

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 11 August 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> St James's	
<b>Subject of Report</b>	<b>7-10 Adam Street, London, WC2</b>		
<b>Proposal</b>	Use as 15 residential units (Class C3) comprising of 14 flats and one townhouse and a restaurant (Class A3). External alterations including infill extension from lower ground up to fourth floor level to the rear of No.10 with terrace above; alterations and repairs to roof including new skylights, plant extracts and coverings; alterations to windows and doors; and opening up of front lightwell to No. 7. Internal alterations including removal and addition of partitions.		
<b>Agent</b>	Montagu Evans		
<b>On behalf of</b>	Heeton Holdings Limited		
<b>Registered Number</b>	15/04083/FULL 15/04084/LBC	<b>TP / PP No</b>	TP/10745
<b>Date of Application</b>	08.05.2015	<b>Date amended/ completed</b>	18.05.2015
<b>Category of Application</b>	Major		
<b>Historic Building Grade</b>	Grade II* Listed Building		
<b>Conservation Area</b>	Adelphi		
<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 Core Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Monday – Saturday 09.00 – 03.30 Sunday 12.00 – 01.00		

## 1. RECOMMENDATION

1. Grant conditional permission including conditions to secure:
  - a) a payment of £1,370,181 towards the City Council's affordable housing fund;
  - b) free lifetime (25 years) car club membership for residents of the development.
2. Grant conditional listed building consent.
3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.







7-10 ADAM STREET, WC2

## 2. SUMMARY

7-10 Adam Street forms part of a Grade II\* listed terrace of townhouses located within the Adelphi Conservation Area and the Core Central Activities Zone (CAZ). The buildings are in mixed use, with the lower basement, basement and part lower ground floor levels being last used as a private members club (now vacant) and part of the lower ground up to the fourth floor level in office use. There is also a one bedroom flat located at fourth floor level accessed from within No. 10.

Permission is sought for the change of use of the private members club to a restaurant (Class A3) and part of the basement levels, lower ground and ground to fourth floor levels as 14 residential flats comprising 9 x 1 bed units, 2 x 2 bed units, 3 x 3 bed units and a five bedroom townhouse, within No.10. Permission is also sought for an infill extension to the rear of No.10 from ground to fourth floor level, for alterations to rear windows and doors, creation of a lightwell to the front of No.7 and alterations at roof level. Associated internal alterations associated with the changes of use including the removal and addition of partitions and removal of a stair between lower ground and basement levels are also proposed.

The key issues to consider in this case are:

- The impact of the alterations on the special character of the listed building and conservation area.
- The acceptability of a payment in lieu of on-site affordable housing provision.
- Parking and servicing arrangements.

The proposals are considered acceptable in land use, highways, amenity, historic building and conservation area terms and are in accordance with policies in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP) and are therefore recommended for approval.

## 3. CONSULTATIONS

### COUNCIL FOR BRITISH ARCHAEOLOGY

Raise concerns about the number and layout of the flats, and recommend a more heritage led approach.

### WESTMINSTER SOCIETY

No objection. Agree that on-site provision of affordable housing would not be feasible and that a payment in lieu would be acceptable.

### HISTORIC ENGLAND

No objection. Restoring the buildings to residential use is positive in principle. Overall benefits of the scheme are considered sufficient to balance the harm caused to the plan form of No.10. Recommend that the basement stair in No. 7 is retained.

### HISTORIC ENGLAND ARCHAEOLOGY

Condition is recommended requiring the submission of a Written Scheme of Investigation to ensure appropriate archaeological investigation.

### HIGHWAYS PLANNING MANAGER

No objection subject to the provision of a detailed Servicing Management Plan to be secured by condition in relation to the proposed restaurant to ensure that the impact on the public highway is kept to a minimum. Offer of car club membership is welcomed.

**ENVIRONMENTAL HEALTH**

Object. Inadequate means of escape in the case of a fire from bedrooms in some flats and inadequate natural light/ventilation to principal living rooms at fourth floor level. Conditions are recommended in relation to noise from plant and internal noise levels.

**BUILDING CONTROL**

Any response to be reported verbally.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. Consulted: 181; Total No. of Replies: 1.

One letter from the owners of 6 Adam Street in relation to party wall matters, no objection raised.

ADVERTISEMENT/SITE NOTICE: Yes

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

Nos. 7-10 Adam Street are Grade II\* listed buildings located in the Adelphi Conservation Area and the Core CAZ. They are located on the east side of the large 1930s Adelphi office block and formed part of the now largely demolished 18th century Adelphi scheme, however, they still link into the remnants of the former subterranean warehouses. Although a terrace group, the brick Neo-Classical townhouses vary in detailing with the highly decorative facade of No.7 originally providing the centrepiece and a terminating feature along Robert Adam Street and the projecting bow form of No.10 stepping forward from the building line.

The buildings were originally built as townhouses and have been subject to previous alteration and extension as part of their conversion to alternative uses. Currently the lower basements, basement and part lower ground floor levels are vacant, however, were last in use as a private members club and part of the lower ground and ground to fourth floor levels are in office use. There is also a one bedroom flat located at fourth floor level within No. 10.

**4.2 Relevant History**

Section 53 determination – planning permission not required on 14 February 1989 for use as offices. (7 Adam Street).

Permission and consent granted on 28 November 1989 for the refurbishment and restoration of existing building, infill of rear lightwell to house new liftshaft, alterations to rear elevation and relocation of windows. (7 Adam Street)

Consent granted on 5 January 1990 for the demolition of wall between Store 2 and toilets; repairing defective existing waterproof render; new concrete floor replacing rotted timber batten over floor. (9 Adam Street)

Permission and conservation area consent refused on 23.10.1990 for demolition of existing building and redevelopment to incorporate new office space and associated car parking plant and storage. (10 Adam Street)

Permission and consent granted on 7 March 1991 for a mansard roof extension for fourth floor flat, interior renovation, strengthening of staircase, upgrading of vaults and installation of lift to rear. (10 Adam Street)

Permission and consent refused on 10 March 1999 for alteration of existing mansard roof at fourth floor level, providing new windows, French doors and roof terrace. (8 and 9 Adam Street)

Consent granted on 2 February 2001 for internal alterations and refurbishment at ground floor and basement levels one, two and three. (9 Adam Street)

Permission and consent granted on 24 August 2001 for the installation of kitchen extract duct from ground floor to roof level and installation of four new air cooled chiller units at basement level on Ivy Bridge Lane elevation. (9 Adam Street)

Permission and consent granted on 18 November 2002 for the retention of four extract fans in front basement lightwell. (9 Adam Street)

Consent refused on 3 October 2003 for removal of chimney piece from first floor front room and installation of replacement. (9 Adam Street)

Consent granted on 24 September 2013 for cavity drain waterproofing to basement vaults. (7-9 Adam Street)

Permission and consent granted on 22 October 2013 for the creation of a terrace to rear at fourth floor level. (10 Adam Street)

## 5. THE PROPOSAL

Planning permission and listed building consent are sought to change the use of the building from a private members club and offices to a restaurant at part ground, lower ground, basement and sub-basement levels and 14 flats and one townhouse at sub-basement, lower ground, ground and four upper levels. The residential flats will comprise 9 x 1 bed, 2 x 2 bed, 3 x 3 bed with a 1 x 5 bedroom townhouse located within 10 Adam Street. Associated internal alterations are proposed including the removal and addition of partitions.

External alterations are also proposed including the infilling of a rear lightwell to No. 10, alterations to windows, skylights and doors, the adaptation of an existing water tank on the roof to house plant equipment and for the re-opening of the lightwell to the front of No. 7.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

The table below provides a summary of the existing and proposed uses:

	Existing	Proposed (m2)
Total Floorspace (GEA)	2870	2814
Office floorspace (GEA)	1944	0
Residential floorspace (GEA)	85	1973
Private members club floorspace	841	0
Restaurant floorspace (GEA)	0	841
Restaurant capacity	Not known	120 covers
Hours of Operation	Currently licensed Monday - Friday 09:00 – 03:30 Sunday 12:00 – 01:00	Monday – Saturday 08:00 – 23:30 Sunday 08:00 – 23:00
Take Away / Delivery Services	None	None

Air conditioning / Ventilation	Existing kitchen ventilation system in place	Existing system retained. New air conditioning proposed at basement and roof level
Refuse and recycling storage	Located at basement level	Located at basement level

### 6.1.1 Proposed Restaurant Use

The proposals would provide 841m<sup>2</sup> of A3 floorspace. Entertainment uses over 500m<sup>2</sup> must also be assessed against Policy TACE 10 which states that such uses are only permissible in 'exceptional circumstances'. Policy S24 within Westminster's City Plan is also relevant and states that new large scale, late night entertainment uses of over 500m<sup>2</sup> will not generally be appropriate within Westminster. The UDP includes a schedule of what exceptional circumstances may constitute:

- a) a general reduction in adverse effects on residential amenity and local environmental quality when compared with the existing activity on the site;
- b) the retention of a use which has a long-standing association with the area, or makes a major contribution to its character or function;
- c) the retention of a valued Central London activity which is of national or international importance;
- d) proposals which are shown to be necessary to improve health and safety standards, or access for disabled people;
- e) the provision of restaurants and cafés on the second floor and above in Oxford Street, Regent Street and Piccadilly;
- f) in the Paddington and the North West Westminster Special Policy Areas.

