

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 1 September 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> West End	
<b>Subject of Report</b>	<b>6 and 10 Mount Row, London, W1K 3SA</b>		
<b>Proposal</b>	Use of the property for retail purposes (Class A1) and associated internal and external works and internal demolition works.		
<b>Agent</b>	Gerald Eve LLP		
<b>On behalf of</b>	Grosvenor West End Properties		
<b>Registered Number</b>	15/03264/FULL 15/03265/LBC	<b>TP / PP No</b>	TP/22759/19268/ 23646/22962
<b>Date of Application</b>	14.04.2015	<b>Date amended/ completed</b>	14.04.2015
<b>Category of Application</b>	Other		
<b>Historic Building Grade</b>	Grade II Listed Building		
<b>Conservation Area</b>	Mayfair		
<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>	Not Applicable		

## 1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out within Informative 1 of the draft decision letter.





6 AND 10 MOUNT ROW, W1

## 2. SUMMARY

Nos. 6 and 10 Mount Row is a four storey office building (Class B1). The building is Grade II listed and located within the Mayfair Conservation Area. The site falls within the Core Central Activities Zone (CAZ).

There is an alleyway splitting the building at ground floor level, providing access to No. 8 Mount Row, which is a single family dwellinghouse located to the rear of the site. Surrounding land uses include retail and commercial uses at nearby Mount Street and Davies Street, with residential uses.

Planning permission and listed building consent are sought for the use of the property for retail purposes (Class A1) and associated internal and external works and internal demolition works.

The key issues for consideration are:

- The acceptability of the proposal in land use terms.
- The impact on residential amenity.
- The impact on the surrounding highway network in terms of servicing and deliveries.

For the reasons set out in the main report, the applications are considered acceptable in land use, design and historic building terms, amenity and highways terms and comply with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan).

## 3. CONSULTATIONS

### RESIDENTS SOCIETY OF MAYFAIR AND ST JAMES'S

Objection-this change of use must be resisted to consider the implications on residential amenity and the spreading of commercial use creeping into residential enclaves.

### HISTORIC ENGLAND

No objection. Authorisation to grant as seen fit.

### HIGHWAYS PLANNING MANAGER

No objection subject to condition for servicing management plan.

### ENVIRONMENTAL HEALTH

No objection.

### LONDON AND MIDDLESEX ARCHAEOLOGICAL SOCIETY

No objections subject to conditions and an advance agreement on advertising.

### ANCIENT MONUMENTS SOCIETY

No response to date.

### THE GEORGIAN GROUP

No response to date.

### SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

No response to date.

### TWENTIETH CENTURY SOCIETY

No response to date.

**THE VICTORIAN SOCIETY**

No response to date.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. Consulted: 70; Total No. of Replies: 10.(from four respondents)

Objections have been raised on the following grounds:

**Land Use**

- Unrestricted A1 use-no specific retailer is identified and no control over the nature of occupier parking impacts, servicing, deliveries and limitations on the opening hours will have an impact upon surrounding residential amenity.

**Amenity**

- The use of the third floor roof terrace-previously has a low key use; however, concern is that this could be used for customer entertaining or temporary display or storage of goods. Potential impact on residential amenity to 12-14 Mount Row, however, conditions imposing hours of its use and screening measures are welcomed.
- The 21 Davies Street Residents Association support a restriction to the use of the terrace to staff only and within significantly reduced hours. The previous tenants used the terrace during normal office hours, 7 days a week with access for both staff and customers which does not feel right in a residential area.

Objections in respect to the acoustic report and the installation of two air conditioning units have been overcome following removal of the air conditioning units from the proposed scheme. The agent has advised that the applicant will be seeking to establish their plant requirements more concisely with an application submitted at a later date.

ADVERTISEMENT/SITE NOTICE: Yes

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

The application site relates to Nos. 6 and 10 Mount Row. The building comprises of ground and three upper floors and is currently in office use. There is an alleyway splitting the building at ground floor level, providing access to No. 8 Mount Row, which is a single family dwellinghouse located to the rear of the site.

The area has a mixed character. Mount Row generally has a residential use, with commercial uses generally provided on Davies Street with retail at ground floor level and offices on the upper floors.

The building is Grade II listed and located within the Mayfair Conservation Area. The site falls within the Core Central Activities Zone (CAZ).

**4.2 Relevant History**

There is no recent planning history relating to either 6 or 10 Mount Row, however, there is some historical planning history which includes:

**6 Mount Row:**

August 2003 – listed building consent granted for internal alterations involving opening up party wall between 6 and 10 Mount Row at first and second floor levels.

**10 Mount Row:**

August 1998 – listed building consent granted for alterations to internal partitions on ground to third floors. Permitted 3 August 1998.

**5. THE PROPOSAL**

Permission and listed building consent are sought for the use of the property for retail purposes (Class A1) and associated internal and external works and internal demolition works.

The proposal involves the introduction of 563m<sup>2</sup> of retail floorspace. The ground, first and second floors providing retail functions with the basement providing plant and storage area and the third floor ancillary retail and back of house functions.

During the course of the application, the application has been amended, removing two air condenser units that were proposed to be sited on the third floor rear terrace.

The agents have confirmed that the external terrace will only be used by staff of the retail units within the proposed opening hours of 09:00-20:00 Monday – Saturday and 11:00 – 17:00 on Sundays. They are also amenable to provide screening for the terrace, which can be controlled by condition.

**6. DETAILED CONSIDERATIONS****6.1 Land Use****6.1.1 Loss of office (Class B1) use**

There are no current policies within the UDP or City Plan which protect existing offices. Although this is under review, but at the present time the application is considered acceptable in land use terms.

**6.1.2 Proposed retail (Class A1) use**

Policy S6 and S21 of the City Plan states that the provision of new retail floorspace is encouraged throughout the Core CAZ.

Whilst objections have been received relating to the proposed use as retail, it is considered that this change of use would allow retail growth, contributing to its vibrancy, activity and function as a world class shopping destination.

The use of 6 and 10 Mount Street for retail use is consistent with the Council's retail policies and refusal on this basis could not be sustained.

The increase of retail floorspace would not trigger a requirement to provide new residential accommodation under Policy S1 of the City Plan.

## 6.2 Townscape and Design

Internally, very little of interest survives except basic room dimensions and some semblance of circulation spaces. The interior has been extensively altered, probably pre listing (May 1990). The ground floor front room of No.10 retains a historic moulded ceiling above modern suspended ceilings and the applicant proposes to expose this, as well as remove later partitions which obscure an original brick chimney breast.

At upper levels the further widening of existing openings and the insertion of new openings are proposed between the party walls. Despite the external appearance, the two properties have been linked at first and second floor levels since the mid-80s and the proposals formalise this without unduly disrupting the plan form. There are few elements of interest in the remaining internal works and the removal of and re-erection of various partitions at all floor levels is considered acceptable.

Externally, the lightwell that leads up to the terrace at fourth floor level contains interesting pargetting (external paintwork) and a great preponderance of soil and drainage pipes. Some of these will be removed with several of the likely original ones kept, despite the wishes of the applicant to remove all of them.

