

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 July 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	18B Charles Street, London, W1J 5DU		
Proposal	Alterations including the erection of extensions at the rear of the main property from basement to fourth floor level and erection of a mansard roof extension to the rear wing at third floor level; internal alterations on all floor levels and use of the property as four residential flats (Class C3).		
Agent	Savills		
On behalf of	Winston Developments Limited		
Registered Number	15/02498/FULL 15/02499/LBC	TP / PP No	TP/9050
Date of Application	11.03.2015	Date amended/ completed	20.03.2015
Category of Application	Other		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Mayfair		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

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

- i) a contribution of £1,361,000 towards the City Council's affordable housing fund (index linked and payable upon commencement of development);
- ii) lifetime car club membership for each of the residential units (25 years).

2. If the S106 legal agreement has not been completed within six weeks of the application being reported to the Committee then:

a) The Director of Planning shall consider whether permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete a S106 legal agreement within an appropriate

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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.

4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.





18B CHARLES STREET, W1

2. SUMMARY

No.18B Charles Street is a Grade II listed building in the Mayfair Conservation Area. The property occupies a large corner site on the junction of Charles Street and Chesterfield Hill, comprising of basement to fifth floor level with lawful use as B1 office accommodation. Planning permission and listed building consent are sought for the erection of extensions to the rear of the property at basement to fourth floor level and the creation of a mansard roof extension at rear third floor level. It is also proposed to use the property as four residential flats with associated internal alterations at all floor levels.

The key issues in this case are:

- The impact of the proposed works on the character and appearance of this part of the Mayfair Conservation Area and upon the special interest of this listed building.
- The impact of the development upon the amenity of neighbouring residents with regard to overlooking and loss of daylight/sunlight.
- The impact of the proposal upon on-street parking pressures in the vicinity.

Subject to appropriate conditions, the proposals are considered acceptable in land use, design, highways and amenity terms. The applications are therefore recommended for conditional approval being in compliance with the relevant Unitary Development Plan (UDP) and City Plan policies.

3. CONSULTATIONS

COUNCILLOR GLANZ

Requests the applications be reported to Planning Applications Committee.

HISTORIC ENGLAND

Authorisation to determine as seen fit.

RESIDENTS' SOCIETY OF MAYFAIR AND ST. JAMES'S

No objection - consider the use as residential flats and a reduction in office accommodation a benefit to the area.

HIGHWAYS PLANNING MANAGER

Objection - lack of off-street car parking.

ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

COUNCIL FOR BRITISH ARCHAEOLOGY

Any response to be reported verbally.

THE GEORGIAN GROUP

Any response to be reported verbally.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally.

TWENTIETH CENTURY SOCIETY

Any response to be reported verbally.

THE VICTORIAN SOCIETY

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 75; Total No. of Replies: 2.

Two objections on the following grounds:

Amenity:

- Overlooking of neighbouring residential properties and patios from the rear windows of the extension.
- Loss of daylight/sunlight to surrounding properties and terraces.
- Disruption and noise during construction works.

Design:

- An important townscape gap would be removed from Chesterfield Hill.
- Consider the rear staircase extension should have rounded corners to reduce its massing, to accord with approved design.
- Drawings are inadequate with regard to the relationship between the third floor mansard extension and the party wall to 15 Chesterfield Hill.
- Consider the fenestration pattern on the front of the mansard unacceptable.

ADVERTISEMENT/SITE NOTICE: Yes

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

The application site is a Grade II listed building located at the corner of Charles Street and Chesterfield Hill. The main building fronts onto Charles Street and comprises basement to fifth floor levels. There is an additional wing at the rear of the building fronting Chesterfield Hill which terminates at second floor level. The entire property is currently utilised as office accommodation (Class B1). The property is located within the Mayfair Conservation Area and Core Central Activities Zone.

4.2 Relevant History

Planning permission and listed building consent were granted on the 29 January 2013 for the 'use of the property as a single family dwelling (Class C3); infill of the rear lightwell at basement and part ground to second floor levels; creation of terraces at rear first and second floor levels; erection of rear extension from basement to roof level.'

Since then, there has been a series of applications for alterations and extensions to the building in connection with its use for residential purposes. These were withdrawn due to the officers' concerns about the impact of the proposals in design terms. The latest of these proposals was for the use of the building as four residential units (Class C3) and for the erection of extensions at lower ground, ground and first to fourth floor levels; with terraces at second, third and fifth floor levels, and internal alterations on all floors. This application was withdrawn on the 23 June 2015 due to officers' concerns with regard to the impact of the proposals on the main staircase.

5. THE PROPOSAL

Permission and listed building consent are sought for the erection of a third floor mansard roof extension at the rear of the property fronting Chesterfield Hill, with an extension to the rear of the main property from basement to fourth floor levels to accommodate a new staircase. Internal alterations are proposed at all floor levels in association with the change of use of the property from offices to four residential flats (Class C3).

There is an extant permission for alterations to the building in connection with its conversion to residential use.

6. DETAILED CONSIDERATIONS

6.1 Land Use

6.1.1 Office floorspace

The lawful use of the property is considered to be as B1 offices. There are currently no policies within the UDP or the City Plan that protect general office floorspace. Consequently, the loss of the existing office accommodation is considered acceptable in land use terms.

6.1.2 Residential floorspace

The introduction of residential floorspace on the upper floors of the property is welcomed and would comply with Policies H3 of the UDP and S14 of the City Plan, which seek to maximise the amount of land or buildings in residential use. The Residents' Society of Mayfair and St. James's has welcomed the proposal to increase residential floorspace within Mayfair.

There would be an increase of residential floorspace of 1538m² (GEA), in the form of four, three bedroom duplex units. The flats would comply with the minimum size requirements as stipulated within the London Plan and would more than provide the minimum proportion of family sized units as required by Policy H5 of the UDP.

Policy S16 of the City Plan states that where increases in excess of 1000m² of residential floorspace are proposed, the provision of self-contained affordable housing will be required on site. In this case, based on the new residential floorspace, the development should deliver 240m² of affordable housing floorspace (or three affordable units). It is accepted that providing this affordable housing on-site would be impractical. The building is listed and to create further units would necessitate further subdivision of rooms, which would be contentious in historic building terms. The policy allows for the provision of affordable housing off site, however, the applicant has advised that they are not major landowners in Mayfair and do not own a donor site. In these circumstances Policy S16 allows for a financial payment to the City Council's affordable housing fund where the City Council considers it not practical to provide it on site or off site in the vicinity. The proposal therefore results in a requirement to make a payment of £1,361,000 (rounded down) to the City Council's affordable housing fund. The applicant has confirmed that they are willing to make the full required payment which would be secured by a legal agreement. Consequently, the application is considered acceptable in land use terms.

Policy S14 of the City Plan seeks to maximise the number of residential units on development sites. Whilst the proposed units are very large, as stated above, further subdivision of the property to increase the number of residential units would be unacceptable in historic building terms.

The flats are considered to provide a good standard of accommodation in terms of size and layout. The scheme does not propose air conditioning for the residential units. However, the flats all have multiple windows on many aspects, which will permit for natural ventilation of the units. The immediate area is relatively quiet but, even if windows on the main street frontages are to limit noise disturbance there are sufficient rear windows for ventilation or cooling.

6.2 Townscape and Design

The scheme has evolved as a result of discussions with officers and no longer includes complete removal of the main staircase. Internally, the building retains many features of

interest and these are to be retained as part of the conversion and refurbishment of the building for use as residential flats.

Externally, the most significant alterations are at the rear where a mansard roof is to be added to the rear wing and a full height staircase extension added to the rear of the main building. This would be clad in white glazed brick at lower levels, with London stock brick above. This stair tower is similar to that previously approved and, while still appearing rather stark on the drawings and not complying with Policy DES 5 because of its height, the benefits of the scheme in terms of improvements to the building's interior, are sufficient to balance this particular failure to meet Policy DES 5. Moreover, the proposed mansard roof extension would help to hide this stair tower in street level views and, as there is no consistent pattern of development in the group of buildings of which this building is a part, the anomaly is much less pronounced than might otherwise be the case. The design and materials of construction are suitable for a building of this period and would not appear alien or incongruous in its context.

