

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 12 April 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> St James's	
<b>Subject of Report</b>	1 Aldwych, London, WC2B 4BZ		
<b>Proposal</b>	Erection of seventh floor roof extension and remodelling of the top two storeys and dome, including new roof top plant enclosure, in association with the enlargement of the existing hotel to create 22 additional bedrooms.		
<b>Agent</b>	Jones Lang LaSalle Limited		
<b>On behalf of</b>	One Aldwych Limited		
<b>Registered Number</b>	15/06948/FULL 15/07693/LBC	<b>Date amended/ completed</b>	30 July 2015
<b>Date Application Received</b>	30 July 2015		
<b>Historic Building Grade</b>	Grade II		
<b>Conservation Area</b>	Strand		

## 1. RECOMMENDATION

Refuse permission and listed building consent - design grounds.

## 2. SUMMARY

1 Aldwych is a grade II listed building located on a triangular island site within the Strand Conservation Area. The building is occupied by a hotel 'One Aldwych Hotel' (Class C1).

The existing building has been altered at roof level in the 1920's with the addition of a roof/ attic level. The listed description notes 'very elegant Louis XV – Louis XVI design for this island block'. Even with the 1920's roof extension the building retains an overall aesthetic, which is appropriate to its age and location. The existing roof is almost at the same height of the corner tower, but continues to allow the tower to be a prominent feature, as was the original composition.

The proposal is to erect a 7th floor roof extension and remodelling of the top two storeys and dome, including new roof top plant enclosure, in connection with the enlargement of the existing hotel to create 22 additional bedrooms.

The key issues for consideration are:

- \* The impact of the proposals in land use terms.
- \* The impact of the external alterations on the character and appearance of the listed building and Strand Conservation Area.
- \* The impact on the amenity of neighbouring residential properties.

In summary the works are considered unacceptable in design terms, due to the impact of the additional storey on the character of the building and the character and appearance of the conservation area, including designated Metropolitan views.

Because of its location, mass, design and overall principle the erection of a further storey and the alterations to the building at 4th floor and above would harm the special character of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Strand Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies (City Plan) adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan (UDP) that we adopted in January 2007.

The works are also contrary to the NPPF, notably paragraph 134 and the guidance contained within Westminster's 'Repairs and Alterations to Listed Buildings' SPG.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



1 Aldwych, London, WC2B 4BZ

## 5. CONSULTATIONS

### COVENT GARDEN COMMUNITY ASSOCIATION:

No objection. The CGCA recognises and supports the applicant's needs to upgrade the existing hotel facilities to remain competitive in the market.

### COVENT GARDEN AREA TRUST:

No comment.

### LONDON BOROUGH OF LAMBETH:

No objection.

### HISTORIC ENGLAND:

Authorisation received to determine listed building application as seen fit dated 28 September 2015.

### ENVIRONMENTAL HEALTH:

Insufficient information was submitted to determine the application. A further acoustic report is required demonstrating that the plant will comply with the Council's noise criteria.

### HIGHWAYS PLANNING MANAGER:

No objection on servicing grounds. Welcome the applicant's commitment to provide a Delivery and Servicing Plan. Recommend that cycle parking is provided (1 cycle space per 20 bedrooms (London Plan)) which would be of benefit to staff.

### TRANSPORT FOR LONDON:

Recommend a number of transport related conditions including details of a travel plan; a Delivery and Service plan; cycle parking for long stay staff (1 cycle space per 20 bedrooms) in accordance with London Plan policies 6.9 'Cycling' and 6.13 'Parking'; and a Construction Logistics Plan to be agreed with TFL given concerns about possible impact of the development upon access to the Cycle Hire Docking station on Wellington Street.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 304

Total No. of replies: 0

PRESS ADVERTISEMENT/ SITE NOTICE: Yes.

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

1 Aldwych is a grade II listed building located on a triangular island site within the Strand Conservation Area and the Core Central Activities Zone (CAZ). The building is occupied by a hotel 'One Aldwych Hotel'.

The existing building has been altered at roof level in the 1920's with the addition of a roof/attic level. The listed description notes 'very elegant Louis XV – Louis XVI design for this island block ...unfortunately marred by the alteration of the attic'. Even with the 1920's roof extension the building retains an overall aesthetic, which is appropriate to its age and location. The existing double mansard roof is almost at the same height of the corner tower, but continues to allow the tower to be a prominent feature, as was the original composition.

### 6.2 Recent Relevant History

#### 96/08350/FULL and 93/08351/LBC

Refurbishment of existing building to form hotel with associated facilities, health club, restaurant, retail units, coffee shop, and new roof top plant layout. Internal alterations.

Application Permitted 16 April 1997

#### 11/02482/FULL and 11/02483/LBC

Use of the existing cafe (Class A3) and retail units (Class A1) at ground floor level to provide ancillary hotel accommodation in the form of a lounge area (Class C1). Replacement of existing doors with fixed glazing to the ground floor entrance on the Aldwych elevation.

Application Permitted 11 May 2011

#### 12/00438/LBC

Internal alterations at ground floor level.

Application Permitted 6 July 2012

#### 14/12218/CLLB

Internal alterations including replacement kitchen and reconfiguration of non-structural partition walls.

Application Permitted 9 January 2015

## 7. THE PROPOSAL

Planning permission and listed building consent is sought for the erection of a 7th floor roof extension and remodelling of the top two storeys and dome, including new roof top plant enclosure, in association with the enlargement of the existing hotel to create 22 additional bedrooms.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The table below provides a summary of the existing and proposed floorspace of the upper floors to be altered and enlarged:

Floor	Existing sqm (GEA)	Proposed sqm (GEA)	Difference sqm (GEA)
5 <sup>th</sup> Floor level	796	920	+124
6 <sup>th</sup> Floor level	681	780	+99
7 <sup>th</sup> Floor level	0	670	+670
<b>Total</b>			<b>+893</b>

#### Hotel extension

Policy S23 recognises the importance of Westminster as one of the world's premiere visitor destinations and states that proposals to improve the quality and range of hotels will be encouraged.

UDP Policy TACE 2 similarly seeks to ensure that a range of good quality visitor accommodation is available to support London's role as a world visitor destination without adversely affecting the quality of life of local residents and the surrounding environment. TACE 2(a) states that within the CAZ planning permission will be granted for extensions to existing hotels, where there would be no adverse environmental, traffic and parking effects.

The London Plan also contains hotel-related objectives. These include the provision of 40,000 additional hotel bedrooms by 2026, to improve the quality, variety and distribution of visitor accommodation and facilities

The proposal would result in 22 additional bedrooms. Given that the existing hotel is both large and well established, it is not considered that the additional bedrooms would result in adverse environmental, traffic and parking effects. In land use terms, the extension of this hotel within the CAZ is considered acceptable.

