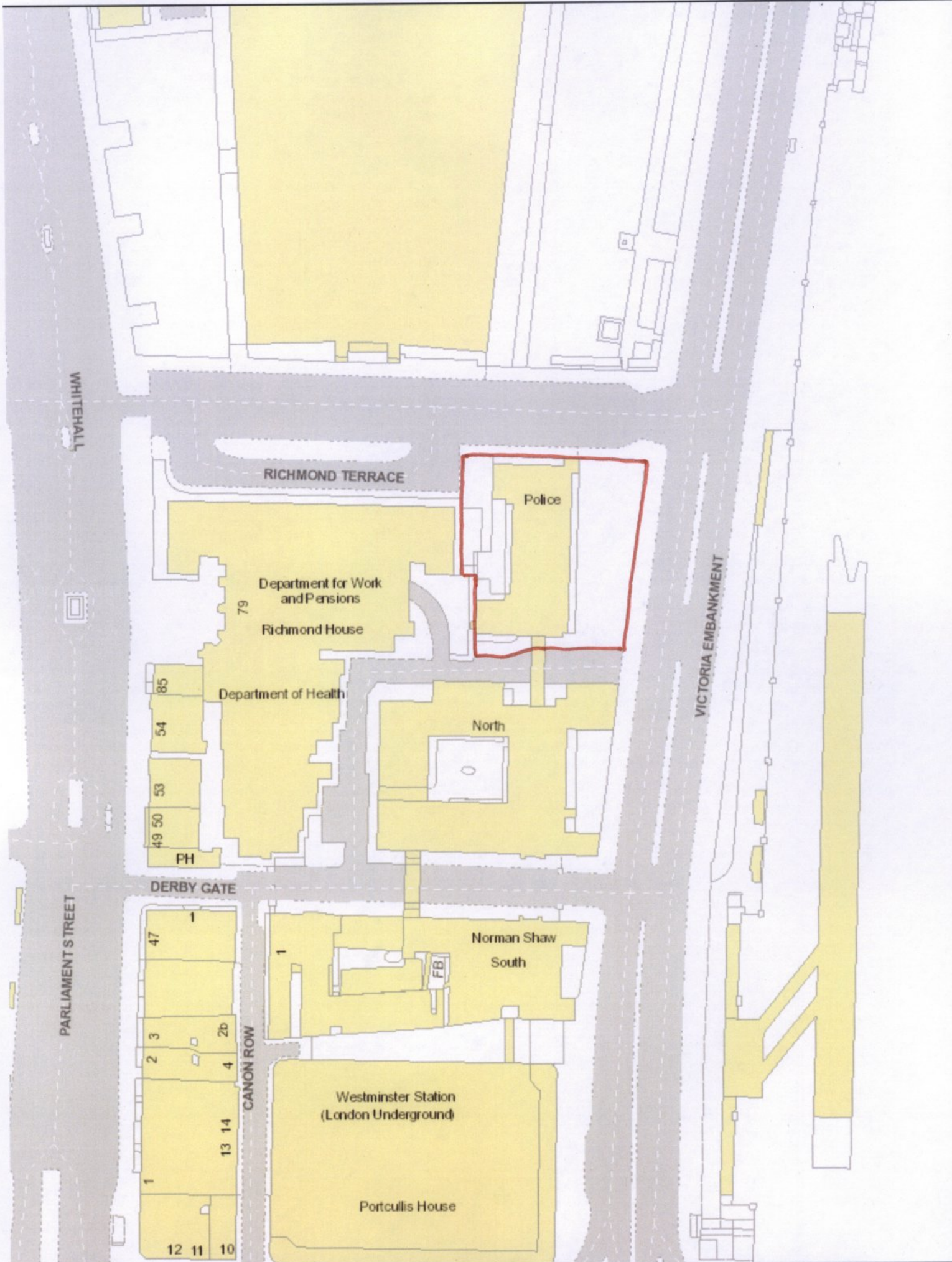


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 15 July 2014	<b>Classification</b> For General Release	
<b>Report of</b> Strategic Director Built Environment		<b>Wards involved</b> St James's	
<b>Subject of Report</b>	<b>Territorial Policing Headquarters, Victoria Embankment, London, SW1A 2JL</b>		
<b>Proposal</b>	Alterations to existing Police Station and Headquarters building comprising rooftop extension, rear infill and wing extension, replacement of all windows and erection of a single storey pavilion building to front with associated public realm and security measures.		
<b>Agent</b>	DP9		
<b>On behalf of</b>	Metropolitan Police Service		
<b>Registered Number</b>	14/03879/FULL	<b>TP / PP No</b>	TP/24923
<b>Date of Application</b>	22.04.2014	<b>Date amended/ completed</b>	22.04.2014
<b>Category of Application</b>	Major		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Whitehall		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone  Within Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

Grant conditional permission.





**TERRITORIAL POLICING HEADQUARTERS, VICTORIA EMBANKMENT, SW1**

## 2. SUMMARY

The former Territorial Policing Headquarters Building is an unlisted building of merit located in the Whitehall Conservation Area and Core Central Activities Zone. It was occupied until recently as the headquarters of the Territorial Police and is proposed to be utilised as the new headquarters for the Metropolitan Police following their relocation from New Scotland Yard. The application proposes roof and rear extensions in addition to a new pavilion building at the front with associated works to the landscaping including the removal of the existing boundary wall.

The key issues to consider in this case are:

- The design of the extensions and impact on the Whitehall Conservation Area.
- The land use issues associated with the uplift in office space (Class B1 use).
- The highway impact.
- The sustainability measures.

The proposals follow extensive pre-application discussions concerning the design which is considered to be sympathetic to the building and the conservation area. The land use, transport and sustainability are all considered acceptable with regard to the NPPF, Westminster's City Plan: Strategic Policies and the Unitary Development Plan (UDP).

## 3. CONSULTATIONS

### WESTMINSTER SOCIETY

Objection on design grounds.

### ENGLISH HERITAGE ARCHAEOLOGY

No objection subject to condition.

