

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 20 October 2015	<b>Classification</b> For General Release	
<b>Addendum Report of</b> Director of Planning		<b>Wards involved</b> St James's	
<b>Subject of Report</b>	<b>67-70 Drury Lane, London, WC2B 5SP</b>		
<b>Proposal</b>	Erection of fourth floor roof extension at Nos. 67-70, alterations to mansard at rear third floor level, new window and door openings to side and rear elevations, installation of mechanical plant at rear first floor level and alterations to shopfront. Reconfiguration of upper floor flats to provide 5 x 2 bedroom units and 1 x 3 bedroom unit.		
<b>Agent</b>	John Rowan and Partners		
<b>On behalf of</b>	Really Useful Theatres Group Limited		
<b>Registered Number</b>	15/00955/FULL	<b>TP / PP No</b>	TP/15222
<b>Date of Application</b>	30.01.2015	<b>Date amended/ completed</b>	17.06.2015
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Covent Garden		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone  Within Central Activities Zone		
<b>Stress Area</b>	Within Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

Grant conditional permission.









67 – 70 DRURY LANE, WC2

## 2. SUMMARY

The application proposals were considered by the Planning Applications Committee on the 14 July 2015.

Whilst agreeing the application in principle, the Committee resolved to defer the application to allow the applicant to consider a redesign of the roof extension, including the materials to be used, with traditional slate being preferable and to allow them to alter the internal wall at ground floor level where it meets the shopfront.

The proposed roof extension has been redesigned to provide a traditional slate mansard roof extension with dormer windows fronting the Drury Lane elevation. The proposed amendments are considered to be in line with the requirements of the Committee resolution.

At ground floor level the internal wall between the residential entrance and Class A1 unit has been reconfigured and no longer impacts on the external appearance of the shopfront. This is considered acceptable in design terms and a condition is also recommended to ensure that the ground floor shopfront maintains a suitable window display.

The proposals had sought to use the basement area which has a lawful use for Class A1 purposes as a gym in connection with the top floor flat. The applicant has now omitted the gym and the retail use at basement level has been reinstated along with the internal connection between the ground and basement retail floor levels. In land use terms this is welcomed.

Subject to conditions, the proposals are recommended for approval on design and land use grounds as set out in the draft decision letter.

## 3. CONSULTATIONS

Reconsultation following revision of the application:

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 2; Total No. of Replies: 0.


Any replies to be reported verbally.

## BACKGROUND PAPERS

1. Report to Planning Applications Committee dated 14 July 2015.
2. Letters from John Rowan and Partners dated 10 August, 2015, 7 September 2015 and 24 September 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT LOUISE FRANCIS ON 020 7641 2488 OR BY E-MAIL – [lfrancis@westminster.gov.uk](mailto:lfrancis@westminster.gov.uk)



  
RESOLUTION

**10 67-70 DRURY LANE, WC2**

External alterations in connection with the reconfiguration of the existing building to provide 5 x 2 bedroom units and 1 x 3 bedroom unit, erection of a fourth floor extension and replacement of existing mansard to rear third floor level. Alterations to the side and rear elevations, installation of mechanical plant at rear first floor level and remodelling of ground floor entrance and retail areas to accommodate a new lift.

**RESOLVED:**

The Committee agreed the application in principle, however the application was deferred to allow the applicant to consider a redesign of the roof addition, including the materials to be used, with traditional slate being preferable, and of the internal wall where it meets the shop front.



Item No.
<del>10</del>

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 14 July 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>67-70 Drury Lane, London, WC2B 5SP</b>		
<b>Proposal</b>	Erection of fourth floor roof extension, alterations to mansard at rear third floor level, new window and door openings to side and rear elevations, installation of mechanical plant at rear first floor level, remodelling of ground floor entrance and use of basement of No. 70 for ancillary residential gym. Reconfiguration of upper floor flats to provide 5 x 2 bedroom units and 1 x 3 bedroom unit.		
<b>Agent</b>	John Rowan and Partners		
<b>On behalf of</b>	Really Useful Theatres Group Limited		
<b>Registered Number</b>	15/00955/FULL	<b>TP / PP No</b>	TP/15222
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<b>Stress Area</b>	Within Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

**1. RECOMMENDATION**

Refuse permission - design and bulk of roof extension, detailed design of other alterations and loss of retail.



## 2. SUMMARY

67-70 Drury Lane is a five storey building (including basement) with retail at basement and ground floor levels and six flats occupying the first to third floor levels. The application site is unlisted but is located adjacent to the Grade I listed Theatre Royal and within the Covent Garden Conservation Area.

Planning permission is sought to extend the building to provide additional residential floorspace to allow the provision of 5 x 2 bedroom and 1 x 3 bedroom flats. The scheme proposes an extension at rear third floor level and a new fourth floor roof extension, new windows to the rear and side elevations, mechanical plant at first floor level and change of use from retail to residential at part ground and part basement floors to provide an ancillary gym and a larger residential entrance.

The key issues in this case are:

- The impact of the external alterations on the appearance of the building and character and appearance of the Covent Garden Conservation Area.
- The impact of the internal reconfiguration of the building on the existing retail and residential use.

The proposed alterations to the building are not considered to comply with the Council's policies in relation to design and conservation and land use as set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies and the application is recommended for refusal.

## 3. CONSULTATIONS

### THEATRES TRUST

No objection subject to:

- Assurance that the proposals do not intensify the existing residential use of the building and does not impact upon the functioning of the adjoining Theatre Royal.
- Condition to secure double glazing of all windows, not just those on Drury Lane.
- Condition to secure a construction management plan to be agreed in consultation with the Really Useful Theatre to manage works and avoid conflicts with deliveries to the theatre's loading docks.
- Condition acoustic measures to achieve Council's internal noise levels.

### COVENT GARDEN AREA TRUST

Raise no comment.

### COVENT GARDEN COMMUNITY ASSOCIATION

Objection:

- Loss of retail at basement level and active street frontage.
- Proposed layouts of flats are poorer in comparison to existing flats.
- Formation of new window openings on the south elevation would be harmful to the amenity of the flats.
- External rear balconies would cause amenity issues to adjoining flats.
- Level of internal demolition is undesirable.
- Proposed roof terrace would cause noise and disturbance to adjacent flats.
- Visually the additional floor is intrusive and detracts from nearby listed buildings and does enhance or maintain the character of the conservation area.

HISTORIC ENGLAND  
Raise no comments.



#### HIGHWAYS PLANNING MANAGER

No objection.

#### BUILDING CONTROL

Any comments to be reported verbally.

#### ENVIRONMENTAL HEALTH

Objection:

- Arrangements for means of escape for flats is inadequate.
- Acoustic report is provisional at this stage.

#### CLEANSING MANAGER

No objection subject to a condition to secure the waste and recyclable store areas as shown on the proposed drawings.

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 129; Total No. of Replies: 6.

##### Land Use

- Loss of retail at basement level, if not accessed by customers, would lead to a loss of valuable storage space and ancillary retail space undermining the viability of the shop. No reasonable attempts have been made to let the shop.
- Ground floor unit is now an office.
- Inadequate internal layout for reconfigured flats.

##### Amenity

- Noise and dust from construction works.
- Noise from balconies and roof garden.
- Noise from mechanical plant.
- Additional floor would be intrusive and would allow views into neighbouring properties.
- High level extension would reduce outlook and impact on daylight and sunlight amenity.
- Reference to acoustic treatment to windows but no details provided.

##### Design

- Visual impact of the development on Drury Lane.
- Additional floor will look out of place and will significantly harm the look of the street.
- Frosting of windows to ground floor retail unit.
- Proposed architectural structure is entirely unrelated to its surroundings and to architectural style of the building.
- Developers have compromised the outside structure by placing a lead container on the roof.
- Glazed opening in new extension would appear visually prominent.
- Size of windows has to be discreet.
- South facing full height windows with Juliet balconies could be more sympathetically designed.