It is not considered that the proposals would fully satisfy any of these criteria. It must be noted, that Policy TACE 10 was adopted prior to the publication of the National Planning Policy Framework (NPPF). Although the policy still holds weight as a saved policy, the NPPF has impacted on the assessment of larger entertainment uses because it is no longer sufficient for the City Council to argue that a use would not satisfy any of these criteria. The Council must identify the specific harm that would be caused if it were to refuse an application and explain why it would be contrary to sustainable development objectives.

In economic terms the proposed uses would result in the loss of an existing entertainment use but new jobs would be created to compensate this impact. The restaurant would bring investment forward to enhance the listed building and the public realm.

In environmental terms no specific details of plant equipment have been put forward, however, the application confirms that the existing ducting and flue, which previously served the private members club kitchen are to be retained and used. Conditions are recommended in relation to ventilation and plant equipment. Waste storage facilities are to be provided at basement level therefore there is no reason to presume that, with suitable management procedures in place, the new uses would result in littering or pollution of the public realm.

While the restaurant may result in a slightly different pattern of use (both vehicular and pedestrian) when compared to the existing private members club, unless any additional movements would result in 'significant adverse impacts on health and quality of life' as set out in paragraph 123 of the NPPF, it is not considered that the proposed use would result in significant social harm that would be contrary to the overarching principle of the NPPF to promote sustainable development.

Given the existing use and the provision of conditions to restrict the restaurant use, it is considered that sufficient justification has been provided to demonstrate an 'exceptional circumstance' to allow permission for the restaurant.



### 6.1.2 Proposed residential use

Policy S1 within Westminster's City Plan promotes mixed uses throughout the CAZ which support its vitality, function and character. The area is mainly commercial in nature and is not characterised by residential uses, however, there are some more residential units located directly to the west on John Adam Street. Given that the area is characterised by commercial uses it is considered that the provision of residential floorspace will add vitality to the area and will help to improve its character and function in accordance with Policy S1. Residential floorspace remains a priority across Westminster and the change of use complies with Policies H3 within the UDP and S14 within the City Plan.

Policies S15, S16, H4 and H5 also relate to residential use and are therefore also relevant. Residential developments are expected to provide an appropriate mix of units in terms of size, type and affordable housing provision to create mixed communities and to meet housing needs.

The proposals currently provide 15 new residential units. 27% of the new units comprise of at least three bedrooms with 1x5 bedroom house and 3x3 bed units. Policy H5 requires at least one third of new residential units to be family sized (three bedrooms or more). The slight shortfall is considered acceptable in this instance given the restrictions imposed by the Grade II\* listed status of the buildings. All the flats are in excess of housing size standards as set out in the London Plan.

#### **Affordable housing:**

Policy S16 relates to affordable housing. It requires that proposals of 10 or more new residential units, or over 1000m<sup>2</sup> of additional residential floorspace will be expected to provide 25% of new homes as affordable homes within the CAZ. The proposed residential floorspace is 1973m<sup>2</sup> GEA.

The expectation of the London Plan, the UDP and the City Plan is that affordable housing should be provided on site. In appropriate circumstances under Policies H4 and S16, where it can be demonstrated that it would not be reasonably practical to provide affordable housing on site or that by providing affordable housing off site, the viability of the whole development would be reduced to such an extent that it would not proceed, the requirement for on site affordable housing may be waived, in which case a payment in lieu may be considered as an alternative to on site provision.

The interim guidance note for affordable housing identifies that the proposals would require the provision of 320m<sup>2</sup> or four affordable dwellings on site. The applicant has argued that it is not practical to provide affordable housing on site in this instance for the following reasons: a Registered Provider would find it extremely challenging to deliver a viable four unit affordable housing scheme due to building and service charges; they also state that the development has been designed with specific heritage considerations in mind, the addition of a separate core would have a detrimental impact on the listed buildings, as well as the delivery of a poorly proportioned and awkward residential accommodation.

As no on site affordable housing has been offered, the cascade within the policy requires that off site provision should be provided. The applicant has confirmed that they do not own any other properties within the vicinity of the site, which are largely owned by long-term landowners and estates unlikely to sell. Consequently, a full policy compliant financial contribution towards the City Council's affordable housing fund has been offered at a figure of £1,370,181.

Given the constraints of the site, a payment in lieu of on site affordable housing is considered acceptable in this instance. It is recommended that this be secured by Grampian condition.



## 6.2 Townscape and Design

The British Council for Archaeology have expressed concern about the open plan arrangement of the main living spaces within the flats and the overall number of flats proposed and instead request a more heritage led approach.

The terrace has been subject to alterations which are considered to have caused harm to the significance of the listed buildings, some significant, some less so: Externally the roofs have been subject to alterations, the rear elevations have been rendered, the rear of No.10 extended and it would appear that original lightwells to the rear of Nos. 7-9 have been infilled to provide service cores.

The proposal to largely return the buildings to residential use with a restaurant in the basement is welcome in historic building terms.

The proposed scheme retains the majority of the internal plan form of Nos. 7-9 and the proposed works retain all remaining historic features and reinstated where appropriate. This element of the proposal is uncontentious and would constitute an enhancement to the building's significance.

No. 10 has a largely intact plan and retains a number of decorative features including its original open well staircase. However, set out as it is over six floors with two basement levels and a compact plan form of one front and one (small) rear room, it is clear that its conversion back to residential use, which is welcome in principle, contains a number of challenges. These have been partly overcome by linking the lower basement level to the adjacent restaurant and the fourth floor, a later extension, to the adjacent flat in No.9. The link at lower basement level requires the removal of the lower flight of the original stair. While this is harmful to the significance of the building, this is outweighed by other listed building benefits. The loss of the stair at fourth floor is acceptable as this is a later addition.

After discussion with officers, the proposals for No.10 have been revised to overcome some previous concerns regarding the impact on the internal plan form. The revised proposal shows a relocated lift (necessary to allow residential use of the rear room) and the removal of the canted corner while retaining the corner chimney breast to the other wall. The loss of this original fabric and the change to the historic plan form will cause harm to the significance of the building, but it is considered that this will be offset by other benefits in reinstating residential use to Nos. 7-9 and returning No.10 to a single residence. It is proposed that original and historic internal details, including fireplaces, will be retained and that appropriate details will be reinstated where missing.

Historic England support the proposal, though they raised some concern over the removal of one flight of the basement stair to No. 7 Adam Street. However, this is required to aid separation between restaurant and residential uses and the stair has been significantly and poorly altered in the past. It is considered that while harmful, the harm is relatively minor and would be outweighed by other historic building benefits.

In summary, it is considered that elements of the proposal do cause harm to the significance of the buildings, but the overall scheme produces historic building benefits that outweigh this harm and therefore the scheme as proposed is considered a positive enhancement of the historic buildings.

## **6.3 Amenity**

### **6.3.1 Proposed restaurant use:**

Policies S29 and S32 within Westminster's City Plan: Strategic Policies relate to residential amenity and noise and are therefore applicable. UDP Policy ENV 6 relates to noise pollution and requires design features and operational measures to minimise and contain noise from developments, to protect noise sensitive properties. Policy ENV7 specifically relates to noise and vibration from mechanical plant, setting out noise standards for different parts of Westminster. TACE 10 is also applicable within which paragraph 8.83 states that when assessing the potential adverse impacts of a proposal, matters to be taken into account will include the gross floorspace, capacity, type of use proposed, the opening hours, the provision of effective measures to prevent smells, noise and vibration disturbance, proximity to residential uses, the existing level of night time activity and the number of existing and proposed entertainment uses in the vicinity and their opening hours.

There are no residential units located within the immediate vicinity with the nearest units located to the west on John Adam Street. The proposals do, however, include the provision of residential units on the upper levels of the building, which must be taken into consideration.