### ENVIRONMENT AGENCY

No objection raised. The Flood Risk Assessment is sufficient.

### TRANSPORT FOR LONDON

No objection subject to clarification.

### NATURAL ENGLAND

No objections.

### LONDON BOROUGH OF LAMBETH

Any comments to be reported verbally.

### HIGHWAYS PLANNING MANAGER

Unacceptable. Overprovision of car parking, under-provision of cycle parking, potential for vehicles to reverse onto Victoria Embankment, potential obstruction from film crews and cables, the swept path analysis at Curtis Green Gate is not clear.

### ENVIRONMENTAL HEALTH

No objection subject to conditions.

### GO GREEN PROGRAMME MANAGER

Further measures could be incorporated to improve the sustainability performance.

### CLEANSING MANAGER

No objection subject to condition.

**ARBORICULTURAL MANAGER**

Objection. The loss of the two trees is unacceptable. Further details are required concerning the protection of the remaining trees on Victoria Embankment.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. Consulted: 7; Total No. of Replies: 0.

ADVERTISEMENT/SITE NOTICE: Yes.

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

The former Territorial Policing Headquarters Building is located on the west side of the Victoria Embankment in the Whitehall Conservation Area and the Core Central Activities Zone (CAZ). It is an unlisted building of merit which is attached to the Grade I listed Norman Shaw building to the south; the Grade I listed MOD building is located to the north and the Richmond Terrace properties (which are also in office use) to the west are Grade II\* listed. It is located in strategic views from Hungerford and Westminster Bridges and the Parliament Hill to Palace of Westminster corridor as identified in the London View Management Framework (LVMF); alongside other Metropolitan and local views identified in the Whitehall Conservation Area Audit (2003) and cross river views from the South Bank.

The building was constructed in 1937-40 and comprises of eight storeys. It is a stone fronted neo-classical building which has a symmetrical composition facing the river front. It is characteristic of the architecture of William Curtis Green and was built as an annex to New Scotland Yard. The building is a fragment of an intended larger block, which extended further to the west with a courtyard footprint, and consequently the southern wing is deeper than the northern wing. The site is bound on the Embankment by a tall blank yellow brick boundary wall which wraps around the Richmond Terrace boundary.

**4.2 Recent Relevant History**

None relevant.

**5. THE PROPOSAL**

The application proposes extensions and alterations to facilitate the relocation of the Metropolitan Police from New Scotland Yard. The extensions are proposed at the rear of the building where the two wings to the building partially enclose an area that would be infilled. The northern wing would be extended to match the projection of the southern wing and a rooftop extension is also proposed. A further extension proposed to the front elevation where a pavilion building would be added at ground floor level. Works in association with this extension include the removal of an existing boundary wall and the landscaping of the surrounding area. Works to the facades of the building include the replacement of the windows.

The plans would result in an uplift of 2,250m<sup>2</sup> (GEA) of office floorspace (Class B1 use). A car parking area providing 13 spaces that is accessed from Richmond Terrace would be retained at basement level. The trees along Victoria Embankment would also be retained but two specimens would be lost to the side of the site to accommodate the rear wing extension and the new landscaped area for the pavilion.

The intention of the plans, and particularly the works to the frontage, is to provide a more welcoming public/private space that encourages members of the public to enjoy the landscaped setting. It is hoped that the works would present a more contemporary image of

the Police to the public and offer an opportunity to welcome visitors inside the pavilion in a manner that is not possible at New Scotland Yard.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

The application is submitted on the basis that the use class of the building is sui generis and the proposed use would also fall within this use class. Although the existing building contains functional areas for policing on the ground floor, the majority of the building was utilised most recently for office purposes. It is also the case that the proposed use as the headquarters for the Metropolitan Police constitutes an office use within Class B1. The location inside the CAZ is such that the provision of additional office space is supported in principle by S20 of Westminster's City Plan: Strategic Policies ('City Plan').

Any increase in commercial space above 200m<sup>2</sup> triggers a requirement for the provision of an equal amount of residential accommodation under S1 of the City Plan and COM 2 of the UDP. There is also a requirement for a financial contribution towards the enhancement of the public realm in conjunction with proposals which create more than 200m<sup>2</sup> of additional office space which is required under S33 of the City Plan.

The key issue for these policies is the purpose of the extension which is not for commercial gain. The Metropolitan Police intend to occupy the premises for their own needs as a frontline public sector organisation. The rationale behind S1 and COM 2 is to ensure mixed use development in the interests of sustainability but the presence of the Police is integral to the community interest. Furthermore, the proposals already include enhancements of the public realm adjacent to Richmond Terrace so it would not be reasonable to impose further costs when these works can be secured by a legal agreement.

### 6.2 Townscape and Design

The Westminster Society has objected to the scheme on the basis that the proposals form a series of disparate architectural alterations in this highly sensitive and prominent location. It is their view that the design approach contrasts with the 'dignified order' of the existing building and they suggest that a more complementary approach may be more successful. These issues are addressed in the following sections which assess each element of the proposals in turn.

#### **Refurbishment of existing building**

The general refurbishment of the existing building, including stone cleaning and repairs is welcomed. Whilst the loss of the original windows is regrettable, the proposed bronze anodised windows with mullions reflective of the existing retain the original character whilst providing the necessary security requirements and a visual link between the main building and the new contemporary additions.

#### **Wing extension**

The extension to the north wing will align with the rear building line of the southern wing and complete the symmetry of the building. Faced in stone to match and following the fenestration pattern of the existing wing, the addition is sensitive to the existing building whilst the simplified architectural detailing will allow the later addition to be discernible. The Westminster Society has raised concern to the randomly placed windows in the new extension which they state are at odds with the ordered fenestration pattern of the existing building. This is informed by the internal arrangement and is limited to the rear façade which is not viewed in context with the wider building but instead the contemporary infill extension; as such, this is not considered to compromise the appearance of the building.

