

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date 21 March 2017</b>	<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>	<b>The Economist Building, 27 St James's Street, London, SW1A 1HA,</b>		
<b>Proposal</b>	Refurbishment and remodelling of the three buildings with rooftop extensions to provide new office accommodation (class B1) and plant enclosures; new pedestrian access on Ryder Street and alterations to pedestrian access on Bury street; redistribution of uses including flexible retail/gallery/restaurant/café (class A1-A3) uses at basement, street and Plaza level, additional office floorspace and provision of 4 residential units; hard and soft landscaping works to the Plaza; and associated internal and external alterations.		
<b>Agent</b>	Mr Peter Twemlow		
<b>On behalf of</b>	TS West End Plaza SARL		
<b>Registered Number</b>	16/11107/FULL & 16/11108/LBC	<b>Date amended/ completed</b>	22 November 2016
<b>Date Application Received</b>	22 November 2016		
<b>Historic Building Grade</b>	II*		
<b>Conservation Area</b>	St James's		

## 1. RECOMMENDATION

1. Grant conditional permission, subject to the completion of a S106 legal agreement to secure:

- a) Car club membership for each residential flat for 25 years;
- b) Highway works to St. James's Street, Ryder street and Bury Street including changes to footway levels, changes to on-street restrictions, alterations to the vehicle access and adjoining footway and associated work (legal, administrative and physical);
- c) Monitoring costs.

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

a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate the Director of Planning is authorised to determine and issue such a decision under Delegated Powers.

b) The Director of Planning shall consider whether permission should be refused on the grounds that

it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. Grant conditional listed building consent.

## 2. SUMMARY

The Economist complex comprises three buildings set around a raised plaza, and is one of the most celebrated urban developments of 20<sup>th</sup> century London. Designed by Alison and Peter Smithson and built between 1960 and 1964, it is grade II star listed and is located within the St James Conservation Area. Permission and listed building consent are sought for the refurbishment and remodelling of the three buildings including rooftop extensions, the redistribution of uses across the site, and alterations to existing and introduction of a new pedestrian access onto the Plaza.

The key issue for consideration are:

- The impact of the proposals on the special interest of this Grade II star listed complex and on the character and appearance of the St James's Conservation Area.
- The landuse implications of the proposal;
- The impact of the proposals on the amenity of surrounding residents; and
- The impact of the proposal on the surrounding highway network.

With the imposition of conditions the proposals are considered acceptable in listed building, conservation, design, landuse, amenity and highway terms.



4. PHOTOGRAPHS



**The Economist, Corner of St James's Street and Ryder Street**



**Bury Street**



Economist Plaza (viewed from Bury Street)



(from St James's Street)

## 5. CONSULTATIONS

### HISTORIC ENGLAND

Authorisation received.

### HISTORIC ENGLAND (ARCHAEOLOGY)

No Archaeological Requirement.

### WESTMINSTER SOCIETY

Support the application. The external changes are relatively modest and the proposed changes of use are acceptable.

### ST JAMES'S CONSERVATION TRUST

Any response to be reported verbally.

### TWENTIETH CENTURY SOCIETY

Any response to be reported verbally.

### HIGHWAYS PLANNING MANAGER

No objection to the loss of the existing car park which is not used for residential or public car parking. This is consistent with UDP policies TRANS21, TRANS22 and TRANS25. The applicant has submitted detailed trip generation calculations which confirms that the majority of trips associated with the site will be via public transport or other sustainable modes (walking, cycling). Trip generation modelling indicates that the proposed development will not have a significantly detrimental impact on the safety or operation of the highway network.

The proposed new residential unit will have no car parking. Lifetime car club membership should be secured for all of the residential units.

70 cycle parking spaces are proposed. Whilst this falls short of London Plan policy for a new development, the proposed cycle parking provision is a vast improvement on the current on-site provision and the overall floorspace uplift of the proposed development requires a much lower level of cycle parking. Whilst this is accepted, given the interventions proposed at basement level it is disappointing that current modern standards are not being met for the entire uses on site. The provision of cyclist support facilities, including lockers and showers, is welcomed. The provision of short stay cycle parking on Bury Street is welcomed.

The applicant is proposing to service the site on-street in Ryder Street. On the basis that servicing will not be significantly different from the existing situation, both in type of delivery or type of vehicle, the servicing is considered acceptable subject to securing a detailed Delivery and Servicing Management Plan.

The location of a proposed sub-station/hatch has been revised to locate it off the public highway. Highway works should be secured through a s.106 legal agreement.

### ENVIRONMENTAL HEALTH

No objection subject to conditions.

**ARBORICULTURAL MANAGER**

One London plane tree on St James's Street and two pear trees on Ryder Street may be affected by the proposal. Tree protection measures should be secured by condition.

Five new trees are proposed on the plaza in small planters. This is not a sustainable landscaping solution. A condition is recommended on landscaping and landscape maintenance.

**CLEANSING MANAGER**

No objection. The storage arrangements for waste and recycling are in line with Council policy.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED**

No. Consulted: 244  
Total No. of replies: 3  
No. of objections: 2  
No. in support: 0

Boodles Club, St James's Street originally raised concern about the impact of construction work and the finished development on the operation of their club, however, they have subsequently confirmed that they raise no objection to the proposals.

Two letters of objection have been received from architects on the following grounds:

**Design**

- The Grade II\* listed Economist building is a recognised masterpiece of modern urban design, and the best example of a modernistic public space in London, designed by Alison and Peter Smithson, the most influential British architects of their generation.
- The additional features in the Plaza are damaging to its spirit. The plaza is a welcome place of calm between busy streets and should be preserved.
- The new spiral stair up to the plaza is not in character with the existing design and is not necessary. The plaza is adequately accessible already and the additional stairs will compromise its design.
- The proposed glass oculus is a new and disturbing element in a calm space.
- The new wider stairs to the Plaza on the east side are not adequately considered.
- The proposed taller and stepped rooftop plant room to the main tower is unfortunate and less elegant than the original design.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

**6. BACKGROUND INFORMATION****6.1 The Application Site**

The Economist complex comprises three buildings around a raised plaza and is one of the most celebrated urban developments of 20<sup>th</sup> century London. Designed by Alison

and Peter Smithson and built between 1960 and 1964, it is grade II star listed and is located within the St James Conservation Area.

The Economist complex comprises the 15 storey Economist Tower, the 5-storey former Bank Building and the 8 storey residential building, each of which is arranged around the raised Plaza, accessible to the public. The buildings front St James's Street, Ryder Street and Bury Street. The Plaza is raised above street level and is accessed via a ramp and steps on St James's Street and steps on Bury Street. All buildings can be accessed via the Plaza. The Grade I listed Boodles club marks the northwest boundary to the Plaza.

The site comprises a mix of office (Class B1), residential (Class C3), hotel / members club (Class C1) and gallery, estate agent and restaurant, (Class A1/A2/A3) uses. The economist Tower is predominantly office use with retail/restaurant uses at ground/street level. The bank building comprises an estate agents, gallery and restaurant uses at ground/street, Plaza and first floor level with offices on the upper two floors. The residential building is occupied by Boodles Chambers (Hotel/members accommodation) from first to third floor level (which does not form part of this application), three residential flats at fourth to sixth floor level and office accommodation on the upper two floors. A shared lobby is located at Plaza level. There is a site wide basement which comprises plant, refuse storage and car parking for 52 cars accessed on Ryder Street. All three buildings have large plant rooms at roof level.

The site lies within the Core Central Activities Zone (CAZ) and the St James's Special Policy Area.

## 6.2 Recent Relevant History

### 16/07066/LBC

Listed building consent was granted for the cleaning of the building facades and the public plaza in 22 September 2016.