One neighbouring occupier considered that the stair extension should be 'rounded', as with the previous scheme, to reduce its bulk. Whilst the approved stair extension was rounded, this was not a Council requirement. The current proposal is also considered acceptable in terms of its bulk and a square edged extension is considered more appropriate in historic building terms.

An objection has been received stating that the construction of the proposed mansard would negatively impact upon an important 'townscape gap'. However, as detailed above, there is little consistency in the built form along Chesterfield Hill and it is not considered the proposed mansard roof would have a negative impact upon the character and appearance of the street.

The objector also considers that the submitted drawings are inadequate in showing the relationship of the proposed extension and the party wall of 15 Chesterfield Hill. However, the drawings are considered to be sufficiently detailed and accurate to enable the determination of the application.

One objector considers that the configuration of the windows on the front elevation of the proposed third floor mansard should be amended to better reflect composition of the façade below. However, the proposed window arrangement is considered acceptable in design terms and, consequently, there is no justification for seeking revisions in this regard.

6.3 Amenity

6.3.1 Daylight/Sunlight

Policy ENV13 of the UDP states that 'the City Council will normally resist proposals that result in a material loss of daylight and sunlight, particularly to existing dwellings and educational buildings. In cases where the resulting level is unacceptable, permission will be refused.' Policy S29 of the City Plan states that 'the Council will resist proposals that result in an unacceptable material loss of residential amenity and developments should aim to improve the residential environment.'

Objections have been received to the application on the grounds that the proposal will result in a loss of daylight and sunlight to nearby residential occupiers, specifically to the patio at the rear of 15 Chesterfield Hill and to the terrace and rear windows serving 20 Charles Street.

There is an extant permission for a rear stair enclosure (although the new proposal is slightly wider). However, the patio at 15 Chesterfield Hill is at first floor level to the north west of the application site. The proposed third floor mansard roof extension would be sited adjacent to the blank party wall with 15 Chesterfield Hill. It would also be set back from the rear facade.

Due to the relationship of this extension to the objector's patio it is not considered the proposal would result in any material losses of daylight or sunlight.

The residential occupier of 20 Charles Street is also concerned about the potential loss of daylight and sunlight to windows at the rear of their property and to a terrace area. The approved terrace to this property would appear to be on a flat roof area at rear second floor level, behind 19 Charles Street. (It is noted that 19A Charles Street, which is immediately to the west of the application site, is occupied by the Embassy of Myanmar.) The terrace and windows of 20 Charles Street are therefore approximately 10m west of the proposed mansard extension and 9m from the proposed stair extension. Taking into account the current built form, orientation of the buildings and distance between the site, it is not considered that the proposed extensions would affect the level of daylight or sunlight received to an extent that would warrant refusal of the proposal. The objections on these grounds are not therefore considered sustainable.

6.3.2 Overlooking

The objections from both 20 Charles Street and 15 Chesterfield Hill refer to overlooking of their properties. The new windows on the rear of the third floor mansard extension would be obscure glazed and fixed shut, and a condition is proposed to ensure this is the case. One neighbour is concerned about the possible installation of clear glass at a later date, but the wording of the condition does not allow for this.

The new windows on the rear stair extension serve the communal staircase for the flats and it is not considered this use would result in a significant degree of overlooking. There are also windows to the front elevation of the proposed mansard. It is not considered that these new windows would facilitate views into windows on the opposite side of the street. In these circumstances, it is not considered that the proposals could reasonably be refused on overlooking grounds.

6.3.3 Construction Noise

One objector expressed concern about the potential for disruption from noise generated during construction works. The standard condition with regard to building hours is proposed and it is not considered the City Council could reasonably restrict the building hours further.

6.4 Transportation/Parking

No off street car parking is proposed for the new flats. UDP Policy TRANS23 requires sufficient off-street parking to be provided in new residential schemes to ensure that parking pressure in surrounding streets is not increased beyond identified 'stress levels'. 2011 census figures indicate 29% of households in the West End ward have one or more cars. 'Stress levels' are considered to have occurred where the occupancy of on-street legal parking bays exceeds 80%.

Within a 200m radius of the site, parking occupancy during the day is 84%. Overnight parking occupancy reduces to 72% when residents can park in metered bays and on single yellow lines which further reduces the parking stress level to 58%.

The Highways Planning Manager has objected to the application due to the lack of on-street parking availability. However, given the close proximity of this site to excellent public transport facilities, including Hyde Park Corner and Green Park Underground Stations, and the City Council's aim to increase the housing stock, it is considered that permission could not be withheld for parking reasons.

Six cycle parking spaces have been proposed in association with the residential flats, within the basement vaults. A condition is proposed to ensure these cycle parking spaces are provided in perpetuity.

6.5 Economic Considerations

Any economic benefits generated are welcome.

6.6 Access

A series of improvements are planned to the building as part of the programme of works including the installation of a new lift to serve all the flats.

6.7 Other UDP/Westminster Policy Considerations

6.7.1 Refuse Storage

It is noted that each of the flats has a utility room where there is adequate space for the storage of waste and recycling generated by the residents. However, a condition is recommended requiring the submission of details of the waste stores to ensure that a refuse store is provided and maintained.

6.8 London Plan

The proposal does not raise strategic issues and does not have significant implications for the London Plan.

6.9 National Policy/Guidance Considerations

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

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

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

6.10 Planning Obligations

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

- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- Lifetime membership of a car club to be provided for each of the residential flats to mitigate the potential increase in demand for on-street parking (25 years).
 - A financial contribution of £1,361,000 towards the City Council's affordable housing fund in lieu of on-site residential provision. This is a policy compliant figure and would be payable upon commencement of development.

These requirements are considered to comply with the CIL Regulations and would be secured by a S106 legal agreement.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The scale of the proposed development does not require the submission of an Environmental Impact Assessment. Given the nature of the scheme and historic building constraints, there is limited opportunity for sustainability improvements on the site. However, new energy efficient boilers, water and lighting systems will be installed and the new-build elements will incorporate high levels of insulation.

6.12 Conclusion

The applications are considered acceptable on design, land use and amenity grounds and are therefore recommended for approval.

BACKGROUND PAPERS

1. Application forms.
2. Email from Councillor Glanz dated 9 June 2015.
3. Letter from Historic England dated 8 April 2015.
4. Memorandum from the Highways Planning Manager dated 23 April 2015.
5. Letter from the Residents' Society of Mayfair and St. James's dated 20 April 2015.
6. Letter from the occupier of 15 Chesterfield Hill dated 19 April 2015.
7. Letter from the occupier of 20 Charles Street dated 8 June 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARA SPURRIER ON 020 7641 3934 OR BY E-MAIL – sspurrier@westminster.gov.uk

DRAFT DECISION LETTER

Address: 18B Charles Street, London, W1J 5DU

Proposal: Alterations including the erection of extensions at the rear of the main property from basement to fourth floor level and erection of a mansard roof extension to the rear wing at third floor level; internal alterations on all floor levels and use of the property as four residential flats (Class C3).

Plan Nos: Site Location Plan, Drawings: (14 430) DM160 A, PL260 C, DM161 A, PL261 C, PL262 C, PL266 B, PL265 C.

Case Officer: Matthew Giles

Direct Tel. No. 020 7641 5942

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

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

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

Reason:

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

- 3 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on the approved drawings. You must clearly mark them and make them available at all times to everyone using the flats.

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

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

Reason:

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

- 5 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.

- 6 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.

- 7 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)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair 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)

- 9 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

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 Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and

DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 10 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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 Mayfair 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)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair 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)

- 12 All new and existing railings must be painted black and maintained in that colour.