**Rear extension**

The rear extension will infill between the two wings; an area of the building which is largely concealed and offers the opportunity for a more contemporary approach to its design. It will comprise of a glazed curtain walling system with a bronze rainscreen framing a 'chequer board' pattern of groups of terracotta 'baguettes' (fins). The colours of the fins vary according to the colours of materials found in the locality and provide solar shading as well as visual interest. The Westminster Society have raised objection to this part of the scheme on the grounds that the material and treatment is at odds with the character of the existing building. Whilst a clearly contrasting addition, this is considered to be a high quality modern infill which meets the needs to bring light in to serve the large internal floor plate. Set back from the wings and only visible in glimpsing views from Whitehall, it is not considered that this contemporary approach will compromise the appearance of the building or the character and appearance of the conservation area.

**New rooftop pavilion**

The existing building is a completed composition and forms part of a highly modelled skyline which is prominent in numerous views. The distinctive roof forms along the Embankment are reflective of the varied architectural styles and periods and are an important part of its townscape character, particularly given that they are one of the most prominent features in views from the South Bank and bridges. Although the height of the building stands slightly taller than the parapet line of the adjacent buildings they all, including Portcullis House, the Norman Shaw buildings, the MOD and Whitehall Court, have articulated roof storeys which extend above the height of the existing building and which are prominent in the important river views. The ridge height of the MOD building towers stands 8.5m taller than the site and the ridge height of the mansard at the Norman Shaw building is 4.3m higher.

The proposed roof extension is considered to be a sensitive means of extending what is currently viewed to be a completed composition. The design has been informed by other Curtis Green buildings which have a more resolved design at upper floors. The Westminster Society have objected to the heavily glazed pavilion, however, the design now proposed is considered to relate sensitively to the existing architectural character of the building. The pavilion has a symmetrical and modelled design with stone faced cores at either end which provide a visual link to the main building and flank the central glazed element. The central glazed volume has an articulated form which reflects the vertical rhythm of the pilasters in the façade below with columns clad in bronze to match the proposed windows in the main elevation. The existing attic storey has a fairly squat appearance and raising its height will provide a comfortable transition between the roof extension and main building and creates a balustrade to the new terrace without the need for cluttering railings.

The roof extension is well integrated into the architecture of the existing building and sits comfortably within the important skyline, as demonstrated by the verified views submitted with the application. The solid cores at each end and columns set in front of the central glazed element will prevent it from being unduly prominent in the oblique strategic river views. The Parliament Hill to Palace of Westminster viewing corridor only clips the southern wing and is unaffected by the proposed extension.

**New entrance pavilion**

The semi-public entrance pavilion is a modern structure which is intended to stand independent from the main building, connected by a glazed link to provide a transition between the public (external) and private (main building) spaces. The Westminster Society considers that the size and positioning of the proposed entrance pavilion denies the existing building a 'coming to ground' and that its design and materials give it a lightweight and insubstantial appearance. They have also raised concern to the lack of control over the interior treatment, given its glazed façade. It is officers view however, that the lightweight design will allow the building behind to remain prominent whilst providing an open 'transparent' frontage to reflect the aspirations of the Metropolitan Police. The proposed design is high quality with a lightweight, curved glass perimeter wall and green roof which

aligns with the symmetrical façade of the main building. Whilst the proposed interior treatment falls outside of planning controls, visible activity at ground floor level is not considered to be harmful to the building or local townscape. Confined to a single storey, the modern design of the pavilion will not dominate the host building or compromise its role in the wider townscape in strategic views.

#### **Opening up the frontage**

The extension of Whitehall Gardens is welcomed and the removal of the high boundary wall will further improve the building's relationship with the public realm. A new Portland stone wall is proposed which will form a hostile vehicle mitigation measure and house additional fencing for when required on specific occasions. Rising to 1.5m at its highest point the wall is significantly lower than the existing and is incorporated into the overall public realm design, forming part of the access into the new entrance pavilion. The proposal to incorporate required lines of defence into the wider public realm design in this manner is discreet and prevents the need for a more hostile arrangement. Street bollards will also be introduced which will follow the design and arrangement of those installed in front of Portcullis House – following this established design within the conservation area is an acceptable approach.

Two memorials are also incorporated into the proposals; the Eternal Flame will be set in a water feature as part of the external landscaping and the existing entrance will be adapted to house the roll of honour, set within a vitrine and the Scotland Yard revolving sign will be repositioned in front of the building.

#### **Summary**

The proposed scheme will refurbish the existing building and provide for its continued use by the Metropolitan Police. It is a high quality design which will present the building as a landmark on the Victoria Embankment without compromising its role within the highly significant townscape. As such, it is considered to be in accordance with S25 and S28 of Westminster's City Plan: Strategic Policies and DES 1, DES 5, DES 6, DES 7, DES 14 and DES 15 of the UDP.

#### **6.3 Amenity**

There are no residential properties that would be affected by the development because the properties surrounding the former Territorial Policing Headquarters Building are all in commercial use. The two new AHU in the basement level would not therefore result in any noise disturbance. A noise survey was submitted which shows that the Council's noise limits would not be breached at the closest commercial units. The Environmental Health officer raised no objection.

#### **6.4 Transportation/Parking**

The main issues raised with regard to transport are the works to the junction of Richmond Terrace and Victoria Embankment, the car parking provision and the waste/recycling collection.

#### **Amendments to junction**

Transport for London made a number of comments with regard to the revised layout. The main changes are that the waiting area in front of the security gates that prohibit vehicular access through Richmond Terrace would be revised with new bollards provided between the pedestrian area and the road. Presently there is access into a front parking area that would be lost to the pavilion building but the proposed bollards would cross this area. Larger vehicles would therefore have less space to turn around in the event that they are turned away. It is important that vehicles are prevented from reversing onto Victoria Embankment but the final layout of the bollards would be subject to a legal agreement as the public realm works will need to be secured by condition. This would allow any extra turning space required



to be provided, either by relocating bollards or by installing a different type. Cars, vans and smaller lorries would still be able to turn around.

It has been demonstrated with further information that large vehicles turning left into the site would need to marginally cross into the southbound carriageway in the same manner as the proposed layout. As this situation would not result in additional harm there is no objection raised to the layout of the corner.