## 7. THE PROPOSAL

Planning permission and listed building consent are sought for the refurbishment and remodelling of the three buildings. The works include:

- Rooftop extensions to provide new plant enclosures to the three buildings with additional office accommodation (class B1) to the Economist Tower;
- New pedestrian access stair on Ryder Street with the removal of the exiting vehicular access;
- Alterations to pedestrian access on Bury street;
- Redistribution of uses including additional flexible retail/gallery/restaurant/café (class A1.A3) uses at basement, street and Plaza level within the Economist Tower and Bank Building and at Plaza level within the residential building.
- Additional office floorspace within the residential building with the loss of one floor of residential accommodation, but with an increase from 3 to 4 residential units.



- Internal alterations at basement level, including the removal of existing car parking spaces and provision of enlarged gallery space, cycle parking facilities, plant rooms and site management accommodation;
- Hard and soft landscaping works to the Plaza.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The existing and proposed land uses can be summarised as follows:

(Use	Existing (sqm GIA)	Proposed (Sqm GIA)	Change
i Office (class B1)	7,588	8,017	+429
dRetail/Restaurant/Cafe i (Use Class A1/A3)	828 (comprising 39sqm café in Economist Tower, 789sqm restaurant in Bank Building and 59sqm Estate Agents/class A2)	1,120 (flexible A1/A3)	+233
(Gallery (Use Class A1)	144	622	+478
PResidential	477	318	-159
i Hotel / Members' i Accommodation (Use CClass C1) 37 sqm	38	37	-1
rBasement car parking / t, plant / back of house	2,686	1,601	-1085
<b>S<sup>s</sup>Total</b>	<b>11,820</b>	<b>11,715</b>	

(applicants calculations)

#### Office Use

The site is located in the Core Central Activities Zone (CAZ). Policy S1 of Westminster's City Plan adopted November 2016 relates to mixed uses in the CAZ and encourages development which promotes Westminster's World City functions, manages its heritage and environment and supports it's living, working and visiting populations. The policy goes onto state that developments in the core CAZ where the net additional floorspace (of all uses) is less than 30% of the existing building floorspace, no residential floorspace will be required.

Policy S20 relates to offices and states that the Council will seek to exceed its target for additional B1 office floorspace capacity. This policy has introduced a new office protection approach and seeks to restrict the loss of office space to housing within the CAZ.

The proposal will result in an increase in office floorspace of approximately 429sqm with new office accommodation provided at roof level on the Economist Tower and the conversion of one floor of residential accommodation within the residential building to office use. The provision of additional office floorspace is considered acceptable in landuse terms and it will not trigger the requirement for new residential floorspace.

### **Residential use**

Policy S14 of Westminster's City Plan seeks to optimise housing delivery and states that all residential uses, floorspace and land will be protected.

There are currently three floors of residential accommodation provided in the residential building comprising three 2-bed units. The proposal will result in the loss of one floor of residential accommodation to office use, resulting in a reduction of 159sqm of residential floorspace. It is proposed to consolidate the residential accommodation across 2 floors at fourth and fifth floor level to provide four 1-bed units. All units exceed the national space standards.

The applicant has confirmed that only one flat is currently occupied on a short term basis with the lease due to expire in May 2017. The other two flats are vacant and have not been let for approximately 12 months, with no interest received despite the units being refurbished and the rents lowered during this period. However, no marketing information has been provided from the applicant.

The loss of residential floorspace is highly regrettable, however, on the basis that one additional residential unit is being provided and that the proposal will result in upgraded office accommodation within the Core CAZ, enhanced street frontages and the wider design benefits of the scheme, it is not considered that a refusal on land use grounds could be sustained in this instance.

### **Retail/Gallery/Restaurant uses**

The applicant proposes 1120sqm of flexible retail/ /restaurant/café (class A1/A3) uses with a further 622sqm for solely gallery use, split between the three buildings at basement, street and Plaza level within the Economist Tower and Bank Building, and at Plaza level within the residential building.

Policy CM2.4 of Westminster's City Plan relates to the St James's Special Policy Area and seeks development that will complement and enhance the area's unique character and status accommodating prestigious and renowned buildings and functions. Existing art galleries will be protected and the council will encourage niche luxury and specialist A1 retail floorspace at basement, ground and first floor level, particularly those selling goods that fall into the following categories: Bespoke; Unique or one of a kind; Antique; or Limited edition. The policy also goes on to state that new art galleries will be supported.

Policy SS4 of the UDP relates to new retail floorspace in the CAZ and states that development schemes in areas that would benefit from more shops or services must include an appropriate number of shop type premises at street level. Policy SS5 relates to non-A1 town centre uses at basement, ground and first floor level within the CAZ and states that they will only be granted where the proposal would not be detrimental to the character and function of an area or to the vitality or viability of a shopping frontage or locality.

Policy TACE 8 relates to restaurant/cafe uses within the CAZ with a gross floorspace of up to 500m<sup>2</sup> and states that they will be generally permissible. The policy aims to ensure that such uses have no adverse effect upon residential amenity or local environmental quality as a result of noise, vibration, smells, increased late night activity or increased parking and traffic; and no adverse effect on the character and function of the area. Policy TACE 10 relates to restaurant and Café uses over 500sqm and states that such uses will only be permissible in exceptional circumstances.

The use of the basement, street and plaza level as retail and art gallery uses is in accordance with policy CM2.4 of the City Plan and SS4 of the UDP. Should the units be occupied for retail use the applicant has confirmed that it is the client's intention to be high quality retail space in keeping with the character and function of the St James's area. The enhancement of the street and plaza frontages with active street frontages will enhance the character and vitality of the area. The proposed gallery is proposed in the basement and part street level of the Economist Tower. A condition is recommended to secure 622sqm for solely gallery use.

The flexible retail/restaurant floorspace will be capable of being divided into a number of units, however, the largest single unit for flexible use which could be formed would be approximately 540sqm within the Economist Tower, 316sqm within the Bank Building and 62sqm within the Residential building. The existing restaurant currently in the Bank Building (Sake No Hana) comprises 789sqm and on the basis that none of the units are capable of exceeding the size of the existing restaurant on the site, it is not considered that a single restaurant use of 540sqm could be resisted.

Conditions are recommended to limit the hours of opening of any A3 uses to between 07.00 and midnight and to secure a management plan for the restaurant uses to protect the amenity of surrounding residents.

The applicant has made provision for a full height kitchen extract duct from the retail units up to the roof of the Economist Tower. It is recommended that full details of plant serving any future restaurant uses be secured by condition.

## 8.2 Townscape and Design

The grade II star listed Economist complex is one of the most celebrated urban developments of 20<sup>th</sup> century London. Designed by Alison and Peter Smithson and built between 1960 and 1964. There have been numerous changes to the building in the intervening years and many of these have detracted from its significance. The proposed works will rectify or ameliorate many of these unfortunate design changes as well as

refurbishing the building fabric to allow for modern building and environmental standards.

The most significant change is to the roofs of the buildings. A large amount of plant and other equipment has accumulated on the roofs over the years and these provide a cluttered appearance and fragmented profile to what was originally conceived as a “clean” roof profile. The proposal is to extend the roof element upwards to enclose this plant and provide a clean roof as originally proposed. While this will result in a slightly higher building and an increase in visibility of the tower from various viewpoints, including Green Park, St James’s Park and Marlborough Gate, analysis of the impact of views has shown that the additional visual impact is negligible and that there is far greater benefit in providing a clean roof profile (as originally intended) than the marginal extra visibility of the roof. The existing cleaning cradle on the roof of the tower is to be replaced with a demountable system.

Other alterations involve the removal of later ground floor additions to Bury Street and the removal of the car park entrance to Ryder Street and its replacement with a glazed shopfront and new stair to the raised plaza. These are both welcomed as positive alterations. The stairs to Bury Street are widened to improve access to the plaza and the ground floor glazing to the tower is set back to the original line and later, unattractive canopies removed. There was a proposal to insert glazed rooflights to the raised piazza, but these have been subsequently removed at the request of Officers.