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 Mayfair 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)

- 13 You must apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - all new windows and doors. 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 drawings. (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 Mayfair 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)

- 14 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 Mayfair 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)

- 15 You must submit to, and have approved by, the City Council, a sample of the obscure glazing (at least 300mm square) to be installed within the dormer windows on the west elevation of the third floor mansard elevation hereby approved. Once approved you must install the glass in accordance with the approved sample and the windows must be fixed shut and maintained in this form thereafter.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.
If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>. **You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**
- 3 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. (I54AA)

- 4 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)

- 5 The design and structure of the development shall be of such a standard that the dwelling is free from the 29 hazards listed under the Housing Health Safety Rating System (HHSRS). However, any works that affect the external appearance may require a further planning permission. For more information concerning the requirements of HHSRS contact:

Residential Environmental Health Team
4th Floor East, Westminster City Hall
64 Victoria Street
London SW1E 6QP
www.westminster.gov.uk
Email: res@westminster.gov.uk
Tel: 020 7641 3003 Fax: 020 7641 8504.

DRAFT DECISION LETTER

Address: 18B Charles Street, London, W1J 5DU

Proposal: Erection of extensions at the rear of the main property from basement to fourth floor level and erection of a mansard roof extension at rear third floor level. Internal alterations at all floor levels.

Alterations including the erection of extensions at the rear of the main property from basement to fourth floor level and erection of a mansard roof extension to the rear wing at third floor level; internal alterations on all floor levels.

Plan Nos: Site Location Plan, Drawings: (14 430) DM160 A, PL260 C, DM161 A, PL261 C, PL262 C, PL266 B, PL265 C.

Case Officer: Matthew Giles

Direct Tel. No. 020 7641 5942

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 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 Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 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 protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

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 Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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 Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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

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 Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 7 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 8 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 9 You must apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - all new windows and doors. 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 drawings. (C26DB)

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 Mayfair Conservation Area.

This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted

November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 10 You must apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - new staircase. 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 drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 11 You must apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - all new internal joinery (skirtings, dados, architraves and internal doors). 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 drawings.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 12 All new windows and glazed external doors must be single glazed.

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 Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 13 All new and existing railings must be painted black and maintained in that colour.

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 Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013,

and the City of Westminster Unitary Development Plan adopted January 2007, as well as

relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:
S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

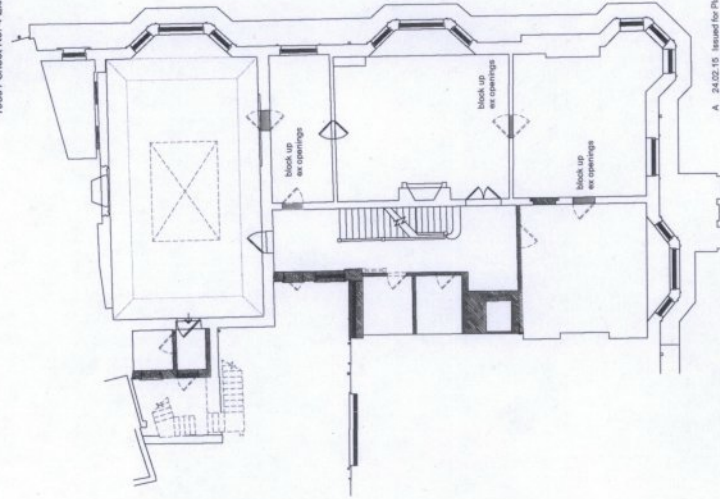
It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (159AA)

1:1000
 All drawings are to be read in conjunction with the
 specification and contract documents to which they refer.
 No liability is accepted for errors or omissions in the contract.

DRAWING SCHEDULE

- 14 430 PL259B Site Location Plans
- 14 430 PL260C LQ/GF/1st Floor Plans
- 14 430 PL261C 2nd/3rd/4th Floor Plans
- 14 430 PL262C 5th Floor Plans
- 14 430 PL263C Sections & Elevations
- 14 430 PL266B Elevations
- 14 430 DM160A Demolition Sheet 1
- 14 430 DM161A Demolition Sheet 2

Also refer to drawings by M.E. Surveys,
 10301 Sheet No. 1 Existing Floor Plans
 10301 Sheet No. 2 Existing Floor Plans
 10301 Sheet No. 3 Existing Floor Plans
 10301 Sheet No. 4 Existing Sections



A 24.02.15 Issued for Planning HC
 Rev. Date Description Drawn

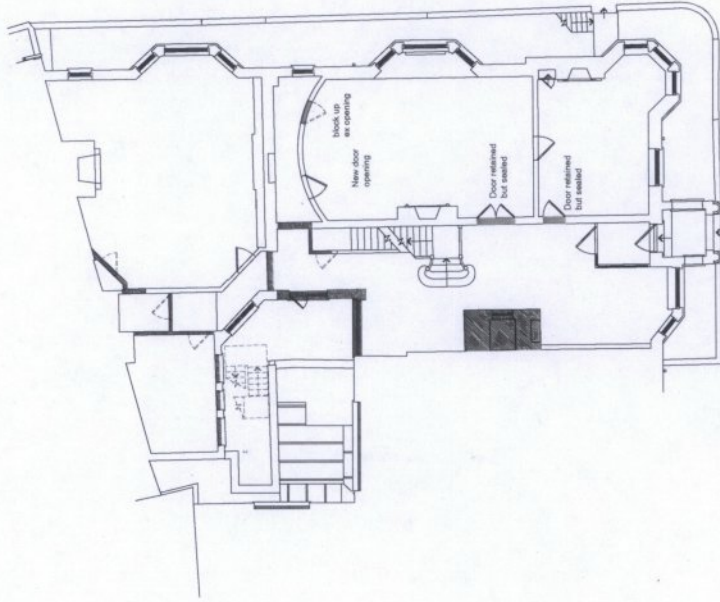


Project
 181 CHARLES STREET
 MAYFAIR, LONDON, W1

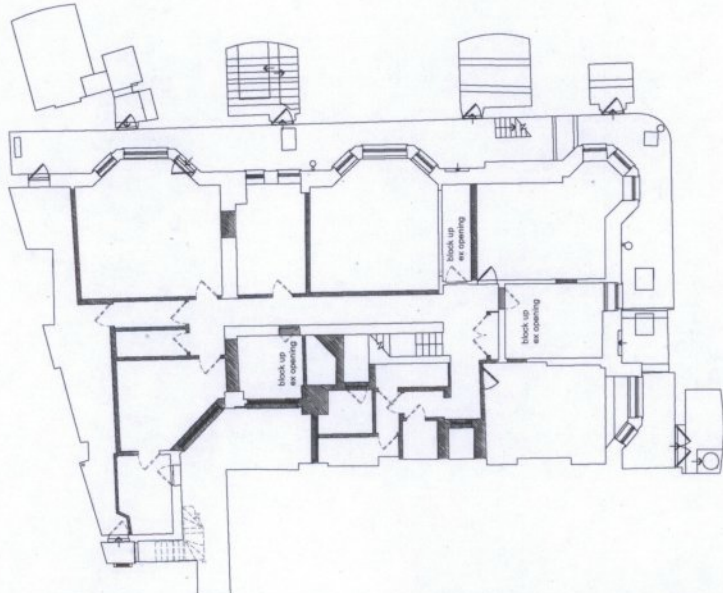
Drawing Title
 DEMOLITION SHEET 1
 LOWER GROUND, GROUND
 FIRST FLOOR PLANS

Date	Issue	Code Ref.	Drawn	Checked
15/02/2015	1/150	14430DM160A	HC	HC

14 430 DM160 A



ground



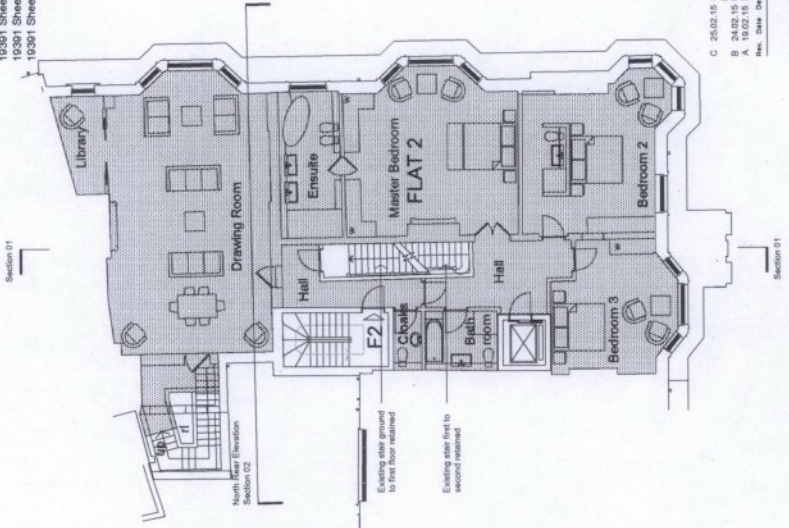
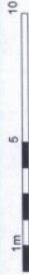
lower ground

Drawings to be submitted to the Local Planning Authority in accordance with the provisions of the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management) Regulations 2015. The drawings are to be submitted to the Council.