The Highways Planning Manager referred to the potential disruption from control boxes cabling but this has been raised at the pre-application stage. The applicant wishes to ensure that the need for television equipment would not harm the landscaped area.

#### **Car and cycle parking**

The proposals would result in the loss of the front parking area due to the pavilion building. There is also a small, informal parking area to the rear of the building which would also be lost. The basement would be used for parking as per the existing arrangement. The Highways Planning Manager objected to the parking on the basis of overprovision but the net result of the development would result in a reduction of car parking spaces. Concern was also expressed at the level of cycle parking as only 32 spaces are shown. A condition is recommended to secure further details.

#### **Waste/recycling collection**

The proposals are to utilise the Curtis Green Gate for refuse vehicles as per the current arrangement. There is an existing store on the south side of the building which would remain in use. The Cleansing Manager requested a condition showing details of the storage as the plans do not show the area in detail. Transport for London raised an issue regarding the presence of a tree and a lamppost which narrows this entrance but as these have been in situ for some time and the access has been used without causing highway problems, it is not considered that the proposals are harmful.

#### **6.5 Economic Considerations**

None relevant.

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

None relevant.

#### **6.7 London Plan**

The proposals do not raise any strategic issues.

#### **6.8 National Policy/Guidance Considerations**

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

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

degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

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

## **6.9 Planning Obligations**

The proposals require a S106 legal agreement to secure the works to the highway and public realm via a separate agreement required under Section 278 of the Highways Act 1980. A condition is recommended to secure this agreement before any work commences in this area of the site.

## **6.10 Environmental Assessment including Sustainability and Biodiversity Issues**

### **Sustainability**

An Energy Statement and BREEAM Pre-Assessment were submitted with the application. The Go Green Manager raised a number of issues as it was felt that the applicant could have pushed a number of elements further to increase the sustainability of the development. The applicant has responded by incorporating some of these measures which increases the performance when assessed against BREEAM. Operating within the constraints of converting the building has prevented others from being included, however. It is accepted that the sensitivity of the site precludes many renewable energy options and the design issues have been paramount in assessing the benefits of the application. Given these issues, the BREEAM Pre-Assessment score of 70.1% and the limited energy savings of 1.3% are accepted. A condition is recommended to secure these benefits.

### **Arboriculture**

The Arboricultural Manager raised an objection due to the proposed loss of two London Plane trees. One of the specimens, identified as T1 in the submitted Arboricultural Assessment, would obstruct the rear extension. The Arboricultural Manager noted that this tree is prominent in views along Richmond Terrace and is therefore considered to be of high amenity value. Notwithstanding this comment, there are further trees along the west side of Richmond Terrace that would reduce the impact of this tree being lost. The other specimen, identified as T7 in the Assessment, is located in the area proposed for the landscaping associated with the pavilion building. The amenity value of this tree must be balanced with the overall enhancement to the public realm offered by the pavilion extension and the new landscaping. Furthermore, the trees on Victoria Embankment would remain and in this context the loss of the tree could not reasonably be resisted.

Further details are required before any works are undertaken close to these trees and a condition is recommended to this effect.

### **Ecology**

Natural England raised no objection to the proposals which are supported by a Phase 1 habitat survey. The survey noted the limited value of the site for ecological interest and it is not considered that the proposals would cause harm in this regard. The report does outline some standard recommendations with regard to working practices on site and also enhancement measures with regard to nesting birds. A condition is recommended to secure these details.

## **6.11 Other Issues**

### **Flood risk**

The site falls within Flood Zone 3 and the application is therefore supported by a Flood Risk Assessment (FRA). The proposals are considered to comply with the guidance in paragraph 102 of the NPPF including the requirement to pass the Exception Test as the proposals are

for the refurbishment of an existing building and are in the wider sustainability interest of the community in terms of ensuring a central location for the Metropolitan Police. There are also public benefits associated with the pavilion building and the associated landscaping. The FRA demonstrates that the development would be safe for its lifetime with regard to tidal/fluvial flood risk.

The Environment Agency raised no objection but did refer the Council to its obligations with regard to ensuring safe refuge during flood events and assessing other risks of flooding such as surface water, sewer or groundwater flooding. There is no reason why this site would be more vulnerable following the development than it is at present and no comments have been received from Thames Water.

#### **Ventilation/extraction**

The Environmental Health officer made a comment with regard to the extraction strategy which did not clarify whether extracted air would be re-used in the kitchen areas. The agent has subsequently clarified that the two areas only share a common exhaust system.

#### **Construction impact**

The application is supported by a Construction Environmental Management Plan which states that the applicant intends to submit an application to the City Council under the Control of Pollution Act. A condition is recommended to ensure compliance with this Plan.

#### **Archaeology**

No objection was raised to the submitted archaeology details but further conditions were requested by English Heritage.

#### **6.12 Conclusion**

The proposals are considered acceptable with regard to the relevant sections and policies of the NPPF, Westminster's City Plan: Strategic Policies and the UDP.

### **BACKGROUND PAPERS**

1. Application form
2. Letter from Westminster Society dated 05.06.14
3. Letter from English Heritage Archaeology dated 29.05.14
4. Letter from Environment Agency dated 15.05.14
5. Email from Transport for London dated 29.05.14
6. Letter from Natural England dated 12.05.14
7. Memorandum from Highways Planning Manager dated 24.06.14
8. Memorandum from Environmental Health dated 03.06.14
9. Undated memorandum from Go Green Programme Manager
10. Memorandum from Cleansing Manager dated 03.06.14
11. Memorandum from Arboricultural Manager dated 16.06.14

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY E-MAIL – [mmason@westminster.gov.uk](mailto:mmason@westminster.gov.uk)