It is not considered that the proposed restaurant use would give rise to a significant increase in general disturbance when compared to the existing use of the basements as a private members club. Indeed as mentioned in 6.1.1, through the use of planning conditions it will be possible to mitigate and control any impact on amenity. Accordingly, it is recommended that an Operational Management Plan for the restaurant is secured by condition.

### **6.3.2 Internal noise levels:**

Conditions are recommended to set acceptable internal noise levels within the residential accommodation and for the provision of a supplementary acoustic report to demonstrate compliance with these levels once the restaurant has been fitted out and insulation methods installed.

### **6.3.3 Odour and ventilation:**

Concerns have also been raised by the British Council for Archaeology in relation to ventilation. The proposals include the retention of the existing ventilation ducting, which terminates at roof level. Full height ventilation is in line with policy and no objection has been received in relation to this from Environmental Health. Conditions are recommended in relation to the submission of a ventilation strategy to get rid of cooking smells and to demonstrate that the additional plant equipment, once selected, meets the requirements of Westminster's standard noise condition.

### **6.3.4 Infill extension:**

It is proposed to infill a setback section to the rear of No.10, which includes the provision of a small terrace above. Set between the flank walls of the host and adjacent building, the proposed infill and terrace is not considered to have a negative impact on the amenity of neighbouring properties.

## **6.4 Transportation/Parking**

### **6.4.1 Residential Use:**

UDP Policy TRANS23 sets an 80% on-street car park occupancy threshold, above which the parking of additional vehicles on street will result in an unacceptable level of deficiency. One

off-street car parking space is provided within the basement for the townhouse unit, therefore 14 residential units will have no access to off-street car parking. On the basis of the Council's most recent parking data and car ownership levels, any additional on-street parking generated by the proposed residential units could be absorbed into the surrounding street network. The applicant has also offered to fund lifetime car club membership for residents of the development which is welcomed and can be secured by Grampian condition.

The London Plan (as amended) requires one cycle parking space per one bed dwelling and two spaces for all others. 19 cycle parking spaces are proposed for the 14 residential units with further space available in the garage for the townhouse. The arrangement meets the requirements of the London Plan, which is to be secured by condition.

#### **6.4.2 Restaurant Use:**

The site is located within a Controlled Parking Zone, which means single and double yellow lines in the vicinity allow loading and unloading to occur. The application site also has access to a basement level off-street service road. The largest regular service vehicle expected to be associated with the proposed development is the refuse collection.

Given the size of the proposed A3 unit, it is expected that the servicing requirements of the site will increase compared to the existing. The submitted Transport Statement indicates a likely generation of two small transits a day. This level is not considered realistic and sites of a similar size can generate up to 11 trips a day. Conditions are recommended requiring a full Servicing Management Plan (SMP) to be submitted for the restaurant to clearly outline how servicing will occur on a day to day basis. The SMP will help to ensure the impact on the public highway is kept to a minimum and that servicing does not cause an obstruction or a danger to highway users. All servicing should occur from the service access in the basement with the exception of the refuse collection which will occur from Adam Street due to the likely size of the vehicle involved.

#### **6.5 Economic Considerations**

The economic benefits associated with the re-use of these listed buildings are welcomed.

#### **6.6 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 has been 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.



## 6.7 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;
- (c) fairly and reasonably related in scale and kind to the development.

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

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

The City Council has consulted on the setting of its own Community Infrastructure Levy, which is likely to be introduced later in 2015. In the interim period, the City Council has issued interim guidance on how to ensure its policies continue to be implemented and undue delay to development avoided. This includes using the full range of statutory powers available to the Council and working pro-actively with applicants to continue to secure infrastructure projects by other means, such as through incorporating infrastructure into the design of schemes and co-ordinating joint approaches with developers.

For reasons outlined elsewhere in this report, Grampian conditions are recommended to secure the following: a financial contribution of £1,370,181 towards the Council's affordable housing fund and free lifetime (25 years) car club membership for residents of the development.

## 6.8 Environmental Assessment including Sustainability and Biodiversity Issues

The proposals have been supported by a BREEAM pre-assessment, which confirms that the development is capable of achieving a 'Very Good' rating. Given the limitations of working with a listed building, the proposals are considered acceptable subject to a condition for the submission of final certification and a condition to ensure that the proposed Combined Heat and Power generator is installed.

## 6.9 Other Issues

Historic England Archaeology requested an archaeological safeguarding condition in relation to the minor excavation involved in creating a lift pit. The lift pit has now been omitted and no excavation is proposed. A condition is therefore not required.

## 6.10 Conclusion

The proposals are considered acceptable in land use, highways, amenity, historic building and conservation terms and accord with the relevant UDP and City Plan policies. The applications are therefore recommended for conditional approval.

## BACKGROUND PAPERS

1. Application forms.
2. Letter from the London and Middlesex Archaeological Society dated 3 July 2015.
3. Letter from the Westminster Society dated 30 June 2015.
4. Two letters from Historic England dated 22 June 2015.
5. Letter from Historic England Archaeology dated 30 June 2015.
6. Memorandum from the Highways Planning Manager dated 16 June 2015.
7. Online comment from the Environmental Health officer dated 11 June 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA JACKSON ON 020 7641 2934 OR BY E-MAIL – [ajackson@westminster.gov.uk](mailto:ajackson@westminster.gov.uk)

**DRAFT DECISION LETTER**

- Address:** 7 - 10 Adam Street, London, W2
- Proposal:** Use as 15 residential units (Class C3) comprising of 14 flats and one townhouse and a restaurant (Class A3). External alterations including infill extension from lower ground up to fourth floor level to the rear of No.10 with terrace above; alterations and repairs to roof including new skylights, plant extracts and coverings; alterations to windows and doors; and opening up of front lightwell to No. 7. Internal alterations including removal and addition of partitions.
- Plan Nos:** AS(00)A14 A; AS(00)A01 A; AS(00)A02 A; AS(00)A03 A; AS(00)A04 A; AS(00)A05 A; AS(00)A06 A; AS(00)A07 A; AS(00)A08 A; AS(00)A09 A; AS(00)A10 A; AS(00)A11 B; AS(00)A12 B; AS(00)A13 A; AS(00)A15; AS(10)A01 A; AS(10)A02 A; AS(10)A03 A; AS(10)A04; AS(10)A05 A; AS(10)A06 A; AS(10)A07 A; AS(10)A08; AS(10)A09 A; AS(10)A10 A; AS(10)A11 A; AS(10)A12 B; AS(10)A13 B; AS(20)A01 F; AS(20)A02 F; AS(20)A03 F; AS(20)A04 E; AS(20)A05 E; AS(20)A06 E; AS(20)A07 E; AS(20)A08 E; AS(20)A09 A; AS(20)A10 A; AS(20)A11 A; AS(20)A12 B; AS(20)A13 B; AS(20)A15; Transport statement by ttp consulting dated April 2015; Energy Statement, Sustainability Statement and Daylight Analysis by boom collective; report referenced AS(RP)A01 by studio stassano; Noise impact assessment by Ramboll dated 2 April 2015; Heritage Statement dated May 2015. For information only Structural Assessment by Rodrigues Associates dated June 2015.
- Case Officer:** Rupert Handley **Direct Tel. No.** 020 7641 2497

**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 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 building and to make sure the development contributes to the character and appearance of the Adelphi 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 detailed drawings of the following parts of the development:



- i) all new windows at a scale of 1:10 with x-sections at 1:5 scale
- ii) all new external doors at a scale of 1:10

You must not start work on any parts of the development until we have approved what you have sent us. You must then carry out the works according to these details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi 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 provide the waste store shown on drawing AS(20)A01 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the buildings. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

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

- 5 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.

- 6 You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the residential part of this development. (C22BA)

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

- 7 You must apply to us for approval of a detailed servicing management plan which includes an outline of how servicing will occur on a day to day basis, identifying the process, storage locations, scheduling of deliveries and staffing arrangements; as well as how delivery vehicle size will be managed and how the time the delivered items spend on the highway will be minimised.