At terrace level the removal of the plant and associated enclosure is welcomed in design terms. As such, the external proposals are acceptable.

## 6.3 Amenity

Policy 29 of the City Plan and ENV13 of the UDP seek to protect and improve the residential environment.

An objection has been received from the freeholder of 12-14 Mount Row, which abuts the application site to the west, to the proposed introduction of an un-restricted retail use within the building and the potential use of the rear terrace, which are both likely to have an impact upon residential amenity.

The application details that the proposed opening hours are 09:00-20:00 Monday – Saturday and 11:00-17:00 on Sundays. The agent has confirmed that the use of the terrace will be used by the staff of the retail unit as a break out area, and would not be used as an extension of the retail use. The terrace is accessed through the back of house/ancillary retail area which is to be located on the third floor. It is envisaged that the public will not have access to the third floor and the frequency of its use by staff will be commensurate with the office staff that currently occupy the building.

The residential apartments (13-15 Davies Street) abutting the third floor rear terrace to the east, are positioned extending beyond the edge of the terrace, with a blank wall on the eastern elevation. Given this, the balconies are considered to be adequately screened from the use of the balcony and given the distance, provide a level of noise mitigation and therefore would not harm the residential amenity of the occupiers of these apartments.

To the west, 12-14 Mount Row is split to provide two residential properties. The objector identifies that a master bedroom to one of the properties is located closest to the party wall, and leads out onto a terrace at third floor level. There is an existing conservatory positioned on the far western side of the property on the rear terrace. The objector has highlighted that

there are no additional screening measures proposed between the boundary of 12-14 Mount Row. The boundary comprises of a small parapet wall. In order to address these concerns, the agent is amenable to a condition requiring details to be submitted to provide adequate screening of the two neighbouring terrace areas. An appropriate screen would be in the form of a planted screen, with vegetation maintained to a height of 1.8m. The conservatory is an adequate distance away that a screen is unlikely to result in any overshadowing.

Conditions to control the opening hours and restricting the use of the terrace to staff only between the hours the premises are open, are considered adequate to maintain the amenities of neighbouring residential properties. A condition requiring screening to be provided between the application site and 12-14 Mount Row would further protect the amenities of adjoining residential occupiers.

## **6.4 Highways, Servicing and Parking**

### **6.4.1 Servicing**

TRANS20 requires convenient access to all premises for servicing vehicles. The site is located within a Controlled Parking Zone, which means that loading and unloading is permitted from single yellow lines.

An A1 food store of this size may generate different levels/types of servicing which would have an adverse impact on the highway network. A condition therefore has been attached limiting the A1 class to non-food retailing as the servicing provisions would be inadequate for this use.

The Highways Planning Manager has requested a servicing management plan to outline how servicing will occur on a daily basis, to ensure that the time items spend on the highway is minimised. This will need to include the hours of servicing.

### **6.4.2 Parking**

It is not considered that the proposals would have a significant impact on the level of demand for on-street parking in the area. The site has a good level of public transport accessibility.

One cycle parking space is required per 300m<sup>2</sup> of A1 retail floorspace. As such, the Highways Planning Manager has requested the provision of one cycle parking space, which will be secured by condition.

## **6.5 Economic Considerations**

Any economic benefits of the development are welcome.

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

### **6.6.1 Refuse storage**

The submitted drawings do not indicate the provision for the storage of waste and recyclable material. However, there is adequate space within the building for this to be provided. These additional details will be secured by condition.

## **6.7 London Plan**

Policy 2.10 states that the Central Activities Zone should support and improve the retail offer of the CAZ for residents, workers and visitors, especially Knightsbridge and the West End, as global shopping destinations.



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

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

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

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

## **6.9 Planning Obligations**

The proposal is of insufficient scale as to trigger a requirement for planning obligations.

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

The proposal is of insufficient scale as to require an Environmental Assessment.

## **6.11 Access**

Access to both Nos.6 and 10 Mount Row is via the arched passageway, which is level with the public highway but 200mm below the ground floor levels of both 6 and 10 Mount Row.

Given the listed nature of the buildings, any internal ramp would be disruptive to the building's fabric and therefore disabled access will be provided by a portable ramp.

## **6.12 Conclusion**

The proposal gives rise to land use, design, highways and amenity issues. Notwithstanding the objections that have been received, the applications are considered to be acceptable. Accordingly, approval is recommended, subject to relevant conditions.

## **BACKGROUND PAPERS**

1. Application form.
2. Letter from Historic England dated 29 April 2015.
3. Letter from Residents Society of Mayfair and St James's dated 19 May 2015.
4. Memorandum from Highways Planning Manager dated 7 May 2015.
5. Memorandum from Environmental Health dated 29 April 2015.
6. Letter from London and Middlesex Archaeological Society dated 3 July 2015.
7. Letters from Knight Frank on behalf of owner of 12-14 Mount Row dated 13 July 2015 and 14 May 2015.

8. Letters from the occupier of Penthouse B 21 Davies Street both dated 30 April 2015.
9. Letters from the occupier of Apartment 7 21 Davies Street and as Chairman of the 21 Davies Street Resident's Association, two dated 28 April 2015, one dated 27 April 2015 and one dated 13 August 2015.
10. Two letters from the occupier of Flats 2-5 21 Davies Street dated 28 April 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT PAUL QUAYLE ON 020 7641 2547 OR BY E-MAIL –[pquayle@westminster.gov.uk](mailto:pquayle@westminster.gov.uk)

**DRAFT DECISION LETTER**

- Address:** 6 and 10 Mount Row, London, W1K 3SA
- Proposal:** Use of the property for retail purposes (Class A1) and associated internal and external works and internal demolition works.
- Plan Nos:** Proposed Plans- 21271-01-AR-07-099, 100A, 101A, 102, 103C, 104C, 110D, 111, 112A, 113C, 114C, 120, 121A, 107A (proposed condition-retention of cast iron riser).  
Demolition Plans- 21271-01-AR-07-159, 160, 161, 162, 163, 164.
- Case Officer:** Lindsay Jenkins **Direct Tel. No.** 020 7641 5707

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

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

**Reason:**

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

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

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

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

**Reason:**

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

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

**Reason:**

To protect the special architectural or historic interest of this listed 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, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 Customers shall not be permitted within the retail (A1) premises before 09:00 or after 20:00 on Monday to Saturday (not including bank holidays and public holidays) and before 11:00 or after

17:00 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 ENV13 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 5 You must not let customers use the third floor roof terrace. The roof terrace may only be used by staff of the retail (A1) use between the hours of 09:00 and 20:00 Monday to Saturday (not including bank holidays and public holidays) and 11:00 and 17:00 on Sundays, bank holidays and public holidays.

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 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13FB)

- 6 Notwithstanding the provisions of Class A1 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it) the retail accommodation hereby approved shall not be used as a supermarket/food outlet (or similar) unless otherwise agreed in writing by the City Council as local planning authority.

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)

- 7 You must apply to us for approval of detailed drawings of the following parts of the development - screening to the western boundary of the third floor rear terrace. The screen must be at least 1.8m high.

