJ**

Client
Pall Mall Investments Ltd

Drawing Title
Fourth Floor Existing + Proposed

Drawing No
4046 (SK) 022

Date
01/10/13

Drawn by
ED

Checked by

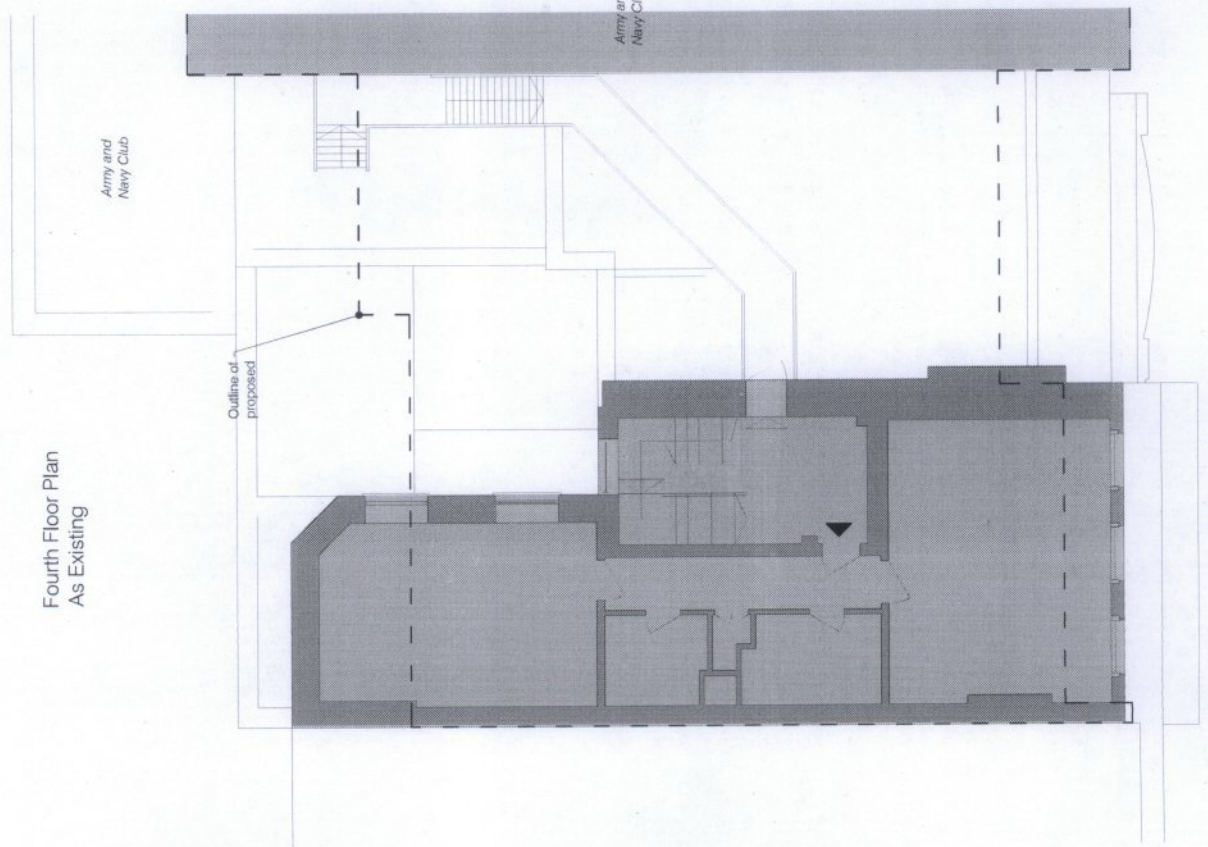
NFA architects
 The Old Bank, 15, South Street, London
 EC4A 3DF, United Kingdom
 Tel: 020 7493 8800
 Fax: 020 7493 8801
 Email: info@nfa-architects.co.uk
 www.nfa-architects.co.uk

paul davis architects
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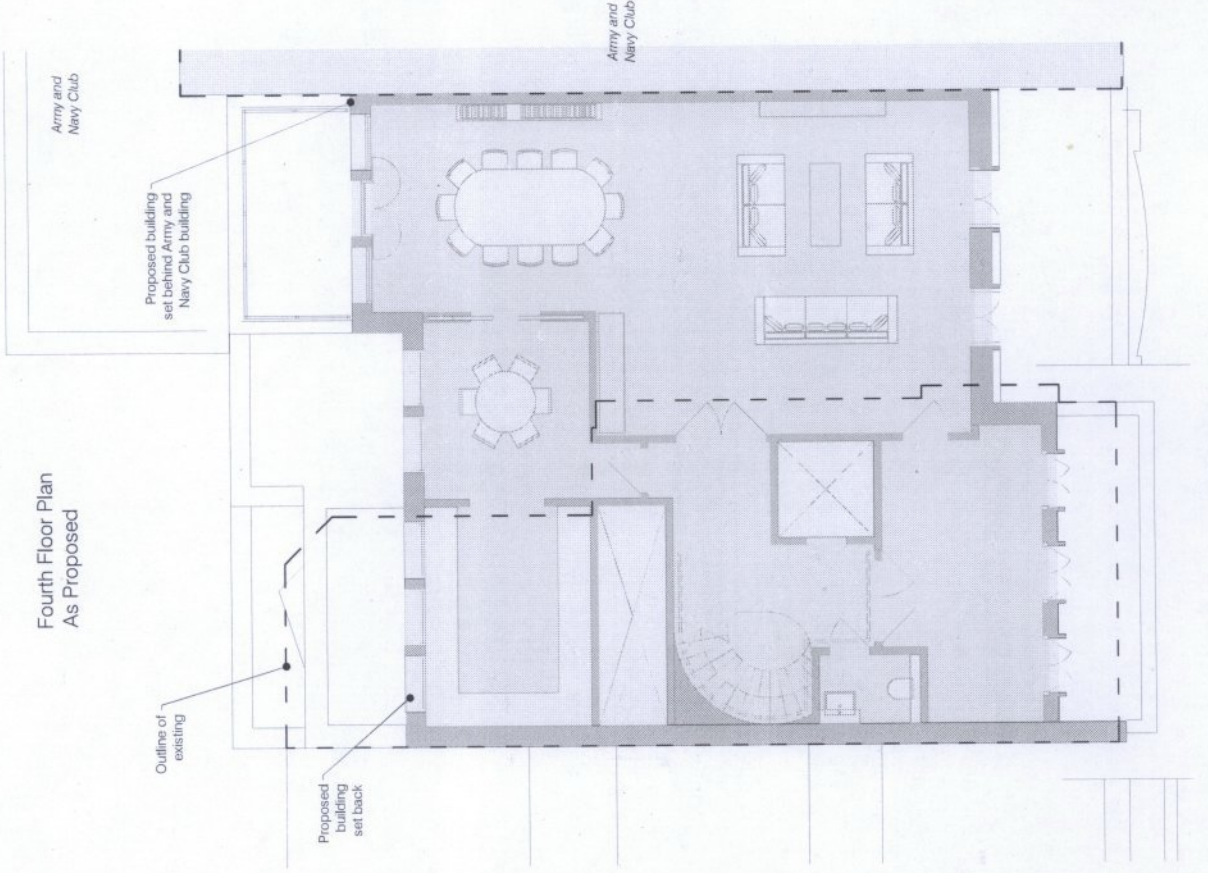
Drawings based on survey information
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Building Surveyors



Fourth Floor Plan
As Existing



Fourth Floor Plan
As Proposed



NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.

2. THE DRAWING IS TO BE USED IN CONNECTION WITH ALL OTHER GENERAL CONTRACT DOCUMENTS AND SPECIFICATIONS FOR THE WORK.

3. THE DRAWING IS TO BE USED IN CONNECTION WITH THE ARCHITECT'S CONTRACT DOCUMENTS AND SPECIFICATIONS FOR THE WORK.

4. THE DRAWING IS TO BE USED IN CONNECTION WITH THE ARCHITECT'S CONTRACT DOCUMENTS AND SPECIFICATIONS FOR THE WORK.

5. THE DRAWING IS TO BE USED IN CONNECTION WITH THE ARCHITECT'S CONTRACT DOCUMENTS AND SPECIFICATIONS FOR THE WORK.

Rev	Issue & Date	Modification
PLANNING		
Project Title:		
40-41 Pall Mall		
Westminster		
London		
SW1 4RJ		
Client:		
Pall Mall Investments Ltd		
Drawing Title:		
Fifth Floor Existing + Proposed		
Drawing No:		
4046 (SK) 023		
Date:	01/2013	Drawn by: ED
Checked by:		
NFA architects		
The British Architect's Registration Board		
15, North Colindale Avenue, Colindale		
London, NW9 1EQ		
Tel: 020 8854 2200		
Fax: 020 8854 2201		
www.nfa-architects.co.uk		
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paul davis architecture		

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Drawings based on survey information provided by: **ABC Surveys Ltd**
 Building Surveyors