**DRAFT DECISION LETTER**

- Address:** Territorial Policing Headquarters, Victoria Embankment, London, SW1A 2JL
- Proposal:** Alterations to existing Police Station and Headquarters building comprising rooftop extension, rear in-fill and wing extension, replacement of all windows and erection of a single storey pavilion building to front with associated public realm and security measures.
- Plan Nos:** P00: 001, 002, 050, 060, 060, 061, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 200, 201, 202, 203, 204, 205, 300, 301, 600, 601(2 plans showing cladding details), 602, 605, 606, P01: 001, 002, 050, 060, 060, 061, 100, 101, 102, P01, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 200, 201, 202, 203, 204, 205, 206, 300, 301, BAM/CC/SK001, Planning Statement, Design and Access Statement, Townscape, Visual Impact and Heritage Assessment, Lighting Assessment, Historic Environment Assessment and Written Scheme of Investigation, Transport Statement, 233420-00-T-023 3, BREEAM Pre-Assessment, Energy Statement, BREEAM Response to Planning Enquiry 233420 by ARUP, Flood Risk Assessment, Phase 1 Habitat Survey, Noise Impact Assessment, Arboricultural Assessment, Construction Environmental Management Plan, Ventilation/Extraction Statement.

**Case Officer:** Michael Drake

**Direct Tel. No.** 020 7641 4184

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

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

**Reason:**

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

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- \* between 08.00 and 18.00 Monday to Friday;
- \* between 08.00 and 13.00 on Saturday; and
- \* not at all on Sundays, bank holidays and public holidays.

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

**Reason:**

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

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

**Reason:**

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

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

**Reason:**

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

- 5 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae or machinery or associated equipment, ducts, tanks on the roof terrace or roof, except those shown on the approved drawings.

**Reason:**

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

- 6 You must apply to us for approval of details of the following parts of the development:

- a) new windows and doors (detailed drawings including section details at minimum 1:5)
- b) plant screens (detailed drawings)
- c) external lighting strategy (including specifications of light fittings)
- d) street bollards (detailed drawings)

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

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

**Reason:**

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

- 7 You must apply to us for approval of a method statement explaining the measures you will take

to protect the trees on and close to the site. You must not start any demolition, site clearance or building work in accordance with the areas identified on plan BAM/CC/SK001 until we have approved what you have sent us. You must then carry out the work according to the approved details.

**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: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 8 The demolition and construction shall only be carried out in accordance with the conclusions and recommendations section of the Phase 1 habitat survey. Details of bird and bat boxes including their location on the site shall be submitted to and approved in writing by the City Council before any works of construction begin and the measures shall be provided prior to the first occupation of the building and retained in situ thereafter.

**Reason:**

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 9 You must apply to us for approval of details of the following parts of the development - location of the freestanding 'Scotland Yard' sign. You must not start any work on these parts of the development until we have approved what you have sent us.

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

**Reason:**

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

- 10 The demolition and construction shall only be carried out in accordance with the Construction Environmental Management Plan dated April 2014.

**Reason:**

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 11 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the property. (C14EC)

**Reason:**

To protect the environment and provide suitable storage for waste and materials for recycling as

set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

- 12 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
  - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
  - (c) Manufacturer specifications of sound emissions in octave or third octave detail;
  - (d) The location of most affected noise sensitive receptor location and the most affected window of it;
  - (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
  - (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
  - (g) The lowest existing LA90, 15 mins measurement recorded under (f) above;
  - (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
  - (i) The proposed maximum noise level to be emitted by the plant and equipment.

**Reason:**

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

after implementation of the planning permission.

- 14 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.

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

- 16 You must not undertake any works in the area to the front of the building or that affect the public highway on Richmond Terrace until we have approved appropriate arrangements to secure the following:

The necessary alterations to the highway to facilitate the public realm improvements as shown on the approved drawings.

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements. (C19BA)

Reason:

To make sure that the development provides the public realm enhancements that have been agreed, as set out in S33 of Westminster's City Plan: Strategic Policies adopted November 2013.

- 17 You must apply to us for approval of details of secure cycle storage for the offices use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation and make it available at all times to everyone using the offices. You must not use the cycle storage for any other purpose.

Reason:

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

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

Reason:

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



- 19 The development shall only be carried out in accordance with the submitted BREEAM Pre-Assessment dated April 2014, BREEAM Response to Planning Query 233420 by ARUP and Energy Statement dated April 2014 and the energy efficiency measures proposed shall be provided in full accordance with those documents before the building is first brought into use following the development.

**Reason:**

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

- 20 A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other that in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

**Reason:**

Heritage assets of archaeological interest may survive on the site. The City Council wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

- 21 No works shall take place to the foundations of the building until details of the final foundation design have been submitted by the applicant and approved in writing by the City Council. The development shall only take place in accordance with the approved details.

**Reason:**

Heritage assets of archaeological interest may survive on the site. The City Council wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have

made available detailed advice in the form of our statutory policies in Westminster's City Plan, Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 You must get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 for the proposed Scotland Yard signage on the pavilion and the freestanding sign.
- 3 Conditions 13, 14 and 15 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (182AA)
- 4 The details required under Condition 16 should be in the form of a completed Section 106 Agreement.
- 5 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (154AA)
- 6 You need to speak to Transport for London 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. 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. (109AC)
- 7 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