You must not allow the staff of the A1 use to use the third floor terrace until we have approved what you have sent us and the screen has been installed. You must thereafter maintain the screen at a minimum height of 1.8m.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 8 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the retail (A1) use. (C14EC)

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)

- 9 You must apply to us for approval of details of secure cycle storage for the retail (A1) use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation and make it available at all times to everyone using the retail (A1) use. You must not use the cycle storage for any other purpose.

Reason:

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

- 10 You must not commence the A1 use allowed by this permission until a Service Management Plan has been submitted to and approved by the City Council. You must not commence the A1 use until we have approved what you have sent us. You must then carry out the measures included in the servicing management plan at all times that the A1 (retail) is in use

The service management plan should identify the hours of servicing, delivery process, storage locations, scheduling of deliveries and staffing arrangements; as well as how delivery vehicle size will be managed and should clearly outline how servicing will occur on a day to day basis.

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)

**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 Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:
- \* Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;
  - \* This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the

design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at [www.hse.gov.uk/risk/index.htm](http://www.hse.gov.uk/risk/index.htm).

It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

- 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).

**DRAFT DECISION LETTER**

**Address:** 6 and 10 Mount Row, London, W1K 3SA

**Proposal:** Use of the property for retail purposes (Class A1) and associated internal and external works and internal demolition works.

**Plan Nos:** Proposed Plans- 21271-01-AR-07-099, 100A, 101A, 102, 103C, 104C, 110D, 111, 112A, 113C, 114C, 120, 121A, 107A (proposed condition-retention of cast iron riser).  
Demolition Plans- 21271-01-AR-07-159, 160, 161, 162, 163, 164.

**Case Officer:** Lindsay Jenkins

**Direct Tel. No.** 020 7641 5707

**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 detailed drawings of the following parts of the development

Screening to the western boundary of the third floor rear terrace. The screen must be at least 1.8m high.

You must not allow the staff of the A1 use to use the third floor terrace until we have approved what you have sent us and the screen has been installed. You must thereafter maintain the hedge at a minimum height of 1.8m until the residential use granted by this permission ceases.

**Reason:**

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 4 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 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 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.





EXISTING RAILING RESTORED

Notes

A 444a-15 Updated elevation, Flag poles and lighting MMAR  
to the facade and roof

Rev Date Details By Authorised

Important note

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Client:  
Grosvenor

Project:  
6-10 Mount Row

Title:  
Proposed Front Elevation

(unchanged)

Date Drawn Checked Authorised  
March 2015 MM AJM AJM

Scale:  
1:50@A1

Issue status

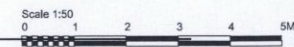
PLANNING

Drawing number  
21271-01-AR-07-120

Client Drawing number

CLIENT\_NO

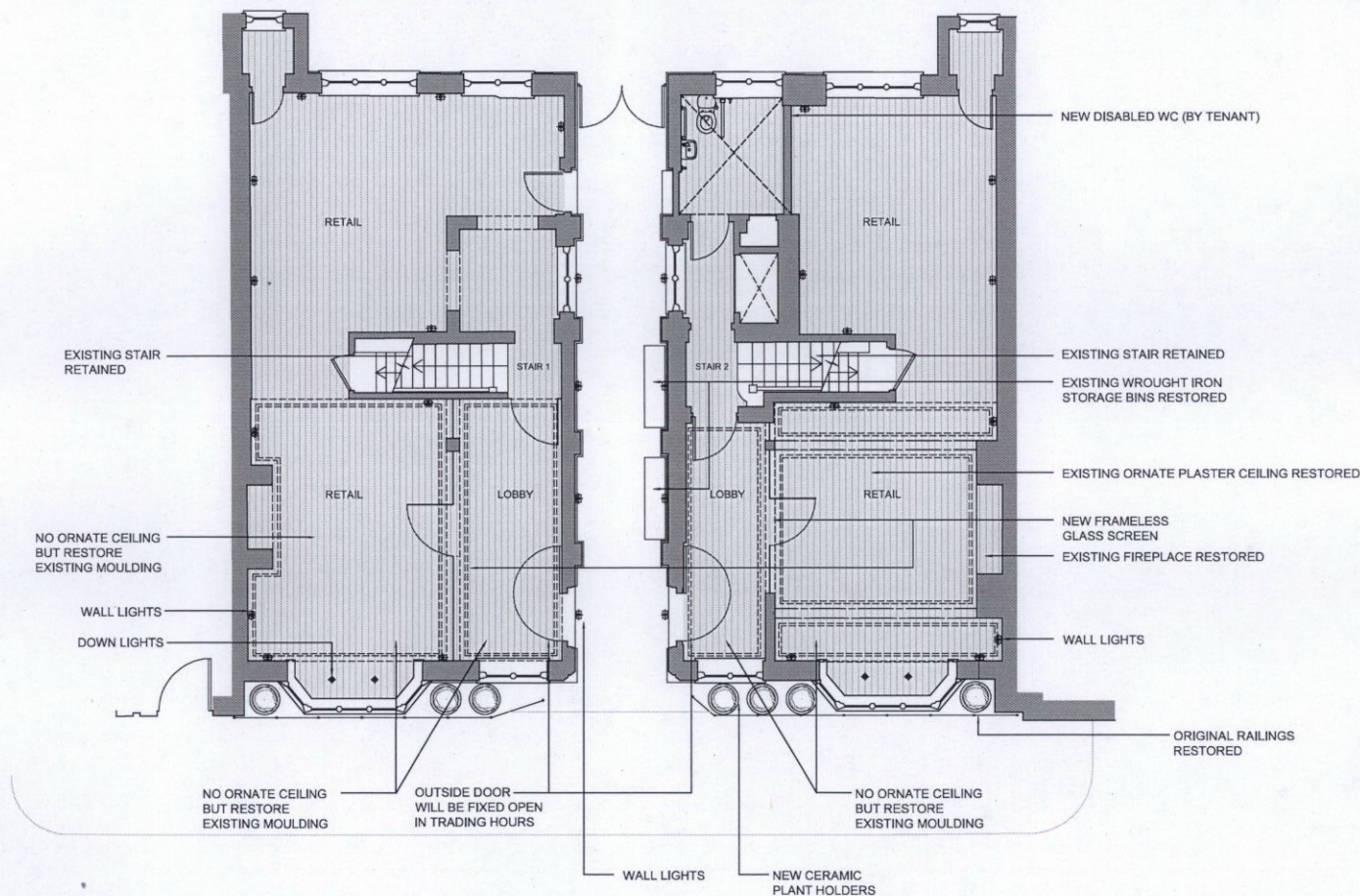
Datum Line 20.00m





Notes

Internal historic features exposed and restored



A 24-Mar-15 Structure reviewed and updated. M/MAM

Rev Date By Authorised

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Web: [www.aukettswanke.com](http://www.aukettswanke.com)