You must not occupy any of the Class A3 unit until we have approved what you have sent us. The servicing management plan shall be maintained for the life of the development and must be adhered to at all times.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 8 The Class A3 restaurant shall be serviced from the internal service area unless otherwise specified by the servicing management plan required by Condition 7.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 9 Customers shall not be permitted within the restaurant premises before 08:00 or after 23:30 on Monday to Saturday (not including bank holidays and public holidays) and before 08:00 or after 23:00 on Sundays, bank holidays and public holidays. (C12BD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and TACE10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 10 If you provide a bar and bar seating, it must not take up more than 15% of the floor area of the property, or more than 15% of each unit if you let the property as more than one unit. You must use the bar to serve restaurant customers only, before, during or after their meals. (C05GA)

Reason:

To prevent a use that would be unacceptable because of the character and function of this part of the Adelphi Conservation Area. This is in line with S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 9 of our Unitary Development Plan that we adopted in January 2007. (R05FC)

- 11 You must not allow more than 120 customers into the property at any one time. (C05HA)

Reason:

To prevent a use that would be unacceptable because of the character and function of this part of the Adelphi Conservation Area. This is in line with S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 9 of our Unitary Development Plan that we adopted in January 2007. (R05FC)

- 12 No live or recorded music shall be played in the Class A3 restaurant that is audible outside of the premises.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

- 13 Prior to the occupation of the premises for restaurant purposes, you shall submit and have approved in writing by the local planning authority a management plan to show how you will prevent customers who are leaving the building from causing nuisance for people in the area, including people who live in nearby buildings. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the measures included in the management plan at all times that the restaurant is in use.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE TACE10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 14 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

- 15 Prior to occupation of any Class A3 restaurant use, you must apply to us for approval of details of a supplementary acoustic report demonstrating that the standard of construction comply with the Council's noise criteria as set out in Condition 14.

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.

- 16 You must apply to us for approval of details of the ventilation system to get rid of cooking smells, including the specification of equipment to remove odours. You must not commence the restaurant use allowed by this permission until we have approved these details and the approved equipment has been installed.



**Reason:**

To protect the environment of people in neighbouring properties as set out in S31 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 5 of our Unitary Development Plan that we adopted in January 2007.

- 17 (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 L A90, 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.

- 18 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 17 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

- 19 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.

- 20 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.

- 21 You must provide the following environmental sustainability features (environmentally friendly features) before you occupy any part of the development.

a) the Combined Heat and Power generator  
You must not remove any of these features.

**Reason:**

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44BC)

- 22 You must not start work on the site until we have approved appropriate arrangements to secure the following.

- i) a financial contribution towards the provision of affordable housing elsewhere in the city;
- ii) free lifetime (25 years) car club membership for residents of the development

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. (C19AB)

**Reason:**

To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of Westminster's City Plan: Strategic Policies adopted November 2013 and in S16 of our Unitary Development Plan that we adopted in January 2007. (R19AC)

- 23 The development shall achieve a BREEAM rating of 'very good', with a score of at least 62.61% (or any such national measure of sustainability for residential design that replaces that scheme of the same standard).

**Reason:**

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44BC)

**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 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)



- 3 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).
  
- 4 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained.  
Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:
  - \* Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;
  - \* Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;
  - \* Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained;
  - \* Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;
  - \* Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
  
- 5 Buildings must be provided with appropriate welfare facilities for staff who work in them and for visiting members of the public.  
Detailed advice on the provision of sanitary conveniences, washing facilities and the provision of drinking water can be found in guidance attached to the Workplace (Health, Safety and Welfare) Regulations 1992. [www.opsi.gov.uk/SI/si1992/Uksi\\_19923004\\_en\\_1.htm](http://www.opsi.gov.uk/SI/si1992/Uksi_19923004_en_1.htm)  
  
The following are available from the British Standards Institute - see <http://shop.bsigroup.com/>:  
  
BS 6465-1:2006: Sanitary installations. Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances  
BS 6465-3:2006: Sanitary installations. Code of practice for the selection, installation and maintenance of sanitary and associated appliances. (I80HA)
  
- 6 Please contact our Environmental Health Service (020 7641 2971) to register your food business and to make sure that all ventilation and other equipment will meet our standards. Under environmental health law we may ask you to carry out other work if your business causes noise, smells or other types of nuisance. (I06AA)

- 7 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)
  
- 8 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.**
  
- 9 Under Condition 22 we are likely to accept a legal agreement under section 106 of the Town and County Planning Act to secure a financial payment (index linked) towards affordable housing for £1,370,181 and free lifetime (25 years) car club membership for residents of the development as set out in the email from Montagu Evans dated 29 July 2015. Please look at the template wordings for planning obligations (listed under 'Supplementary planning guidance') on our website at [www.westminster.gov.uk](http://www.westminster.gov.uk). Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition. (I77AA)
  
- 10 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)

**DRAFT DECISION LETTER**

**Address:** 7 - 10 Adam Street, London, W2

**Proposal:** External alterations including infill extension from lower ground up to fourth floor level to the rear of No.10 with terrace above; alterations and repairs to roof including new skylights, plant extracts and coverings; alterations to windows and doors. Internal alterations including removal and addition of partitions.

**Plan Nos:** AS(00)A14 A; AS(00)A01 A; AS(00)A02 A; AS(00)A03 A; AS(00)A04 A; AS(00)A05 A; AS(00)A06 A; AS(00)A07 A; AS(00)A08 A; AS(00)A09 A; AS(00)A10 A; AS(00)A11 B; AS(00)A12 B; AS(00)A13 A; AS(00)A15; AS(10)A01 A; AS(10)A02 A; AS(10)A03 A; AS(10)A04; AS(10)A05 A; AS(10)A06 A; AS(10)A07 A; AS(10)A08; AS(10)A09 A; AS(10)A10 A; AS(10)A11 A; AS(10)A12 B; AS(10)A13 B; AS(20)A01 F; AS(20)A02 F; AS(20)A03 F; AS(20)A04 E; AS(20)A05 E; AS(20)A06 E; AS(20)A07 E; AS(20)A08 E; AS(20)A09 A; AS(20)A10 A; AS(20)A11 A; AS(20)A12 B; AS(20)A13 B; AS(20)A15; Transport statement by ttp consulting dated April 2015; Energy Statement, Sustainability Statement and Daylight Analysis by boom collective; report referenced AS(RP)A01 by studio stassano; Noise impact assessment by Ramboll dated 2 April 2015; Heritage Statement dated May 2015. For information only Structural Assessment by Rodrigues Associates dated June 2015.

**Case Officer:** Rupert Handley

**Direct Tel. No.** 020 7641 2497

**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 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 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

**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 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You must apply to us for approval of detailed drawings of the following parts of the development:

- i) all new windows at a scale of 1:10 with x-sections at 1:5
- ii) all new doors at a scale of 1:10

You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to these details.

**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi 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 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 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

**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 2.3-2.4 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.

15/04084/LBC

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

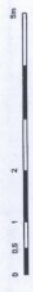




NOTES:

Survey drawings drawn by Poyman Craven.

TP: **CRANE COPY**  
RN:  
ADDRESS:



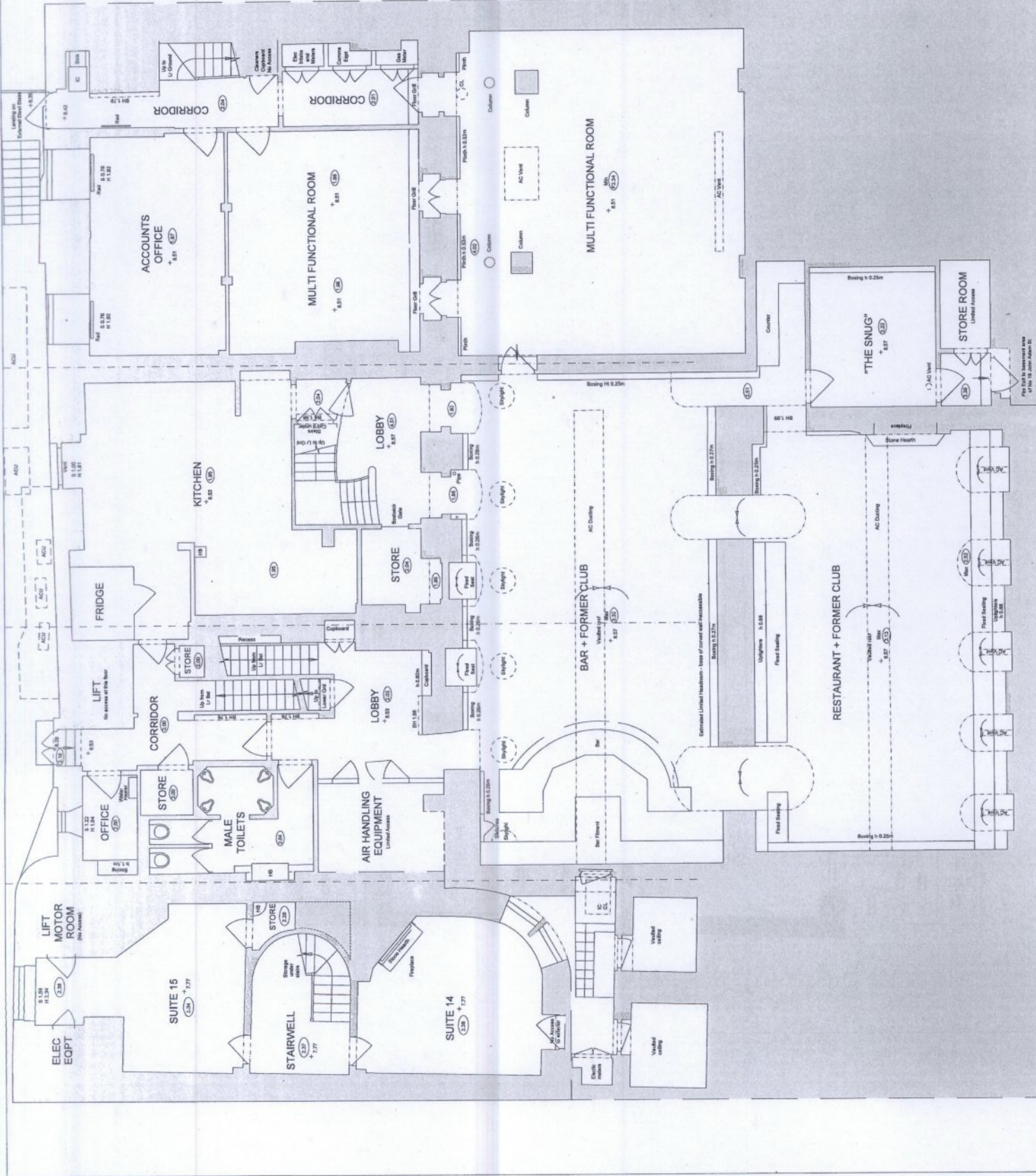
Prepared	15.04.13	revision:	A
Drawn	06.04.13	date:	
Issue:			