DRAWING SCHEDULE

- 14 430 PL2600 Site Location Plans
- 14 430 PL2600 LGF/GF/1st Floor Plans
- 14 430 PL2610 2nd/3rd/4th Floor Plans
- 14 430 PL2620 5th Floor Plans
- 14 430 PL2630 Elevations & Elevations
- 14 430 PL2640 Elevations
- 14 430 PL2650 Demolition Sheet 1
- 14 430 DM160A Demolition Sheet 2

Also refer to drawings by MK Surveys.
 10391 Sheet NO. 1 Existing Elevations
 10391 Sheet NO. 2 Existing Floor Plans
 10391 Sheet NO. 3 Existing Floor Plans
 10391 Sheet NO. 4 Existing Sections



- RC C 25.02.15 Minor adjustments
 - RC B 24.02.15 Issued for Planning
 - RC A 19.02.15 Issued for comment
- Rev. Date Description
 Drawn
 Checked



Project
 185 CHARLES STREET
 MAYFAIR, LONDON, W1

Drawings Title
 PROPOSED PLANS
 LOWER GROUND, GROUND
 AND FIRST

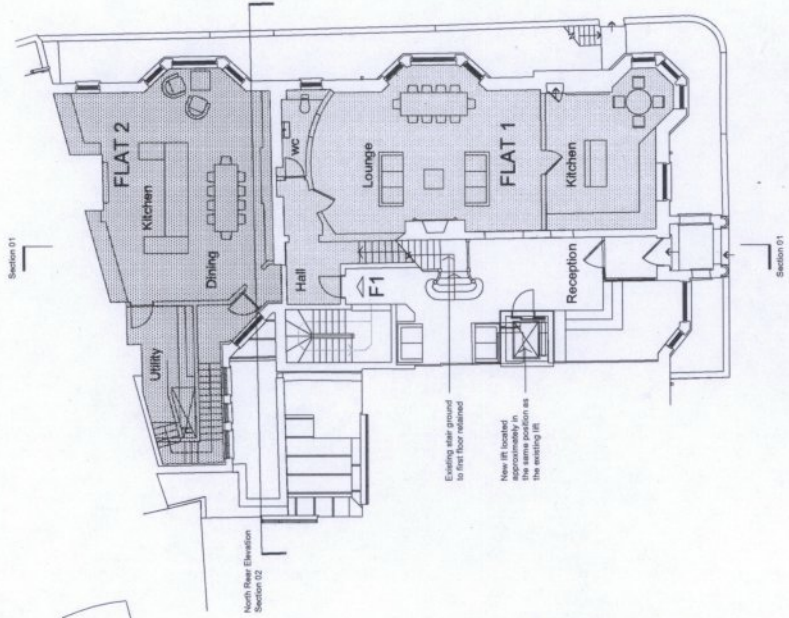
Scale
 1:100
 Grid Ref
 1000000000.00

14 430 PL260 C

first

SCHEDULE OF ACCOMMODATION

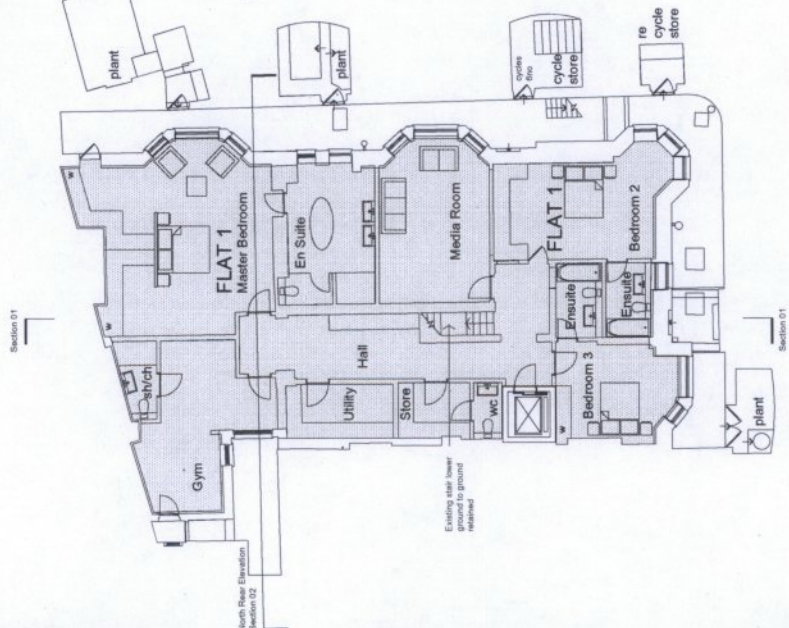
GROUND FLOOR	No.	TYPE	GIA
FLAT 2 (Cont)	3 Bed		232sqm/2400sqft
Total Flat 2	314sqm/3379sqft		



ground

SCHEDULE OF ACCOMMODATION

GROUND FLOOR	No.	TYPE	GIA
RECEPTION	N/A		46sqm/495sqft
FLAT 1 (Cont)	3 Bed		90sqm/1007sqft
Total Flat 1	330sqm/3551sqft		
FLAT 2 (Part)	3 Bed		82sqm/882sqft



lower ground

SCHEDULE OF ACCOMMODATION

LOWER GROUND FLOOR	No.	TYPE	GIA
FLAT 1 (Part)	3 Bed		237sqm/2550sqft

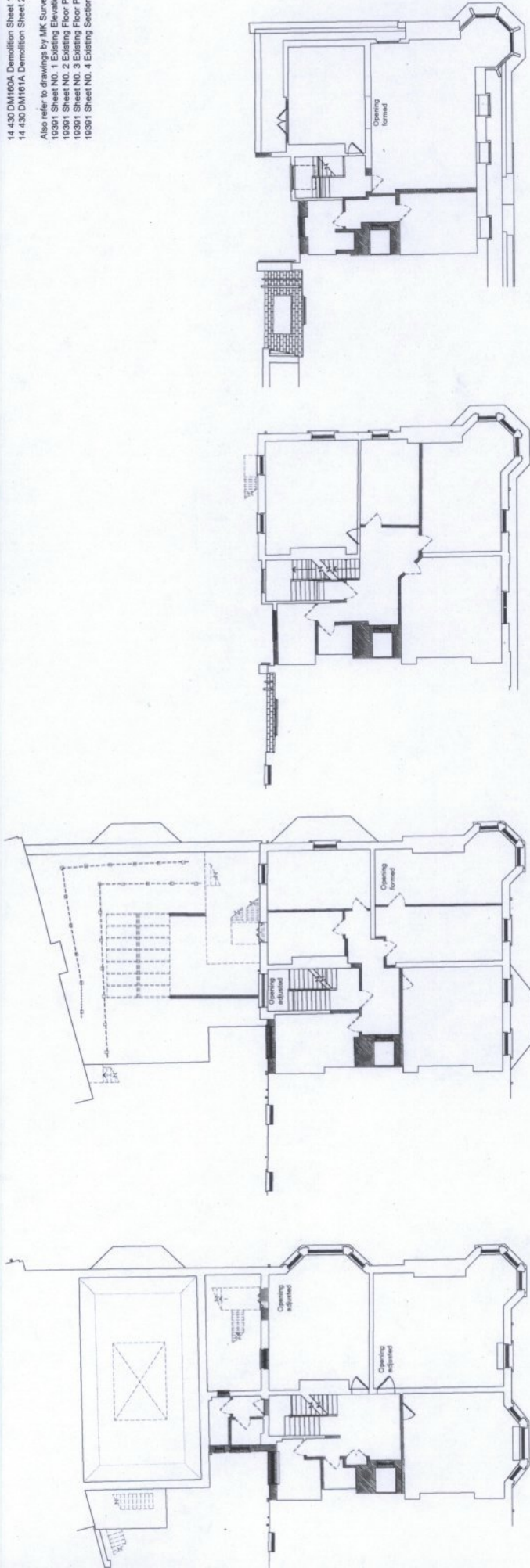
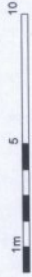
ALL DRAWINGS TO BE CHECKED BY THE ARCHITECT AND APPROVED BY THE CLIENT. ANY CHANGES TO BE MADE TO THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.