Client  
Grosvenor

Project  
6-10 Mount Row

Title  
Proposed Ground Floor Plan

Date	Drawn	Checked	Authorised
Feb.2015	MM	AJM	AJM

Scale  
1:50@A1

Issue status

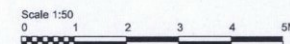
PLANNING

Drawing number	Rev
21271-01-AR-07-100	A

Client Drawing number

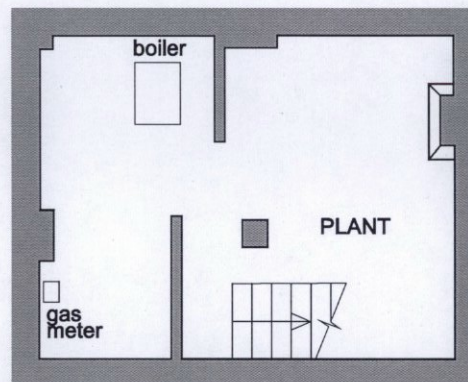
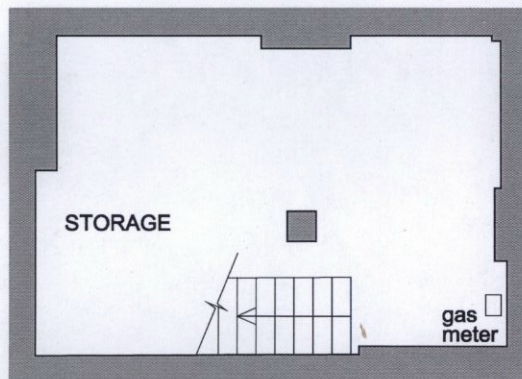
CLIENT\_NO

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Notes



Revisions By Authorized

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**Client**  
 Grosvenor

**Project**  
 6-10 Mount Row

**Title**  
 Proposed Basement floor

Date	Drawn	Checked	
Feb.2015	MM	AJM	AJM

**Scale**  
 1:50@A3

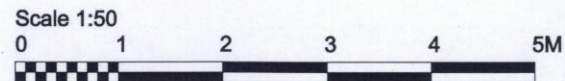
**Issue status**

**PLANNING**

Drawing number 21271-01-AR-07-099 Rev /

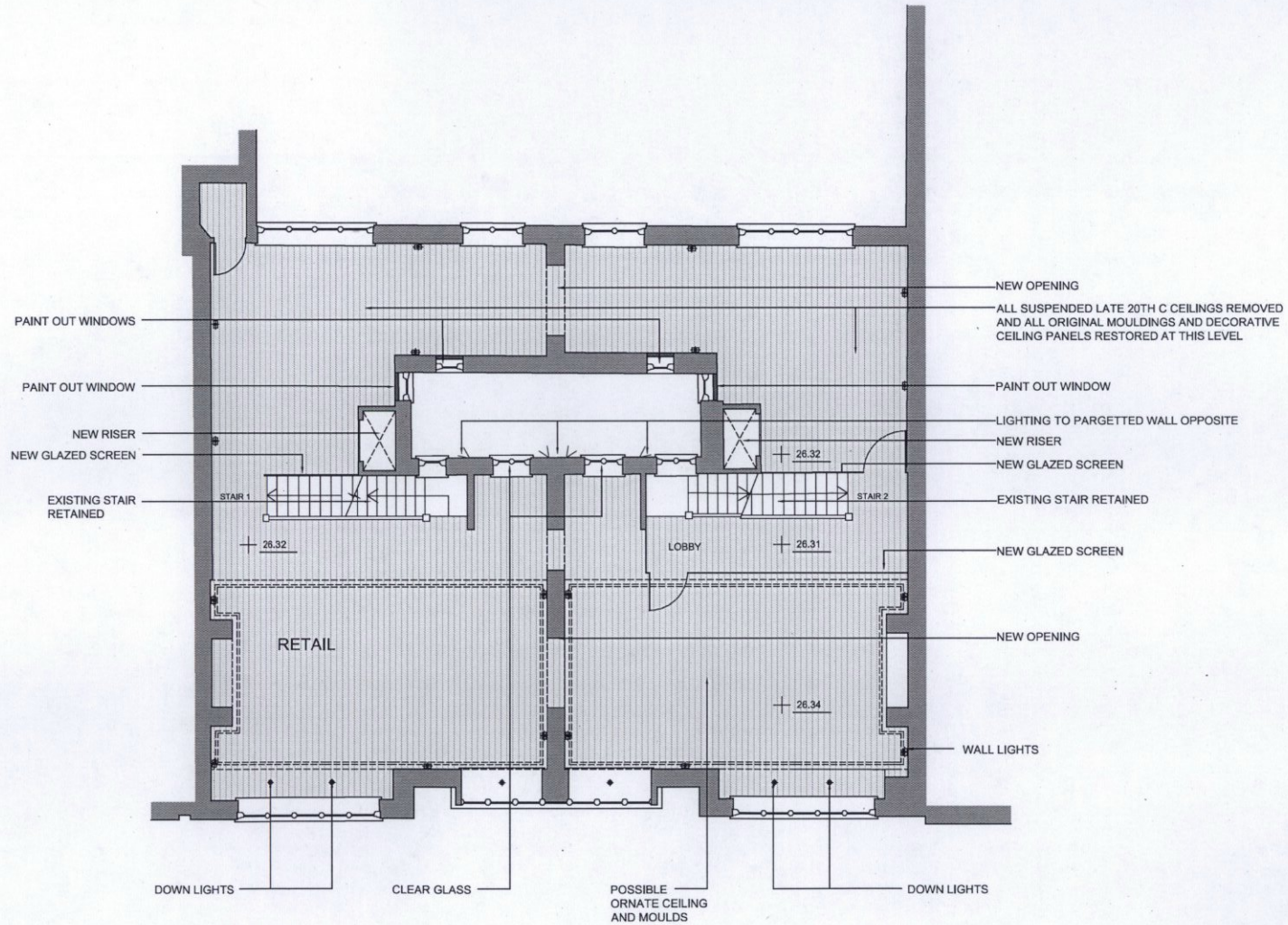
Client Drawing number

CLIENT NO





Notes  
Internal historic features exposed and restored



A 24-May-15 Light well windows reviewed and updated. M/MAM  
Rev Date By Authorised