#### Mixed use in the CAZ

The extension and remodelling of the upper floors would result in the provision of an additional 893sqm (GEA) of hotel floorspace. The increase in commercial floorspace triggers a requirement for an equivalent amount of residential floorspace under policies S1 of the City Plan and CENT 3 of the UDP.

Policy CENT 3 of the UDP sets a hierarchy for this provision with a preference for on-site housing, followed by the use of an alternative site nearby and finally, where neither option

is achievable, a financial contribution to the Council's affordable housing fund is likely to be sought. In this case the amount of residential floorspace required equates to 446sqm.

It is not considered reasonable or practical to provide on-site residential floorspace in this building. It would prove difficult to provide a separate dedicated residential access from street level as well as self-contained residential accommodation given the physical constraints associated with the building's listed status. The next stage in the cascade policy is to consider the practical or reasonable scope for off-site housing provision. The applicant states that they do not own any suitable sites in the vicinity that has the potential to realistically deliver the amount of residential floorspace required.

The applicant is therefore looking to satisfy policies S1 and CENT 3 through a financial contribution to the Council's affordable housing fund. A policy compliant financial contribution to the affordable housing fund is £1,556,439 (2016/ 17 figures).

Based upon the costs of the current scheme as a whole, the applicant's Financial Viability Assessment (FVA) by Jones Lang LaSalle Ltd (JLL) demonstrates that the scheme is unviable however as a gesture of goodwill the applicant is willing to contribute £200,000.

#### *Business rates liability*

The FVA has been calculated on the basis that the hotel will continue to pay business rates whilst construction works are progressing. The City Council's independent consultant BNP Paribas has reviewed the findings of the applicant's/ JLL's FVA report and contest that there is ambiguity surrounding the business rates liability. BNP Paribas consider the property will be incapable of beneficial occupation and therefore the applicant would approach the Valuation Office Agency (VOA) to remove the hotel from the rating list for the duration of works.

JLL advise that this situation is currently being contested (*Newbigin (VO) v S J & J Monk (a firm)* [2015] EWCA) and as the law stands at the moment, JLL consider that it would be unlikely that the property would be removed from the ratings list. As such in the event that business rates would continue to be paid, this would make the scheme unviable.

BNP Paribas has assessed the viability of the scheme on the basis that full business rates liability is incurred, and agrees that this would make the scheme unviable.

BNP Paribas have also assessed the viability of the scheme assuming the removal of the business rates liability, and concludes that the scheme would be capable of supporting the Council's full affordable housing contribution required in this case.

In this case, the contribution offered by the applicant, £200,000, is considered acceptable on the basis that the applicant is unsuccessful in removing the hotel from the rating list and continues to pay business rates. However if the applicant were to be successful in



removing the hotel from the rating list, the Council would require a full policy compliant financial contribution to the affordable housing fund of £1,556,439

Had the application been considered acceptable and in the event permission is granted, a s106 legal agreement would be required to secure the following:

- i) Evidence that the applicant has approached the Valuation Office Agency (VOA) and vigorously pursued an application to remove the hotel from the rating list for the duration of works.
- ii) In the event an application to remove the hotel from the rating list is successful, a financial contribution to the Council's affordable housing fund of £1,556,439 (index linked and payable on commencement of development).
- iii) In the event such an application has failed, a financial contribution to the Council's affordable housing fund of £200,000 (index linked and payable on commencement of development)

## 8.2 Townscape and Design

1 Aldwych is a grade II listed building located within the Strand conservation area. This application seeks to erect a 7th floor roof extension and to remodel the top two storeys and dome, including new roof top plant enclosure.

### *Policy*

Planning (Listed Buildings and Conservation Areas) Act 1990 states under paragraph 66(1) 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

The NPPF states under paragraph 134 'where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.

Policy DES 6 part (A) of the UDP states 'permission may be refused for roof level alterations and extensions to existing buildings ... in the following circumstances;

- 1) where any additional floors, installations or enclosures would adversely affect either the architectural character or unity of a building or group of buildings;
- 2) where buildings are completed compositions or include mansard or other existing forms of roof extension;
- 4) where the extension would be visually intrusive or unsightly when seen in longer public or private views from ground or upper levels'.

The supporting text associated with policy DES 6 states under paragraph 10.69 'there are some buildings where roof level extensions are not appropriate. These include ...

buildings where the existing roof or skyline contributes to the character of the area'. The supporting text under paragraph 10.69 goes on to state 'only if a proposal is acceptable in terms of DES 6 part (A), that is the principle of an extension or alteration is acceptable, should policy DES 6 part (B) be applied'.

The supporting text to policy DES 9 of the UDP states under paragraph 10.115 'alterations and extensions to buildings in conservation areas should preserve or enhance the character or appearance of the area. Views from surrounding buildings and other non street level views may be important'.

Policy DES 10 part (D) of the UDP states 'Planning permission will not be granted where it would adversely affect: b) recognised and recorded views of a listed building or a group of listed buildings ...'

The supporting text to policy DES 10 of the UDP states under paragraph 10.133 'in considering applications for development affecting listed buildings the City Council will seek to ensure that: b) the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building... f) the alterations or extensions relate sensitively to the original building ...'

Policy DES 15 of the UDP states 'permission will not be granted for developments which would have an adverse effect upon important views of: (A) listed buildings'. The supporting text goes on to state under paragraph 10.185 'the City Council will resist any development that would have a damaging impact on such metropolitan and local views and will seek to ensure that any development proposal is compatible with these views in terms of setting, scale and massing. Permission will not be given for developments that: a) impinge on important views or skylines'.

Westminster's 'Repairs and Alterations to Listed Buildings' SPG states under paragraph 5.6 that in some cases 'extensions would detract from the uniformity of a formal group of buildings, or from the integrity of a particular design, and will therefore be unacceptable in principle'.

The Strand conservation area audit states under paragraph 3.39 'the importance of the characteristic diversity of roof profiles in the area is evident in views north from Lancaster Place, along the Strand and of the river front development'.

The Strand conservation area audit states under paragraph 3.42 'there are no locations where roof extensions would be considered acceptable in this conservation area'.

The Strand conservation area audit states under paragraph 3.44 'full consideration must be given to the impact of any development proposals on important Metropolitan and local views both within the conservation area and into and out of it'.

### *Assessment*

The existing 4th floor and above has been added to the building in the past. The two storey mansard extends the building, stretching the original proportions. The addition of a further storey to match that of the 4th floor with the rebuilding of the building above, including the extension of the dome is considered to harm the character of the building and destroy any understanding of what where the original proportions. The finished building would result in a vertical architectural emphasis at complete odds with the original horizontal emphasis. The additional bulk at the upper levels unbalances the building and as such would be harmful to the character of the conservation area.