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

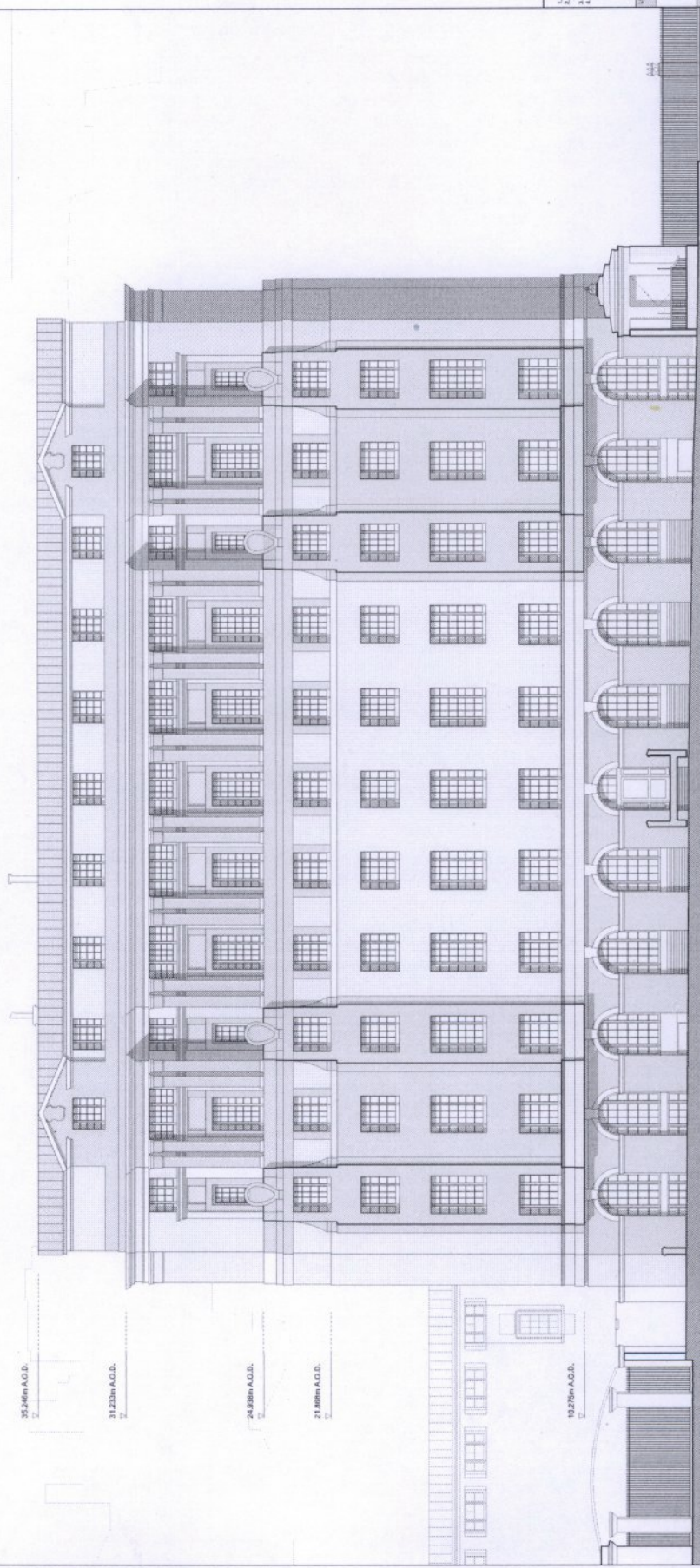
24 Hour Noise Team  
Environmental Health Service  
Westminster City Hall  
64 Victoria Street  
London

SW1E 6QP

Phone: 020 7641 2000

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

- 8 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).
- 9 With regard to condition 20 written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.



25.26m A.O.D.

31.23m A.O.D.

24.83m A.O.D.

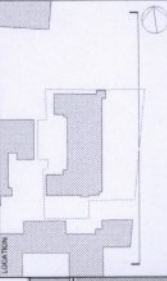
21.86m A.O.D.

19.27m A.O.D.

# PLANNING

**NOTE**

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**CHRIS GREEN**  
 METROPOLITAN POLICE SERVICE  
 EXISTING VICTORIA EMBANKMENT  
 ELEVATION

Project No: 11008A11-2009A5  
 Date: 11/08/11  
 Scale: 1:100  
 Drawing No: P001

13019 [P01] 200 P00

10.50m A.O.D.

10.64m A.O.D.

10.70m A.O.D.

11.23m A.O.D.

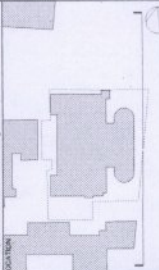
14.80m A.O.D.

21.16m A.O.D.

10.88m A.O.D.

# PLANNING

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CLIENT: **COURTIS GREEN METROPOLITAN POLICE SERVICE**

PROJECT: **EMBRASSED VICTORIA EMBANKMENT ELEVATION**

DATE: 11/06/11

SCALE: 1:100 @ A1: 1:200 @ A0

PROJECT NO: 13019

REVISION: [P00] 200 P00





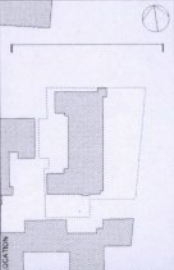
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 35 1840 A.O.D.  
 31 2330 A.O.D.  
 24 5800 A.O.D.  
 21 1850 A.O.D.  
 10 2750 A.O.D.