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Web: www.aukettswanke.com

Client:  
Grosvenor

Project:  
6-10 Mount Row

Title:  
Proposed First Floor Plan

Date	Drawn	Checked	Authorised
Feb.2015	MM	AJM	AJM

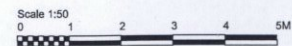
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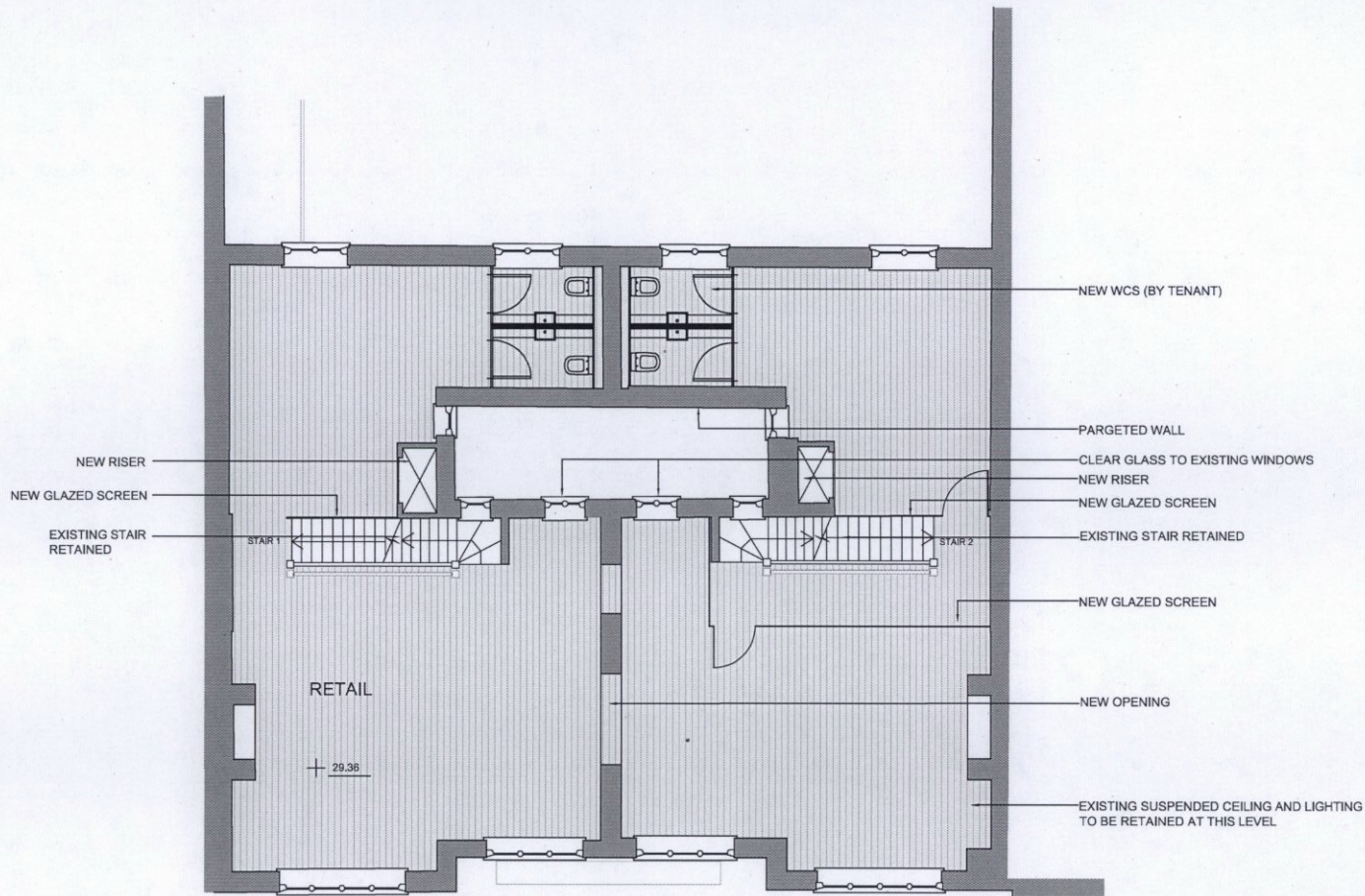
Issue status

PLANNING

Drawing number	21271-01-AR-07-101	A
Client Drawing number	CLIENT_NO	

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Notes

Internal historic features  
exposed and restored

Rev Date By Authorised

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Client  
Grosvenor

Project  
6-10 Mount Row

Title  
Proposed Second Floor Plan

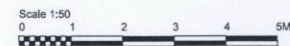
Date	Drawn	Checked	Authorised
Feb.2015	MM	AJM	AJM

Scale  
1:50@A1

**PLANNING**

Drawing number	Rev
21271-01-AR-07-102	/
Client Drawing number	CLIENT_NO

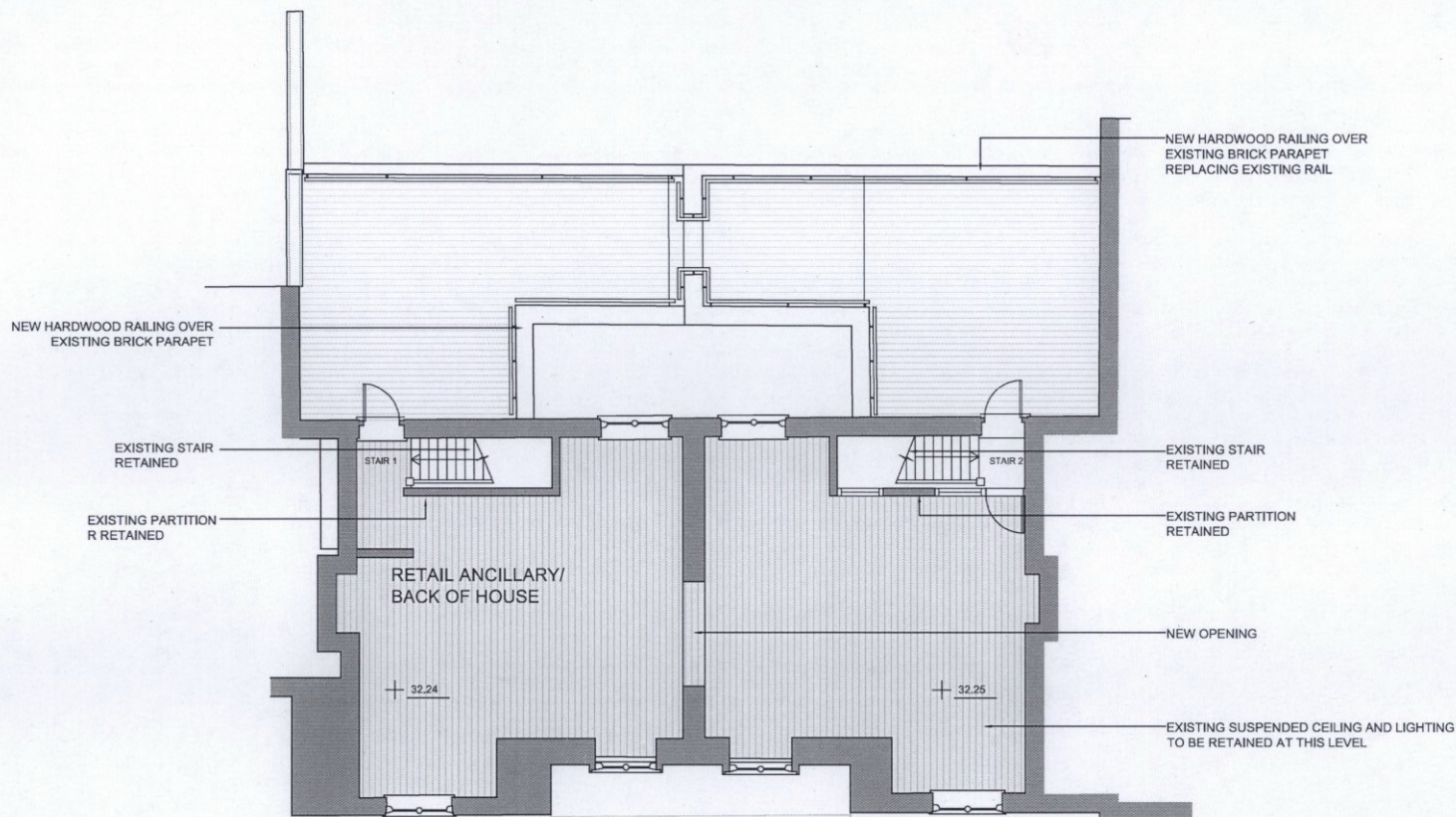
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Notes