##### Other

- Site relates to 67, 68, 69 and 70 not just No. 67.
- Retail units have been refused renewal of their leases.

ADVERTISEMENT/SITE NOTICE: Yes.



#### 4. BACKGROUND INFORMATION

##### 4.1 The Application Site

The application site comprises nos. 67-70 Drury Lane which are unlisted buildings within the Covent Garden Conservation Area and Core Central Activities Zone (CAZ). The buildings comprise retail at basement and ground floor levels and six two bedroom flats above. The building is currently empty with the exception of one flat. There is a side entrance adjacent to the building on Vinegar Yard accessed from Drury Lane. The site sits next to the Grade I listed Theatre Royal.

##### 4.2 Relevant History

Planning permission was granted for the installation of a replacement shopfront (former Londis Supermarket) at 70 Drury Lane on the 17 January 2014 (13/08216/FULL).

Planning permission was granted for alterations to the shopfront and installation of new windows at 68 Drury Lane on the 20 May 2005 (05/02002/FULL).

#### 5. THE PROPOSAL

Planning permission is sought to extend the building to provide additional residential floorspace to allow the provision of 5 x 2 bedroom and 1 x 3 bedroom flats. The scheme proposes an extension at rear third floor level and a new fourth floor roof extension, new windows to the rear and side elevations, mechanical plant at first floor level and change of use from retail to residential at part ground and part basement floors to provide an ancillary gym and a larger residential entrance.

#### 6. DETAILED CONSIDERATIONS

##### 6.1 Land Use

Objections have been raised by residents and the Covent Garden Community Association concerning the loss of retail at No. 70. At ground floor level it is proposed to enlarge the existing residential entrance to allow for lift access. This will result in the loss of approximately 45m<sup>2</sup> of A1 retail floorspace. Within No. 70 it is proposed to convert the basement area to a gym for use by the top floor flat. This will result in a loss of approximately 52m<sup>2</sup> of Class A1 retail floorspace. Until recently No. 70 was trading as a Londis store. Following the departure of Londis the internal staircase between ground and basement floors has been removed. The applicant has stated that the basement has not been used as a sales area accessible by customers, but is more likely to have been used as ancillary storage accommodation for the ground floor unit.

Policy S21 of the Westminster City Plan resists the loss of existing retail uses and floorspace and saved Policy SS5 seeks an appropriate balance of town centre uses. On its own the loss of retail floorspace at ground floor level is considered acceptable particularly because it will improve disabled access into the building. However it is considered that the severing of the basement from the ground floor unit is unacceptable because it results in the loss of A1 floorspace within the CAZ and because basement areas are often used as essential ancillary storage/office space, its loss will make it difficult to retain an A1 use in the ground floor unit. There are also design concerns relating to the detailed design of the works to enlarge the residential entrance (see section 6.2.)

The applicant has not supplied any marketing information to demonstrate that the unit is not viable for retail purposes but has instead provided a Retail Appraisal by CBRE which

concludes that the demand for the retail premises at this location, either as a ground and basement unit or as a standalone basement unit, is unlikely to be significant. The reasons given include the presence of other better units in Covent Garden, Drury Lane is not a key pedestrian route, the unit is small and generally inconspicuous and servicing is constrained. The conclusions of the consultant are noted however the issues raised are not unique to this particular unit and there are other similar retail units in the vicinity that are trading successfully. Indeed the ground and basement of No. 70 was successfully trading until recently as a Londis grocery store. In the absence of any marketing information to demonstrate that there is no demand for the shop unit it is considered premature to allow the basement to change to residential use. The loss of retail floorspace is therefore considered contrary to S21 of the Westminster City Plan and saved Policy SS5 of the UDP.

The application site consists of six residential units, with 2 x 2 bed units on each floor at first to third floor levels. The proposed reconfiguration of the units would retain six residential units, but the mix would change to 5 x 2 bed units at first, second and third floor levels and a 1 x 3 bed unit at third and fourth floor level. The unit sizes of the flats comply with the minimum standards set out in the London Plan. The proposed reconfiguration of the existing units and provision of a family sized flat is considered acceptable in land use terms.

Environmental Health has raised concerns over the proposed layouts to the flats relating to means of escape. The applicant will be advised of this by way of an informative.

The proposed windows on the front elevation are shown to be replaced with new acoustic windows (double glazing) which are welcomed. Had the application been considered acceptable then conditions would have been recommended to secure details.

## **6.2 Townscape and Design**

The application property sits next to the Grade I listed Theatre Royal. The front elevation of the application site was designed to incorporate the rear elevation of the theatre building on Drury Lane by re-cladding the theatre with the same red bricks as the application site building and adding a classically detailed entablature and centrally located pediment to unify the building with its older Georgian neighbour. Behind the pediment the building has a pitched roof with dormer windows to the rear that serve the top floor flats.

The building is considered to have a completed (if unique) composition which adds to the traditional character and appearance of the Covent Garden Conservation Area. It also has a significant (and positive) relationship with the adjoining Grade I listed Theatre Royal.

The building is prominent in the street when viewed from both up and down Drury Lane, and from the nearby junction with Russell Street. Views of the rear are restricted to those from adjacent buildings, and the building is clearly visible from the upper floors of the properties opposite the application site, but those are nevertheless a point of consideration with respect to the character and appearance of the Covent Garden Conservation Area.

### Roof extension

The building has a complete architectural facade, designed to be shared with the adjoining building of the Theatre Royal. The pediment and traditional dormer windows to the rear make a contribution to the local skyline and the pediment in particular is designed to be seen in silhouette as the architectural termination of the building's design. The absence of a roof form above this is a clear element of the building's architectural composition.

The principle of a roof extension on this building is considered to be harmful to the architectural composition of the building. The proposed roof extension would add a notable element of bulk to the building, looking Page 301



floors of the adjoining private properties. The proposed roof extension had included a roof terrace but this element has been removed from the proposals. Notwithstanding this the proposed roof extension would be visually prominent due to the degree of change and contrast which the proposed design would have on the architectural character of the existing building, and also due to the incorporation of a large glazed element marking the corner of the proposed new roof.

The proposed roof extension is unacceptable in principle. Furthermore, the proposed roof extension is not in sympathy with the existing building's architectural character. Its form and detailing does not repeat or reflect the form, detailing or use of materials found on the existing building or matches that found on the adjoining buildings surrounding the application property. The roof extension would be contrary to Policy S28 and saved Policy DES 6 of the Unitary Development Plan (2007).

#### Alterations to the side elevation

It is proposed to insert a new column of windows and patio doors per floor to the side elevation, six large new openings in total. Each patio door would be coupled with flush Juliette balconies - presumed from the elevations to be glass. These would be notably prominent when viewed from the south, looking up Drury Lane, and would remove the material solidity of this forward part of the side elevation, which would appear to be a deliberate means of focusing the architecture of the building to the front elevation. These openings are of no public benefit, and only marginally desirable due to the presence of large bay windows to each of the affected rooms. Whilst the proposals have been amended since the original submission (three large openings on each floor with Juliet balconies were initially proposed), the proposed alterations to the side elevation would visually dominate the building and do not reflect its style and detailed design and would result in the loss of material solidity to this part of the elevation.

#### Terraces

The proposed terraces to the rear are not visible from street views and there are limited long views from Siddons Court and Stirling Court. Had the application been considered acceptable then in design terms the terraces to the rear would be considered acceptable. However an amending condition would have been required to ensure that the new balconies to the rear sit within the window frames of the new window openings as opposed to running the full length of rear elevation.

#### Shopfront alterations

The traditional shopfronts at ground floor provide a positive active frontage to the street, contributing to the road's and wider area's commercial character. Whilst it is not known what date the shopfronts are, they are well detailed and appropriate to the character of the building and area. The clear view through their shop windows is important to that appearance, and fundamentally provides a visual relationship between the interior and the exterior. However the shopfront window to No. 70 has been treated with either film or non-transparent glazing which has partially obscured views into the shopfront.