Historic England and the Westminster Society support the proposal. One objection has been received from the architect Peter St John regarding the proposed design changes. He is of the view that the grade II star listing should protect it from being altered. In particular, he opposes the changes to the piazza, the new spiral stair, the rooflights and the widened stairs and the alterations to the rooftop which he considers less elegant than the original design. However, the building has already been altered significantly over the years and comparison of the existing situation with the original design is largely academic. The rooftops have been badly altered with the addition of plant and telecommunications equipment and it is considered that the proposed rooftop design is an improvement over the current situation. Similarly, it is considered that the removal of the car park shutters and replacement with a retail unit and spiral stair is an improvement, as are the widened stairs to Bury Street. The rooflights to the piazza, however, are considered to be detrimental to the overall design and have been removed from the scheme.

In summary, the alterations proposed are considered to enhance the significance of the heritage asset and to ensure its long term future.

### **8.3 Residential Amenity (Sunlight/Daylight/Privacy)**

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

The City Council generally has regard to the standards for daylight and sunlight as set out in the Building Research Establishment (BRE) ‘Site Layout Planning for Daylight and

Sunlight' (as revised 2011). The applicant's consultants GIA have carried out the necessary tests using the methodology set out in the BRE guidelines. Daylight and sunlight tests have been carried out on the nearest, most affected residential properties in 60 St James's Street – Brooks Club, 19-21 Ryder Street, 10-12 Bury Street and 29-30 James's Street (which has permission for redevelopment to provide residential flats at first to sixth floor level).

The technical analysis has found that all windows assessed for Vertical Sky Component (VSC), No Sky Line (NSL) and Annual Probable Sunlight Hours (APSH) within the four properties will fully adhere to the BRE Guidelines. The proposed development is therefore considered to have a satisfactory relationship with surrounding residential properties in terms of sunlight and daylight.

The proposal is not considered to give rise to any issues in terms of overlooking/loss of privacy or sense of enclosure. Accordingly the application is considered acceptable in amenity terms.

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

The applicant has submitted a Transport Assessment in support of their application.

##### **Car Parking**

The site currently has 52 off-street car parking spaces within the basement, not used for residential or public car parking. The proposal will result in the loss of the vehicular access onto the site and the basement car park. Policies TRANS21, TRANS22 and TRANS25 of the UDP do not protect non-residential car parking and the loss of the car park is therefore considered acceptable.

The proposal will result in one additional residential unit on the site, and given that no residential car parking is provided the applicant has agreed to provide car club membership for each of the residential flats for the lifetime of the development. It is recommended that this be secured through a legal agreement.

##### **Cycle Parking**

70 cycle parking spaces are proposed at basement level, as well as 21 storage lockers, shower and changing facilities. Current London Plan standards would require 101 cycle parking spaces for a new development of this size, however, as this is a refurbishment proposal, the level of cycle parking proposed exceeds policy requirements. Given the interventions proposed at basement level it is disappointing that current modern standards are not being met for the entire site, however, the proposed provision is a vast improvement on the current situation.

The provision of short stay cycle parking within the Bury Street frontage, off the public highway is welcomed.

##### **Servicing**

No off-street servicing is proposed. All servicing is proposed on-street on the Ryder Street frontage. The applicant maintains that servicing on-street from Ryder Street would not be significantly different from the existing situation, both in terms of types of

deliveries and vehicles used, and that the proposal will formalise the servicing processes, resulting in improvements.

Whilst it is regrettable that off street servicing cannot be accommodated within the site, given the existing situation the Highways Planning Manager raises no objection to this element of the scheme. A condition is recommended to secure a detailed Delivery and Servicing Management Plan for the site to ensure that deliveries are carried out efficiently and do not cause an obstruction to other highway users, including vehicles and pedestrians.

### **Waste**

There is a central waste store with separate waste and recycling storage for all uses on the site. It is recommended that this be secured by condition.

### **Highway works**

It is recommended that highway works to the street frontages, including changes to on-street restrictions, alterations to the vehicle access and adjoining footway and associated works be secured through the S106 legal agreement.

### **Sub Station/Hatch**

The submitted drawings indicate a substation access hatch. The application has been revised to remove the access hatch from the public highway.

## **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size.

## **8.6 Access**

Level access is proposed into all buildings at street and plaza level (plaza level only in the residential building) with lift access to the basement and upper floors.

There is an existing ramp onto the external Plaza on St James's Street. This remains unchanged. The alterations to the pedestrian access on Bury Street and new access on Ryder Street provide stepped access only. The applicant considered providing disabled access at these points, however, it was considered that the provision of ramps/lifts would cause harm to the special interest and setting of the listed buildings and Plaza, and disabled access was not therefore considered appropriate at these points.

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

The Basement Revision and Mixed Use Revision to the City Plan were submitted to the Secretary of State in December 2015. The independent examination was held in March 2016. Following the examination, a further consultation was held between 20 April and 5 June 2016, inviting responses to the proposed main modifications. Having considered the responses, none of the matters raised bring forward new issues which were not considered by the Inspector at the examination hearings in March.

Therefore, in accordance with Paragraph 216 of the National Planning Policy Framework, the Council will take the Basement Revision and Mixed Use Revision into account as a material consideration with significant weight in determining planning applications, effective from Tuesday 7 June 2016. One exception applies, in relation to the Basement Revision, specifically the application of the Code of Construction Practice [Policy CM28.1 Section A2b], which will be applied from the date of publication of the Code of Construction Practice document, likely to be at the end of June.

The implications of the revisions to the City Plan for the development subject of this report are outlined elsewhere in the report

### **Plant**

Plant is proposed in the basement and within new plant enclosures on the roof of the three buildings. Environmental Health have raised no objection to the proposal subject to conditions to secure full details and a supplementary acoustic report when plant has been selected, location and hours finalised, and the attenuation measures are available to confirm compliance with the Council's standard noise condition.

### **Trees**

There is one London Plane tree on St James's Street and two pear trees on Ryder Street. The Council's Arboricultural Manager is satisfied that any damage to these trees will be limited. A condition is recommended to secure tree protection measures during construction works.

Five new trees are proposed on the plaza in small planters. The Arboricultural Manager has raised concern that trees in planters are a temporary solution and are likely to fail within a short period. Reliance on hand watering or on mains water is also not a sustainable solution. A condition is therefore recommended to reserve details of the landscaping strategy and landscape maintenance.

### **Environment/Sustainability**

The applicant has submitted an Energy and Sustainability Strategy in support of their application which confirms that extensive energy efficiency measures and building fabric upgrade are proposed to be incorporated into the proposed development. The proposals will exceed the requirements of the Building Regulations and will aim to achieve a BREEAM 2014 Refurbishment rating of 'Very Good' for the office areas.

## **8.8 London Plan**

This application raises no strategic issues.

## **8.9 National Policy/Guidance Considerations**

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

Planning obligations are not relevant in the determination of this application.

The draft 'Heads' of agreement are proposed to cover the following issues:

- a) Car club membership for each residential flat for 25 years;
- b) Highway works to St. James's Street, Ryder street and Bury Street including changes to footway levels, changes to on-street restrictions, alterations to the vehicle access and adjoining footway and associated work (legal, administrative and physical);
- c) Monitoring costs.

The applicant has stated that the development is not CIL liable. This is currently being verified and any change will be reported verbally at committee.

### 8.11 Environmental Impact Assessment

An Environmental Impact Assessment is not required. Environmental Impact issues have been covered in section 8.7 above.

### 8.12 Other Issues

#### Security

The applicant has confirmed that all external access points onto the Plaza will have 24 hour access as existing. The site is currently managed with 24 hour security and the site is equipped with CCTV, which will continue to be the case.