Internal historic features exposed and restored



C	30-Jun-15	A/C units and enclosures removed issued for planning	MM/AM
B	10-Jun-15	Floor Enclosure Abstract	CH/AM
A	04-Jun-15	Floor Enclosure Abstract	CH/AM
Rev	Date	By	Authorised

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Client  
 Grosvenor

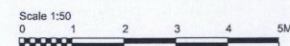
Project  
 6-10 Mount Row

Title  
 Proposed Third Floor Plan

Date	Drawn	Checked	Authorised
Feb.2015	MM	AJM	AJM
Scale	1:50@A1		
Issue status	PLANNING		

PLANNING

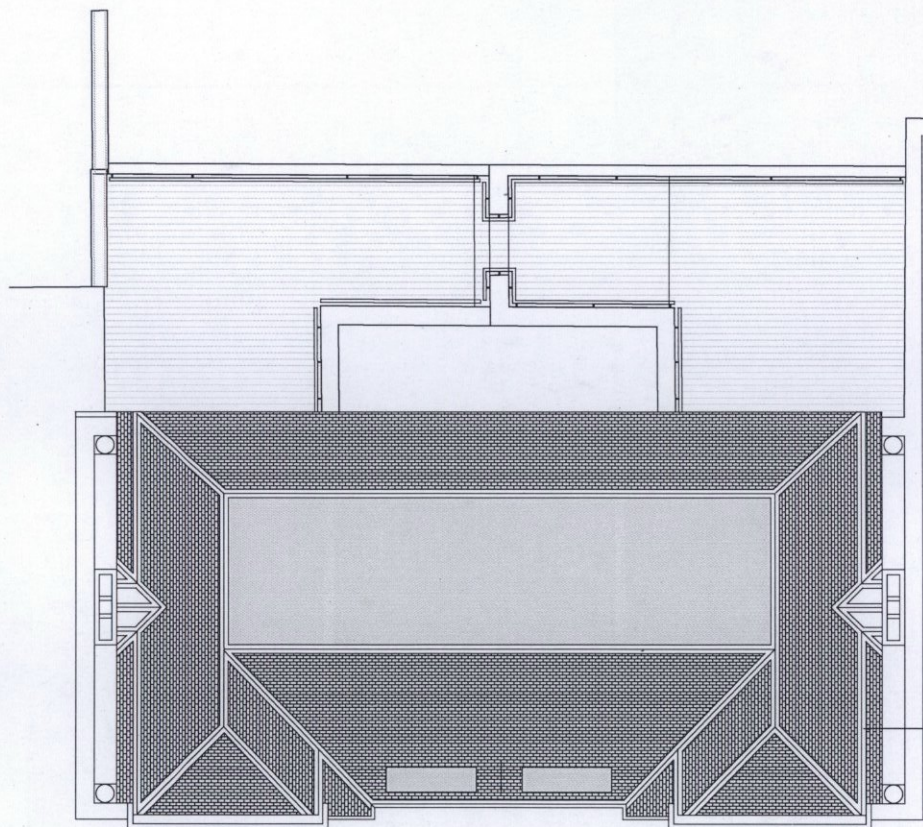
Drawing number	21271-01-AR-07-103	Rev	C
Client Drawing number	CLIENT_NO		





Notes

Internal historic features  
exposed and restored



NO CHANGES TO THE ROOF  
FORM OR MATERIALS

C	30-Jun-15	Ac units and enclosures removed, leased for Planning	MM/AJM
B	25-Jun-15	Ac units size revised and location amended, leased for Planning	MM/AJM
A	16.02.2015	REMOVED PITCHED ROOF	MM/AJM

Rev Date Details By Authorised

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Client:  
Grosvenor

Project:  
6-10 Mount Row

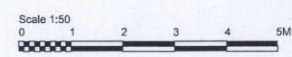
Title:  
Roof plan

Date	Drawn	Checked	Authorised
Feb.2015	MM	AJM	AJM

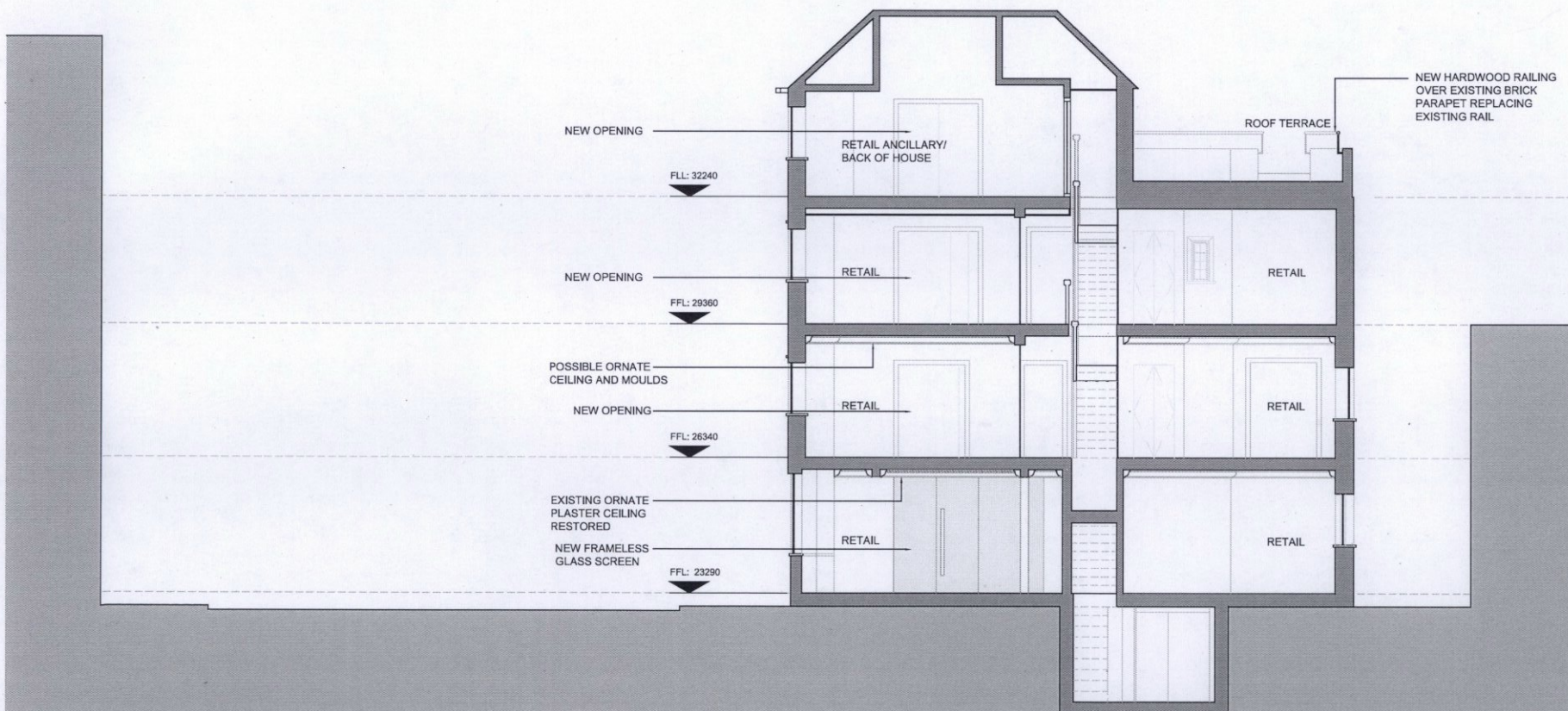
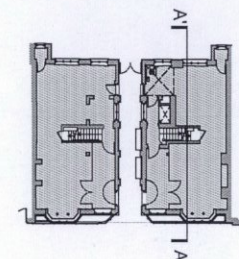
Scale:  
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Issue status:  
PLANNING