The provision of additional hotel rooms is considered of limited benefit to the City. It is not considered that the building would be without a use if the proposals were not constructed. Therefore, whilst it is accepted that the fabric above the original cornice is not original, the harm caused by the works to the overall character of the building and the conservation area is considered to outweigh the limited benefits provided by the additional hotel rooms.

Furthermore, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that 'special regard to the desirability of preserving the building' be given during the decision making process. In this case, the desirability to protect the existing building is deemed greater than any of the benefits provided by the scheme.

In summary and according to the weight of policy noted above the works are considered unacceptable in design terms, due to the impact of the additional storey on the character of the building and the character and appearance of the conservation area, including designated Metropolitan views.

Because of location, mass, design and overall principle the erection of a further storey and the alterations to the building at 4th floor and above would harm the special character of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Strand Conservation Area. This would not meet 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.

The works are also contrary to the NPPF, notably paragraph 134 and the guidance contained within Westminster's 'Repairs and Alterations to Listed Buildings' SPG.

### **8.3 Residential Amenity**

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure, overlooking and encourage development which enhances the residential environment of surrounding properties.

#### **Sunlight and Daylight/ Sense of Enclosure**

The application is supported by a Daylight and Sunlight Assessment that analyses the impact of the development on the amount of natural light available to neighbouring buildings. The report finds that all neighbouring properties fully meet the BRE guidelines for daylight and sunlight.

Given the location of the extension and its distance from neighbouring occupiers, it is not considered to give rise to any significant amenity impact in terms of loss of light or increase in sense of enclosure.

#### **Noise (Mechanical plant)**

A new roof top plant enclosure is proposed at main roof level. An acoustic report has been submitted as part of the application however Environmental Health advise that further information is required to assess the noise impact. Had the proposals been considered acceptable, a supplementary acoustic report would have been required by condition to demonstrate that the plant complies with the Council's noise criteria.

#### **Privacy**

The proposals are not considered to result in any material loss of privacy to neighbouring occupiers.

#### **8.4 Transportation/Parking**

Policy TACE 2 states that proposals for extensions to existing hotels should not result in adverse traffic effects.

The applicant has provided a Traffic Assessment to support the application. The Highways Planning Manager has no objection to the proposals subject to conditions to secure a Delivery and Servicing Plan, and cycle parking.

Transport for London also has no objection subject to the conditions above. In addition TFL request details of a Construction Logistics Plan to be agreed with TFL because of concerns about possible impact of the development upon access to an existing Cycle Hire Docking station on Wellington Street.

#### **8.5 Economic Considerations**

The economic benefits of the hotel in terms of attracting visitors to the City and providing employment are recognised and welcomed in policy terms.

#### **8.6 Access**

No internal alterations are proposed to the lower floors and the principal access to the hotel remains unaltered. Similarly, the existing lifts and staircase arrangements are extended vertically to serve the additional rooms.

In accordance with the London Plan, 10% of the additional hotel rooms will be wheelchair accessible.

### **8.7 Other UDP/Westminster Policy Considerations**

Had the application been considered acceptable a condition would have been recommended to restrict the hours of building works in order to mitigate the impact on neighbouring occupiers. In terms of disturbance from construction works, it is considered that works can be adequately controlled by use of the City Council's standard hours of work condition.

### **8.8 London Plan**

The proposal accords with the London Plan's hotel related objectives to provide additional visitor accommodation which is a valuable part of London's economy.

### **8.9 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 City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

### **8.10 Planning Obligations**

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

(a) necessary to make the development acceptable in planning terms;

- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

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

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

The City Council has consulted on the setting of its own Community Infrastructure Levy, which is to be introduced in May 2016. 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-coordinating joint approaches with developers.

For reasons outlined elsewhere in this report, had the application been considered acceptable, a S106 legal agreement would be required to secure the following:

- i) Evidence that the applicant has approached the Valuation Office Agency (VOA) and vigorously pursued an application to remove the hotel from the rating list for the duration of works.
- ii) In the event an application to remove the hotel from the rating list is successful, a financial contribution to the Council's affordable housing fund of £1,556,439 (index linked and payable on commencement of development).
- iii) In the event such an application has failed, a financial contribution to the Council's affordable housing fund of £200,000 (index linked and payable on commencement of development)

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 Community Infrastructure Levy Regulations (2010 as amended).

The proposal would attract a payment to the Mayor's Community Infrastructure Levy which could be dealt with by way of an informative.

### **8.11 Environmental Impact Assessment**

The application is not a sufficient scale to require an Environmental Impact Assessment.

### **8.12 Other Issues**

#### **Statement of Community Involvement**

The applicant has submitted a statement of community involvement which summarises the consultation process they carried out with Westminster City Council, local stakeholder groups, neighbours, plus residents and businesses prior to submitting the application. The applicant had meetings with various individuals and stakeholder groups, and held a two day public exhibition on 19<sup>th</sup> March and 20<sup>th</sup> March 2015. Invitations were sent to approximately 600 local addresses for the public exhibition, which was attended by 18 people.

#### **Hotel's Business Needs**

The applicant argues that the proposals are required to update, expand and generate savings for the hotel which will enable it to remain competitive and sustain its operation as a 5 star hotel. However the hotel's business need for the additional floor is not considered a material planning consideration. The desire to provide larger finically viable accommodation at roof level is not considered to be of public benefit and would not outweigh the harm caused by the works to the overall character of the listed building and the conservation area.

## **9. BACKGROUND PAPERS**

1. Application form.
2. Response from Covent Garden Area Trust dated 1 September 2015.
3. Response from Covent Garden Community Association dated 27 August 2015.
4. Response from London Borough of Lambeth dated 09 September 2015.
5. Response from Historic England dated 28 September 2015.
6. Response from Environmental Health dated 21 August 2015.
7. Response from Highways Planning Manager dated 05 November 2015.
8. Response from Transport for London dated 01 September 2015.