It is proposed to expand the existing central entrance lobby into the left-hand retail space (No. 70), to form a larger residential stair lobby at ground floor and allow the insertion of a new lift and internal ramp. Whilst improved access to the upper floor flats is welcomed, this does not overcome the impact of the internal alterations on the external appearance of the ground floor shopfront of No. 70. The proposals would result in a new party wall standard partition behind the shopfront window which, in order to take this abutment, would be required to be replaced in its entirety. Whilst a detail of how this would be handled has been submitted as part of the application, this does not reduce the impact that despite the minimal physical connection,

the thick wall would remain evident behind. The internal alterations to facilitate the enlarged residential lobby area would be evident, particularly at night when lit, and a thicker and heavier transom would be required in the shopfront than might otherwise be the case. If a large residential lobby is desired, then there would be less intrusive means of doing so, such as locating the expanded space towards the rear, so that at the front the lobby remains constrained within its existing space.

#### Green wall

The green wall to the rear of the site is considered acceptable on design grounds.

### **6.3 Amenity**

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of the City Plan aims to protect the amenity of residents from the effects of development.

#### Daylight and Sunlight

Policy ENV 13 seeks to ensure good lighting levels for habitable rooms in existing premises. Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight' (second edition 2011). Objections on the grounds of loss of light have been received from residents at 120 Drury Lane.

The applicant has undertaken a daylight and sunlight assessment in accordance with the BRE guidelines at officer's request. The properties included in the assessment are 120 Drury Lane and Siddons Building, Drury Lane. The assessment demonstrates that affected windows in these properties would not experience a loss of daylight beyond that recommended in the BRE guidelines. In terms of sunlight, there will be no reductions to the APSH value beyond that recommended in the BRE guidelines.

The application is considered acceptable in both daylight and sunlight terms.

#### Terraces

It is proposed to provide new 2m deep terraces in place of existing balconies at the rear of the building. It is not considered that the terraces will cause harm to neighbouring amenity through overlooking or from noise and disturbance. At the request of officers, the main roof level terrace has been omitted from the scheme. There is also a high level terrace that forms part of the proposed roof extension, however, because it has a louvred screen any overlooking is likely to be within acceptable tolerances. This terrace forms part of the new roof extension and is unacceptable in terms of its bulk and design.

#### Mechanical Plant

The proposal involves the provision of mechanical plant at rear first floor level and the submitted acoustic report refers to the provision of a standby generator. The submitted acoustic report provides provisional information as the air conditioning units and associated mitigation measures have not been confirmed. Although the location of the plant at rear first floor level is considered acceptable in principle, had the application been recommended for approval a supplementary acoustic noise report would have been secured by condition. Reference is also made to a standby generator but no information has been provided concerning its location. Further details would also have been required concerning this aspect.



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

The proposals do not result in any increase in residential units and are therefore not considered to have an adverse impact on the public highway or on existing street parking within the area. The proposals are consistent with saved Policy TRANS 23 of the UDP.

#### **6.5 Economic Considerations**

The economic benefits generated are welcome.

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

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

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

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

#### **6.7 London Plan**

The proposal does not raise strategic issues.

#### **6.8 Planning Obligations**

The proposal does not trigger any requirement for Planning Obligations.

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

The proposal seeks to provide a green wall which is considered acceptable. Had the application been considered acceptable then conditions would have been recommended to secure details of the green wall.

#### **6.10 Other Issues**

Not applicable.

#### **6.11 Conclusion**

The application proposals relating to provision of a new roof extension, associated alterations and a reduction in Class A1 retail floorspace are considered unacceptable and contrary to policies within the City Plan and UDP. The application is recommended for refusal on design and land use grounds as set out in the draft decision letter.

## BACKGROUND PAPERS

1. Application form and letter from John Rowan and Partners dated 3 June 2015.
2. Letter and e-mail from the Theatres Trust dated 12 March 2015 and 29 June 2015.
3. Letter from Historic England dated 29 June 2015.
4. Letter from the Covent Garden Community Association dated 2 March 2015 and 29 June 2015.
5. E-mail from the Covent Garden Area Trust dated 3 March 2015.
6. E-mail from Environmental Health Consultation Team dated 17 February 2015.
7. Memorandum from the Cleansing Manager dated 17 February 2015.
8. Memorandum from the Highways Planning Manager dated 3 March 2015.
9. Letters from the residential occupier of Flat 1, 69 Drury Lane, WC2B 5SS dated 17 February 2015, 5 August 2014, 19 February 2015 and 5 March 2015.
10. Letter and e-mail from the residential occupier of Flat 4, 120 Drury Lane, WC2B 5ST dated 10 March 2015 and 22 June 2015.
11. Letters from the residential occupier of Flat 3, 120 Drury Lane, WC2B 5ST dated 6 March 2015 and 23 June 2015.
12. E-mails from the residential occupier of 8 Stirling Court, Tavistock Street, WC2E 7NU dated 12 March 2015 and 19 March 2015.
13. E-mail from the residential occupier of 19 Stirling Court, Tavistock Street, WC2E 7NU dated 26 March 2015.
14. E-mail from the residential occupier of 26 Stirling Court, Tavistock Street, WC2E 7NU dated 26 March 2015.

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

**DRAFT DECISION LETTER**

**Address:** 67-70 Drury Lane, London, WC2B 5SP

**Proposal:** Erection of fourth floor roof extension, alterations to mansard at rear third floor level, new window and door openings to side and rear elevations, installation of mechanical plant at rear first floor level, remodelling of ground floor entrance and use of basement of No. 70 for ancillary residential gym. Reconfiguration of upper floor flats to provide 5 x 2 bedroom units and 1 x 3 bedroom unit.

**Plan Nos:** 1327-1000, 1327-0100 Rev. A, 1327-0101 Rev. A, 1327-0102, 1327-0103, 1327-0104, 1327-0105, 1327-0200, 1327-0202, 1327-0300, 1327-0301, 1327-1100 Rev. C, 1327-1101 Rev. C, 1327-1102 Rev. B, 1327-1103 Rev. B, 1327-1104 Rev. B, 1327-1105 Rev. D, 1327-1106 Rev. D, 1327-1300 Rev. B, 1327-1301 Rev. B, 1327-1302 Rev. B, 1327-1200 Rev. B and 1327-1206 Rev. A, 1327-0302, Planning Statement, Environmental Noise Survey and NPPF Assessment Report 20900/NPPF1 (Rev1) dated 29 January 2015 prepared by Hann Tucker Associates, Daylight, Sunlight and Overshadowing Report dated 26 May 2015 prepared by Point 2 Surveyors Ltd, Retail Appraisal/Assessment dated January 2015 prepared by CBRE, Historic environment assessment dated December 2014 prepared by Museum of London Archaeology, Design and Access Statement dated January 2015, Three Dimensional Study dated June 2015, Structural Statement on the Proposed Redevelopment of the Existing Building dated 15 January 2015 and Building Services Report for Planning Application dated 20 January 2015 prepared by Michael Popper.