### Studio Stassano

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Project  
**7-10 Adam Street**  
Drawing  
**Existing Basement -2**  
Drawing No.  
**AS(00)A02**

Job No.  
AS01  
Date  
20.05.14  
Scale  
1:100 @ A3  
1:50 @ A1



Plot No to be inserted here  
1/1 No 10, 20/17 Adam St.



NOTES:

ADDRESS  
 122 St John Street  
 LONDON EC1A 1JF

1. Restaurant Area: 247mq  
122 St John Street
2. Restaurant Sanitary Facilities:  
(based on BS/British Standards)
  - MALE Customers: 2WC + 2 urinals  
up to 150 males
  - FEMALE Customers: 4 wc up to 80 females  
4 washbasins
 Total occupancy 50% male 50% female =  
180 people

3. Air supply and cooling distribution strategy to new restaurant service and front of house areas retained as existing
4. Existing external Chiller units serving Basement-2 former club area relocated to No.8 Basement-3 vault
5. All Historic fabric and features to be retained and reinstated except where otherwise shown on plan
6. Refer to alterations drawings AS(10)A01-08

KEY:

- ① New restaurant service stairs connecting to Basement-3
- ② Basement-2 areas of No.10 Town House to be used as part of new restaurant by creating a new wall between No.10 & No. 9 and removing an assumed non original stair connecting to upper levels
- ③ New restaurant male and female toilets
- ④ Principal service riser to residential units above

Revision	Date	By	Check
1	20.04.13	F	
2	05.06.13	G	
3	12.07.13	C	
4	24.03.13	E	
5	12.03.13	B	
6	02.03.13	A	

Issue: date: revision:

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Project  
7-10 Adam Street  
Drawing  
Proposed Basement-2 Floor Plan  
Drawing No.  
AS(20)A02

Job No.  
AS  
Date  
11.12.14  
Scale  
1:100@A3  
1:50@A1

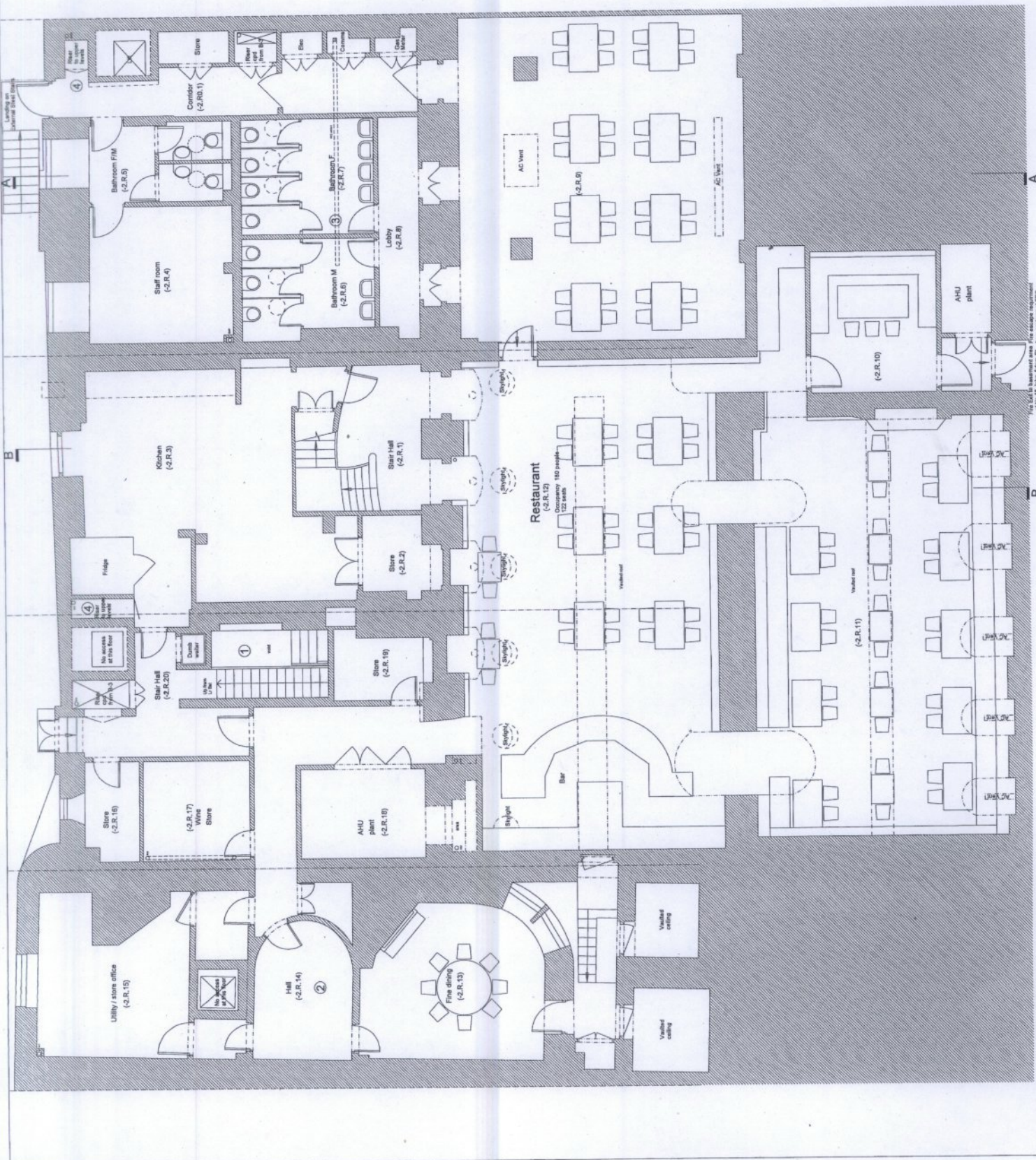
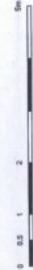


Fig. 2-10 is basement plan for design restaurant at No.10 John Adam St. from restaurant 1DC



NOTES  
**CASE COPY**  
 TP: [Redacted]  
 Survey drawings drawn by Plowman Craven.  
 ADDRESS: [Redacted]



Drawn:	20.04.13	revision:	A
Check:	09.04.15	date:	
Issue:			