# PLANNING

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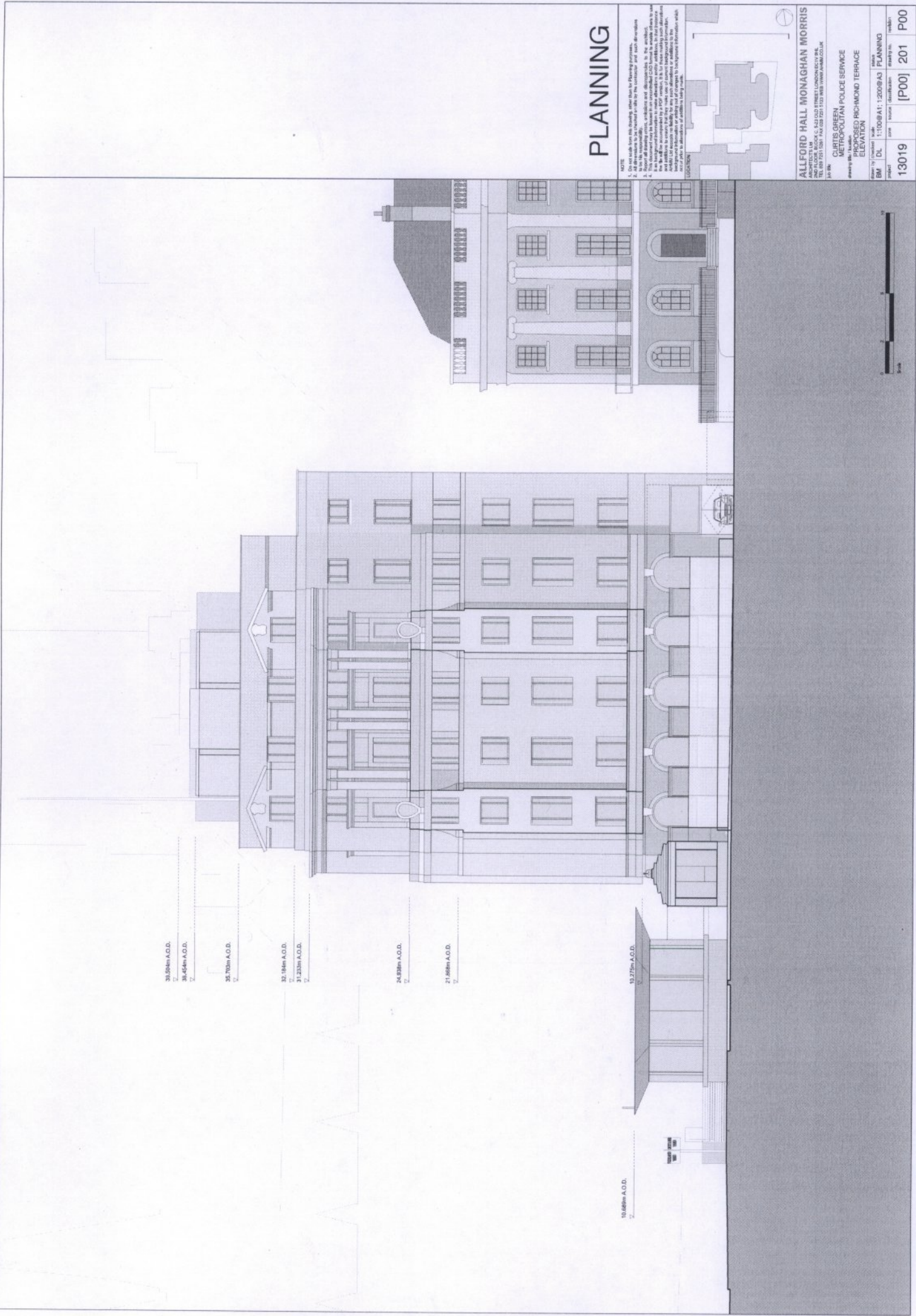


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PROJECT: CURTIS GREEN METROPOLITAN POLICE SERVICE  
 DRAWING: EXISTING RICHMOND TERRACE  
 ELEVATION

DATE: 11/09/04 1:20:09 AM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1:1000

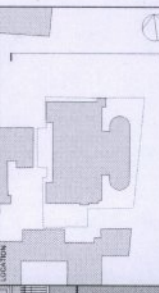
13019 [P01] 201 P00



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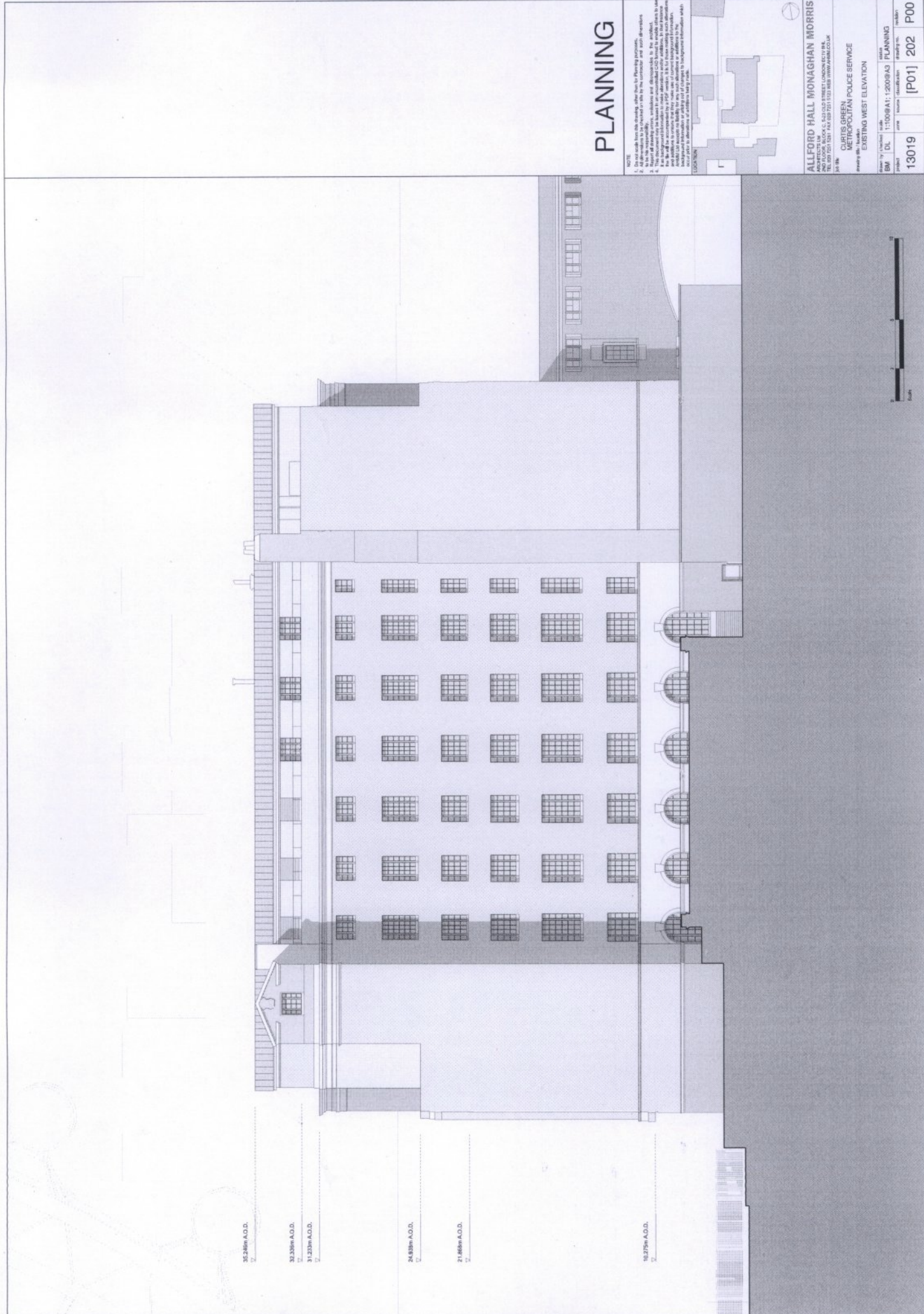


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 201 00

**CURTIS GREEN**  
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 PROPOSED RICHMOND TERRACE  
 ELEVATION

Drawn by: [Name]  
 Date: 11/08/11 1:20:09 PM  
 DWG: [Name]  
 Project: [Name]

13019 [P00] 201 P00



35.248m A.O.D.