**Case Officer:** Zulekha Hosenally

**Direct Tel. No.** 020 7641 2511

**Recommended Reason(s) for Refusal:**

Reason:

- 1 Because of its bulk and design, which would detract from the completed composition of the building, the proposed roof extension would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 6 and DES 9 of our Unitary Development Plan that we adopted in January 2007 and Sections 7 and 12 of the National Planning Policy Framework. (X16AC)

Reason:

- 2 Because of their location and design, the proposed windows and Juliette balconies on the side elevation would impact on the solidity of the building. This would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 6 and DES 9 of our Unitary Development Plan that we adopted in January 2007 and Sections 7 and 12 of the National Planning Policy Framework. (X16AC)

Reason:

- 3 Because of its design and location, the proposed internal wall required for the enlarged residential entrance lobby would harm the appearance of the shopfront and fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 6 and DES 9 of our Unitary Development Plan that we adopted in January 2007 and Sections 7 and 12 of the National Planning Policy Framework. (X16AC)



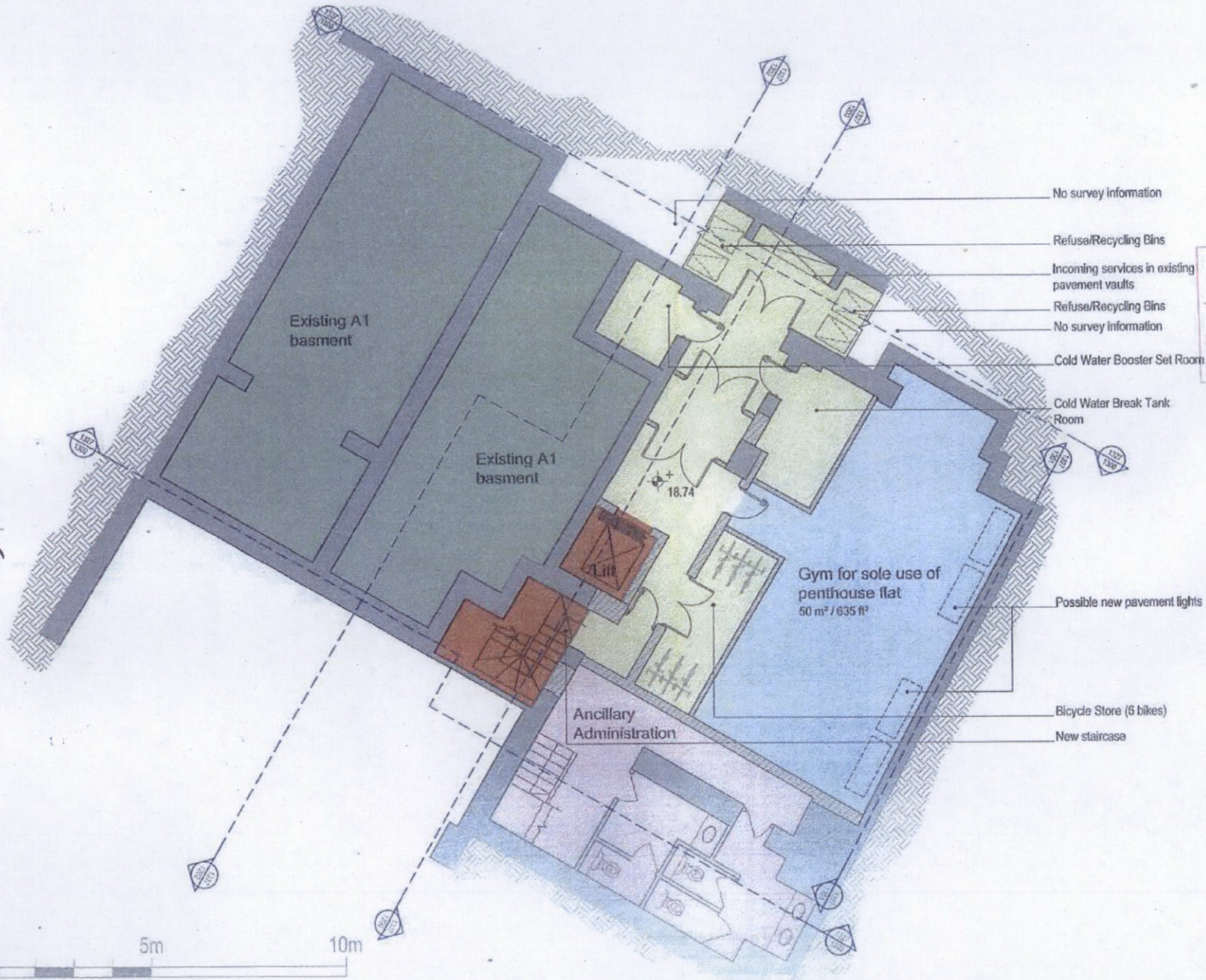
**Reason:**

- 4 Your plans would result in the loss of Class A1 retail floorspace which contributes to the character and function of this part of the Central Activities Zone. The loss of retail floorspace at basement level would jeopardise the long-term A1 use of the ground floor shop by diminishing essential ancillary storage/office space. No evidence has been submitted with the application to demonstrate that reasonable attempts have been made to let the retail unit. This would not meet S21 of Westminster's City Plan: Strategic Policies adopted November 2013 and SS5 of our Unitary Development Plan that we adopted in January 2007. (X32AB)

**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 so far as practicable. 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. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.
- 2 Had the application been considered acceptable then further information would have been required in respect of the standby generator quoted in the submitted acoustic report (Environmental Noise Survey and NPPF Assessment Report 20900/NPPF1 (Rev1) dated 29 January 2015 prepared by Hann Tucker Associates).
- 3 The arrangements for means of escape in case of a fire are inadequate. There is no protection of the proposed internal staircase to the third/fourth flat as it opens onto an open plan area within close proximity to the kitchen/living area which is the area of highest fire risk. The bedrooms at lower levels all have to exit through the area of highest risk i.e. kitchen and living rooms. In addition all the flats open into the living spaces and not into a protected lobby/hallway space. Although the proposal is not creating new units but reconfiguring existing units had the application been considered acceptable then revised plans would have been sought to address the means of escape in respect of all the flats.





It is not made from this drawing, except for the planning purposes.  
 It is not to be used for any other purpose.  
 The drawings are the property of Brimelow McSweeney Architects and copyright is reserved by them.  
 The drawings are based on information furnished and accepted by the client and are not to be used for any other purpose without the prior written consent of Brimelow McSweeney Architects.  
 The areas on the drawings have been measured directly from a CAD drawing and have not been independently checked or validated.  
 The areas have been calculated in accordance with the Code of Measuring Practice, 2015 (SI 2015/2227) using the standard values 85, 50, 500. They are approximate and users in the field must verify the accuracy of the data at the time of use. Any discrepancy in the measurements on the drawings is the responsibility of the user.  
 Design Development  
 - All areas are subject to change and dimensions should be fully indicated  
 - Dimensions for construction are indicated and shall be as shown  
 - Local authority consent  
 No. Date Drawn by: [redacted]  
 A 15/03/14 10:00 15/03/14 10:00  
 B 15/03/14 10:00 15/03/14 10:00  
 C 15/03/14 10:00 15/03/14 10:00

**CASE COPY**  
 TP:  
 RN:  
 ADDRESS:



- Legend**
- A1 - Retail
  - Ancillary Administration
  - C3 - Residential
  - Common areas
  - Stairs / Lifts
  - Existing Construction
  - Proposed Construction