Rev	02.01.2015	Planning Amendments
Rev	02.01.2015	Revisions

PLANNING

Project Title:
40-41 Pall Mall
 Westminster
 London
 SW1 4RJ

Client:
Pall Mall Investments Ltd

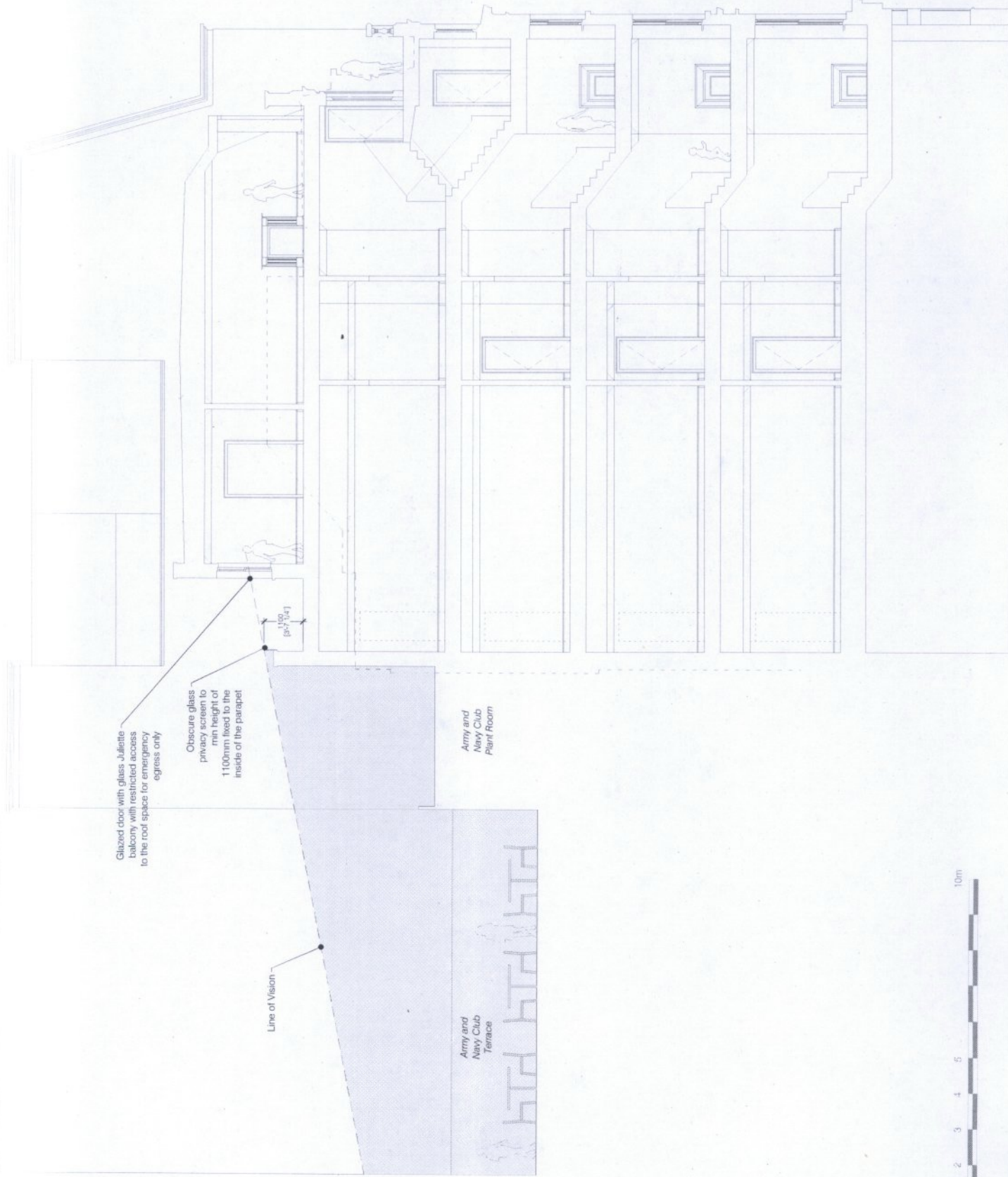
Drawing Title:
Overlooking Diagram

Drawing No:
4046 (SK) 018 A

Date: Sept 2014
 Drawn by: GS
 Checked by:

NFA architects
 10, St. James's Place, London SW1A 1BJ
 Tel: 020 7493 8000
 Fax: 020 7493 8001
 Email: info@nfa-architects.co.uk
 www.nfa-architects.co.uk

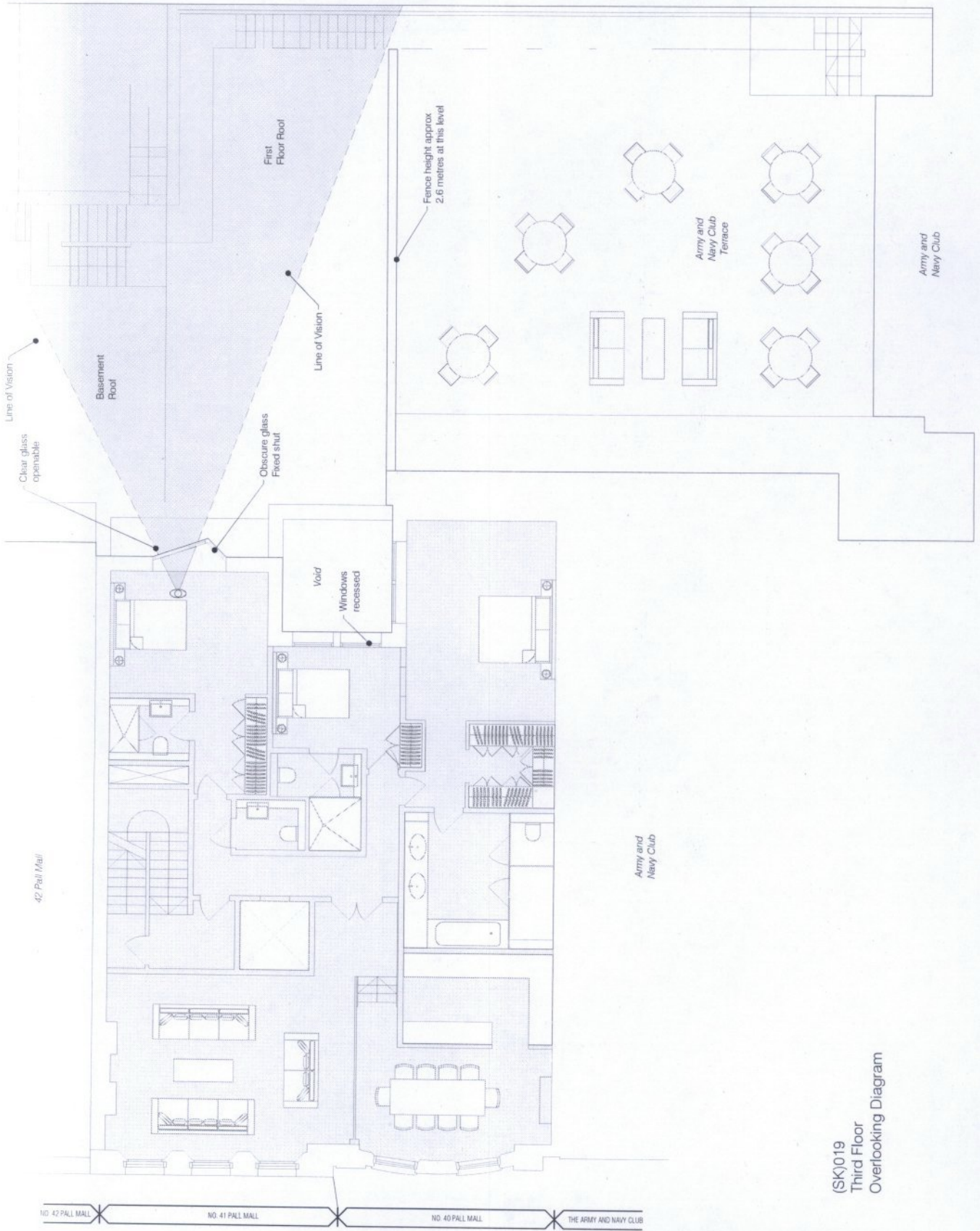
paul davis architects
 10, St. James's Place, London SW1A 1BJ
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 Email: info@pauldavisarchitects.co.uk
 www.pauldavisarchitects.co.uk



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 Building Surveyors



(SK)019
 Third Floor
 Overlooking Diagram

B	05/05/2015	Planning Amendments
C	05/05/2015	Planning Amendments
Rev	Issue & Date	Description

PLANNING

Project File
40-41 Pall Mall
Westminster
London
SW1 4RJ
 Client
Pall Mall Investments Ltd
 Drawing Title
Overlooking Diagram
 Drawing No:
4046 (SK) 019 B
 Date: April 2014
 Drawn By: CS
 Checked by:

NFA architects
 The Block, 8, St. Nicholas Court Lane,
 15, North Colindale Avenue,
 Wembley, Middlesex HA9 7NU
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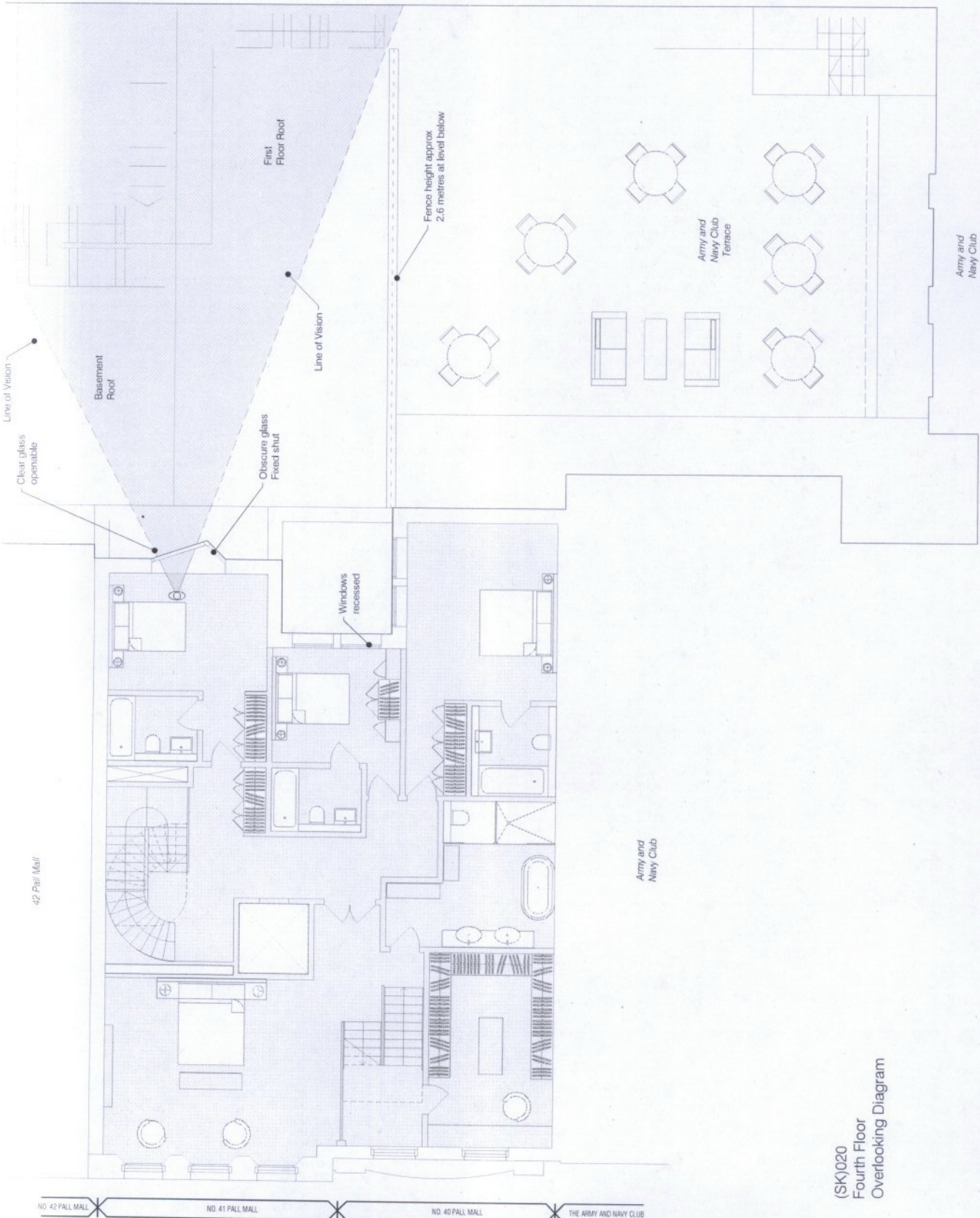
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Drawings based on survey information provided by: **ABC Surveys Ltd**
Building Surveyors



(SK)020
Fourth Floor
Overlooking Diagram

1	01/09/2019	Planning Amendments
2	01/09/2019	Planning Amendments
3	01/09/2019	Planning Amendments
4	01/09/2019	Planning Amendments
5	01/09/2019	Planning Amendments

PLANNING

Project Title:
**40-41 Pall Mall
Westminster
London
SW1 4RJ**

Client:
Pall Mall Investments Ltd

Drawing Title:
Overlooking Diagram

Drawing No:
4046 (SK) 020 B

Date: Sept 2014
Drawn by: CG
Checked by:

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Tel: 01473 834444

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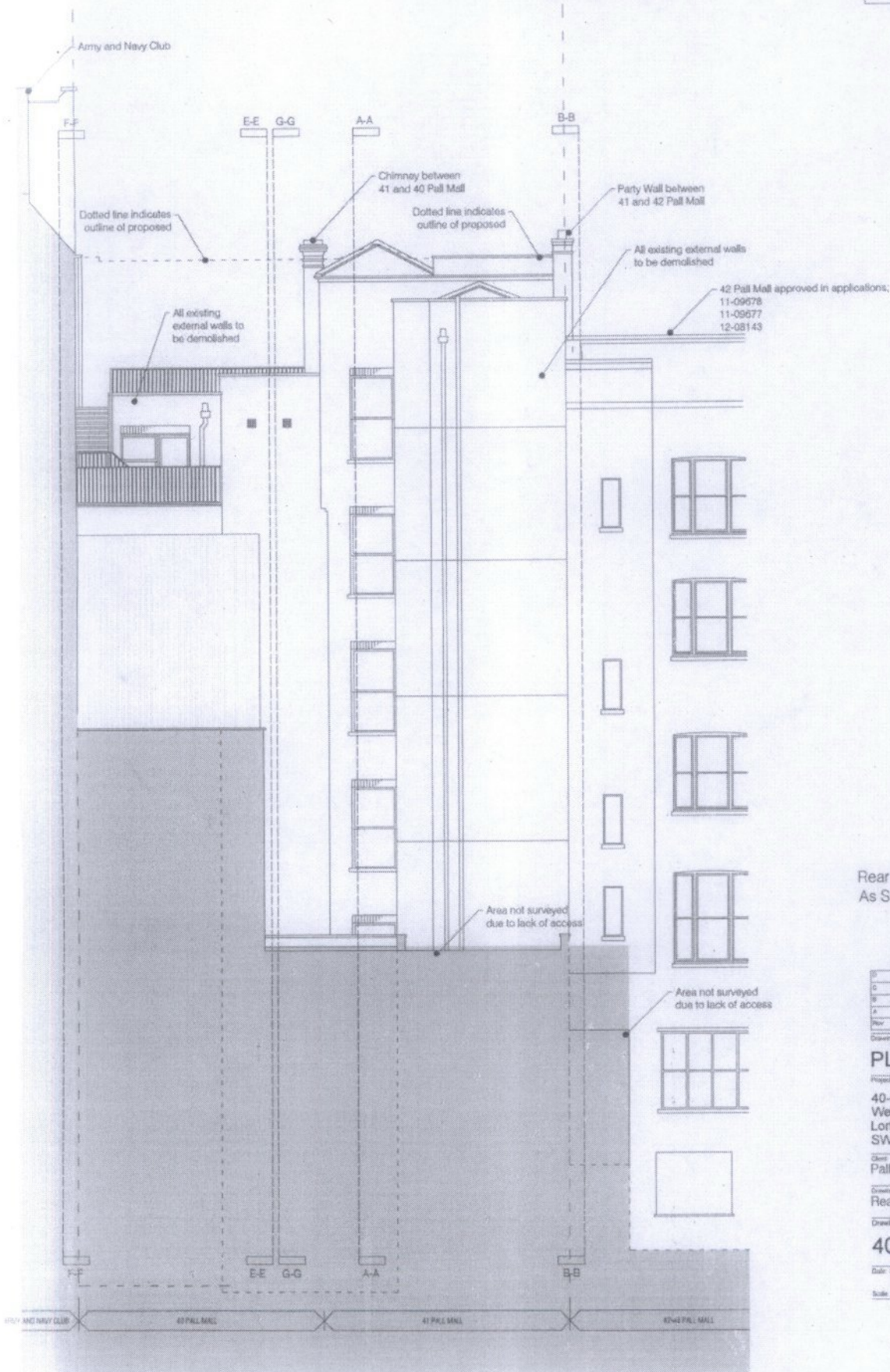
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Rear Elevation
As Surveyed

0	18.08.2014	Planning Issue
1	20.09.2014	Survey information updated
2	20.09.2014	Architectural revision
3	18.08.2014	Survey information updated
Rev	Notes & Date	Modifications

PLANNING

Project Title
40-41 Pall Mall
Westminster
London
SW1 4RJ

Client
Pall Mall Investments Ltd

Drawing Title
Rear Elevation As Surveyed

Drawing No.
4046 (EX) 011 D

Date: 18/08/2014
Drawn by: JB

Scale: 1:100 (A3, 1:50 (A4))
One-foot by

NFA architects

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Drawings based on survey information provided by **ABC Surveys Ltd**
Building Surveyors