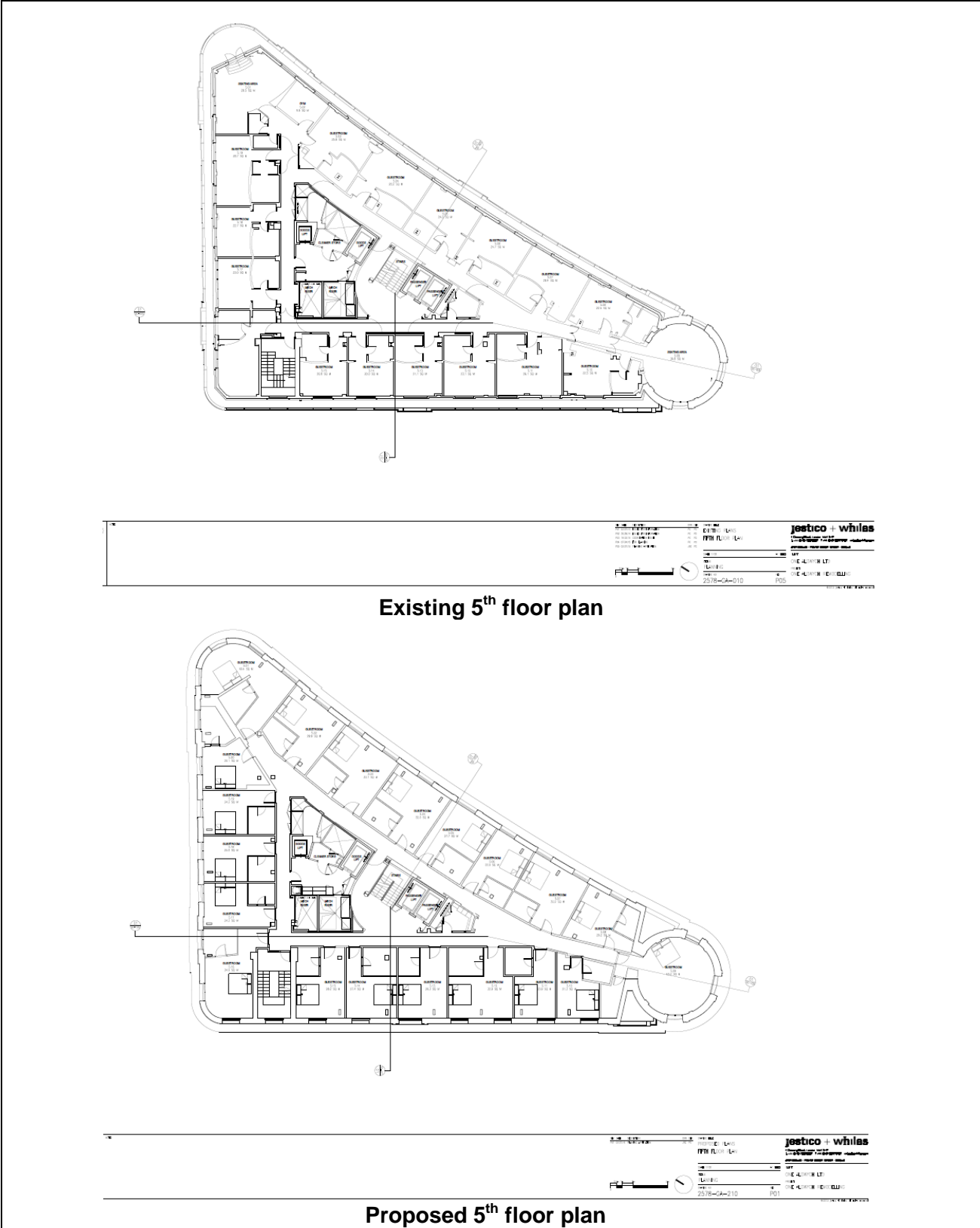
**Selected relevant drawings**

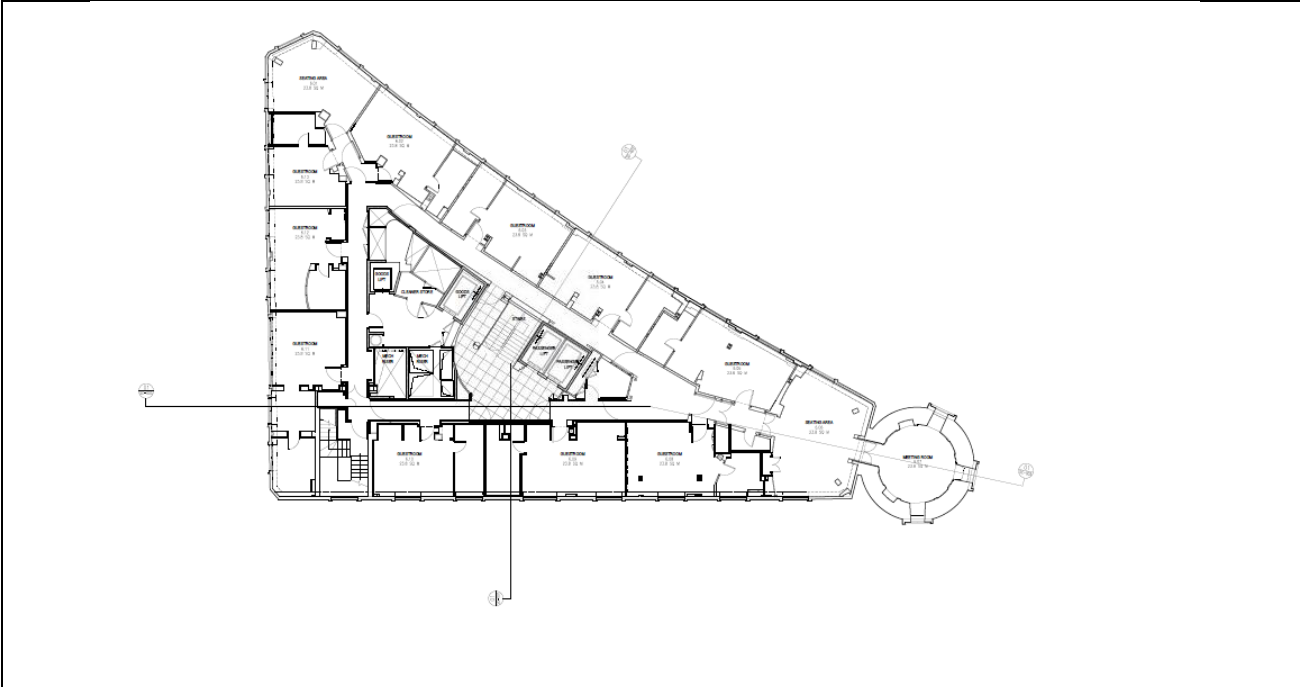
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT DAVID DORWARD ON 020 7641 2408 OR BY EMAIL AT [ddorward@westminster.gov.uk](mailto:ddorward@westminster.gov.uk)