Drawing number	Rev
21271-01-AR-07-104	C
Client Drawing number	
CLIENT_NO	



Notes



D	30-Jun-15	AC units and enclosure removed, issued for M&M	
		Planning	
C	10-Jun-15	Plant Enclosure Allowed	CHAM
B	03-Jun-15	Plant Enclosure Allowed	CHAM
A	24-Mar-15	Light well windows reviewed and updated	M&M
Rev	Date	By	Authorised

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Client:  
 Grosvenor

Project:  
 6-10 Mount Row

Title:  
 PROPOSED SECTION A-A'

Date	Drawn	Checked	Authorised
Feb.2015	MM	AJM	AJM

Scale:  
 1:50@A1

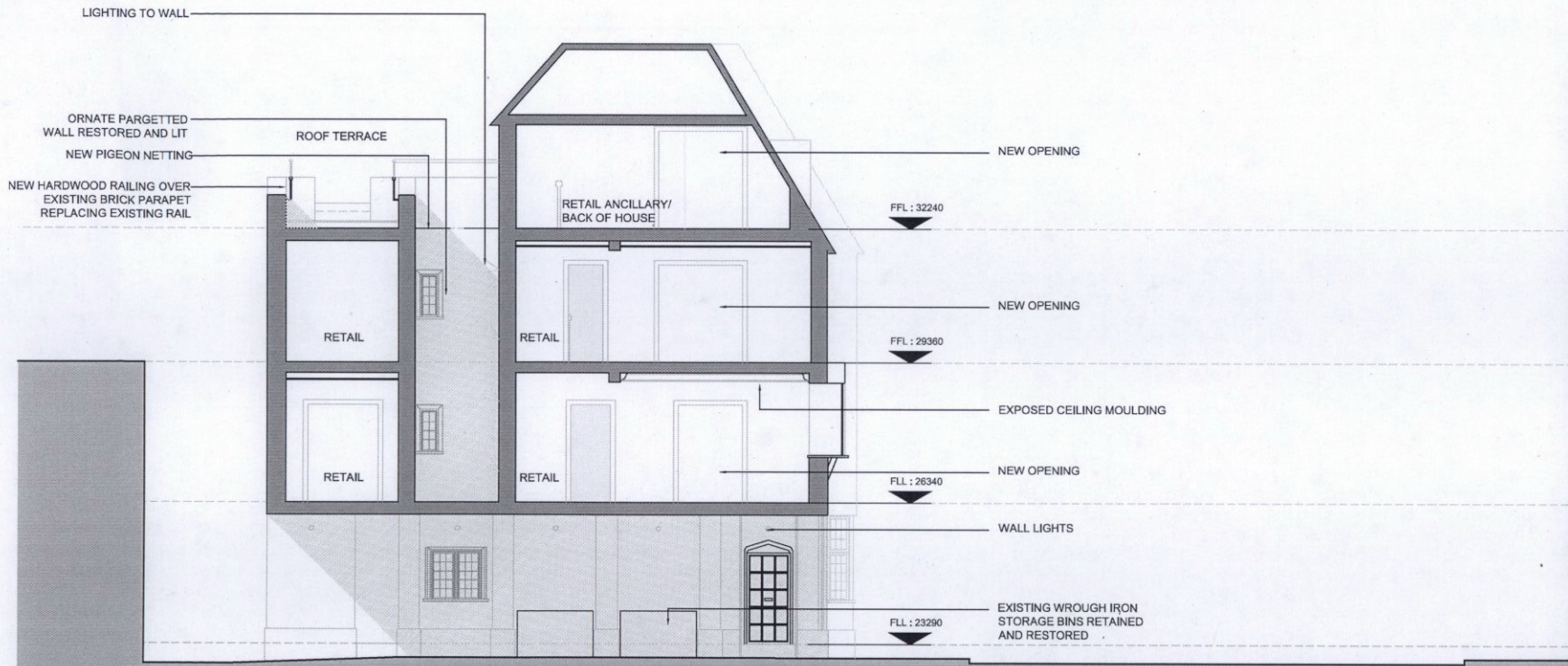
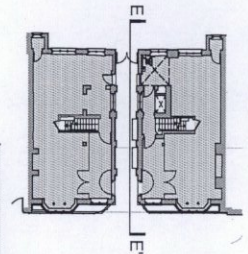
Issue status:  
 PLANNING

Drawing number	Rev
21271-01-AR-07-110	D

Client Drawing number  
 CLIENT\_NO



Notes



Rev	Date	By	Authorised
C	30-Jun-15	AK: walls and enclosures removed issued for Planning	MM/AJM
B	10-Jun-15	Plans Enclosure Allowance	CHAM
A	04-Jun-15	Plans Enclosure Allowance	CHAM

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Client:  
Grosvenor

Project:  
6-10 Mount Row

Title:  
PROPOSED SECTION E-E

Date	Drawn	Checked	Authorised
Feb.2015	MM	AJM	AJM

Scale:  
1:50@A1

Issue status

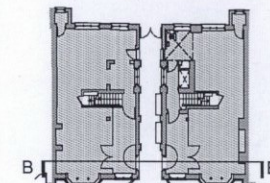
PLANNING

Drawing number	Rev
21271-01-AR-07-114	C

Client Drawing number

CLIENT\_NO

Notes



Rev Date By Authorised

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Client  
Grosvenor

Project  
6-10 Mount Row

Title  
PROPOSED SECTION B-B'