NOTES

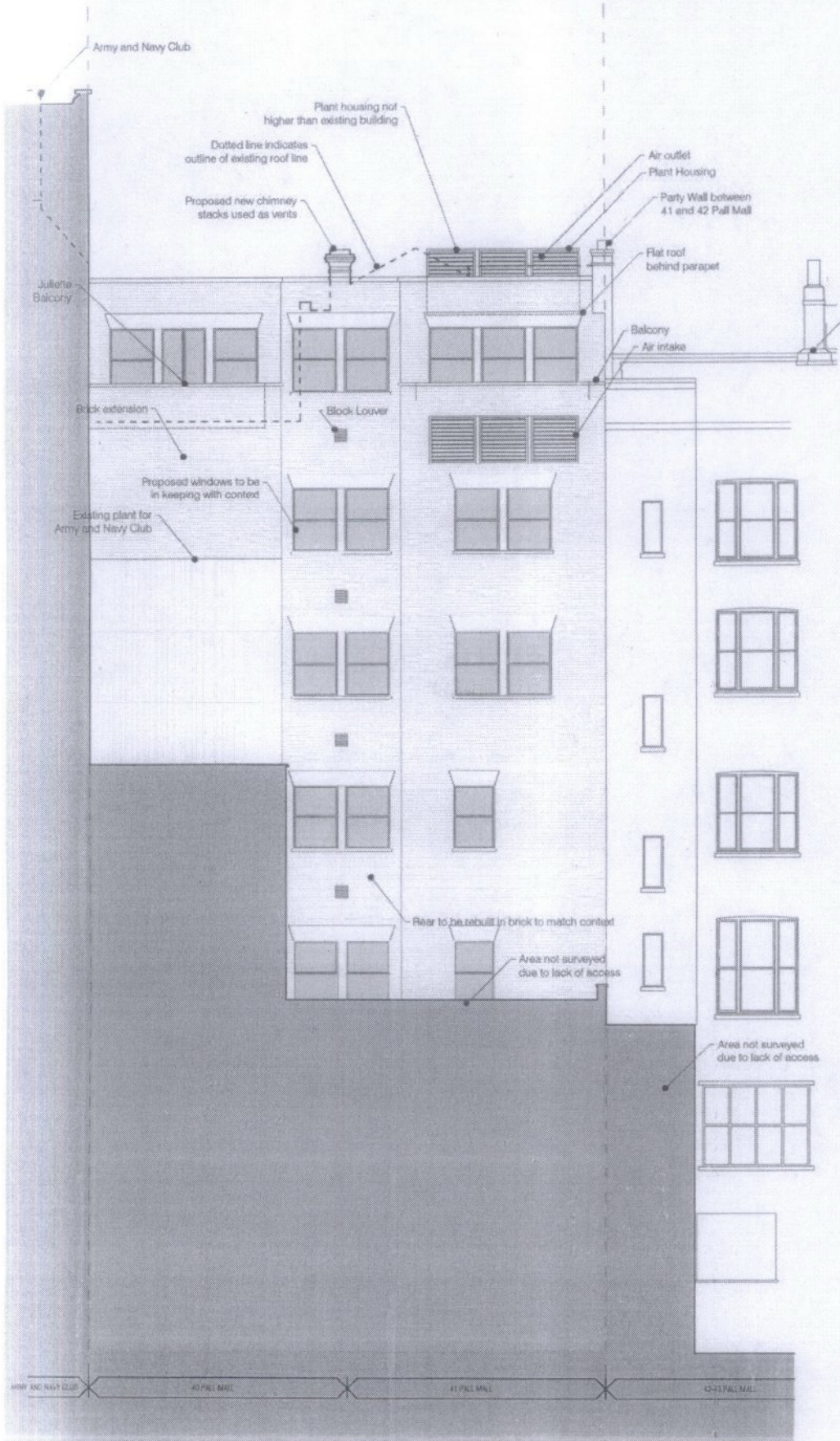
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Ref	01/14/01/2011	Revised
A	18/08/2014	Planning Issues
Rev	Health & Safety	Structural

Drawing Type: **PLANNING**

Project Title:
40-41 Pall Mall
Westminster
London
SW1 4RJ

Client:
Pall Mall Investments Ltd

Drawing Title:
Rear Elevation As Proposed

Drawing No:
4046 (SK) 010 B

Date: Sept 2014
Drawn By: GCS

Scale: 1:100 (AS) 1:50 (AP) Checked by:

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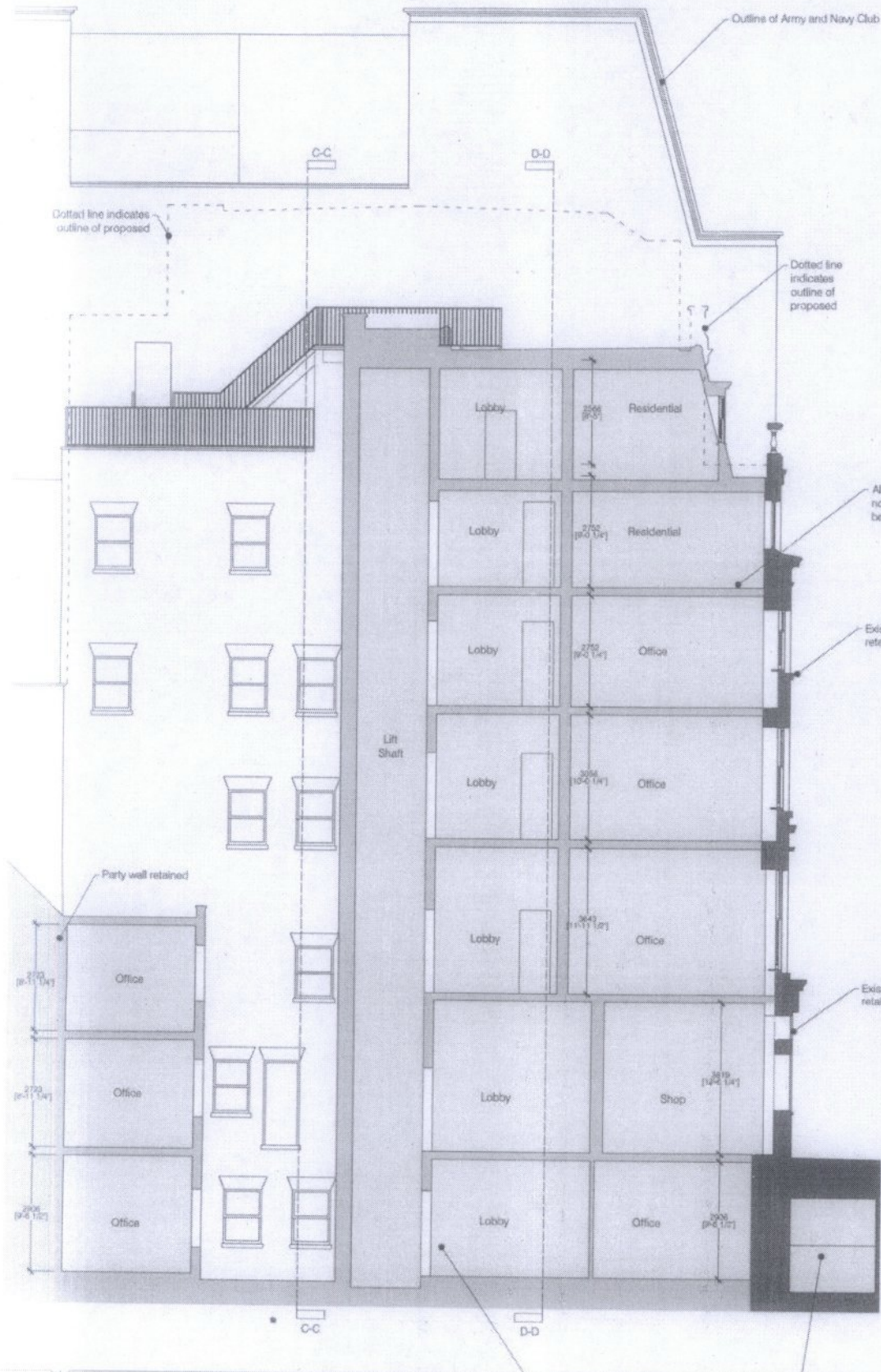
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Section B-B
As Surveyed

D	18/08/2014	Planning team
C	04/08/2014	Final Approved
B	25/03/2014	Final calculations issued
A	18/03/2014	Survey information issued
		Shank & Co
		MultiStore

Drawing Title: **PLANNING**

Project Title: **40-41 Pall Mall Westminster London SW1 4RJ**

Client: **Pall Mall Investments Ltd**

Drawing Title: **Section B-B As Surveyed**

Drawing No: **4046 (EX) 010 D**

Date: Nov 2013 Drawn by: ED

Scale: 1:500 (A1, 1:500) Checked by:

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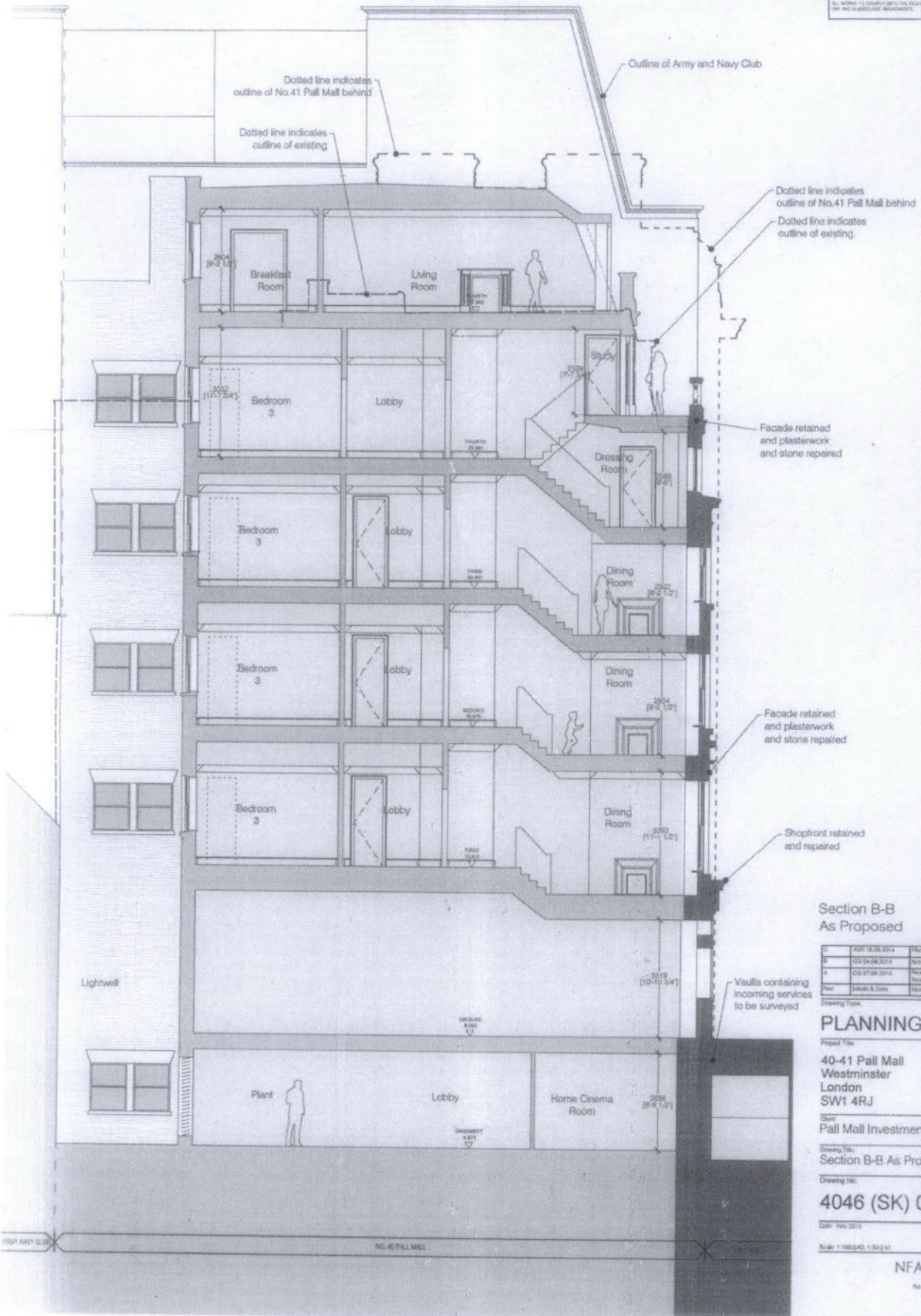


All internal load bearing and non load bearing structure to be demolished

Vaults containing incoming services to be surveyed

Drawings based on survey information
provided by: **ABC Surveys Ltd**
Building Surveyors

NOTES
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AND APPLICABLE STANDARDS.



Section B-B
As Proposed

C	10/01/2014	Planning Issue
B	05/04/2014	Permit Applied
A	05/07/2014	Approved (SAP) - Missing Info - Insulation, Glazing, Thermal Break, U-values, etc.
Rev	Initial & Date	Modification

Drawing Type:

PLANNING

Project Title:
**40-41 Pall Mall
Westminster
London
SW1 4RJ**

Client:
Pall Mall Investments Ltd

Drawing Title:
Section B-B As Proposed

Drawing No:
4046 (SK) 009 C

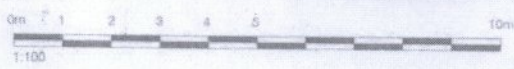
Date: Feb 2011
Drawn by: BD

Scale: 1:100 (AS 1:50) (A)
Checked by:

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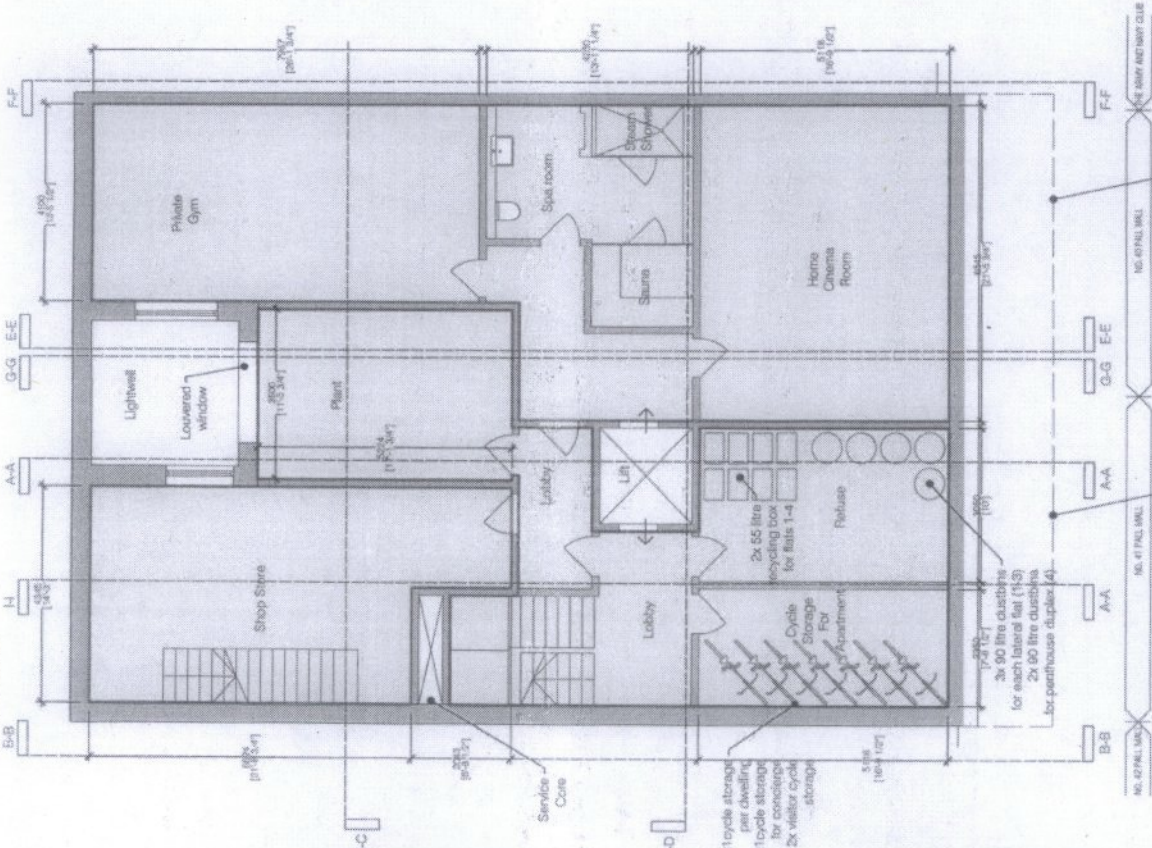
191st Army Club
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Drawings based on survey information provided by **ABC Surveys Ltd** Building Structures



Basement Floor Plan (Includes Duplex Apartment) As Proposed

Location of incoming services in voids
Location of incoming services in voids

NOTES

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Key:

- Shared Common Areas
- Residential
- A1 Commercial

Basement Plan

Shared Common Areas - 66sqm / 710sqft
Residential - 84sqm / 911sqft
A1 Commercial - 33sqm / 355sqft
Gross External Area - 213sqm / 2,293sqft

Ground Plan

Shared Common Areas - 44sqm / 473sqft
A1 Commercial - 148sqm / 1,593sqft
Gross External Area - 213sqm / 2,293sqft

NO.	DATE	REVISIONS
1	10/03/2014	Initial Issue
2	10/03/2014	Revised to show proposed changes to the ground floor plan
3	10/03/2014	Revised to show proposed changes to the ground floor plan
4	10/03/2014	Revised to show proposed changes to the ground floor plan
5	10/03/2014	Revised to show proposed changes to the ground floor plan
6	10/03/2014	Revised to show proposed changes to the ground floor plan
7	10/03/2014	Revised to show proposed changes to the ground floor plan
8	10/03/2014	Revised to show proposed changes to the ground floor plan
9	10/03/2014	Revised to show proposed changes to the ground floor plan
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11	10/03/2014	Revised to show proposed changes to the ground floor plan
12	10/03/2014	Revised to show proposed changes to the ground floor plan
13	10/03/2014	Revised to show proposed changes to the ground floor plan
14	10/03/2014	Revised to show proposed changes to the ground floor plan
15	10/03/2014	Revised to show proposed changes to the ground floor plan
16	10/03/2014	Revised to show proposed changes to the ground floor plan
17	10/03/2014	Revised to show proposed changes to the ground floor plan
18	10/03/2014	Revised to show proposed changes to the ground floor plan
19	10/03/2014	Revised to show proposed changes to the ground floor plan
20	10/03/2014	Revised to show proposed changes to the ground floor plan