**Studio Stassano**

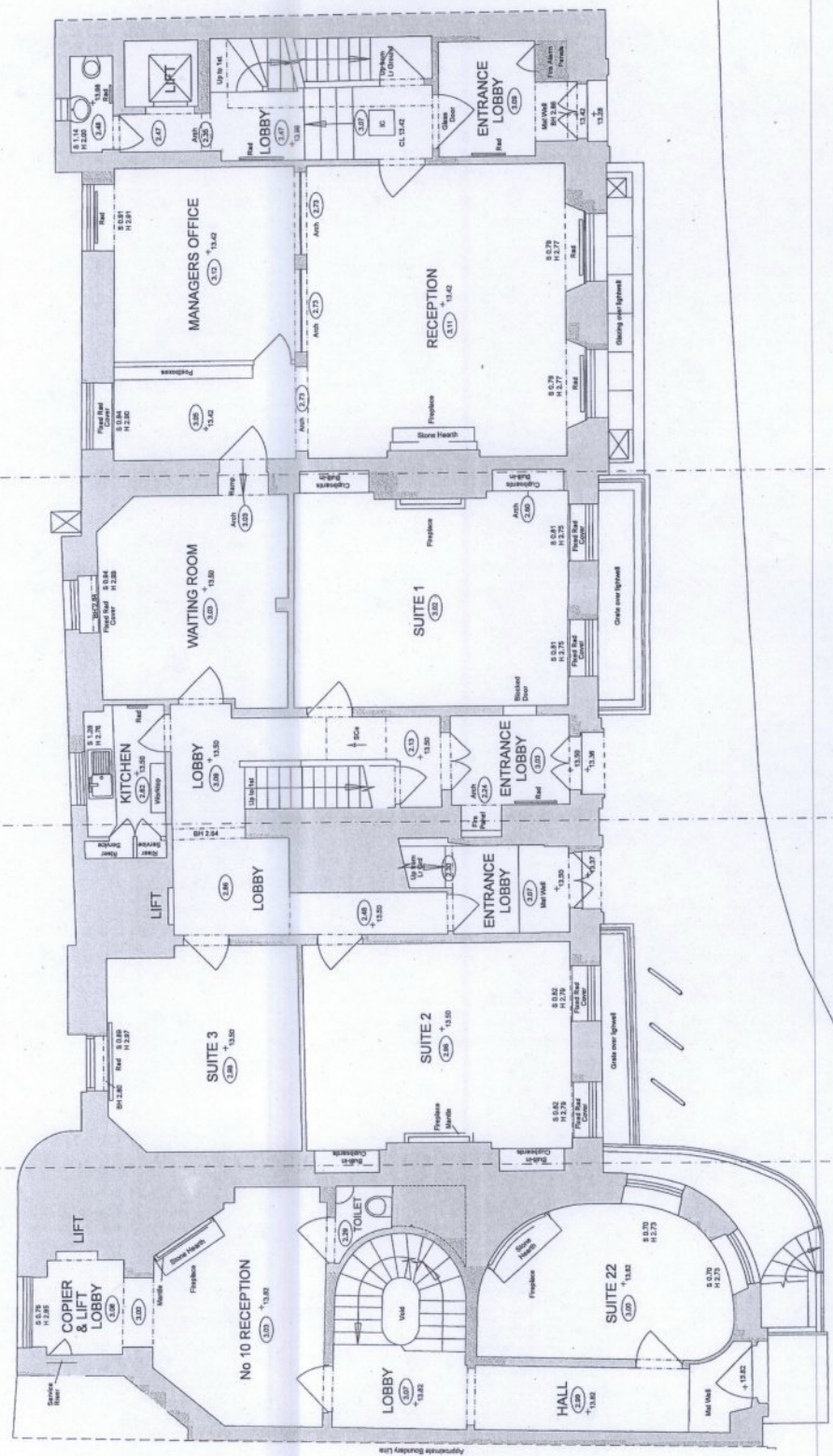
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Project  
**7-10 Adam Street**

Drawing  
**Existing Ground Floor**

Drawing No.  
**AS(00)A04**

Job No.  
 AS01  
 Date  
 20.05.14  
 Scale  
 1:100@A3  
 1:50@A1



No. 7

No. 8

No. 9

No. 10

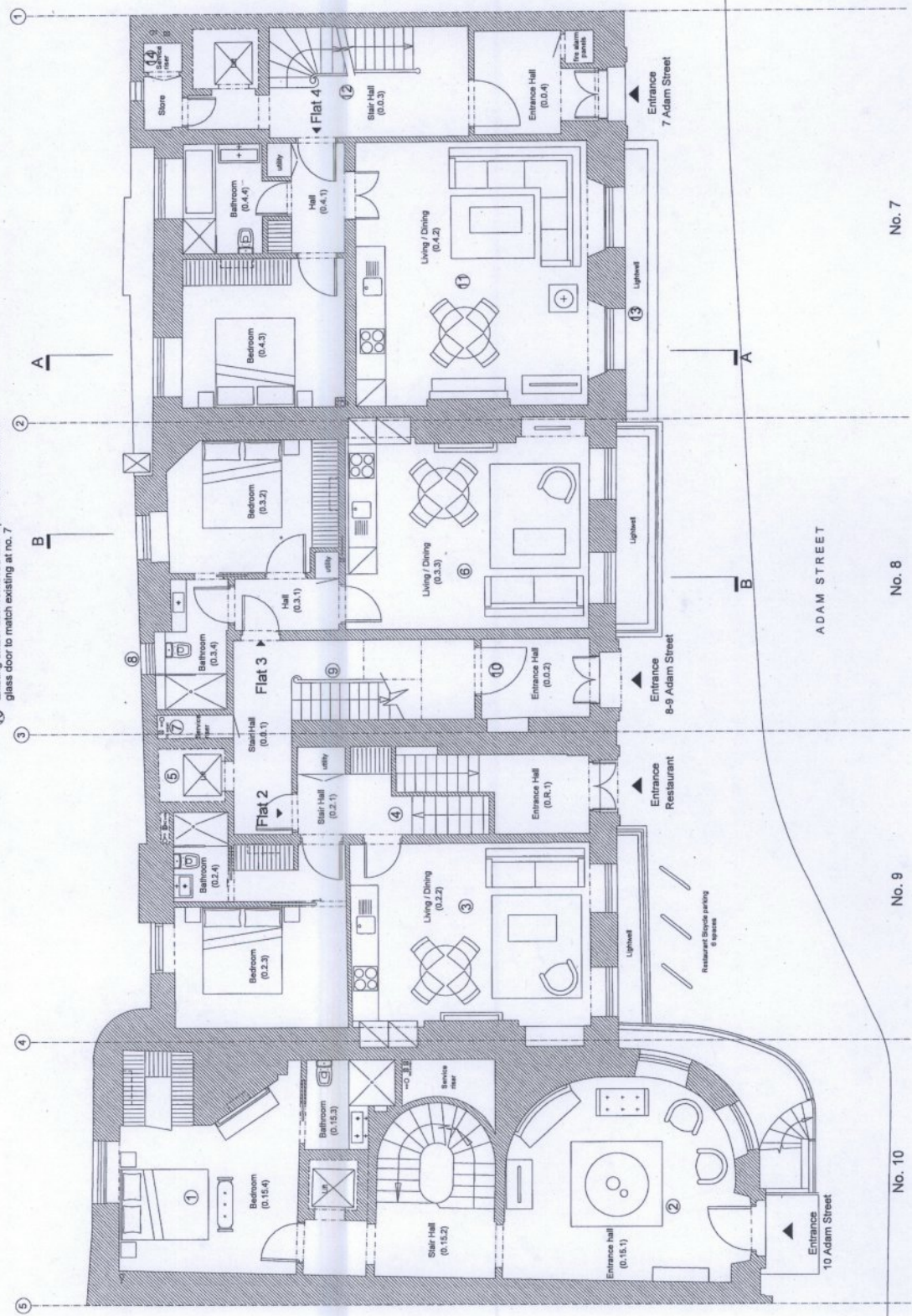


**KEY:**

- ① Internal plan layout to rear room of No.10 rationalized and made usable as a bedroom by relocating the existing lift adjacent to the central stair and removing part of an internal original masonry wall to allow creating a new mill construction to occupy a void space left over by a recent rear extension approved at 11 Adam Street.
- ② Assumed non-original timber partition removed to front room to reinstated the assumed original room volume and entrance hall
- ③ Apartment layout to No.9 to retain the principal front and rear room separation as original plans
- ④ New stair created to original stair location to provide access to Basement -1 level of duplex apartment
- ⑤ Altered location of lift shaft nearer to party wall line of No. 8 & No. 9. Part of existing lift shaft to be infilled and also used as a new micro service riser connecting to existing mains waste connection on Ivy Bridge Lane
- ⑥ Apartment layout to No.8 to retain the principal front and rear room separation as original plans
- ⑦ New principal service riser for No.8 & No.9 formed between Basement -2 and 4th floor
- ⑧ Existing non-original window opening relocated and reduced in size- new sile glazed window to match existing
- ⑨ Use of original entrance hall reinstated and existing partitioned non-original modern stair removed and replaced with new period timber stair with treads, risers, spindles and balustrade to match existing at No. 7
- ⑩ Existing timber door removed and replaced with frameless glass door to match existing at no. 7
- ⑪ Floor plan of No.7 to reinstate original front and rear room separation by infilling existing arched opening and existing non-original masonry wall opening to party wall between No.7 & No.8 to be infilled to match existing adjacent wall construction
- ⑫ Non-original stair removed from entrance hall and existing principal stair restored to original configuration. Lower part to be replaced with threads, risers, spindles and balustrade to match existing on upper levels
- ⑬ Non-original glazed roof over existing light-well removed to provide natural light and ventilation to Basement -1
- ⑭ Existing service riser to be used as principal riser serving No. 7 between Basement -2 and 3rd floor