## 9. BACKGROUND PAPERS

1. Application form
2. Response from Historic England dated 16 December 2016.
3. Response from Historic England (Archaeology), dated 19 December 2016.
4. Response from Westminster Society, dated 7 December 2016.
5. Memorandum from Cleansing Manager dated 9 December 2016.
6. Memorandum from Highways Planning manager dated 17 February 2017.
7. Memorandum from Environmental Health dated 7 March 2017.
8. Memorandums from Arboricultural Manager dated 16 January and 3 February 2017.
9. Letter from occupier of 28 St James's Street, London SW1A 1HJ, dated 21 December 2016 and e-mail from Gerald Eve 8 February 2017.
10. Letter from occupier of 1-3 Coate St, London, dated 19 February 2017
11. Letter from occupier of 20A Camden Row, Dublin 8, dated 1 March 2017

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 THE PRESENTING



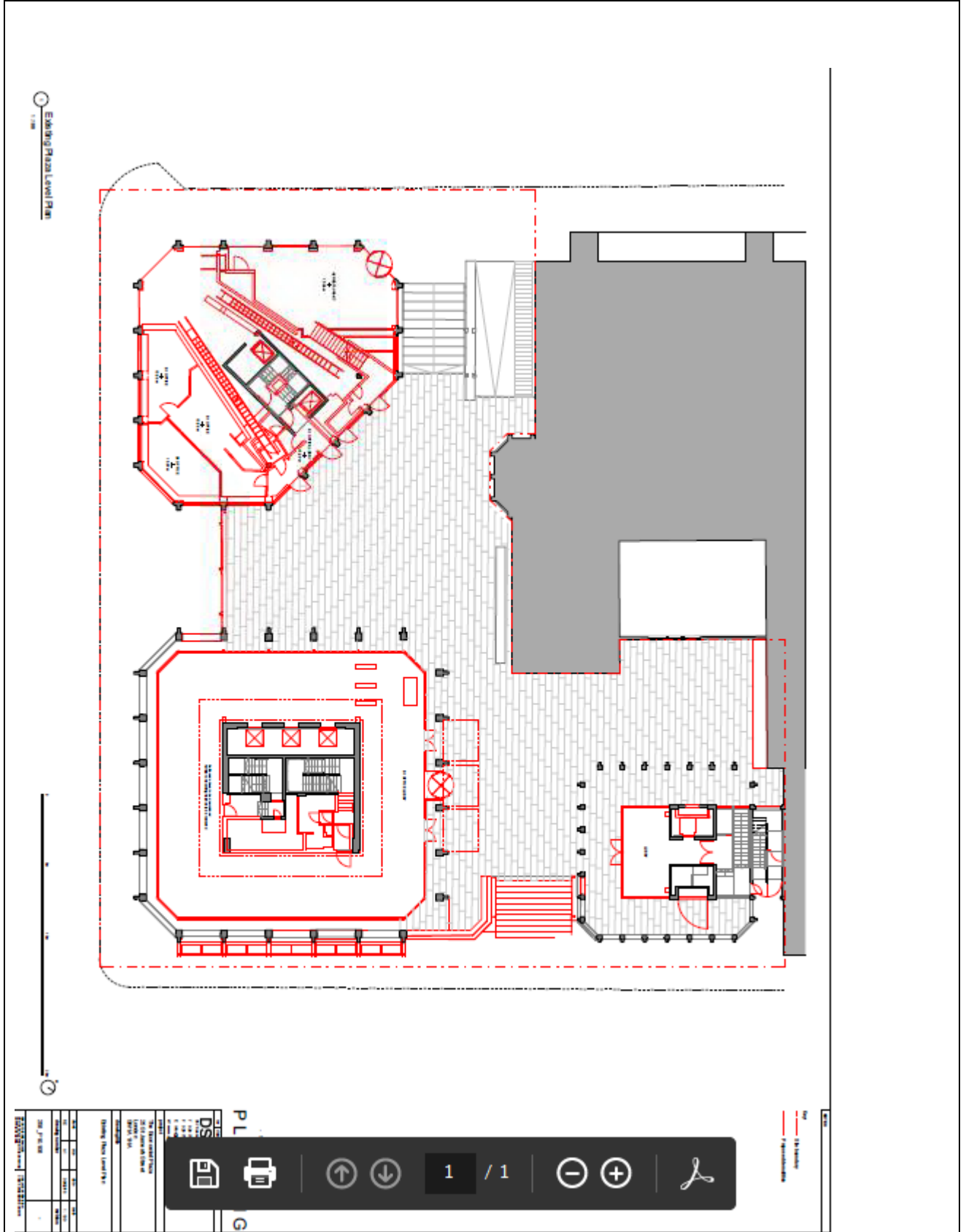
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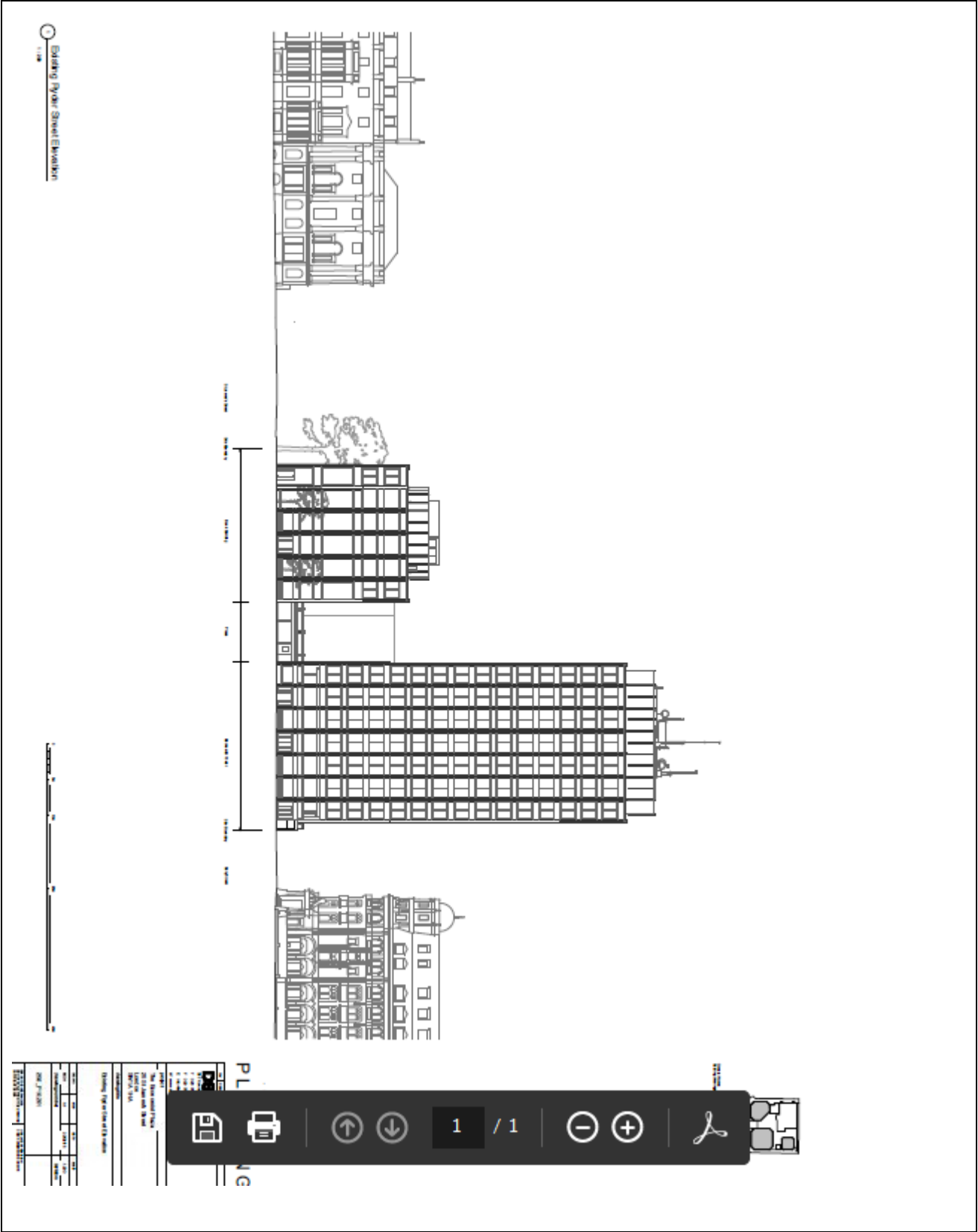
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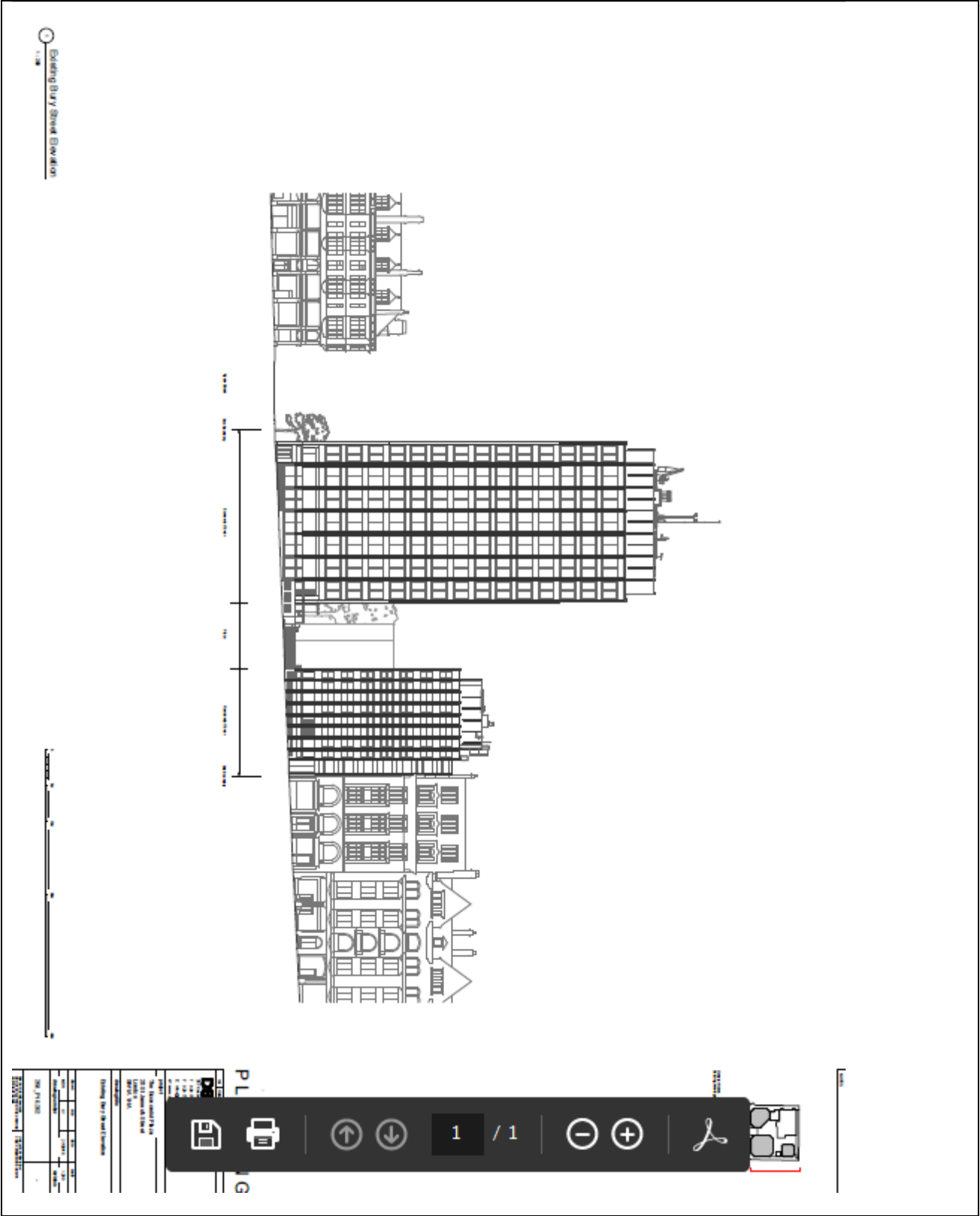