PLANNING

Project Title: **40-41 Pall Mall Westminster London SW1 4RJ**

Client: **Pall Mall Investments Ltd**

Proposed Use: **Basement, Ground Plan As Proposed**

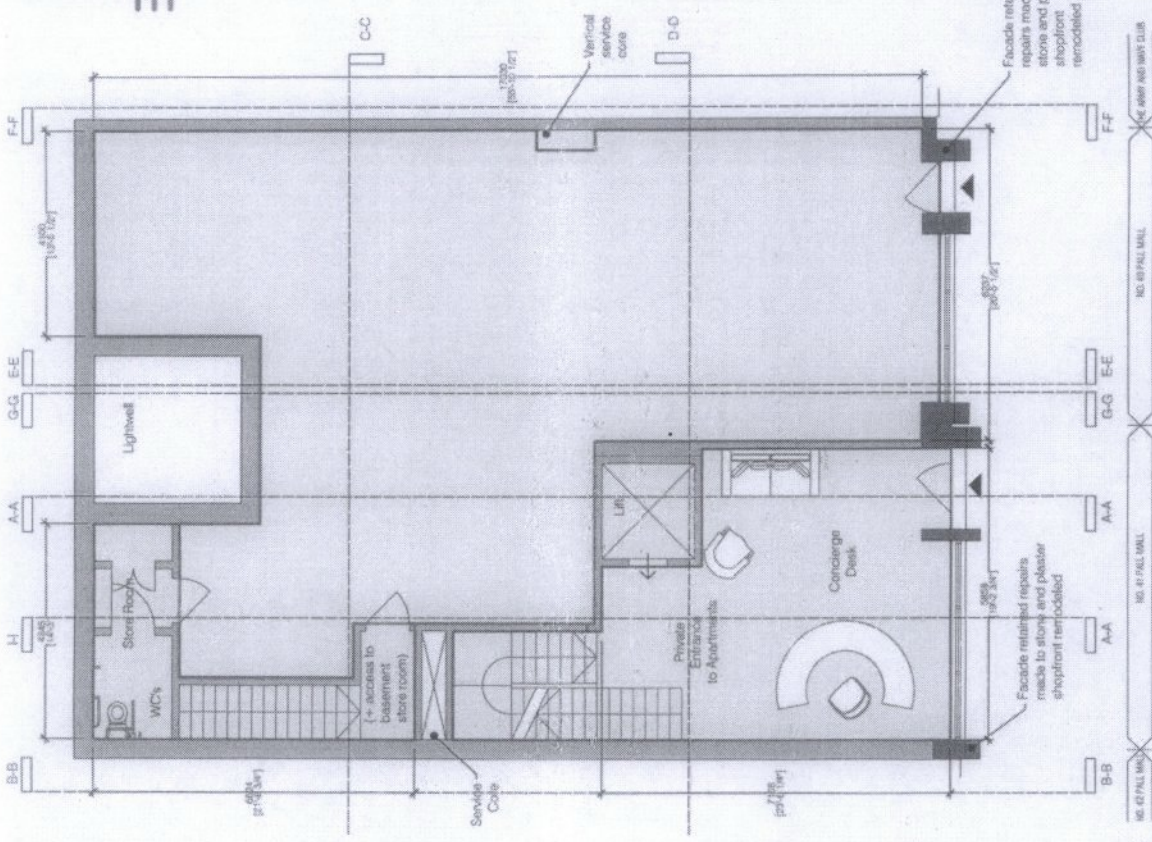
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Date: 10/03/2014
Drawn by: ED
Checked by: [Signature]
Scale: 1:100

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Ground Floor Plan (Commercial Units 1) As Proposed



Ground Floor Plan (Commercial Units 1) As Proposed

Location of incoming services in voids
Location of incoming services in voids

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Key:
 Shared Common Areas
 Residential

First Floor Plan
 Shared Common Areas - 13sqm / 140sqft
 Residential - 171sqm / 1840sqft
 Gross External Area - 216sqm / 2,325sqft

Second Floor Plan
 Shared Common Areas - 13sqm / 140sqft
 Residential - 171sqm / 1840sqft
 Gross External Area - 216sqm / 2,325sqft

NO.	DATE	DESCRIPTION
1	14.03.2024	Issue for Tender
2	14.03.2024	Revised to include Building Code
3	14.03.2024	Revised to include Building Code
4	14.03.2024	Revised to include Building Code
5	14.03.2024	Revised to include Building Code
6	14.03.2024	Revised to include Building Code
7	14.03.2024	Revised to include Building Code
8	14.03.2024	Revised to include Building Code
9	14.03.2024	Revised to include Building Code
10	14.03.2024	Revised to include Building Code

PLANNING

Project Name:
40-41 Pall Mall
 Westminster
 London
 SW1 4RJ

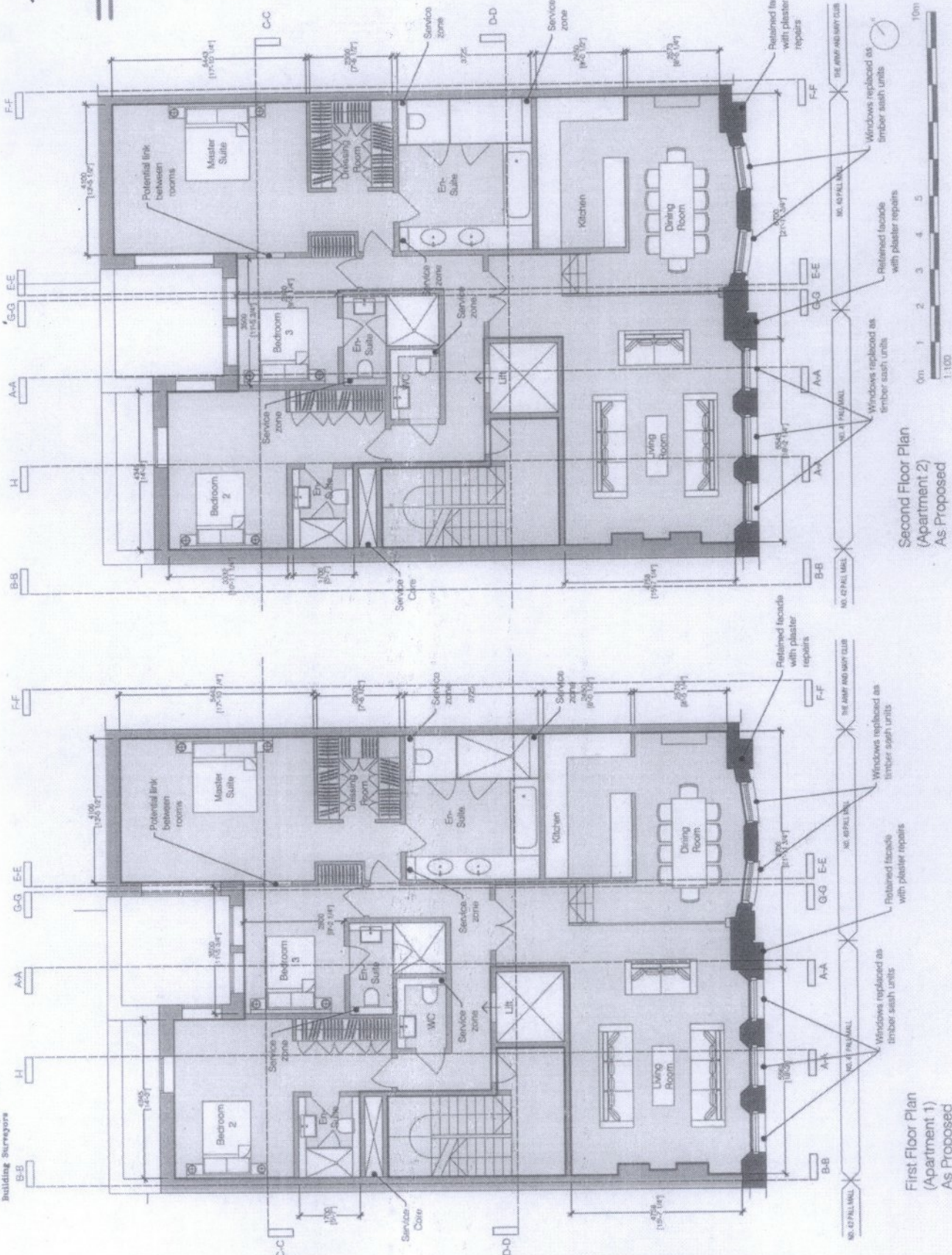
Client:
Pall Mall Investments Ltd

Drawing No:
4046 (SK) 002 G

Scale: 1:100 (A3) - 1:50 (A2)

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Drawings based on survey information provided by **ABC Surveys Ltd** Building Surveyors

Second Floor Plan (Apartment 2) As Proposed

First Floor Plan (Apartment 1) As Proposed

NOTES

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Key:

- Shared Common Areas
- Residential

Third Floor Plan
 Shared Common Areas - 13sqm / 140sqft
 Residential - 171sqm / 1840sqft
 Gross External Area - 216sqm / 2,325sqft

NO.	DATE	REVISIONS
01	15.08.2014	Issued Client Working Copy
02	03.09.2014	Revised Working Copy
03	05.09.2014	Revised Working Copy
04	05.09.2014	Revised Working Copy
05	05.09.2014	Revised Working Copy
06	05.09.2014	Revised Working Copy
07	05.09.2014	Revised Working Copy
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99	05.09.2014	Revised Working Copy
100	05.09.2014	Revised Working Copy