32.238m A.O.D.

31.233m A.O.D.

24.833m A.O.D.

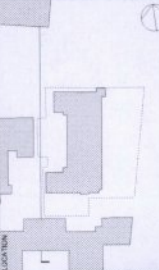
21.485m A.O.D.

10.275m A.O.D.

# PLANNING

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 201 016

**CURTIS GREEN**  
 METROPOLITAN POLICE SERVICE  
 EXISTING WEST ELEVATION

Drawn by: [Name] Scale: 1:1000  
 Date: 11/10/09  
 Project: 13019  
 Sheet: [P01] of [P02]  
 Client: [P00]





30.50m A.O.D.  
▽  
30.46m A.O.D.  
▽

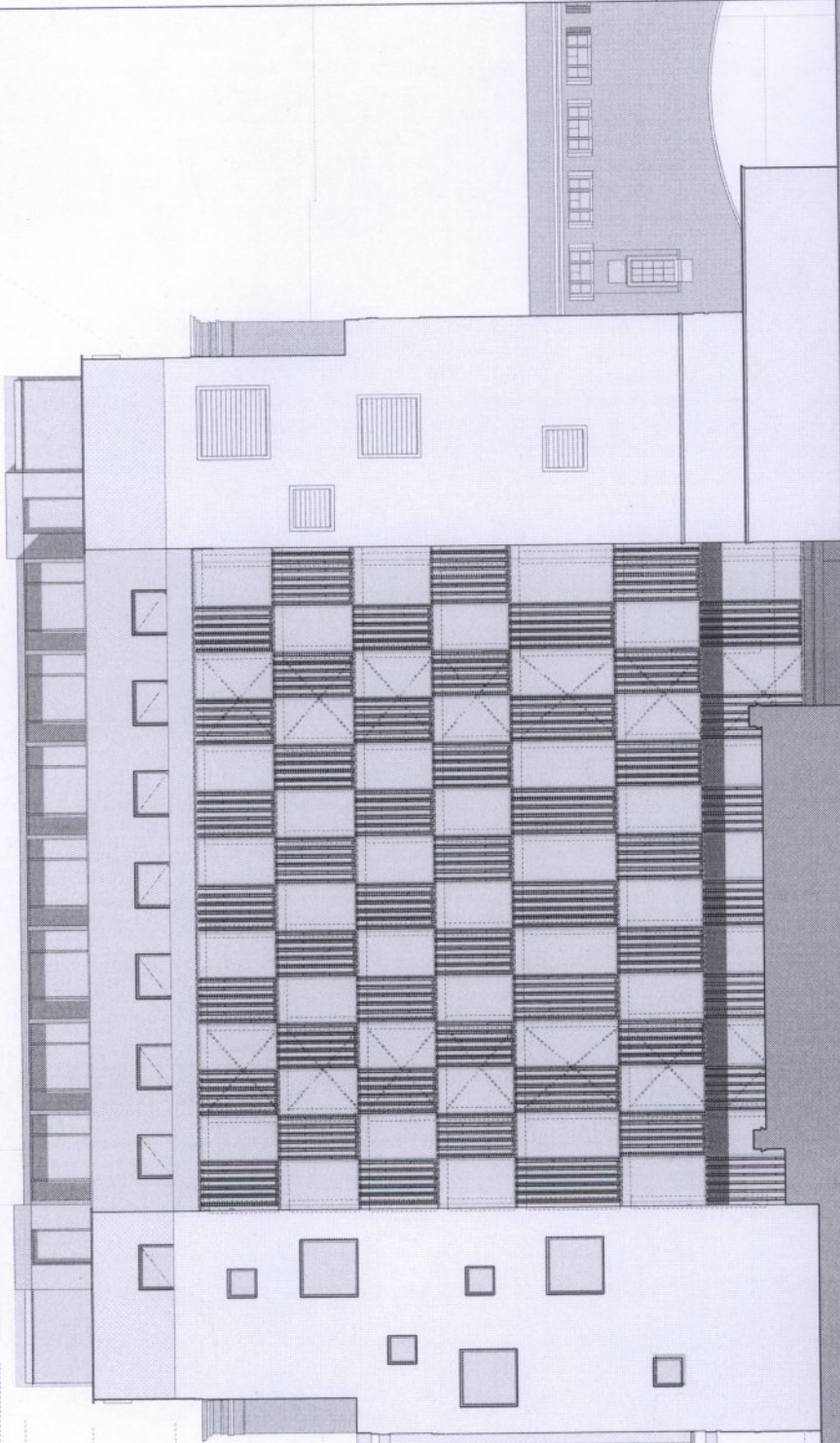
35.70m A.O.D.  
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32.35m A.O.D.  
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31.23m A.O.D.  
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24.83m A.O.D.  
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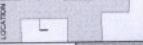
21.88m A.O.D.  
▽

10.27m A.O.D.  
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9. The architect is not responsible for the accuracy of the information provided.  
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**CURTIS GREEN**  
METROPOLITAN POLICE SERVICE  
PROPOSED REAR ELEVATION

BM	DL	11100041	1200843	PLANNING
Scale	1:500	1:500	1:500	1:500
13019	[P00]	202	P00	