Date Drawn Checked Authorised  
Feb.2015 MM AJM AJM

Scale  
1:50@A1

Issue status

PLANNING

Drawing number 21271-01-AR-07-111 Rev /

Client Drawing number CLIENT\_NO

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NEW PIGEON NETTING

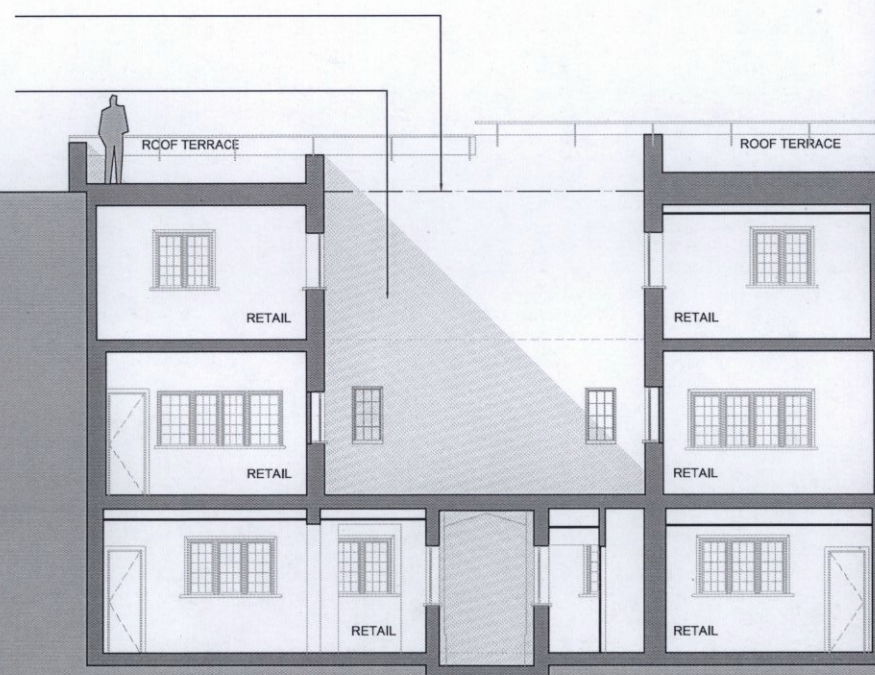
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FFL : 32240

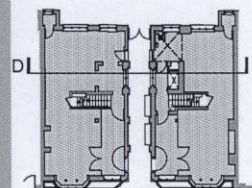
FFL : 29360

FFL : 26340

FFL : 23290



Notes



C	10-Jun-15	Plant Enclosure Altered.	CHAM
B	9-Jun-15	Plant Enclosure Overlaid.	CHAM
A	24-Mar-15	Structure and Rtg and wholovs reworked and locked.	MVM/JM

Rev Date By Authorised

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Client  
 Grosvenor

Project  
 6-10 Mount Row

Title  
 PROPOSED SECTION D-D'

Date	Drawn	Checked	Authorised
Feb.2015	MM	AJM	AJM

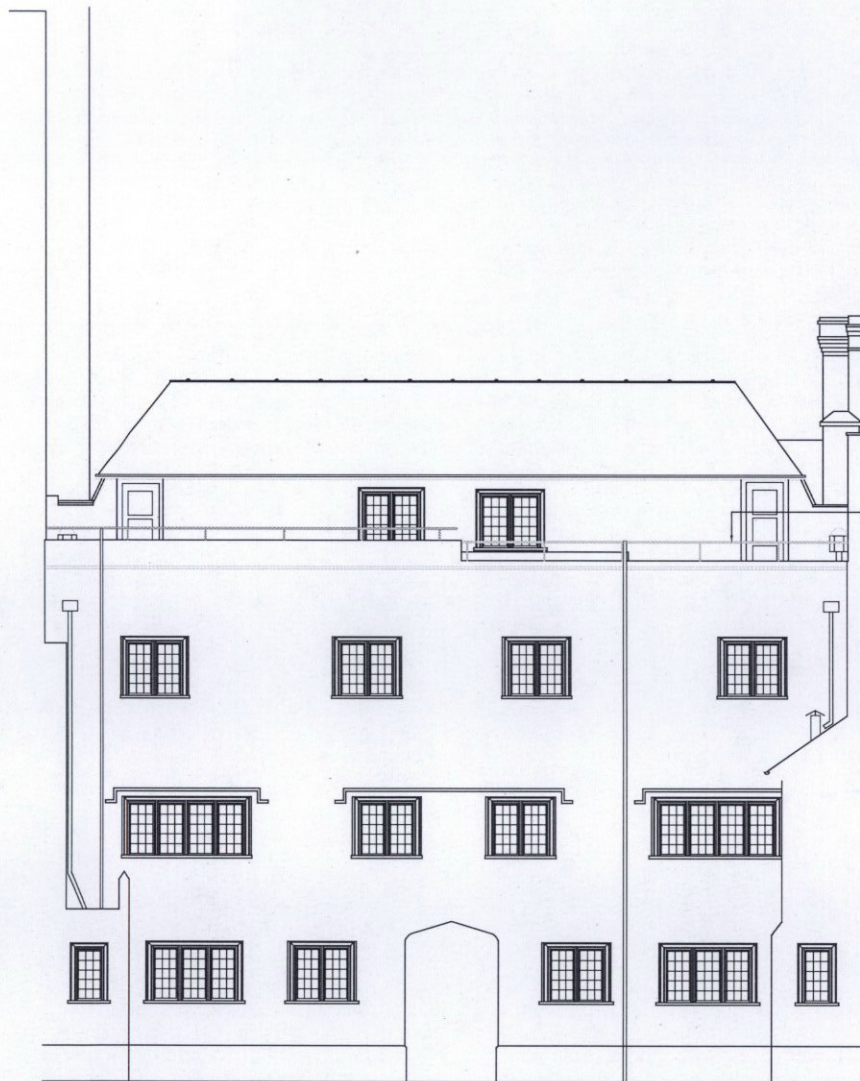
Scale  
 1:50@A1  
 Issue status

PLANNING

Drawing number  
 21271-01-AR-07-113

Client Drawing number  
 CLIENT\_NO

Notes



NEW HARDWOOD RAILING OVER  
EXISTING BRICK PARAPET  
REPLACING EXISTING RAIL

A 20-Jun-15 AC Units and enclosures removed. Issued M/MAM  
for Planning.

Rev Date Details By Authorised

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Client:  
Grosvenor

Project:  
6-10 Mount Row

Title:  
Proposed Rear Elevation

Date	Drawn	Checked	Authorised
April 2015	MM	AJM	AJM

Scale:  
1:50@A1

Issue status

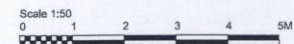
**PLANNING**

Drawing number	Rev
21271-01-AR-07-121	A

Client Drawing number

CLIENT NO

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Existing condition.



Proposed condition.  
Retention of one cast iron riser.

CASE COPY  
 TP:  
 SN:  
 ADDRESS:

21271-01-AR-10-107 CAST IRON PIPEWORK IN LIGHTWELL- SKETCH PROPOSALS.

Revision	Date	Reason for Issue	Revision by	Checked by	Authorised by
-	09/06/15		CH	AJM	AJM
A	10/06/15	Gerald Eve's Email.	CH	AJM	AJM