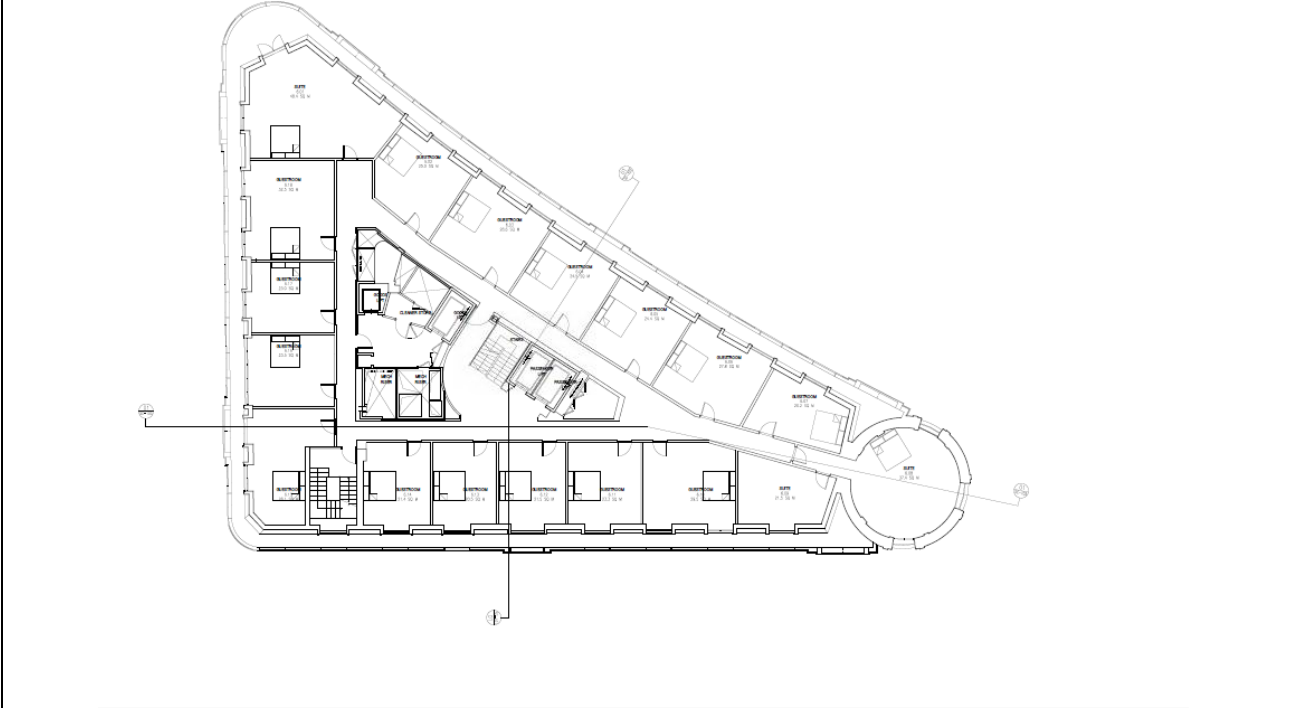
10. KEY DRAWINGS





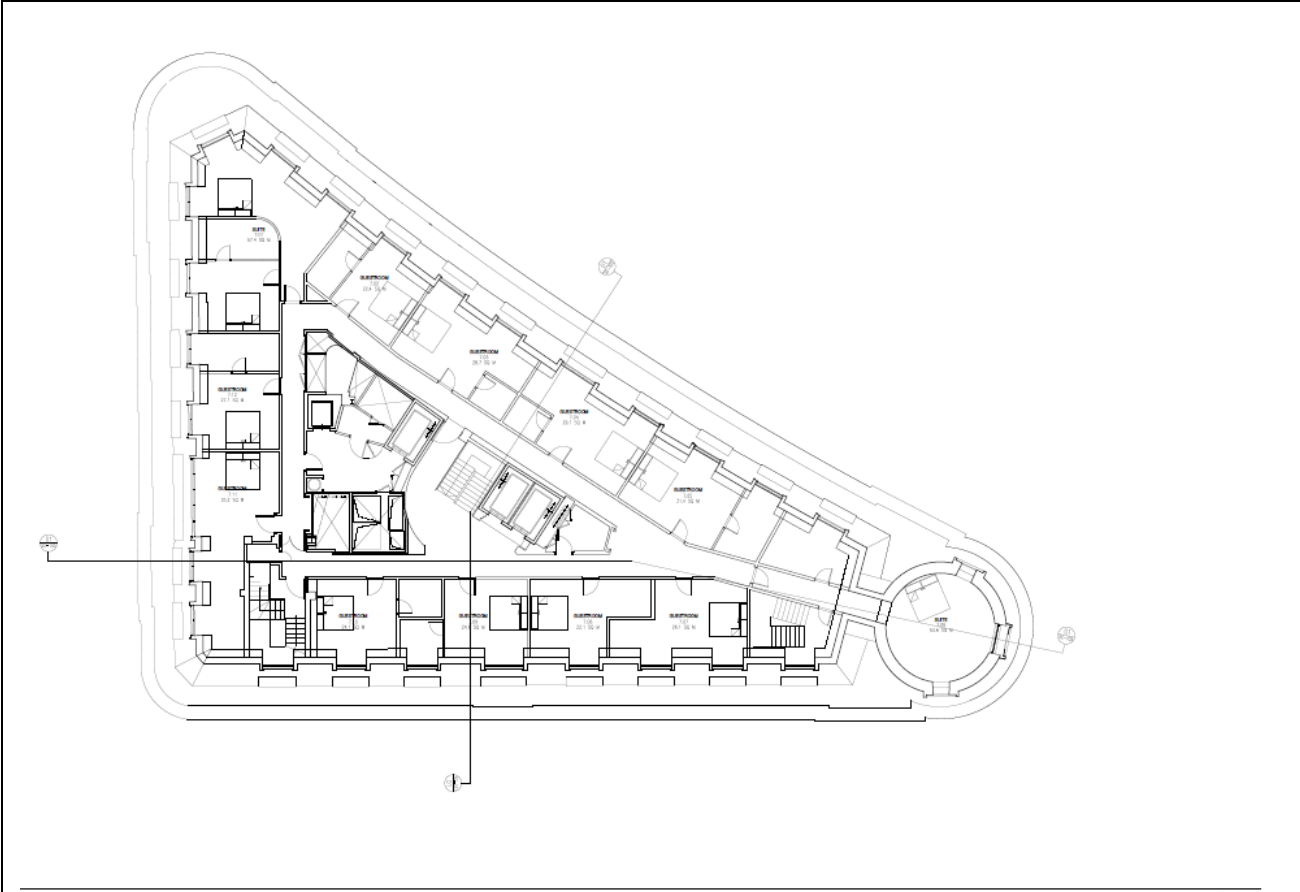
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<b>jestico + whitas</b> ARCHITECTS 1000 BROADWAY, SUITE 1000 NEW YORK, NY 10018 TEL: (212) 696-2000 WWW.JESTICOANDWHITAS.COM			