DRAWING SCHEDULE

- 14 430 PL 256B Site Location Plans
- 14 430 PL 260C LGFGF/1st Floor Plans
- 14 430 PL 261C 2nd/3rd/4th Floor Plans
- 14 430 PL 262C 5th Floor Plans
- 14 430 PL 265C Sections & Elevations
- 14 430 PL 266B Elevations

- 14 430 DM 160A Demolition Sheet 1
- 14 430 DM 161A Demolition Sheet 2

Also refer to drawings by MK Surveys.
 10391 Sheet No. 1 Existing Elevations
 10391 Sheet No. 2 Existing Floor Plans
 10391 Sheet No. 3 Existing Floor Plans
 10391 Sheet No. 4 Existing Sections



+ second

+ third

+ fourth

+ fifth

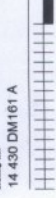
No.	Date	Description	By	Check
A	24.02.15	Issued for Planning		



Project
 186 CHARLES STREET
 MAYFAR, LONDON, W1

Revision Sheet 5
 LOWE/CORNING/LOGG/2
 186 CHARLES STREET
 MAYFAR, LONDON, W1
 Drawing No. 1105
 15/02/2015
 14 430 DM 161 A

SECOND TO FIFTH

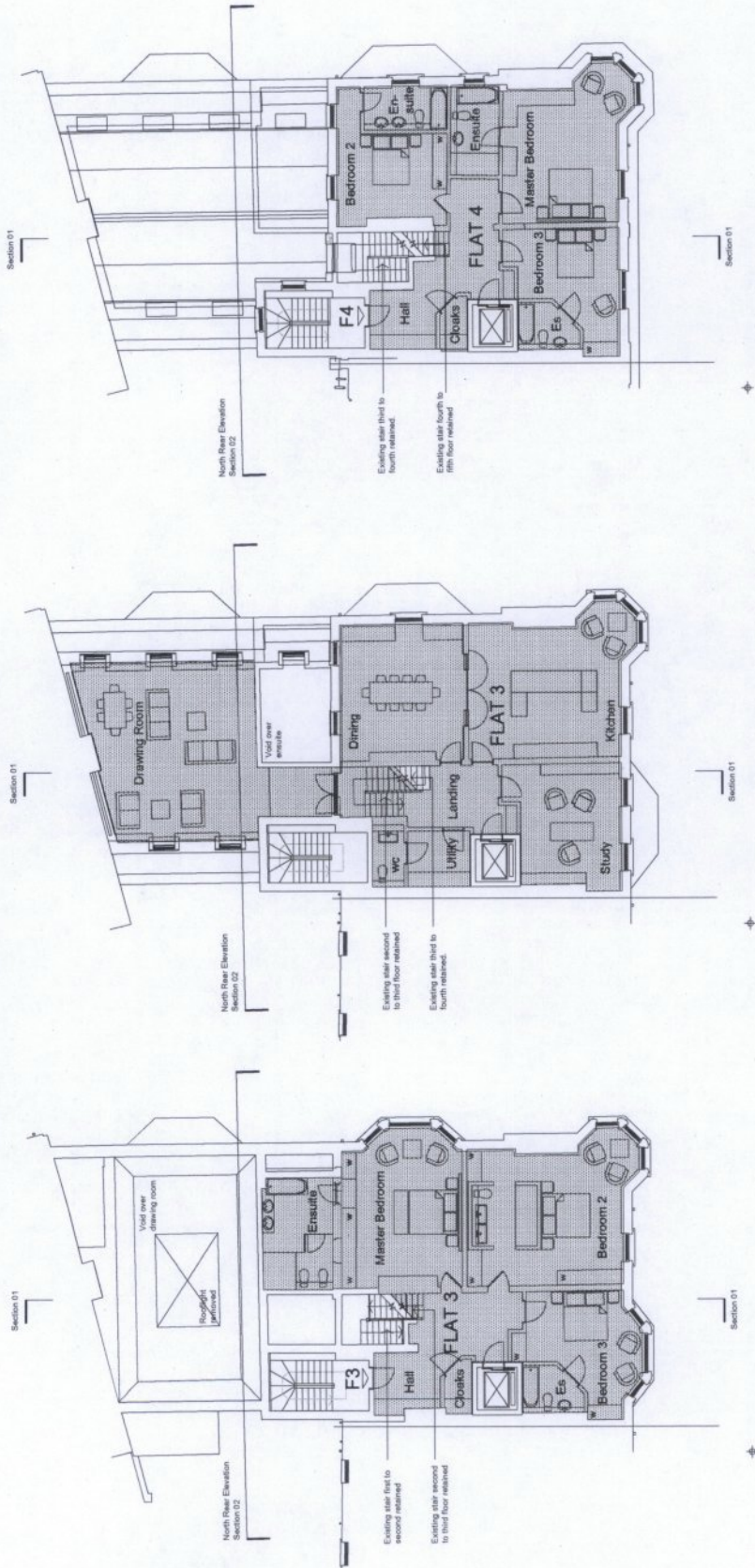


As shown on the drawings, any other dimensions to be used shall be taken from the drawings.

DRAWING SCHEDULE

- 14.430 PL259B Site Location Plans
- 14.430 PL260C LGF/GF/1st Floor Plans
- 14.430 PL261C 2nd/3rd/4th Floor Plans
- 14.430 PL262C 5th Floor Plans
- 14.430 PL263C Sections & Elevations
- 14.430 PL268B Elevations
- 14.430 DM160A Demolition Sheet 1
- 14.430 DM161A Demolition Sheet 2

Also refer to drawings by MK Surveys
 19391 Sheet NO. 1 Existing Elevations
 19391 Sheet NO. 2 Existing Floor Plans
 19391 Sheet NO. 3 Existing Sections
 19391 Sheet NO. 4 Existing Sections



second

**SCHEDULE OF ACCOMMODATION
SECOND FLOOR**

No.	TYPE	GIA
FLAT 3 (Part)	3 Bed	132sqm/1420sqft

third

**SCHEDULE OF ACCOMMODATION
THIRD FLOOR**

No.	TYPE	GIA
FLAT 3 (Cont)	3 Bed	176sqm/1884sqft
Total Flat 3		308sqm/3314sqft

fourth

**SCHEDULE OF ACCOMMODATION
FOURTH FLOOR / FIFTH FLOOR**

No.	TYPE	GIA
FLAT 4	3 Bed	Total Flat 4 201sqm/2163sqft

RC
 C 25.02.15 Issue for planning
 B 24.02.15 Issued for Planning
 A 19.02.15 Issued for comment
 Rev. Date Description
 Drawn