Elevation (Floor Steel Elevation)

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Existing Bay Street Elevation

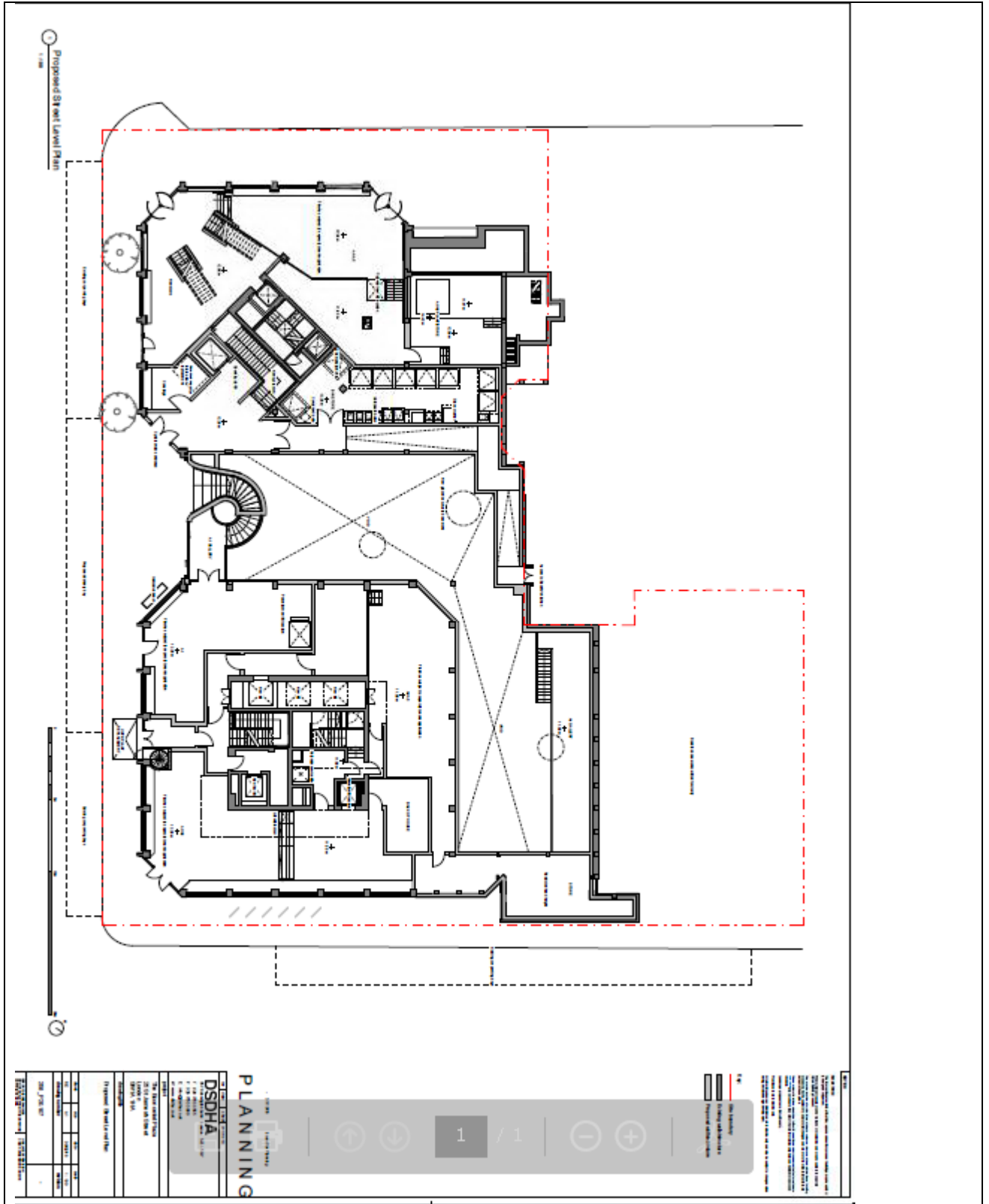
PROJECT	NO. 1000 BAY STREET
DATE	10/1/2014
SCALE	1/8" = 1'-0"
DRAWN BY	...
CHECKED BY	...
DATE	...
PROJECT	NO. 1000 BAY STREET
DATE	10/1/2014
SCALE	1/8" = 1'-0"
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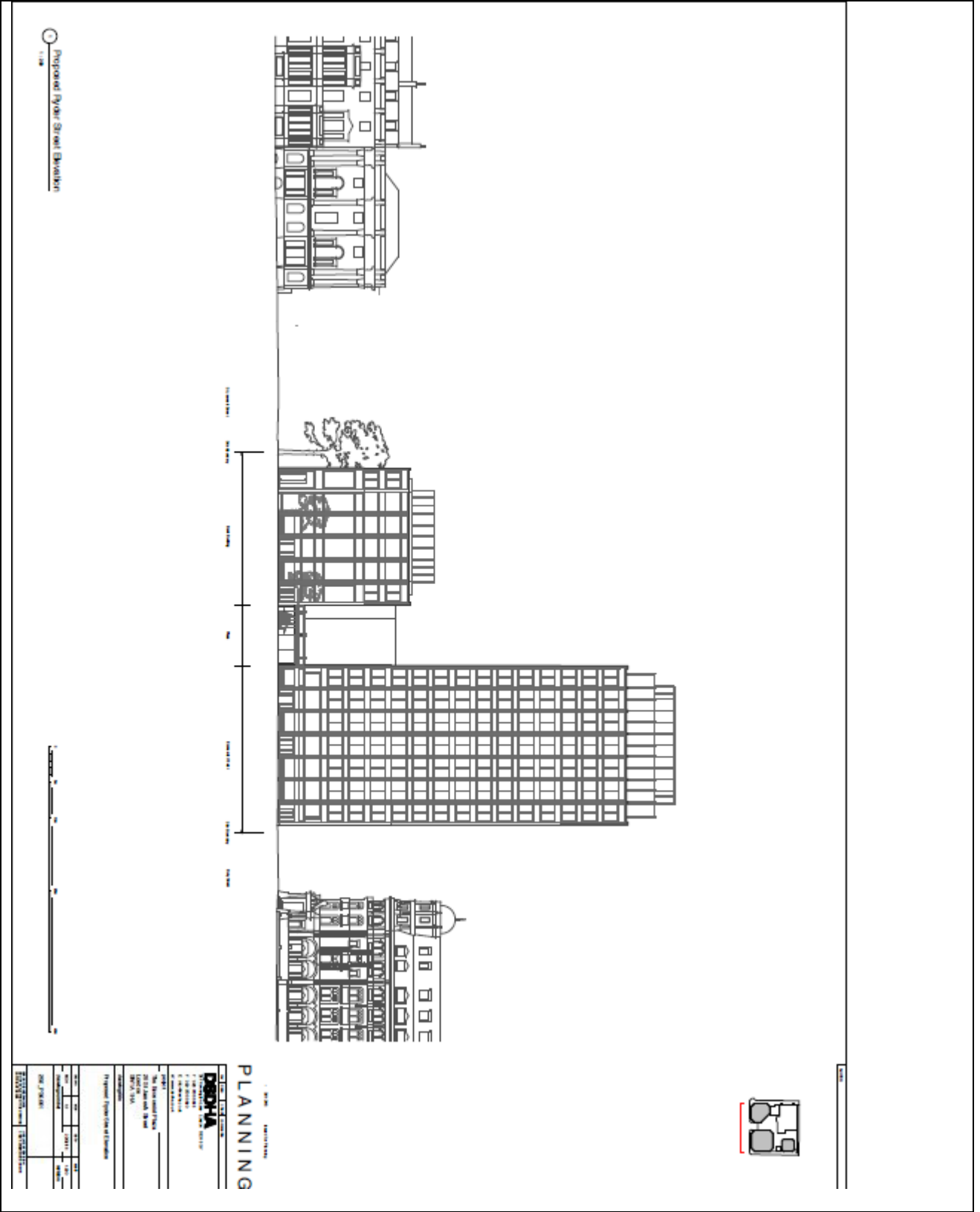