Existing 6<sup>th</sup> floor plan



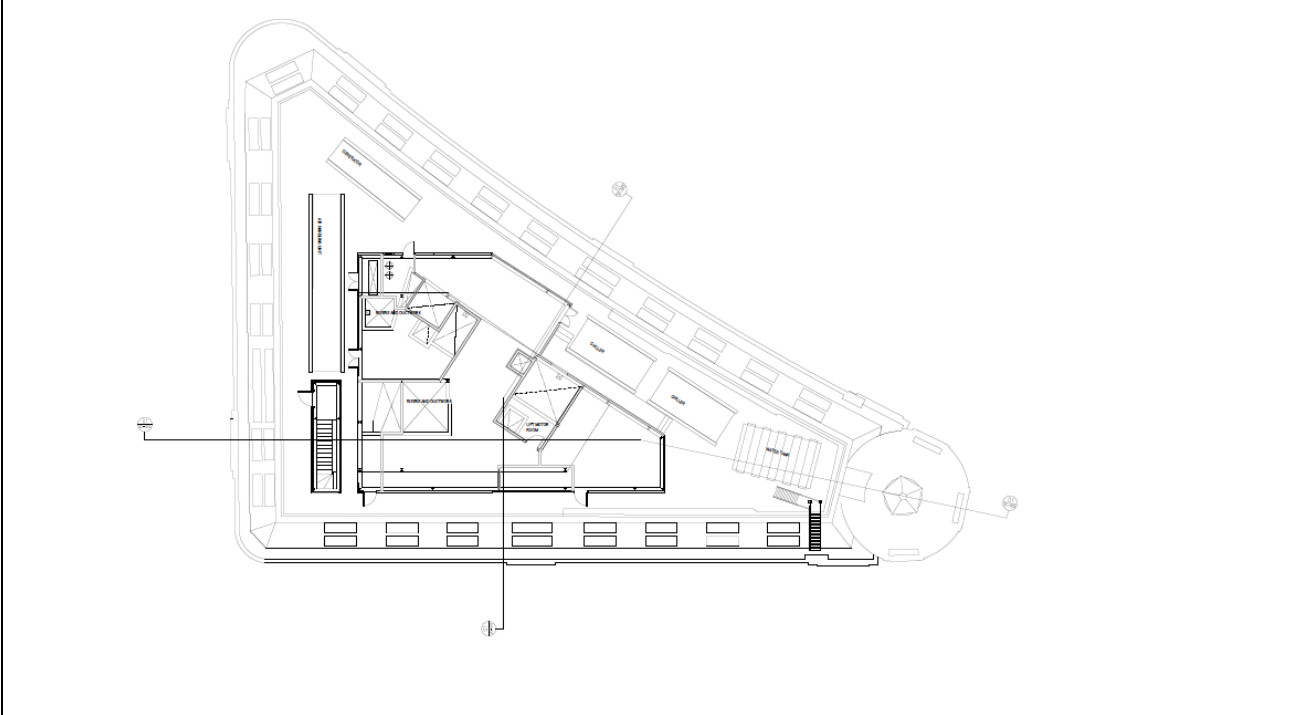
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<b>jestico + whitas</b> ARCHITECTS 1000 BROADWAY, SUITE 1000 NEW YORK, NY 10018 TEL: (212) 696-2000 WWW.JESTICOANDWHITAS.COM			

Proposed 6<sup>th</sup> floor plan



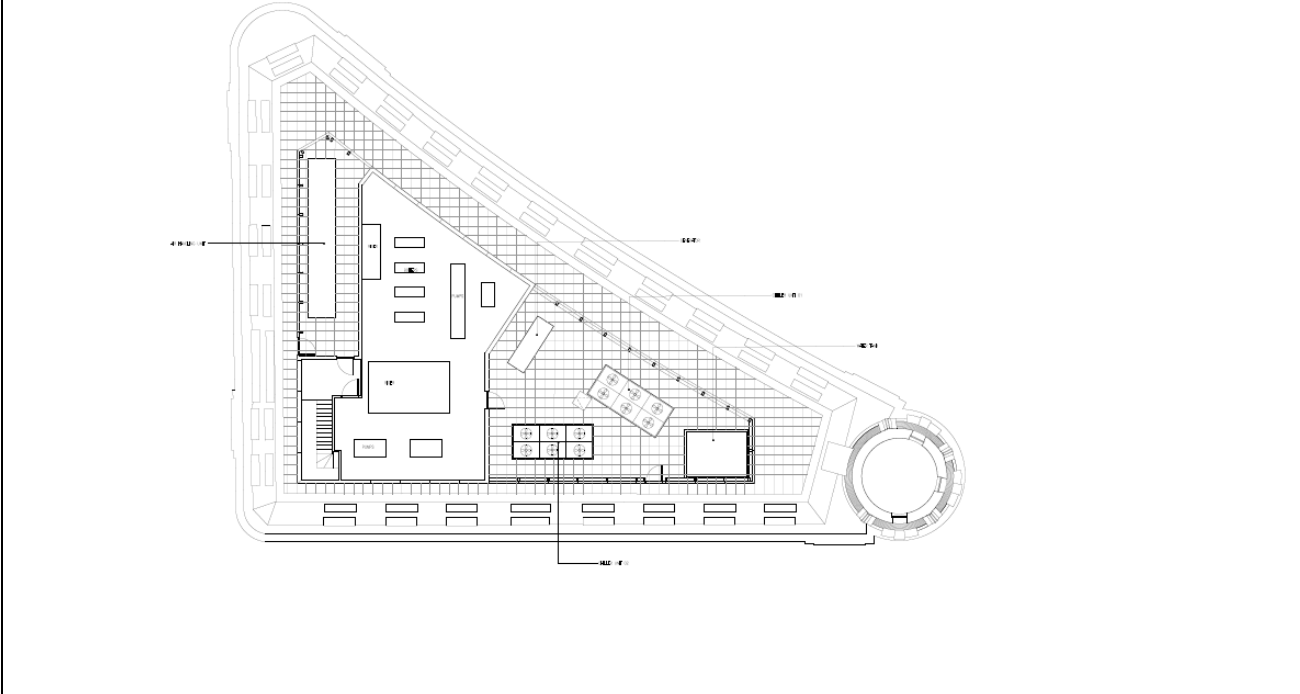
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DATE: 25/10/2012	PROJECT: 25/12-01	
PROJECT: 25/12-01	FLOOR: 07	
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CHECKED BY: [Symbol]		
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PROJECT: 25/12-01		FLOOR: 07
DATE: 25/10/2012		PROJECT: 25/12-01
PROJECT: 25/12-01		FLOOR: 07
DATE: 25/10/2012		PROJECT: 25/12-01
PROJECT: 25/12-01		FLOOR: 07

Proposed 7<sup>th</sup> floor plan



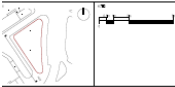
DATE: 02/12/13	BY: JWH	<b>jestico + whiles</b> ARCHITECTS 1000 15th Street, Suite 100 San Francisco, CA 94103 Tel: 415.774.1111 Fax: 415.774.1112 www.jestico.com
PROJECT: 2013-04-012	POS	