Project
 185 CHARLES STREET
 MAYFAIR, LONDON, W.1

Drawing Title
 SECOND, THIRD AND FOURTH
 FLOOR PLANS

Name	Scale	Grid Ref	Drawn	Checked
	1:100		15/03/2015	RC

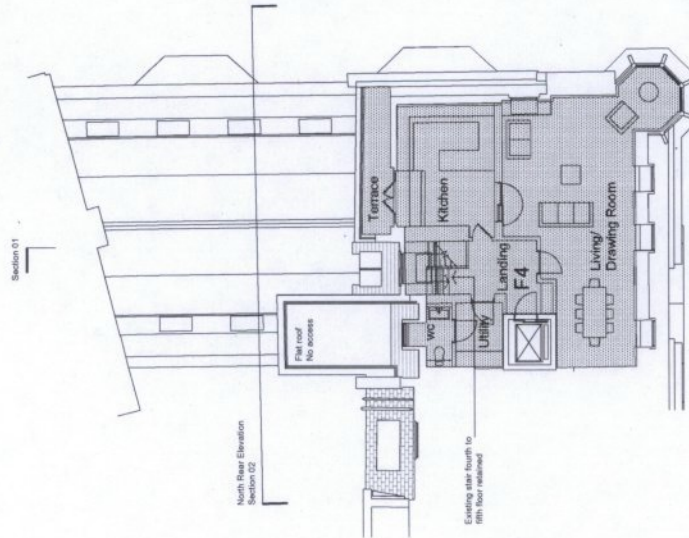
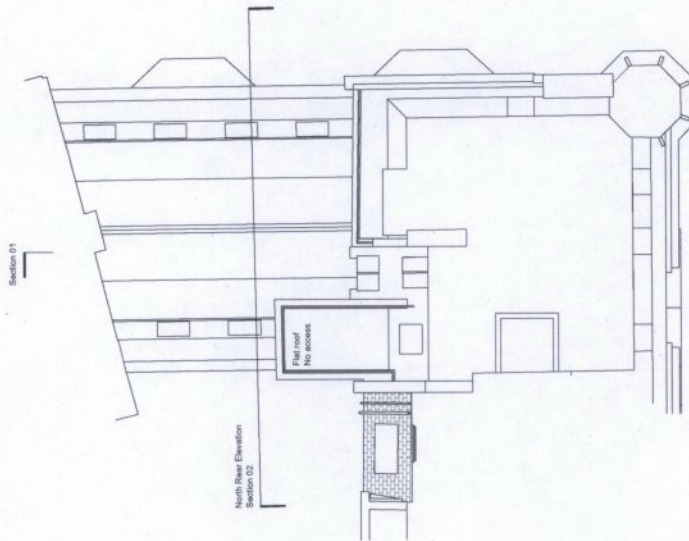
14.430 PL261 C

ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS IN THE UK AND ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS IN THE UK.

DRAWING SCHEDULE

- 14.430 PL2508 Site Location Plans
- 14.430 PL2600 LGF/GF/1st Floor Plans
- 14.430 PL2610 2nd/3rd/4th Floor Plans
- 14.430 PL2620 5th Floor Plans
- 14.430 PL2650 Sections & Elevations
- 14.430 PL2660 Elevations
- 14.430 DM160A Demolition Sheet 1
- 14.430 DM161A Demolition Sheet 2

Also refer to drawings by MK Surveys.
 19361 Sheet NO. 1 Existing Elevations
 19361 Sheet NO. 2 Existing Floor Plans
 19361 Sheet NO. 3 Existing Floor Plans
 19361 Sheet NO. 4 Existing Sections



No.	Date	Description	Drawn
C	25.02.15	Minor adjustments	RC
B	24.02.15	Issued for Planning	RC
A	19.02.15	Issued for comment	RC



Project
 185 CHARLES STREET
 MAYFAIR, LONDON, W1

System Title
 FIFTH AND ROOF FLOOR PLANS

Date	Scale	Card Ref	Drawn	Checked
19.02.15	1:100	14.430 PL2600	RC	

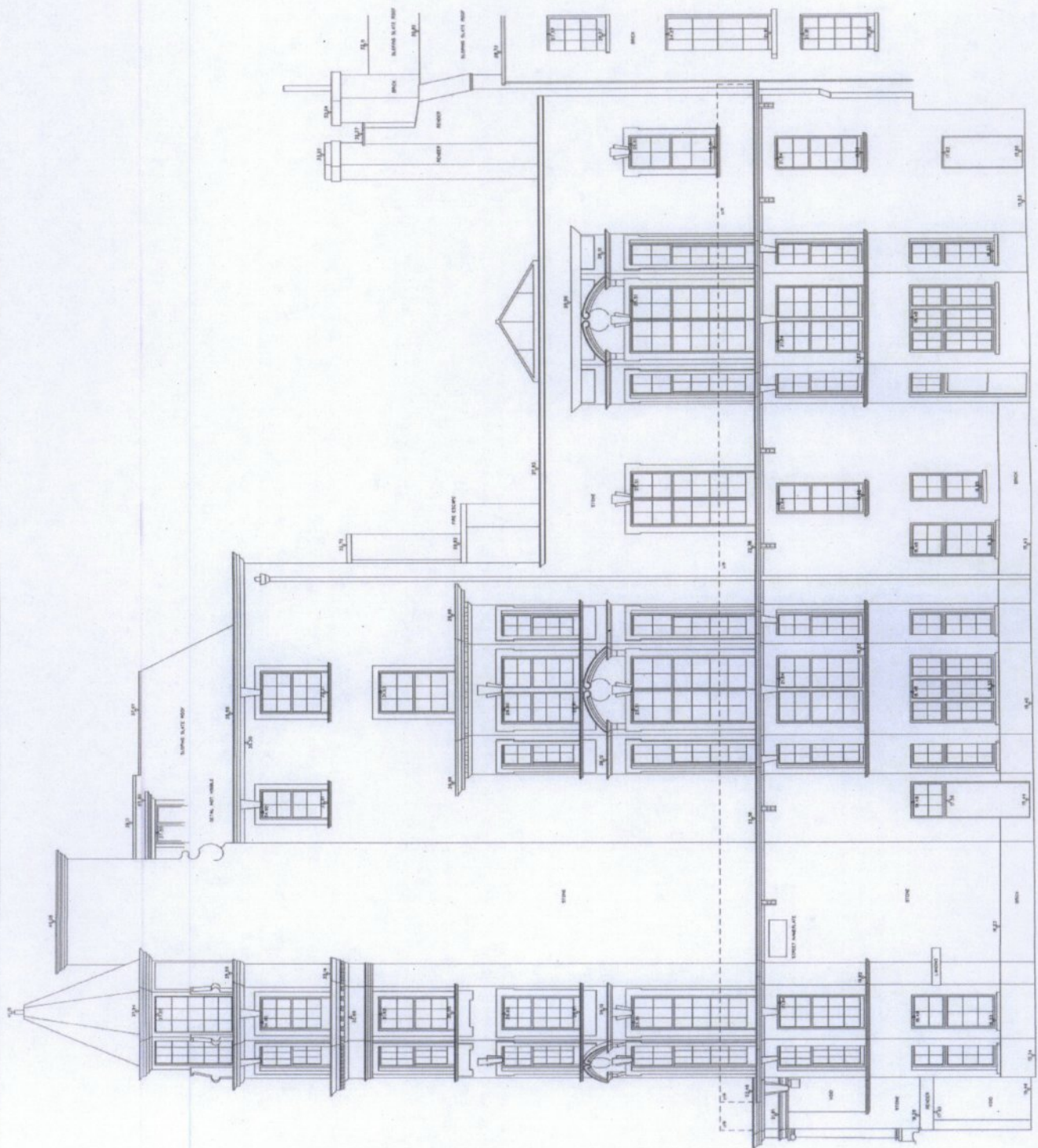
14.430 PL2602 C

fifth

SCHEDULE OF ACCOMMODATION

FOURTH FLOOR/ FIFTH FLOOR

No.	TYPE	GIA
FLAT 4	Cont	--
FLAT 4 TERRACE	Terrace (75sqm)	



NOTE
 1. Do not scale from this drawing, unless specifically advised.
 2. All dimensions are given in feet and inches, rounded to the nearest 1/8 inch.
 3. Refer to drawing notes, conditions and specifications for the contract.
 LOCATION

ALLFORD HALL MORGAN MORRIS
 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