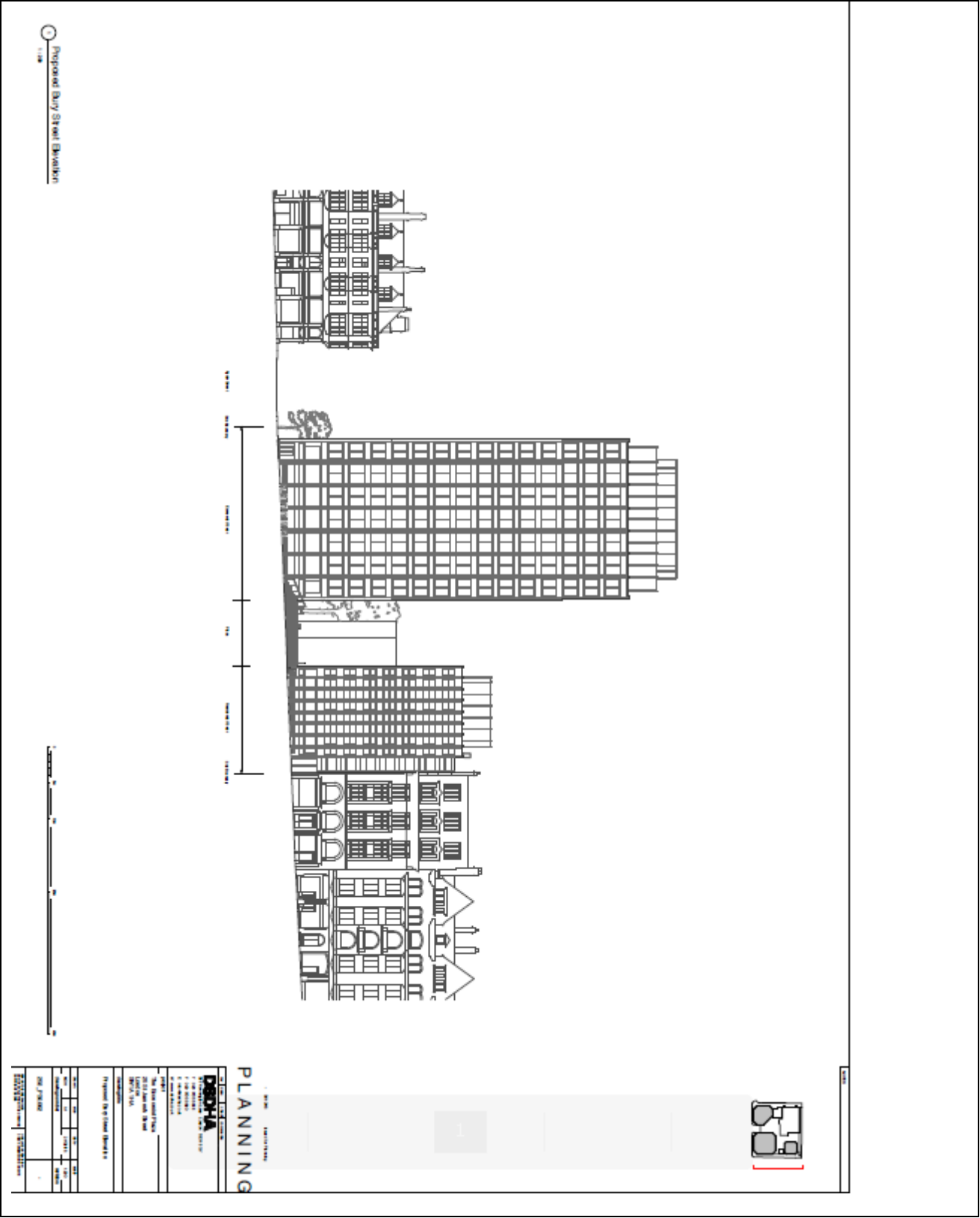


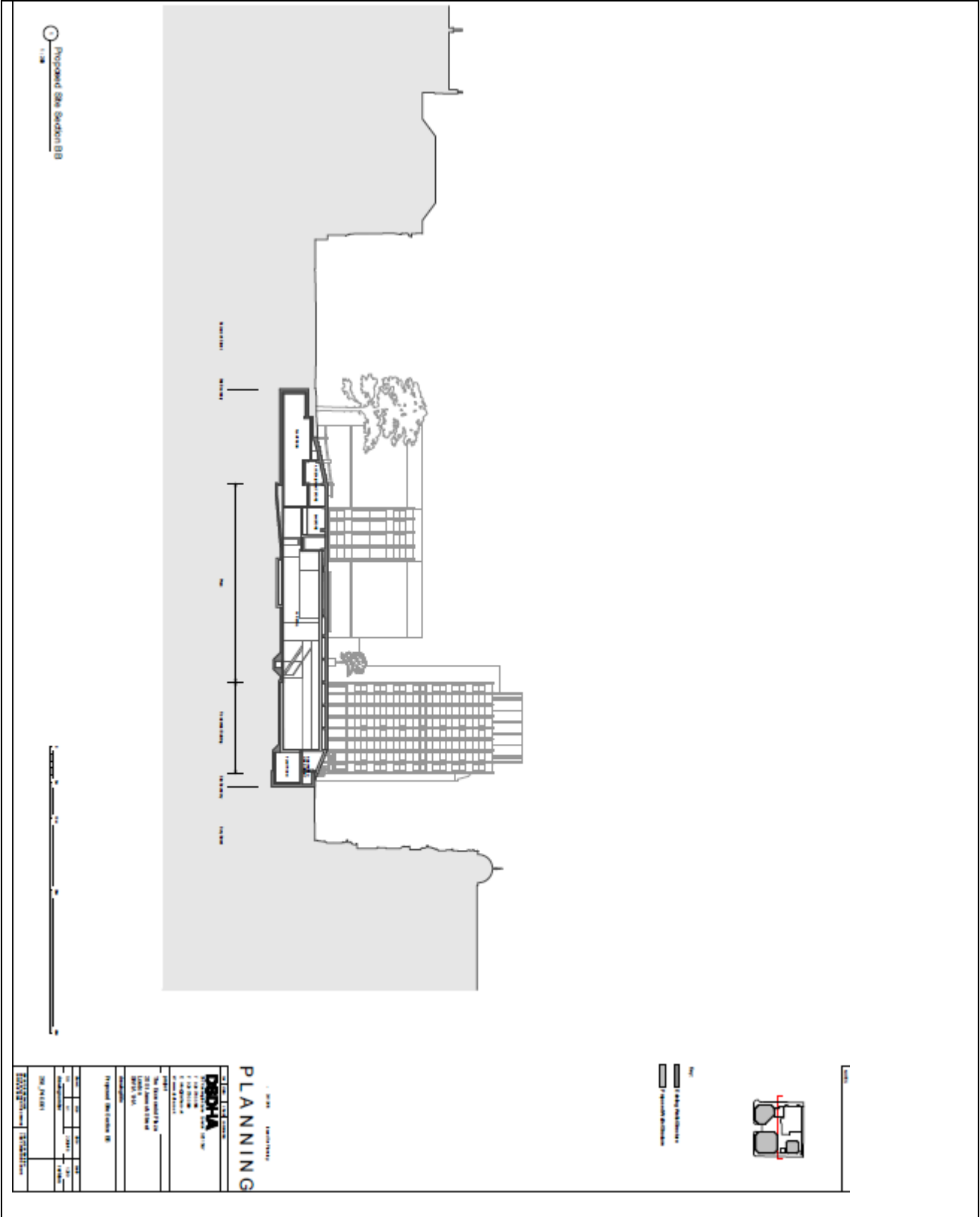






Proposed Bayou Street Elevation

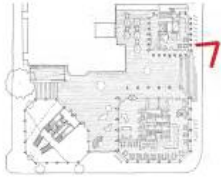




**PLANNING**

<b>PROJ. NO.</b> 12345		
<b>DATE</b> 10/20/2023		
<b>PROJECT NAME</b> Proposed Site Section 08		
<b>CLIENT</b> City of Chicago		
<b>DESIGNER</b> ABC Architecture		
<b>SCALE</b> 1/8" = 1'-0"		
<b>DATE</b> 10/20/2023		
<b>BY</b> J. Smith		
<b>CHECKED BY</b> M. Jones		
<b>APPROVED BY</b> [Signature]		
<b>PROJECT LOCATION</b> [Address]		
<b>PROJECT DESCRIPTION</b> [Description]		
<b>REVISIONS</b>		
<b>NO.</b>	<b>DATE</b>	<b>DESCRIPTION</b>
1	10/20/2023	Initial Design
2	10/25/2023	Revised Design
3	11/01/2023	Final Design





Existing view on Bury Street towards the Plaza



Proposed view on Bury Street towards the Plaza



Existing Ryder Street street frontage



Proposed Ryder Street street frontages illustrating new public space and stair connecting Ryder Street to the Plaza above

**DRAFT DECISION LETTER**

- Address:** The Economist Building, 27 St James's Street, London, SW1A 1HA,
- Proposal:** Refurbishment and remodelling of the three buildings with rooftop extensions to provide new office accommodation (class B1) and plant enclosures; new pedestrian access on Ryder Street and alterations to pedestrian access on Bury street; redistribution of uses including flexible retail/gallery/restaurant/café (class A1.A3) uses at basement, street and Plaza level, additional office floorspace , and provision of 4 residential units; hard and soft landscaping works to the Plaza; and associated internal and external alterations.
- Reference:** 16/11107/FULL
- Plan Nos:** 258\_P10.300, 301, 302, 304, 305, 306; P20.101, 105, 106, 107, 108/A, 110, 111, 112, 113, 114, 120, 121, 122, 123, 124, 130, 131, 132, 133, 134, 135; P30.000, 001, 002, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021; P40.000, 001, 002, 003, 004, 005, 006; P50.001, 002, 003, 005, 006, 007, 008, 009, 010, 011, 012, 013; Design & Access Statement (November 2016) prepared by DSDHA; Planning Statement (November 2016) prepared by DP9; Heritage Statement (November 2016) prepared by Heritage Collective; Visual Impact Assessment (November 2016) prepared by Miller Hare; Daylight & Sunlight Assessment (November 2016) prepared by GIA; Ventilation / Extraction Statement (November 2016) prepared by Sweco; Energy Strategy & Sustainability Statement (November 2016) prepared by Sweco; Drainage Strategy (November 2016) prepared by Sweco; Noise Impact Assessment (November 2016) prepared by Sandy Brown; Transport Assessment (November 2016) prepared by Aecom; Construction & Site Waste Management Method Statement (November 2016) prepared by Aecom; Arboricultural Survey / Report (November 2016) prepared by Landscape Collective; Operation Waste & management Review (November 2016) prepared by Aecom; and Archaeological Report (November 2016) prepared by MOLA.

**Case Officer:** Julia Asghar

**Direct Tel. No.** 020 7641 2518

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

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be

heard at the boundary of the site only: , o between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 13.00 on Saturday; and , o not at all on Sundays, bank holidays and public holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

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

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 Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 You must provide a minimum of 622sqm of the flexible retail floorspace as a gallery (class A1). You must not use it for any other purpose, including any within Class A1 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it). (C05AB),

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets CM2.4 of our Unitary Development Plan that we adopted in January 2007. (R07AB)

- 5 You must apply to us for approval of a management plan to show how you will prevent customers who are leaving the building from causing nuisance for people in the area, including people who live in nearby buildings. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the measures included in the management plan at all times that the restaurant is in use. (C05JB)

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 (November 2016) and TACE 8, TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 6 Customers shall not be permitted within the 0700 premises before 2400 (midnight) or after \*\*\*\* each day. (C12AD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 7 You must apply to us for approval of details of the ventilation system to get rid of cooking smells, including details of how it will be built and how it will look. You must not begin the use allowed by this permission until we have approved what you have sent us and you have carried out the work according to the approved details. (C14AB)

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

- 8 You must apply to us for approval of detailed drawings of the design, construction and insulation of the whole ventilation system and any associated equipment. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. You must not change it without our permission. (C13BB)

Reason:

To protect the environment of people in neighbouring properties, as set out in S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13BC)

- 9 (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 (November 2016), 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.