**Existing plant/roof level**



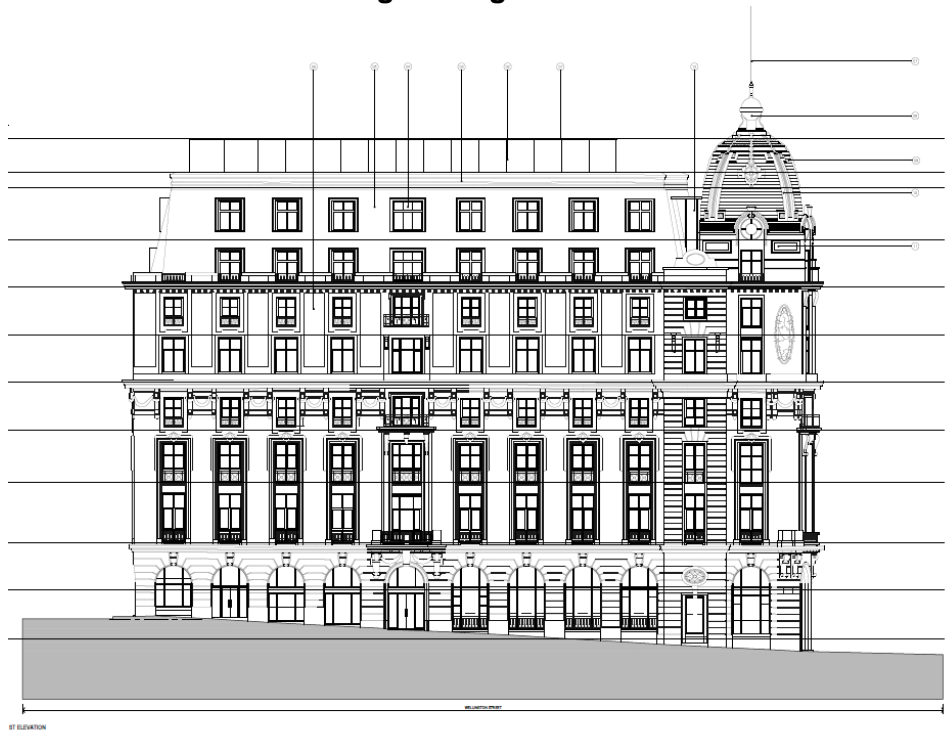
DATE: 02/12/13	BY: JWH	<b>jestico + whiles</b> ARCHITECTS 1000 15th Street, Suite 100 San Francisco, CA 94103 Tel: 415.774.1111 Fax: 415.774.1112 www.jestico.com
PROJECT: 2013-04-013	POS	