SURVEY		DATE
SIDE ELEVATION		1000
BY	NO	1:50 SCALE
DATE	NO	1:50 SCALE
10135	[00]	022 01

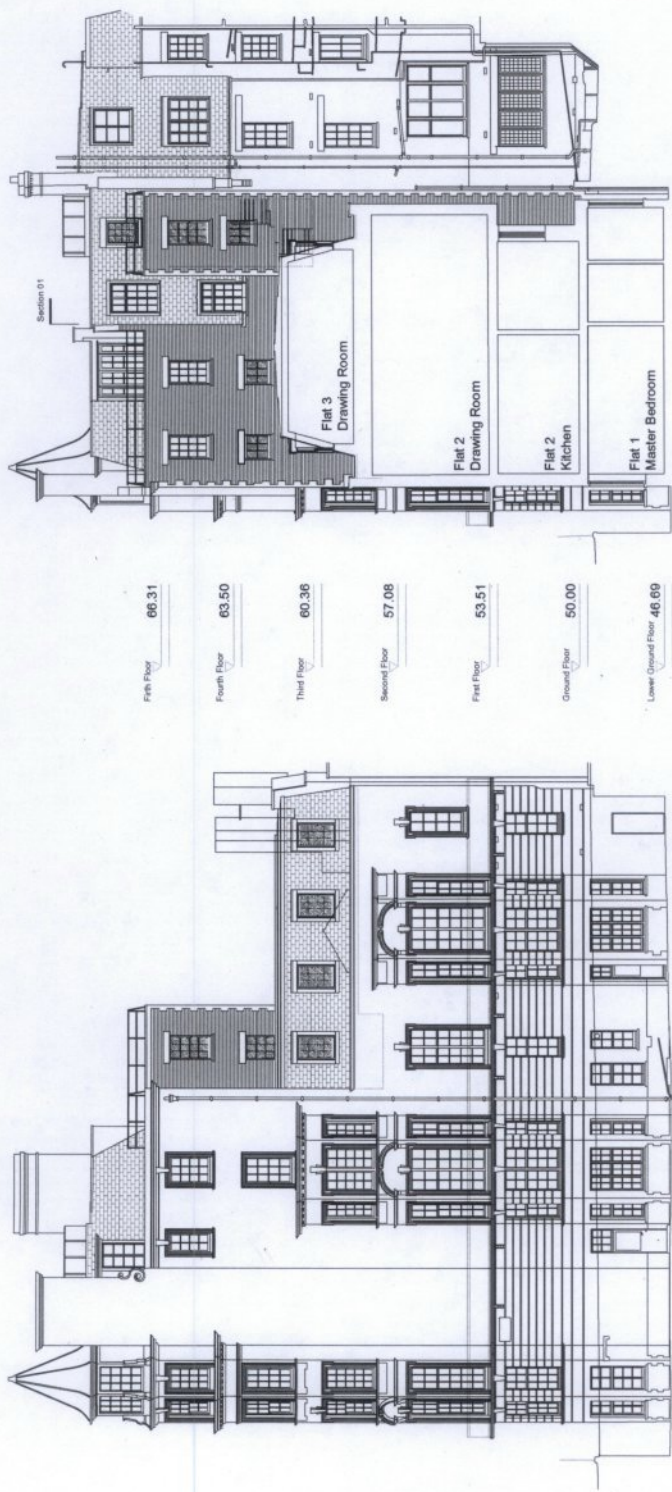
CHESTERFIELD HILL ELEVATION

All drawings to be prepared on A3 paper, dimensions to be in millimetres unless otherwise stated. All work to be submitted to the Council for approval.

DRAWING SCHEDULE

- 14.430 PL266B Site Location Plans
- 14.430 PL266C LCF/Flat Floor Plans
- 14.430 PL261C 2nd/3rd/4th Floor Plans
- 14.430 PL262C 5th Floor Plans
- 14.430 PL265C Sections & Elevations
- 14.430 PL266B Elevations
- 14.430 DM100A Demolition Sheet 1
- 14.430 DM101A Demolition Sheet 2

Also refer to drawings by MK Surveys
 10391 Sheet NO. 1 Existing Elevations
 10391 Sheet NO. 2 Existing Floor Plans
 10391 Sheet NO. 3 Existing Floor Plans
 10391 Sheet NO. 4 Existing Sections

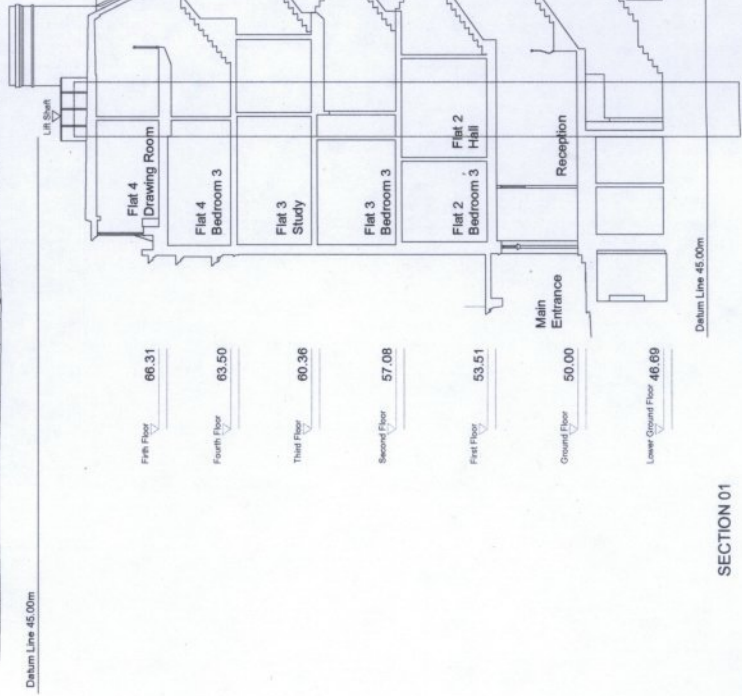


Fifth Floor 66.31
 Fourth Floor 63.50
 Third Floor 60.36
 Second Floor 57.08
 First Floor 53.51
 Ground Floor 50.00
 Lower Ground Floor 46.69

EAST SIDE ELEVATION

NORTH REAR ELEVATION

Datum Line 45.00m



Fifth Floor 66.31
 Fourth Floor 63.50
 Third Floor 60.36
 Second Floor 57.08
 First Floor 53.51
 Ground Floor 50.00
 Lower Ground Floor 46.69

SECTION 01

Datum Line 45.00m

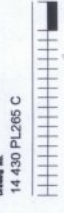
- C 25.02.15 Minor adjustments issued for Planning
- B 24.02.15 Issued for Planning Section added
- A 19.02.15 Issued for comment