- 10 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.

- 11 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 9 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 (November 2016), by contributing to reducing excessive ambient noise levels.

- 12 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or

will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the use 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest., , (2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the \*\*\*\* use 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest., , (3) Following completion of the development, 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 including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:, (a) The location of most affected noise sensitive receptor location and the most affected window of it;, (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;,, (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;,, (d) The lowest existing LA90, 15 mins measurement recorded under (c) above;,, (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;,, (f) The proposed maximum noise level to be emitted by the activity.

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 (UDP), 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 (November 2016), 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.

- 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 provide the waste store shown on drawing P20.107 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 16 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 (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 17 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 Policy 6.9 (Table 6.3) of the London Plan 2015.

- 18 You must apply to us for approval of a Delivery and Servicing Management Plan. The plan must identify process, internal storage locations, scheduling of deliveries and staffing, as well as taxis. , , You must not start work until we have approved what you have sent us. You must then operate the development in accordance with these details for the life of the development, unless a revised strategy is approved in writing by us.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 19 The "Designated Good Storage Space" marked on drawing 'The Economist Tower Design update' (dated 1st February 2017) shall be used for holding delivered goods with the site and for no other purpose.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 20 **Pre Commencement Condition.** You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing P20.107 and 108. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005. You must then carry out the work according to the approved details. (C31AC)

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 21 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs; and details of landscape maintenance including watering. 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 landscaping and planting within 6 months of completing the development (or within any other time limit we agree to in writing)., , If you remove any trees or find that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

### 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 (November 2016), 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 may need to get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 if you want to put up an advertisement at the property. (I03AA)
- 3 Please contact our Environmental Health Service (020 7641 2971) to register your food business and to make sure that all ventilation and other equipment will meet our standards. Under environmental health law we may ask you to carry out other work if your business causes noise, smells or other types of nuisance. (I06AA)
- 4 Please contact our Environmental Health Service (020 7641 2000) to make sure you meet their requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990. (I07AA)
- 5 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 6 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)
- 7 You must get planning permission for any tanks, equipment, lift motor rooms, railings or other additions to the property. (I21AA)
- 8 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)

- 9 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 10 You must ensure that the details you submit to satisfy the tree protection condition(s) are prepared in conjunction with a construction management plan, as adequate protection of trees on/ adjacent to the site will rely heavily on an appropriate means of construction.
- 11 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 12 Under the Greater London Council (General Powers) Act 1973, as amended by the Deregulation Act 2015, you need planning permission to use residential premises as 'temporary sleeping accommodation' (i.e. where the accommodation is occupied by the same person or persons for less than 90 consecutive nights) unless the following two conditions are met: , , 1. The number of nights in any single calendar year in which the property is used to provide 'temporary sleeping accommodation' does not exceed 90 [ninety]., 2. The person who provides the sleeping accommodation pays council tax in respect of the premises under Part 1 of the Local Government Finance Act 1992 (where more than one person provides the sleeping accommodation, at least one of those persons must pay council tax in respect of the premises)., , This applies to both new and existing residential accommodation. Please see our website for more information: <https://www.westminster.gov.uk/short-term-letting-0>. , , Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all or part of a flat or house for a specified week, or other period, each year).
- 13 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work., , Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974., , 24 Hour Noise Team, Environmental Health Service, Westminster City Hall, 64 Victoria Street, London, SW1E 6QP, , Phone: 020 7641 2000, , Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)
- 14 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more

information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

- 15 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to : , a) Car club membership for each residential flat for 25 years; b) Highway works to St. James's Street, Ryder Street and Bury Street including changes to footway levels, changes to on-street restrictions, alterations to the vehicle access and adjoining footway and associated work (legal, administrative and physical); c) Monitoring costs.
- 16 Condition requires the submission of sound insulation measures and Noise Assessment Report to predict internal noise levels with the proposed residential units. Your assessment should include a BS8223 façade calculation using the glazing and ventilation specification to demonstrate that the required internal noise levels are achievable. (I93AA)
- 17 You must make sure that any other activities taking place in the class A3 (restaurant or café) premises, such as small amounts of takeaway sales or small bar areas, are so minor that they do not alter the main use as a restaurant or café. If the scale of one or more of these extra activities is more substantial than this, it is likely that a material (significant) change of use (from class A3 to a mix of uses) will have taken place, which will need a new planning permission. (I61BA)
- 18 Under Part 3, Class V of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the floor can change between the \*\*\*\* uses we have approved for 10 years without further planning permission. However, the actual use 10 years after the date of this permission will become the authorised use, so you will then need to apply for permission for any further change. (I62A)
- 19 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point. , If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)
- 20 You should include features that improve biodiversity when designing the development and any open areas. For more advice, please speak to our Biodiversity Project Manager on 020 7641 1951. (I81AA)

**DRAFT DECISION LETTER**

- Address:** The Economist Building, 27 St James's Street, London, SW1A 1HA,
- Proposal:** Refurbishment and remodelling of the three buildings with rooftop extensions to provide new office accommodation (class B1) , and plant enclosures; new pedestrian access on Ryder Street and alterations to pedestrian access on Bury street; redistribution of , uses including flexible retail/gallery/restaurant/café (class A1.A3) uses at basement, street and Plaza level, additional office floorspace , and provision of 4 residential units; hard and soft landscaping works to the Plaza; and associated internal and external alterations.
- Reference:** 16/11108/LBC
- Plan Nos:** 258\_P10.300, 301, 302, 304, 305, 306; P20.101, 105, 106, 107, 108/A, 110, 111, 112, 113, 114, 120, 121, 122, 123, 124, 130, 131, 132, 133, 134, 135; P30.000, 001, 002, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021; P40.000, 001, 002, 003, 004, 005, 006; P50.001, 002, 003, 005, 006, 007, 008, 009, 010, 011, 012, 013; Design & Access Statement (November 2016) prepared by DSDHA; Planning Statement (November 2016) prepared by DP9; Heritage Statement (November 2016) prepared by Heritage Collective; Visual Impact Assessment (November 2016) prepared by Miller Hare; Daylight & Sunlight Assessment (November 2016) prepared by GIA; Ventilation / Extraction Statement (November 2016) prepared by Sweco; Energy Strategy & Sustainability Statement (November 2016) prepared by Sweco; Drainage Strategy (November 2016) prepared by Sweco; Noise Impact Assessment (November 2016) prepared by Sandy Brown; Transport Assessment (November 2016) prepared by Aecom; Construction & Site Waste Management Method Statement (November 2016) prepared by Aecom; Arboricultural Survey / Report (November 2016) prepared by Landscape Collective; Operation Waste & management Review (November 2016) prepared by Aecom; and Archaeological Report (November 2016) prepared by MOLA.
- Case Officer:** Julia Asghar **Direct Tel. No.** 020 7641 2518

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

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

**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 2 You must apply to us for approval of samples of the facing materials you will use, including glazing and paving, and elevations and roof plans annotated to show where the materials are to be located. You must not start work until we have approved what you have sent us. You must then carry out the work using the approved materials.

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 (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must apply to us for approval of detailed drawings of the following part of the development:, i) details of double glazed windows at a scale of 1:10 with x-sections at 1:5, 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 work according to these details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

### **Informative(s):**

- 1 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:, \* any extra work which is necessary after further assessments of the building's condition;, \* stripping out or structural investigations; and, \* any work needed to meet the building regulations or other forms of statutory control., , Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents., , It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

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.