**NOTES:**

1. All Historic fabric and features to be retained and reinstated except where otherwise shown on plan
2. Cooling units to apartments to be discreetly introduced within built-in furniture in bedrooms only. (shown dashed within wardrobe units)  
New refrigerant cooling pipes from roof level to be distributed to each floor through the principal service risers without damaging the internal features and finishes
3. Refer to alterations drawings AS(10)A01-08



DATE	REVISION:
20.04.15	E
06.05.15	D
12.05.15	B
02.05.15	A

ISSUE: date: revision:

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Project  
**7-10 Adam Street**  
Drawing  
**Proposed Ground Floor**  
Drawing No.  
**AS(20)A04**

Job No.  
AS  
Date  
11.12.14  
Scale  
1:100 @ A3  
1:50 @ A1

No. 7

No. 8

No. 9

No. 10

ADAM STREET

10 Adam Street

Entrance 7 Adam Street

Entrance 8-9 Adam Street

Entrance Restaurant

Entrance 10 Adam Street

Store

Flat 4

Stair Hall (0.0.3)

Entrance Hall (0.0.4)

Bedroom (0.4.3)

Bathroom (0.4.4)

Hall (0.4.1)

Living / Dining (0.4.2)

Lightwell

Entrance Hall (0.0.3)

Bedroom (0.3.3)

Bathroom (0.3.4)

Hall (0.3.1)

Living / Dining (0.3.2)

Lightwell

Entrance Hall (0.0.2)

Stair Hall (0.0.1)

Bedroom (0.2.3)

Bathroom (0.2.4)

Hall (0.2.1)

Living / Dining (0.2.2)

Lightwell

Entrance Hall (0.0.1)

Bedroom (0.1.4)

Bathroom (0.1.3)

Stair Hall (0.1.2)

Entrance Hall (0.1.1)

Restaurant Bicycle parking 8 spaces





NOTES:

-These information may have minor discrepancies and should not be relied on beyond planning

**CASE COPY**  
TP: \_\_\_\_\_  
RN: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_



Drawing	20.04.15	A	revision:
Date	09.04.15		
Issue:			

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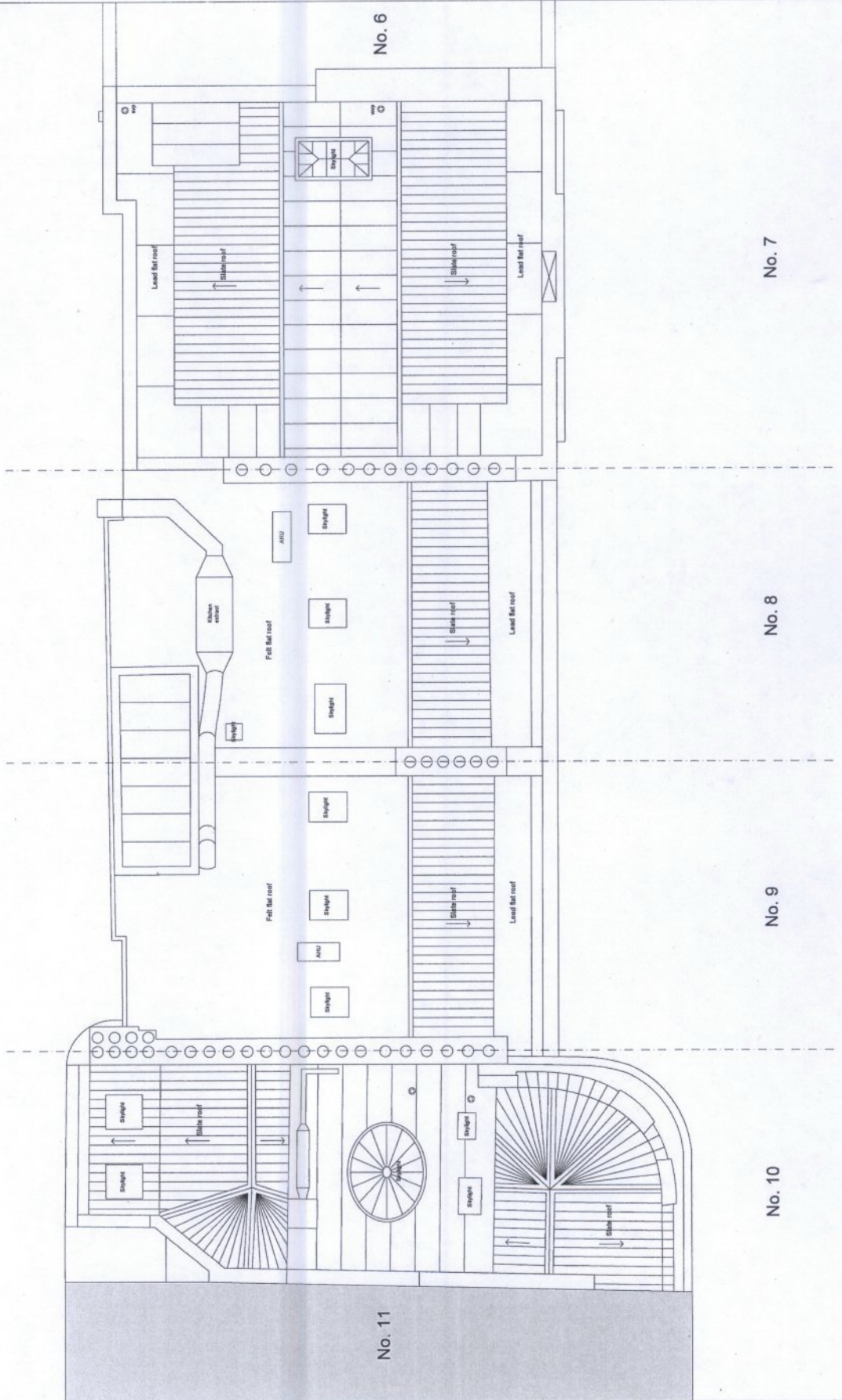
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Project  
**7-10 Adam Street**