**Proposed plant/roof level**



**jestico + whites**  
 ARCHITECTS  
 2578-EL-010  
 2578-EL-010

Existing Wellington Street elevation



2578-EL-110  
 2578-EL-110

**jestico + whites**  
 ARCHITECTS  
 2578-EL-110  
 2578-EL-110

Proposed Wellington Street elevation



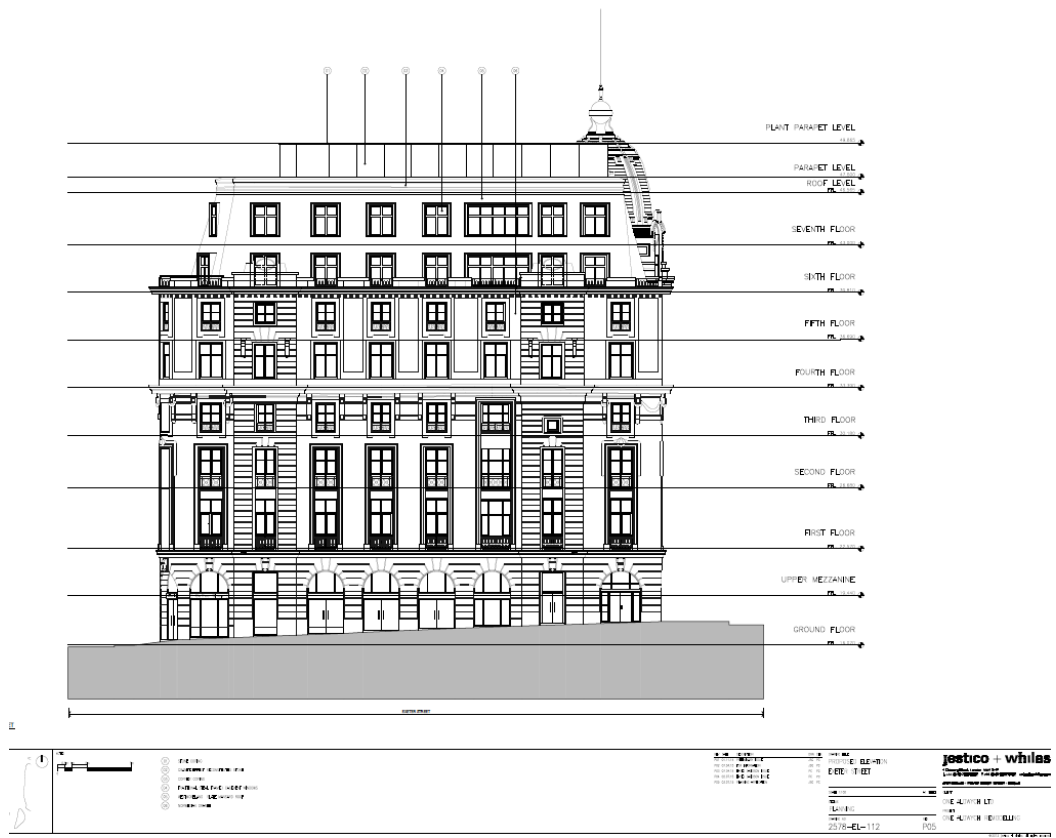
Existing Aldwych elevation



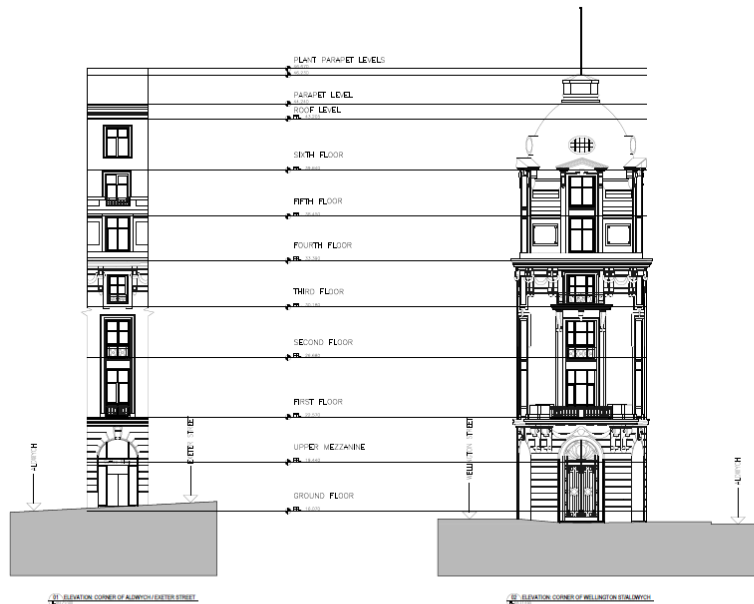
Proposed Aldwych elevation



Existing Exeter Street elevation

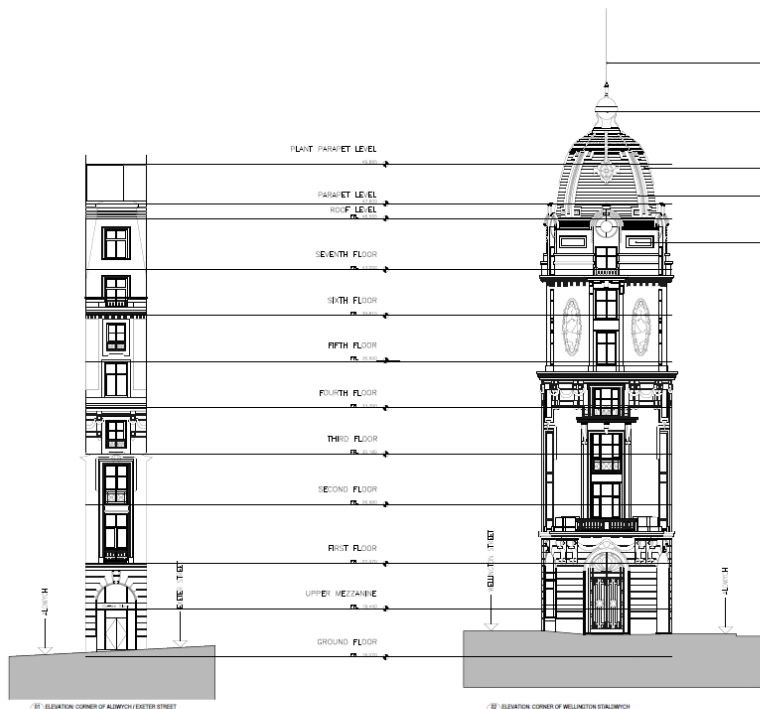


Proposed Exeter Street elevation



DATE	25/10/2013	PROJECT	25/10-EL-013
SCALE	1:100	CLIENT	JEPTICO + WHILES
DESIGNER	JEPTICO + WHILES	PROJECT NO.	25/10-EL-013
CHECKER	JEPTICO + WHILES	DATE	25/10/2013
DATE	25/10/2013	PROJECT	25/10-EL-013

Existing elevations corners of Wellington Street/ Aldwych and Aldwych/ Exeter Street



DATE	25/10/2013	PROJECT	25/10-EL-113
SCALE	1:100	CLIENT	JEPTICO + WHILES
DESIGNER	JEPTICO + WHILES	PROJECT NO.	25/10-EL-113
CHECKER	JEPTICO + WHILES	DATE	25/10/2013
DATE	25/10/2013	PROJECT	25/10-EL-113

Proposed elevations corner of Wellington Street/ Aldwych and Aldwych/ Exeter Street





**Existing view from Waterloo Bridge**



**Proposed view from Waterloo Bridge**





**Existing view Strand/ Aldwych junction**



**Proposed view Strand/ Aldwych junction**





**Existing view Wellington Street**



**Proposed view Wellington Street**

**DRAFT DECISION LETTER**

**Address:** 1 Aldwych, London, WC2B 4BZ,

**Proposal:** Erection of 7th floor roof extension and remodelling of the top two storeys and dome, including new roof top plant enclosure, in association with the enlargement of the existing hotel to create 22 additional bedrooms.

**Reference:** 15/06948/FULL

**Plan Nos:** 2578\_JEW\_001 P02, GA\_001 P03, GA\_002 P03, GA\_003 P03, GA\_004 P03, GA\_005 P03, GA\_006 P03, GA\_007 P03, GA\_008 P03, GA\_009 P03, GA\_010 P05, GA\_011 P05, GA\_012 P03, GA\_013 P03, SC\_001 P04, SC\_003 P03, SC\_010 P03, EL\_010 P03, EL\_011 P03, EL\_012 P03, EL\_013 P03, GA\_210 P01, GA\_211 P05, GA\_212 P04, GA\_213 P05, GA\_214 P01, EL\_110 P05, EL\_111 P05, EL\_112 P05, EL\_113 P04; Planning Statement by Jones Lang LaSalle (July 2015); Design and Access Statement by Jestico + Whiles (July 2015); Heritage, Townscape and Visual Impact Assessment by Montagu Evans (July 2015); Daylight & Sunlight Assessment by Point 2 Surveyors (July 2015); Noise Assessment, Energy and Sustainability Statement, and Structural Feasibility Report by Cundall (July 2015); Transport Statement, Travel Plan, Delivery and Servicing Plan, and Outline Construction Logistics Plan by Paul Mew Associates (April and March 2015); Statement of Community Involvement by Four Comms (July 2015).

**Case Officer:** David Dorward

**Direct Tel. No.** 020 7641 2408

**Recommended Condition(s) and Reason(s):**

- Reason:
- 1 Because of location, mass, design and overall principle the erection of a further storey and the alterations to the building at 4th floor and above would harm the special character of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Strand Conservation Area. This would not meet 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. The works are also contrary to the NPPF, notably paragraph 134 and the guidance contained within Westminster's 'Repairs and Alterations to Listed Buildings' SPG.

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**Reference:** 15/07693/LBC

**Plan Nos:** 2578\_JEW\_001 P02, GA\_001 P03, GA\_002 P03, GA\_003 P03, GA\_004 P03, GA\_005 P03, GA\_006 P03, GA\_007 P03, GA\_008 P03, GA\_009 P03, GA\_010 P05, GA\_011 P05, GA\_012 P03, GA\_013 P03, SC\_001 P04, SC\_003 P03, SC\_010 P03, EL\_010 P03, EL\_011 P03, EL\_012 P03, EL\_013 P03, GA\_210 P01, GA\_211 P05, GA\_212 P04, GA\_213 P05, GA\_214 P01, EL\_110 P05, EL\_111 P05, EL\_112 P05, EL\_113 P04; Planning Statement by Jones Lang LaSalle (July 2015); Design and Access Statement by Jestico + Whiles (July 2015); Heritage, Townscape and Visual Impact Assessment by Montagu Evans (July 2015); Daylight & Sunlight Assessment by Point 2 Surveyors (July 2015); Noise Assessment, Energy and Sustainability Statement, and Structural Feasibility Report by Cundall (July 2015); Transport Statement, Travel Plan, Delivery and Servicing Plan, and Outline Construction Logistics Plan by Paul Mew Associates (April and March 2015); Statement of Community Involvement by Four Comms (July 2015).

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Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

Item No.
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