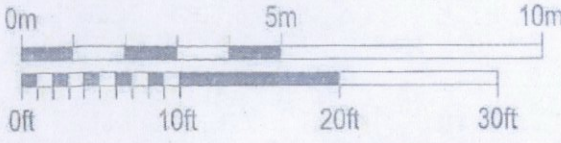
**FOR PLANNING**

**BRIMELOW  
 McSWEENEY  
 ARCHITECTS**

67-70 Gray Lane  
 Covent Garden, London

Proposed Basement Plan

Scale	Date	Sheet
1:100/AS	13/03/14	NLF
Project No	1327-1100	Sheet No
		C



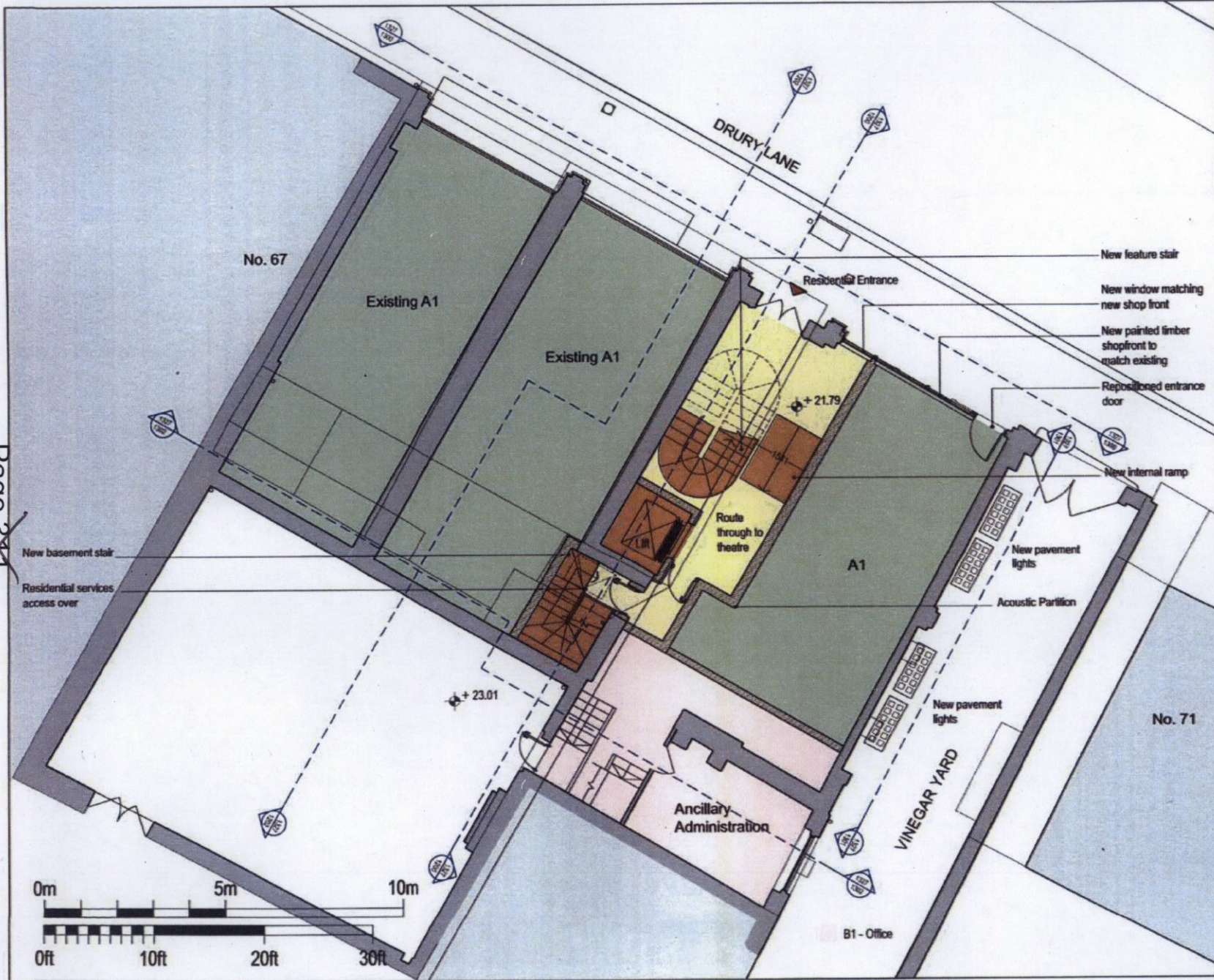












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- New feature stair
- New window matching new shop front
- New painted timber shopfront to match existing
- Repositioned entrance door
- New internal ramp



- Legend**
- A1 - Retail
  - Ancillary Administration
  - C3 - Residential
  - Common areas
  - Stairs / Lifts
  - Existing Construction
  - Proposed Construction

**FOR PLANNING**

**BIRMELOW  
MC SWEENEY  
ARCHITECTS**

67-70 Drury Lane  
Covent Garden, London

Proposed Ground Floor Plan

Scale: 1:100 (A3) Date: 13-03-16

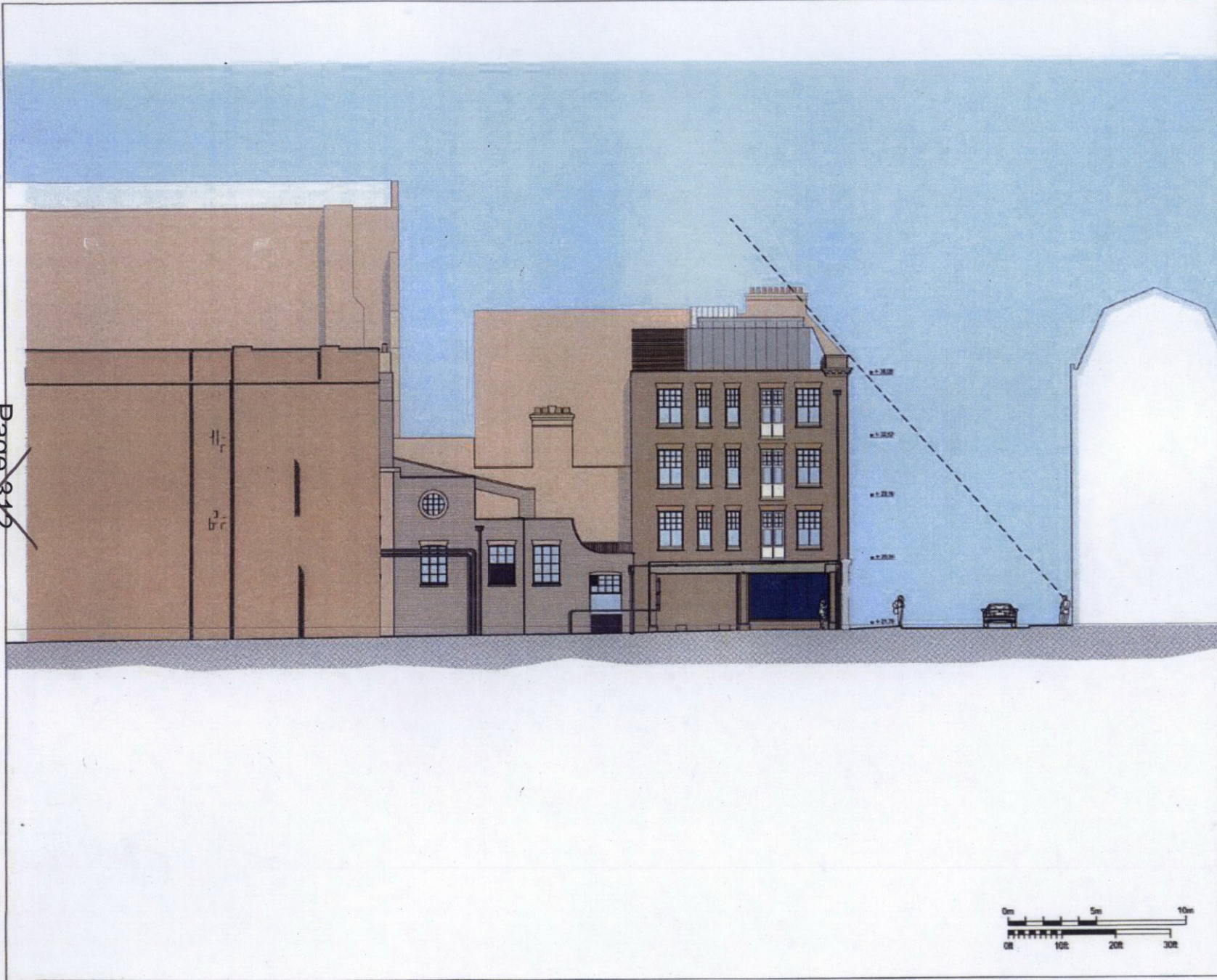
Project: 1327-1101



Author: BMF

Check: C





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no.	date	by	of	description
1	10.10.14	MB	MB	Final Issue
2	12.11.14	JF	MB	Control Drawing
3	12.05.15	JF	MB	Final Issue