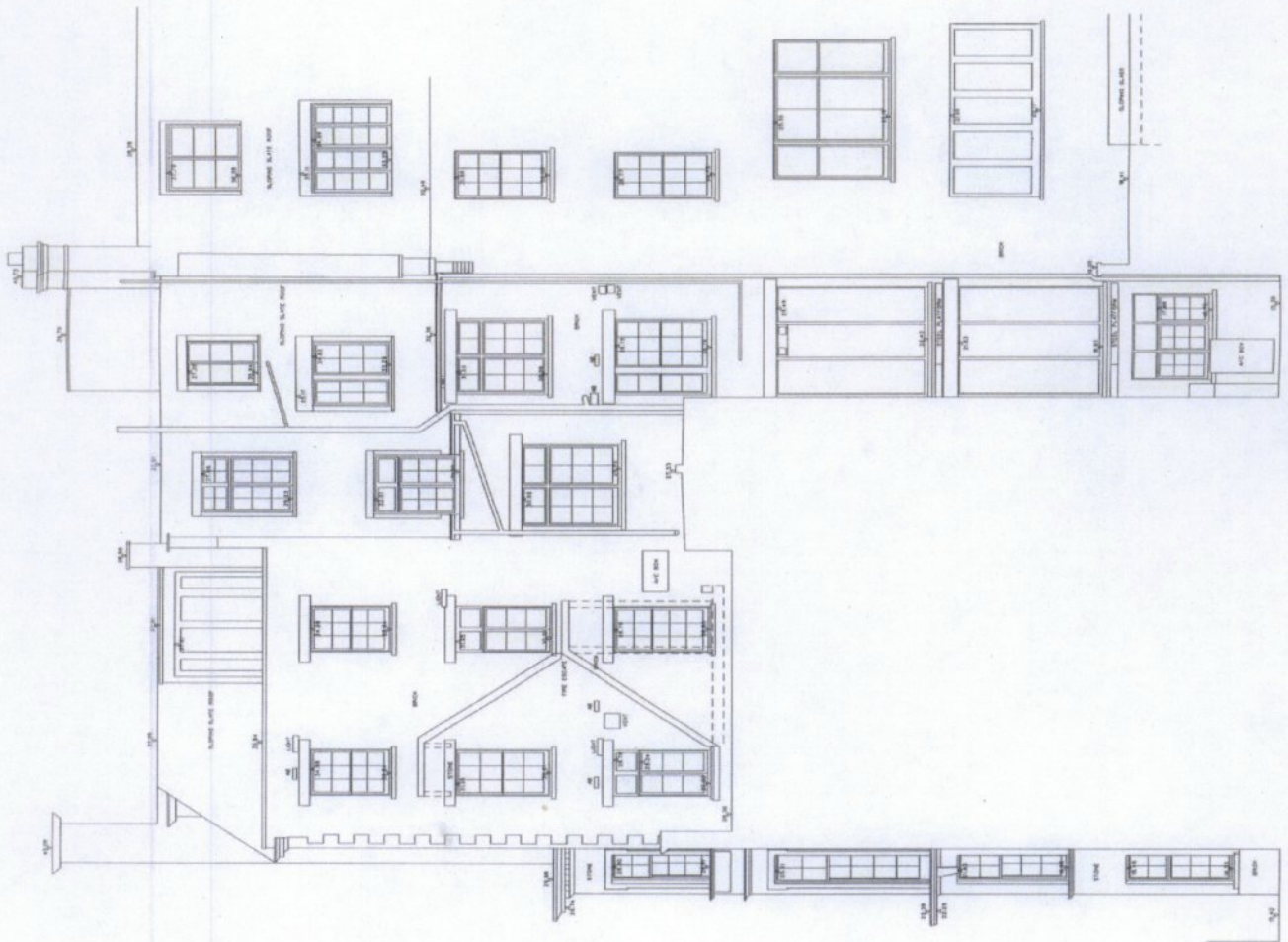


Project:
 188 CHARLES STREET
 MAYFAIR, LONDON, W1

Drawing Title:
 PROPOSED ELEVATIONS AND SECTION

Date:
 2014 11 20
 1430 PL265 C





NOTE
 1. Do not make any alterations, unless first in writing and with the consent of the Surveyor, to any part of the building.
 2. The Surveyor is not responsible for any damage to the building or its contents caused by any alterations made to the building.
 3. The Surveyor is not responsible for any damage to the building or its contents caused by any alterations made to the building.

ALFORD HALL MONAGHAN MORRIS 2ND FLOOR, 10, COVE S. 400 PULSIFER LONDON SE16 5RN TEL: 020 7512 8800 FAX: 020 7512 8801 EMAIL: info@alfordhall.co.uk 18b Charles Street, Mayfair	
DRAWING NO: 10135 SURVEY NO: 1508/A1 DATE: 15/08/13 PROJECT: 18b Charles Street, Mayfair	SURVEY NO: 1508/A1 DATE: 15/08/13 PROJECT: 18b Charles Street, Mayfair
DRAWING NO: 10135 SURVEY NO: 1508/A1 DATE: 15/08/13 PROJECT: 18b Charles Street, Mayfair	DRAWING NO: 10135 SURVEY NO: 1508/A1 DATE: 15/08/13 PROJECT: 18b Charles Street, Mayfair

REAR ELEVATION

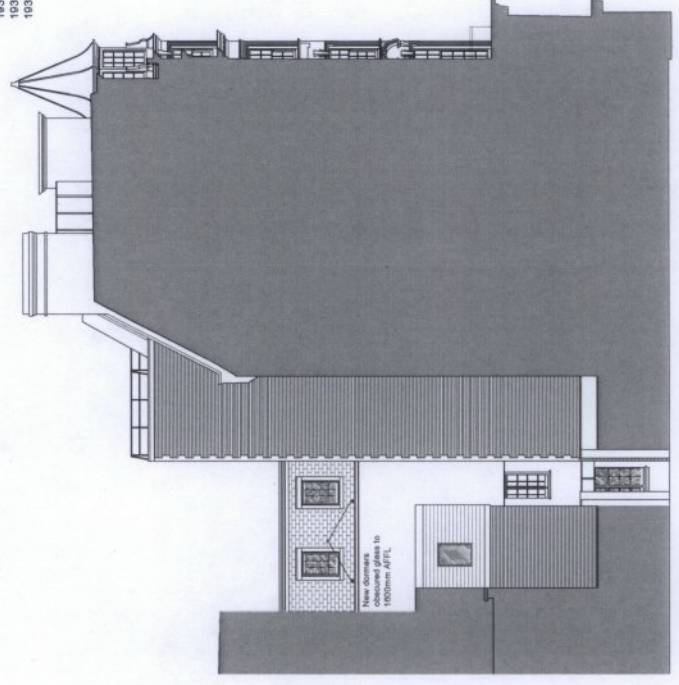
SCALE: AS SHOWN

All drawings to be checked on site. Where necessary to be checked on site, the contractor is to be responsible for the accuracy of the drawings.

DRAWING SCHEDULE

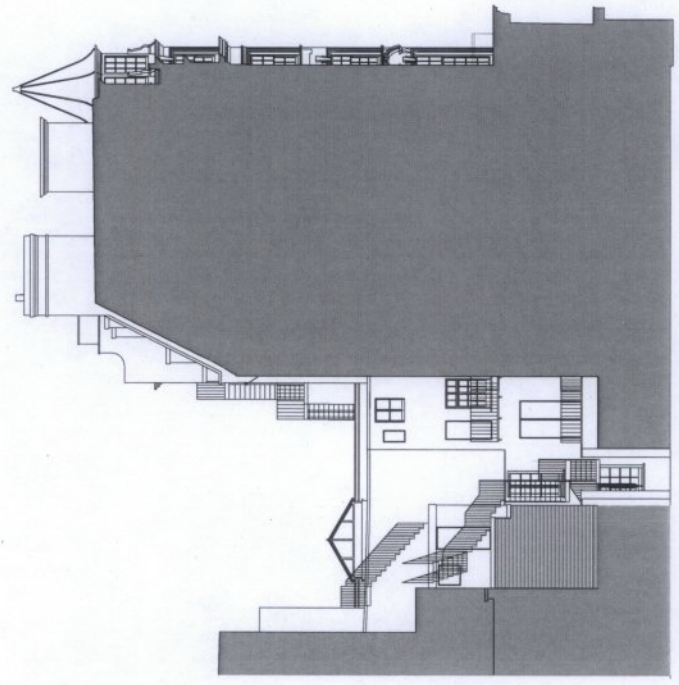
- 14.430 PL256B Site Location Plans
- 14.430 PL260C LGG/GF/1st Floor Plans
- 14.430 PL261C 2nd/3rd/4th Floor Plans
- 14.430 PL262C 5th Floor Plans
- 14.430 PL265C Sections & Elevations
- 14.430 PL266B Elevations
- 14.430 DM160A Demolition Sheet 1
- 14.430 DM161A Demolition Sheet 2

Also refer to drawings by MK Surveys.
 19391 Sheet NO. 1 Existing Elevations
 19391 Sheet NO. 2 Existing Floor Plans
 19391 Sheet NO. 3 Existing Floor Plans
 19391 Sheet NO. 4 Existing Sections



Fifth Floor	06.31
Fourth Floor	03.50
Third Floor	00.36
Second Floor	57.08
First Floor	53.51
Ground Floor	50.00
Lower Ground Floor	46.60

PROPOSED WEST SIDE ELEVATION
 Section through court yard



Fifth Floor	06.31
Fourth Floor	03.50
Third Floor	00.36
Second Floor	57.08
First Floor	53.51
Ground Floor	50.00
Lower Ground Floor	46.60

EXISTING WEST SIDE ELEVATION
 Section through court yard

RC
 B 25.02.15 MK Surveys
 Issued for Planning
 A 24.02.15 Issued for Planning
 Rev. Date Description
 Drawn



Project: CHARLES STREET
 MAYFAIR, LONDON, W1

Drawing Title
 EXISTING WEST ELEVATION
 PROPOSED WEST ELEVATION

Date	Scale	Clad Ref	Drawn	Checked
2015	1:100	14430PL266B	RC	

14.430 PL266 B