PLANNING

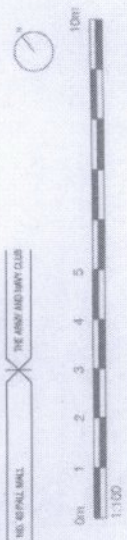
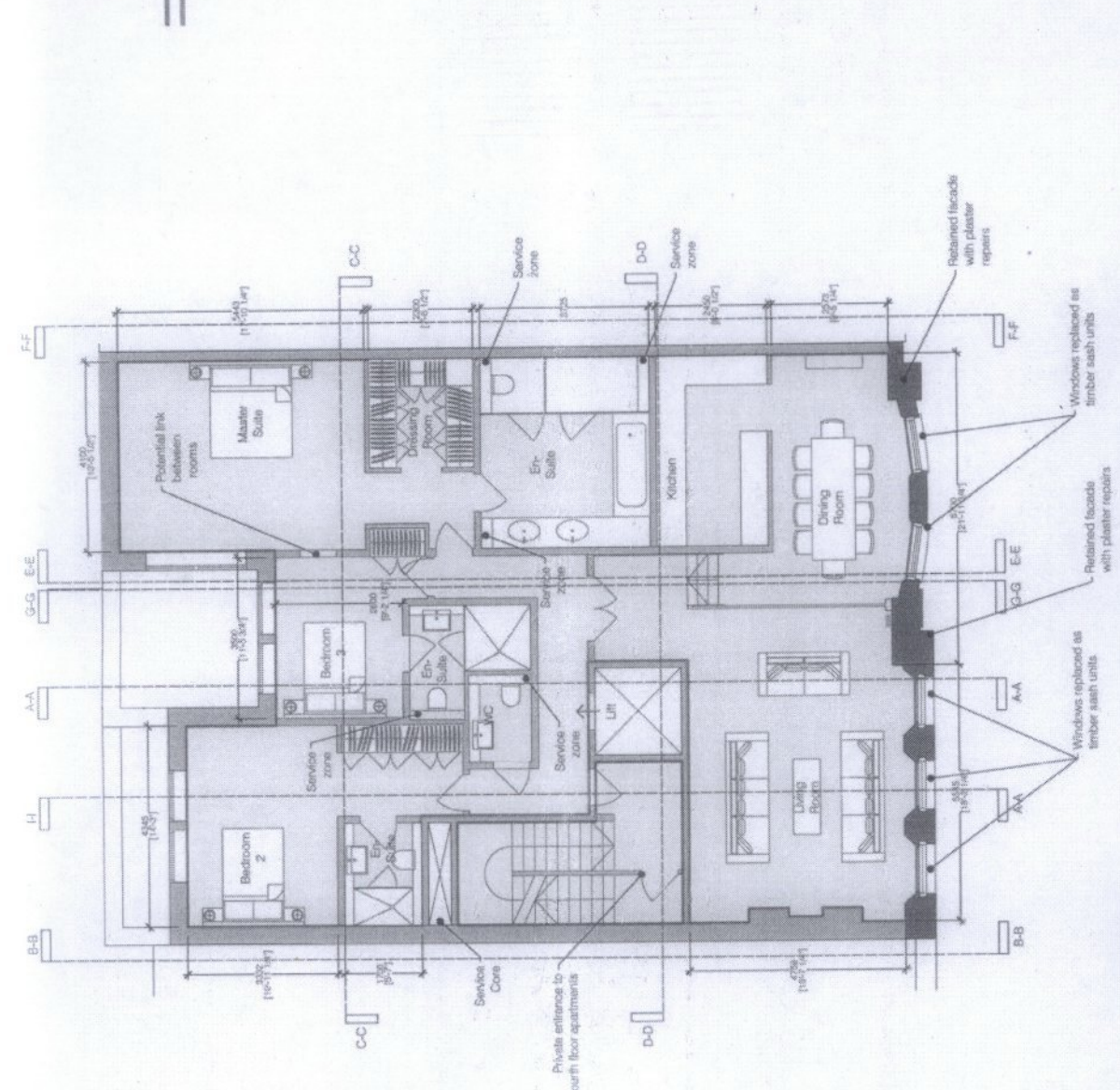
Project No: 40-41 Pall Mall
 Westminster
 London
 SW1 4RJ

Client: Pall Mall Investments Ltd
 Drawing No: 4046 (SK) 003 G
 Date: 15.08.2014
 Drawn By: ED
 Checked By: NFA architects

Project Name: 40-41 Pall Mall
 Drawing Title: Third Floor Plan As Proposed
 Drawing No: 4046 (SK) 003 G
 Date: 15.08.2014
 Drawn By: ED
 Checked By: NFA architects

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15, 41 PALL MALL
 THE ARMY AND NAVY CLUB
 15, 47 PALL MALL
**Third Floor Plan
 (Apartment 3)
 As Proposed**

NOTE:
 1. The drawings are based on a survey of the existing building.
 2. The drawings are based on a survey of the existing building.
 3. The drawings are based on a survey of the existing building.
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 8. The drawings are based on a survey of the existing building.
 9. The drawings are based on a survey of the existing building.
 10. The drawings are based on a survey of the existing building.

Drawings based on survey information provided by:
ABC Surveys Ltd
 Building Surveyors

Key:
 Residential
 Fourth Floor
 Study
 Balcony
 Gross Residential - 210sqm / 2296sqft
 - 191sqm / 2055sqft
 - 12sqm / 129sqft
 - 10sqm / 107sqft

NO.	DATE	DESCRIPTION
1	15/01/2014	Issue for planning
2	15/01/2014	Issue for planning
3	15/01/2014	Issue for planning
4	15/01/2014	Issue for planning
5	15/01/2014	Issue for planning
6	15/01/2014	Issue for planning
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PLANNING

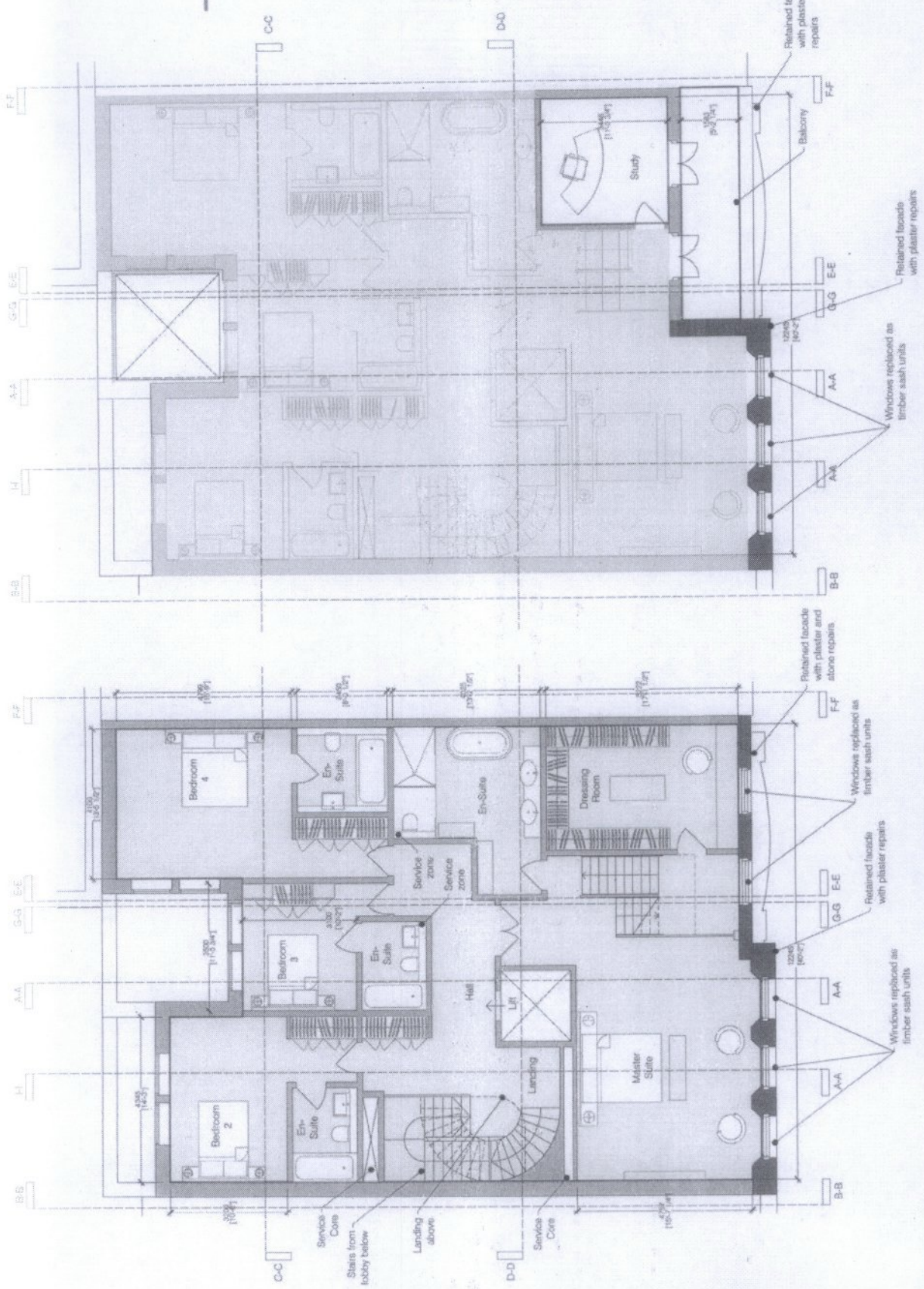
Project Title:
40-41 Pall Mall
 Westminster
 London
 SW1 4RJ

Client:
 Pall Mall Investments Ltd

Drawing No:
4046 (SK) 004 I

Scale: 1:100
 Date: 15/01/2014
 Drawing No: 4046
 Sheet No: 004 I

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NO. 40 PALL MALL NO. 41 PALL MALL NO. 42 PALL MALL NO. 43 PALL MALL NO. 44 PALL MALL NO. 45 PALL MALL NO. 46 PALL MALL NO. 47 PALL MALL NO. 48 PALL MALL NO. 49 PALL MALL NO. 50 PALL MALL NO. 51 PALL MALL NO. 52 PALL MALL NO. 53 PALL MALL NO. 54 PALL MALL NO. 55 PALL MALL NO. 56 PALL MALL NO. 57 PALL MALL NO. 58 PALL MALL NO. 59 PALL MALL NO. 60 PALL MALL