**FOR PLANNING**

**BRIMELLOW  
McSWEENEY  
ARCHITECTS**

100 Strand, London, WC2R 2LS  
Tel: 020 7424 1234 Fax: 020 7424 1235  
www.brimelowmcsweeney.com

67-70 Drury Lane  
Covent Garden, London

**Proposed Side Elevation  
Mansard Penthouse Option**

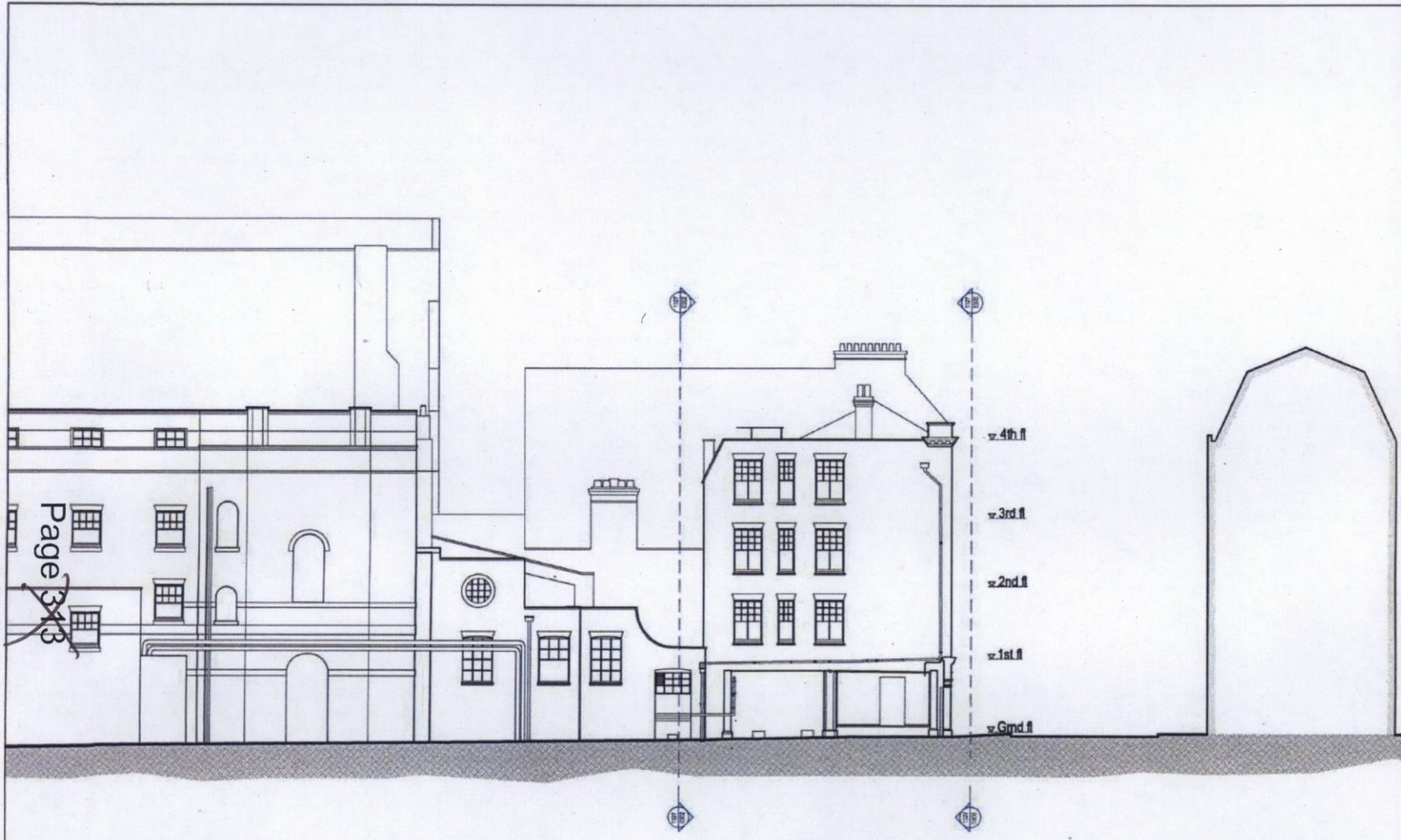
1:200 (A3) / 1:100 (A1)

13.03.14

1327-1301

B

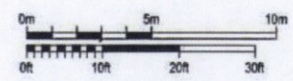




Page 3/3

Theatre Royal - as seen from Vinegar Yard      Application site: 67-70 Drury Lane      Drury Lane      124 Drury Lane

We warrant that this drawing is a true and correct representation of the proposed works.  
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 The work has been submitted in accordance with the Code of Planning Practice, 10th Edition (2007) using the standard plans A1, A2, A3, A4, A5. They are reproduced and added to the Body of the Building on the correct side of the sheet. Any drawings to be made on the basis of these provisions, whether on a proportional, graphical, loose agreement or the like, shall have no effect for the purpose.  
 - Design Development  
 - Approved drawings, site plans and elevations used to be submitted  
 - Allowance for construction methods and building elements.  
 - Landmark consent  
 No other plan to other drawings  
 / 05.03.14 MP 100 FIRST ISSUE



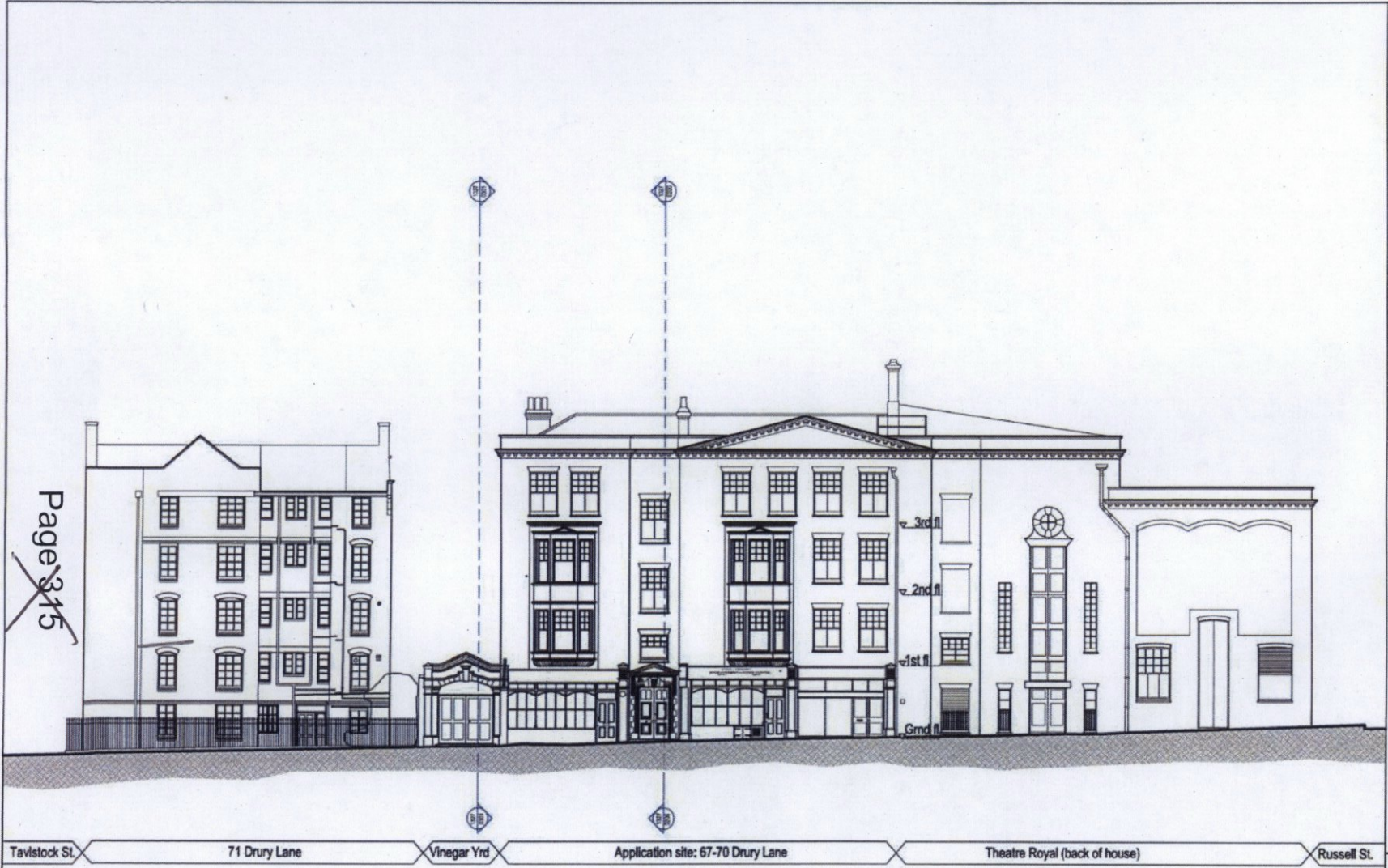
<b>FOR PLANNING</b>		
<b>BRIMELOW McSWEENEY ARCHITECTS</b> <small>25 Great Queen Street, Covent Garden, London WC2R 3HE          Tel: 020 7835 7835 - Fax: 020 7835 7835 - email: info@brimelowmcsweeney.co.uk</small>		
project <b>67-70 Drury Lane Covent Garden, London</b>		
title <b>Existing Side Elevation</b>		
date <b>1:200@A3 / 1:100@A1</b>	day <b>13-03-14</b>	sheet <b>NLF</b>
drawing no. <b>1327-0301</b>	scale <b>1</b>	