Drawing  
**Existing Roof**

Drawing No.  
**AS(00)A13**

Job No. ASD1  
Date 02.04.15  
Scale 1:100@A3  
1:50@A1



No. 6

No. 7

No. 8

No. 9

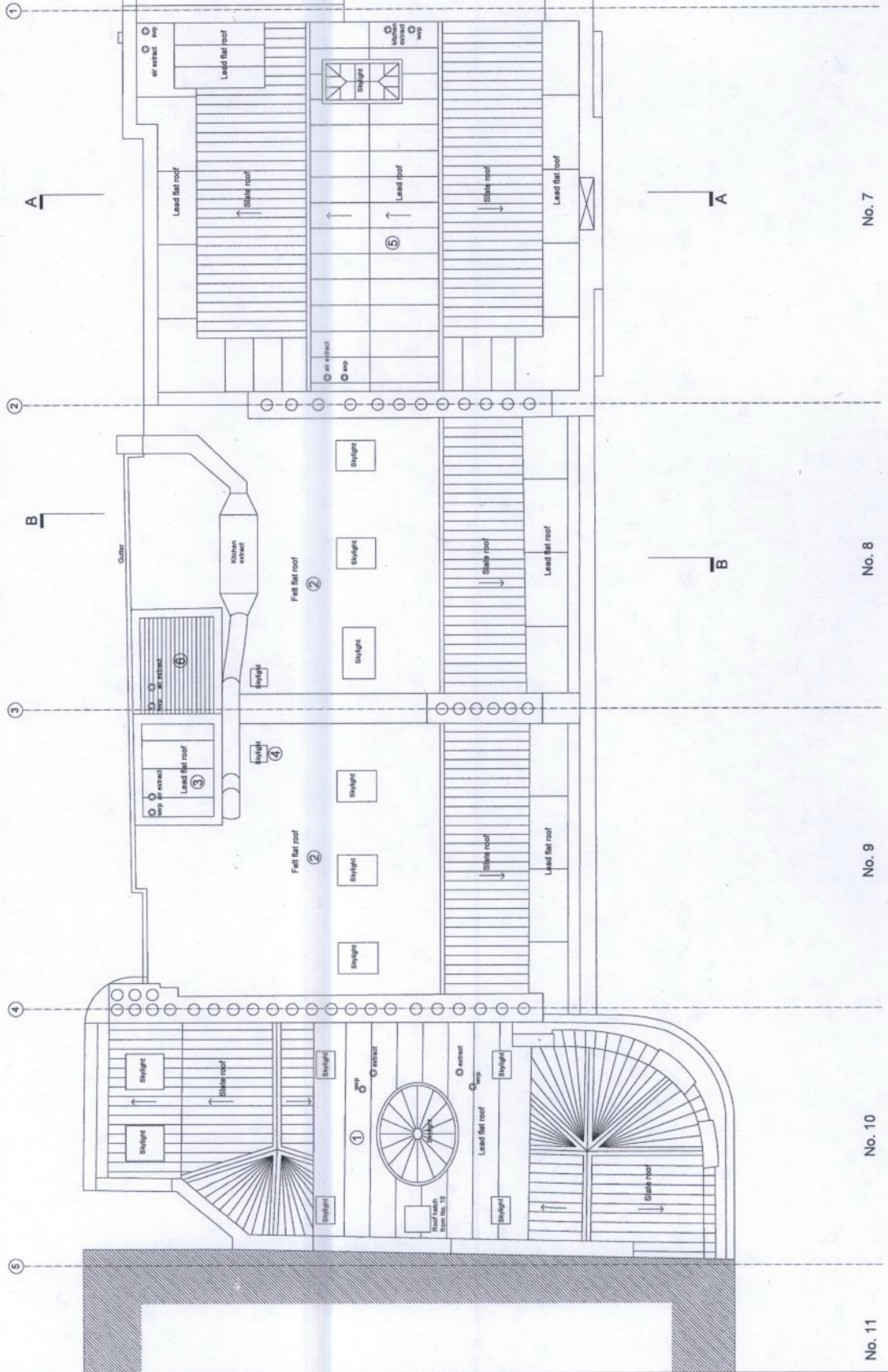
No. 10

No. 11



KEY:

- ① Existing roof to No.10 cleaned and repaired where necessary with minor alterations to soil and air vents to central flat roof area. New conservation type skylights to central flat roof area to provide light and ventilation to flat below. New skylights to match existing size
- ② Existing felt roof finish and skylights to be replaced with new matching existing size and profile. Skylights to No.9 - locations to be adjusted slightly to suit new residential floor layouts below
- ③ Existing lead clad roof housing to be retained with added new waste vent and air extract flues
- ④ New added skylight to match existing to communal lift lobby below
- ⑤ Existing roof to No.7 cleaned and repaired where necessary with minor alterations to soil and air vents to central flat roof area.
- ⑥ Water tank room within existing masonry roof housing adapted as plant space for air handling unit with metal louvered roof and louvered side openings.



No. 11

No. 10

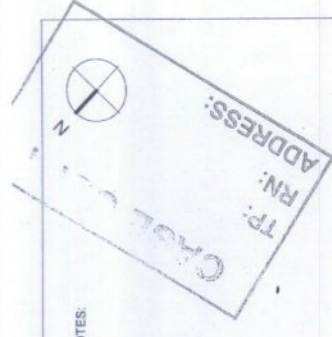
No. 9

No. 8

No. 7

No. 6

NOTES:



Planning	20.04.15	B
Design	02.04.15	A
Issue	02.04.15	-

date: \_\_\_\_\_  
revision: \_\_\_\_\_

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Project  
7-10 Adam Street  
Drawing  
Proposed Roof  
Drawing No.  
AS(20)A13

Job No.  
AS  
Date  
02.04.15  
Scale  
1:100@A3  
1:50@A1



NOTES:  
 Survey drawings drawn by Plowman Craven.  
 CASE COPY  
 TP:  
 RN:  
 ADDRESS:

Planning 27.04.15  
 issue:  
 revision:  
 date:

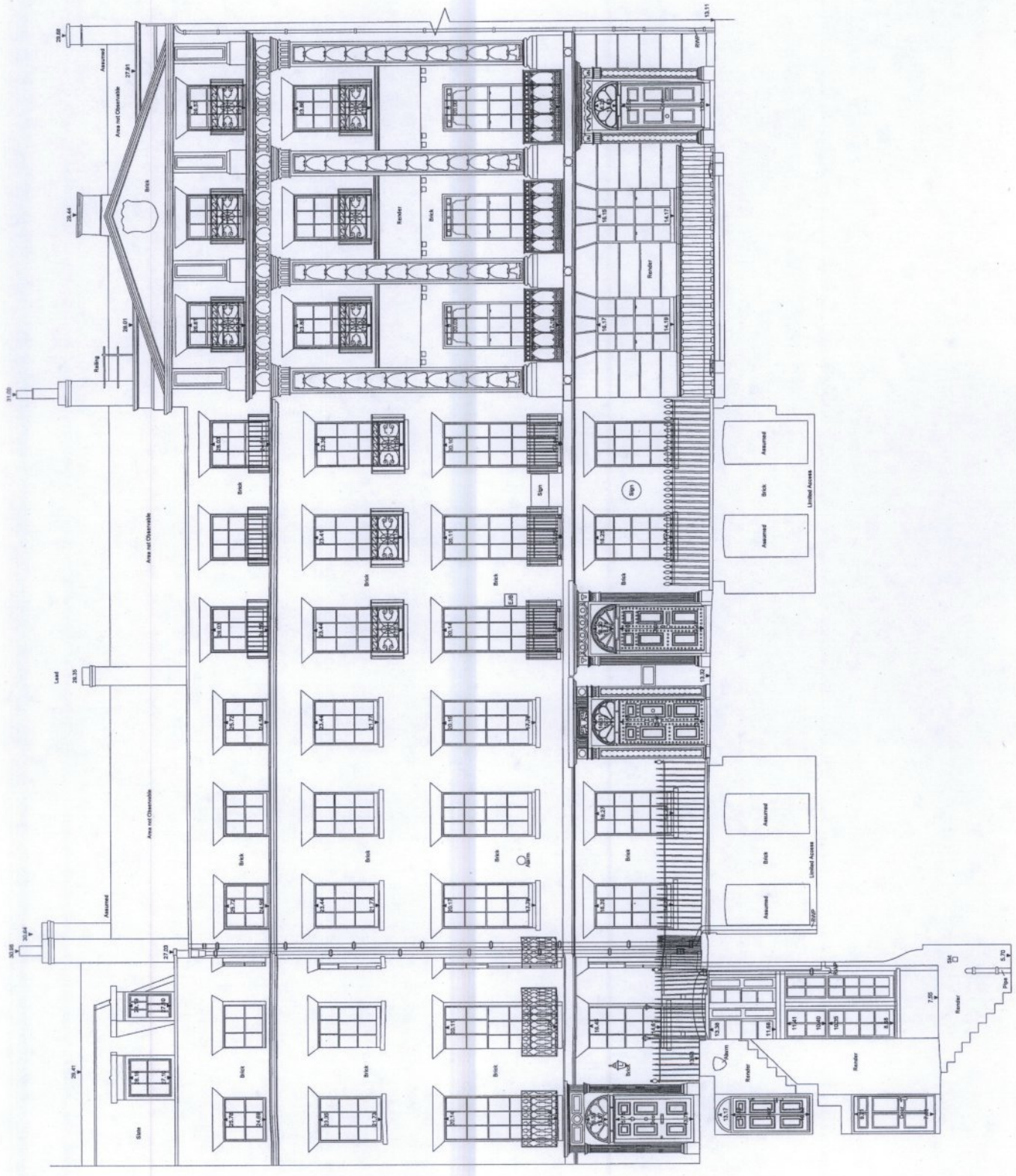


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Project  
 7-10 Adam Street  
 Drawing  
 Existing Front Elevation  
 Drawing No.  
 AS(00)A15

Job No. AS  
 Date 28.04.15  
 Scale 1:100@A3  
 1:50@A1







NOTES:

Survey drawings drawn by Flouman Craven.

CASE COPY  
IP: pid 26-5-15  
PIN:  
ADDRESS:



Planning Ref: 26.05.15  
Issue: date: 26.05.15  
revision:

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Project  
7-10 Adam Street

Drawing  
Proposed Front Elevation

Drawing No.  
AS(20)A15

Job No.  
AS

Date  
28.04.15

Scale  
1:100@A3  
1:50@A1