Fourth Floor Plan (Duplex Apartment) As Proposed

Scale: 1:100

0m 1 2 3 4 5 10m

Drawings based on survey information provided by ABC Surveys Ltd Building Surveys

Key:
 Shared Common Areas
 Residential

Fifth Floor Plan
 Residential - 145sqm / 1561sqft
 Gross External Area - 163sqm / 1755sqft

Drawings based on survey information provided by
ABC Surveys Ltd
 Building Surveys

Key:
 Shared Common Areas
 Residential

Fifth Floor Plan
 Residential - 145sqm / 1561sqft
 Gross External Area - 163sqm / 1755sqft

NO.	DESCRIPTION	QUANTITY	UNIT
1	ROOF LIGHT	1	SQ
2	VENTILATION SHAFT	1	SQ
3	PROPOSED NEW CHIMNEY STACKS USED AS VENTS	2	SQ
4	LIFT OVERRUN	1	SQ
5	FLAT ROOF	1	SQ
6	FLAT ROOF	1	SQ
7	FLAT ROOF	1	SQ
8	FLAT ROOF	1	SQ
9	FLAT ROOF	1	SQ
10	FLAT ROOF	1	SQ
11	FLAT ROOF	1	SQ
12	FLAT ROOF	1	SQ
13	FLAT ROOF	1	SQ
14	FLAT ROOF	1	SQ
15	FLAT ROOF	1	SQ
16	FLAT ROOF	1	SQ
17	FLAT ROOF	1	SQ
18	FLAT ROOF	1	SQ
19	FLAT ROOF	1	SQ
20	FLAT ROOF	1	SQ
21	FLAT ROOF	1	SQ
22	FLAT ROOF	1	SQ
23	FLAT ROOF	1	SQ
24	FLAT ROOF	1	SQ
25	FLAT ROOF	1	SQ
26	FLAT ROOF	1	SQ
27	FLAT ROOF	1	SQ
28	FLAT ROOF	1	SQ
29	FLAT ROOF	1	SQ
30	FLAT ROOF	1	SQ
31	FLAT ROOF	1	SQ
32	FLAT ROOF	1	SQ
33	FLAT ROOF	1	SQ
34	FLAT ROOF	1	SQ
35	FLAT ROOF	1	SQ
36	FLAT ROOF	1	SQ
37	FLAT ROOF	1	SQ
38	FLAT ROOF	1	SQ
39	FLAT ROOF	1	SQ
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44	FLAT ROOF	1	SQ
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87	FLAT ROOF	1	SQ
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89	FLAT ROOF	1	SQ
90	FLAT ROOF	1	SQ
91	FLAT ROOF	1	SQ
92	FLAT ROOF	1	SQ
93	FLAT ROOF	1	SQ
94	FLAT ROOF	1	SQ
95	FLAT ROOF	1	SQ
96	FLAT ROOF	1	SQ
97	FLAT ROOF	1	SQ
98	FLAT ROOF	1	SQ
99	FLAT ROOF	1	SQ
100	FLAT ROOF	1	SQ

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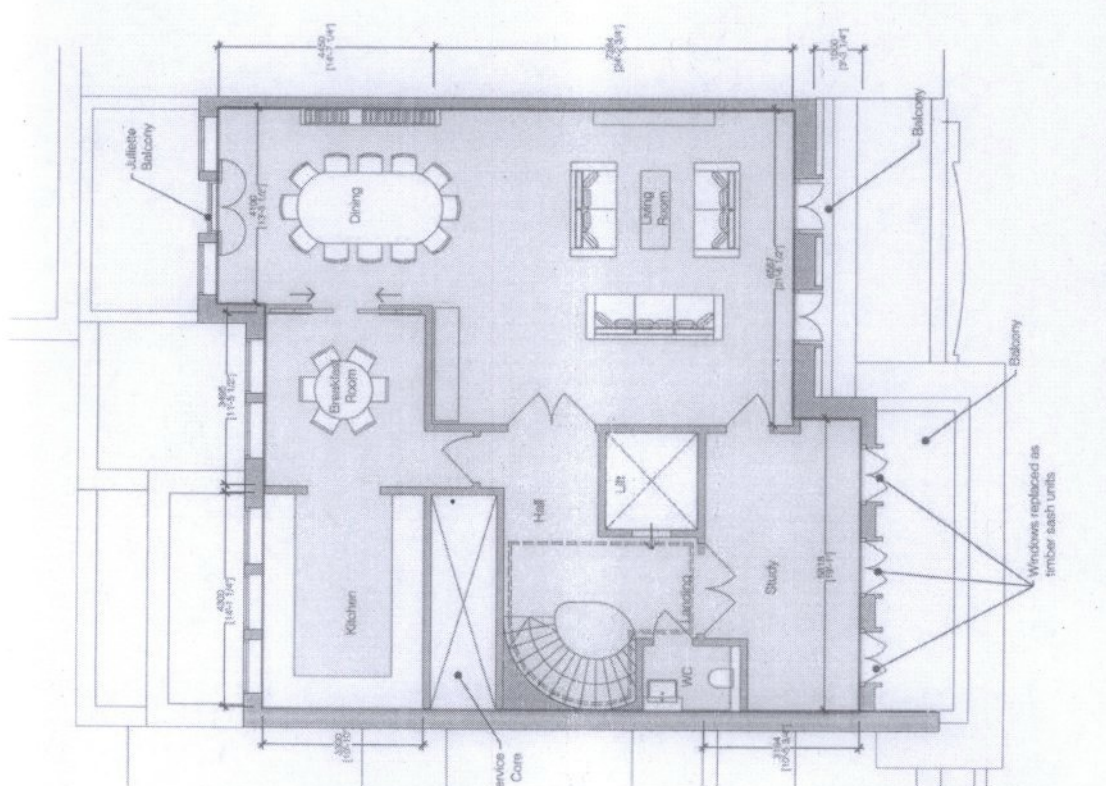
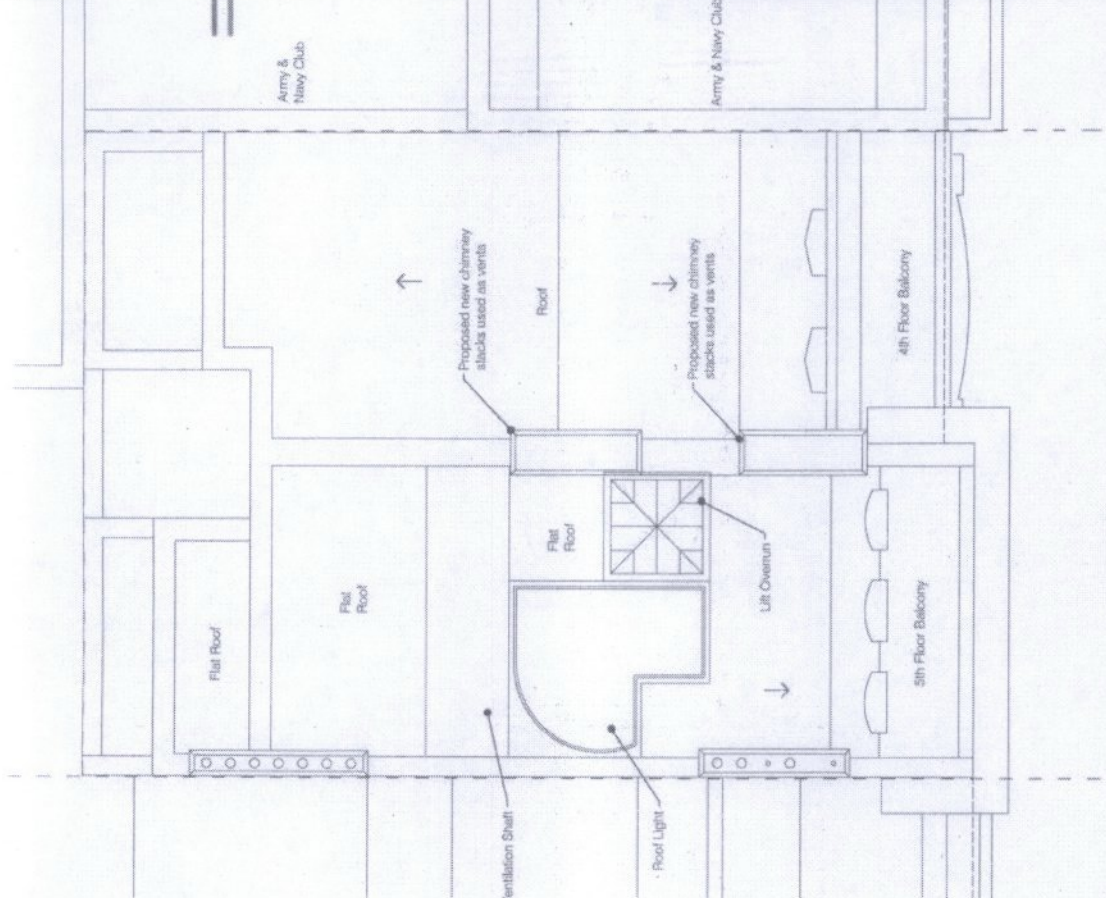
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