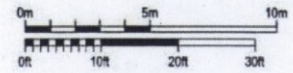
Page 3/15



Tavistock St. 71 Drury Lane Vinegar Yrd Application site: 67-70 Drury Lane Theatre Royal (back of house) Russell St.

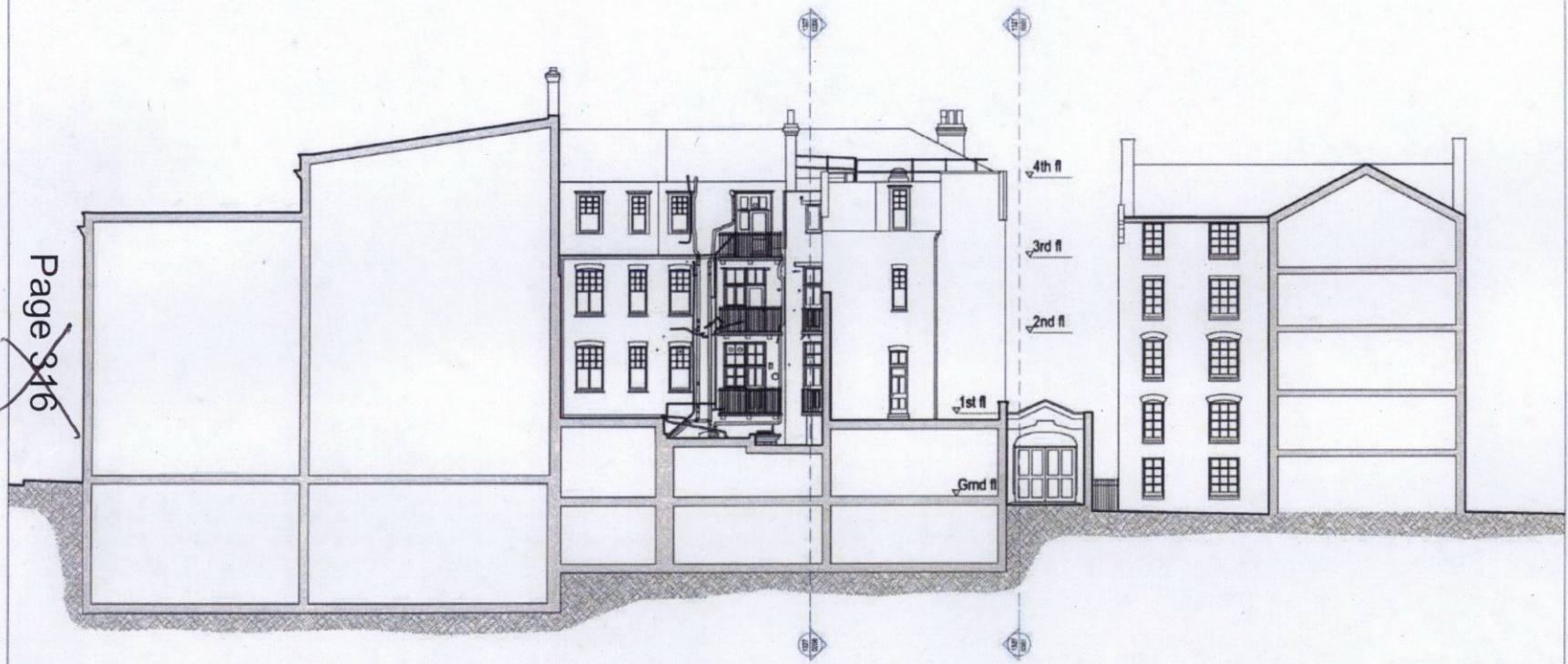
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 The views have been calculated by architects with the Office of Building Practice, UK Building (2007) using the latest software UK, USA, CAN. They are approximate and made in the best interest of the building of the correct scale of the drawing. Any building to be made on the basis of these guidelines, whether as a project building, providing, lease agreement or the like, should have reference to the following:  
 - Design development  
 - Accurate site survey, site levels and elevations must be taken and used  
 - Allowance for construction methods and building systems  
 - Local authority consent  
 Date: 15.05.14  
 Drawn by: JLF  
 Checked by: JLF  
 Project No: 1327-0300

<b>FOR PLANNING</b>		
<b>BRIMELOW McSWEENEY ARCHITECTS</b> <small>20 Great Queen Street, Covent Garden, London WC2E 3QU        Tel: 020 7914 7920 - Fax: 020 7914 7921 - email: enquiries@brimelow.co.uk</small>		
project <b>67-70 Drury Lane Covent Garden, London</b>		
title <b>Existing Drury Lane Elevation</b>		
scale 1:200@A3 / 1:100@A1	date 13-05-14	sheet 1LF
drawing no. <b>1327-0300</b>	number /	





Page 3/16



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 Note to Surveyors/Architects:  
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 added or subtracted.  
 This section has been submitted in accordance with the Code of Planning Practice, 2011 Edition  
 (COP1) using the metric system (M, GR, UK). They are approximate and refer to the British  
 standard of the metric system of the design. Any problems to be noted on the basis of these  
 conditions, whether or not practical, availability, have represented and the final printed copy  
 shall be for the following:  
 - Design development  
 - Materials to be used, site levels and dimensions need to be fully and used  
 - All services for construction methods and building structure.  
 - Local authority consent.  
 We are pleased to have been selected by you.  
 / 13.12.14 MP 00 1327-0302

Russell St. Theatre Royal (back of house) Application site: 67-70 Drury Lane Vinegar Yrd. 71 Drury Lane Tavistock St.

**FOR PLANNING**

**BRIMELOW  
McSWEENEY  
ARCHITECTS**

17 Great Queen Street, Covent Garden, London WC2R 3HQ  
 Tel: 020 7624 7624 Fax: 020 7624 7625 email: info@brimelowmcsw.com

project  
**67-70 Drury Lane  
Covent Garden, London**

title  
**Existing Rear Elevation**

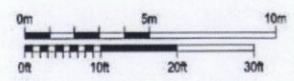
scale  
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 13-03-14

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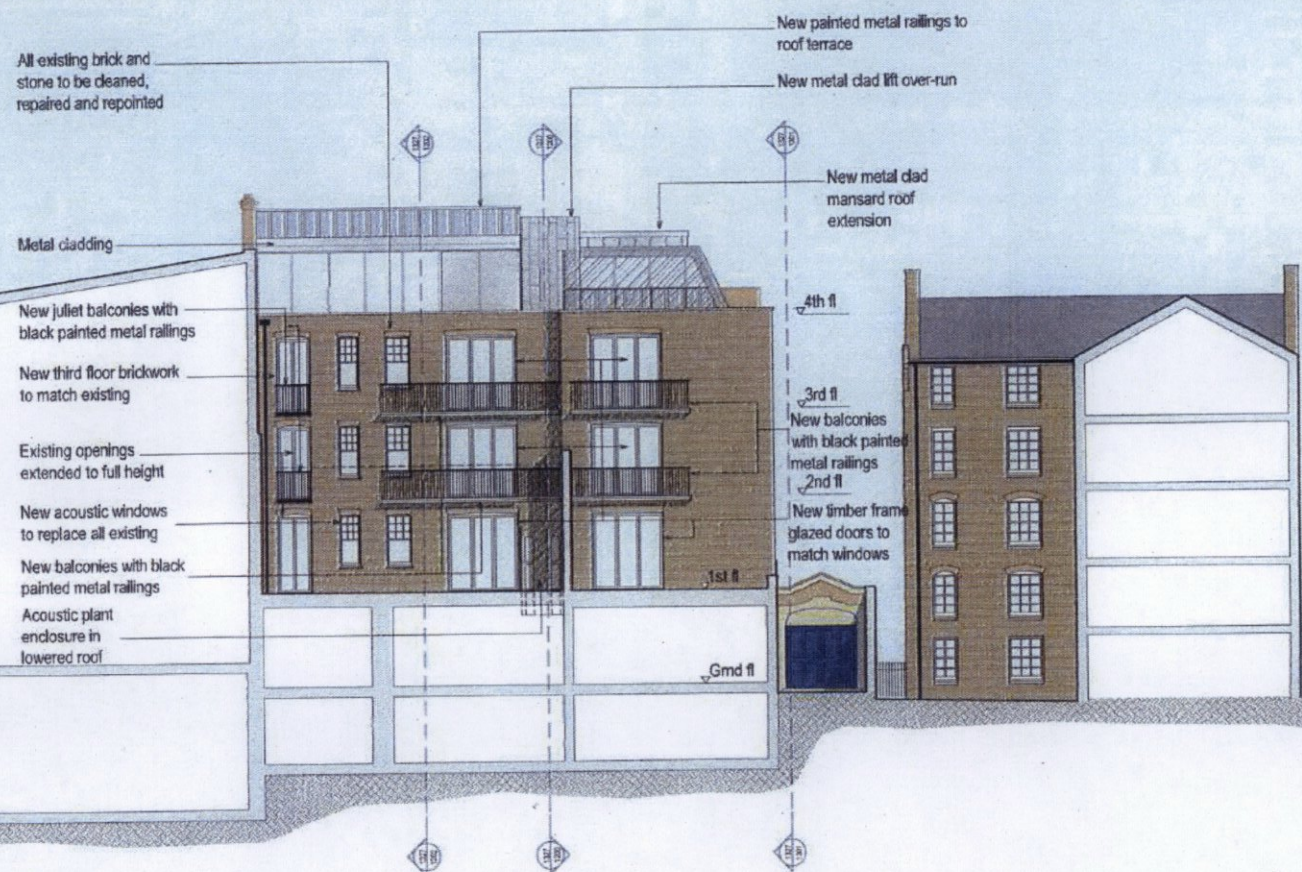
checked by  
 1327-0302

number  
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Page 3/7



Russell St. Theatre Royal (back of house) Application site: 67-70 Drury Lane Vinegar Yrd. 71 Drury Lane Tavistock St.

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 Work to agreed dimensions only.  
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 The areas have been calculated in accordance with the Code of Measuring Practice, 6th Edition (2007) using the measurements of the drawing. Any reference to be made to the total floor area, whether in a prospectus, planning application, lease agreement and the like, should make allowance for the following:  
 - Single development  
 - Allowance for safety, site heads and other items not to be fully utilised  
 - Allowance for construction methods and building practices  
 - Local authority variance

CASE COPY

TP:  
 RN:  
 ADDRESS:

**FOR PLANNING**

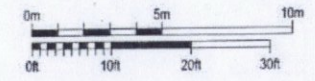
**BRIMELOW  
 McSWEENEY  
 ARCHITECTS**

10 Great Queen Street, Covent Garden, London WC2R 3HQ  
 Tel: 020 7551 1325 - fax: 020 7551 7525 - email: info@brimelowmcsweeney.co.uk

PROJECT  
 67-70 Drury Lane  
 Covent Garden, London

DATE  
 Proposed Rear Elevation  
 Mansard Penthouse Option

<small>scale</small> 1:200@A3 / 1:100@A1	<small>date</small> 13-03-14	<small>drawn</small> HJF
<small>drawing no.</small> 1327-1302		<small>revision</small> B





**DRAFT DECISION LETTER**

**Address:** 67-70 Drury Lane, London, WC2B 5SP

**Proposal:** Erection of fourth floor roof extension at Nos. 67-70, alterations to mansard at rear third floor level, new window and door openings to side and rear elevations, installation of mechanical plant at rear first floor level and alterations to shopfront. Reconfiguration of upper floor flats to provide 5 x 2 bedroom units and 1 x 3 bedroom unit.

**Plan Nos:** 1327-1000, 1327-0100 Rev. A, 1327-0101 Rev. A, 1327-0102, 1327-0103, 1327-0104, 1327-0105, 1327-0200, 1327-0202, 1327-0300, 1327-0301, 1327-0302, 1327-1100 Rev. F, 1327-1101 Option C Rev. B, 1327-1102 Rev. B, 1327-1103 Rev. B, 1327-1104 Rev. B, 1327-1105 Rev. H, 1327-1106 Rev. G, 1327-1300 Rev. E, 1327-1301 Rev. C, 1327-1302 Rev. E, 1327-1200 Rev. C, 1327-1202 Rev. A, 1327-1206 Rev. C, 1327-SK-071, Planning Statement, Environmental Noise Survey and NPPF Assessment Report 20900/NPPF1 (Rev1) dated 29 January 2015 prepared by Hann Tucker Associates, Daylight, Sunlight and Overshadowing Report dated 26 May 2015 prepared by Point 2 Surveyors Ltd, Retail Appraisal/Assessment dated January 2015 prepared by CBRE, Historic environment assessment dated December 2014 prepared by Museum of London Archaeology, Design and Access Statement dated January 2015, Three Dimensional Study dated June 2015, Structural Statement on the Proposed Redevelopment of the Existing Building dated 15 January 2015 and Building Services Report for Planning Application dated 20 January 2015 prepared by Michael Popper.

**Case Officer:** Zulekha Hosenally

**Direct Tel. No.** 020 7641 2511

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

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

**Reason:**

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

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

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

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

**Reason:**

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

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

**Reason:**

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

- 4 You must apply to us for approval of detailed drawings at a scale of 1:5 of the following parts of the development:

- i) balustrades and railings;
- ii) shopfront alterations;
- iii) doors and windows including dormer windows; and
- iv) louvred privacy screen.

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

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

**Reason:**

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

- 5 You must apply for approval of a detailed scheme for the shop windows of the Class A1 unit at ground floor level of No. 70. The scheme shall include the area immediately behind the windows and shall define any display panels within the windows. You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved drawings.

**Reason:**

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

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

**Reason:**

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

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

- 8 All metal railings and new balconies are to be painted black and maintained in that colour.

**Reason:**

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

- 9 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.

- 10 (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.

- 11 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.

- 12 You must install the acoustic louvred screen around the air conditioning units hereby approved at rear first floor level prior to the operation of the units. You must not operate the air conditioning units until the acoustic louvred screen has been installed. Thereafter the acoustic louvred screen must remain for as long as the units remain in situ.

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.

- 13 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 10, 11 and 12 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.

- 14 You must not use the roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

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)

- 15 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 1327-1100 Rev. F. You must clearly mark them and make them available at all times to everyone using the building. (C14FB)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

- 16 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.

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

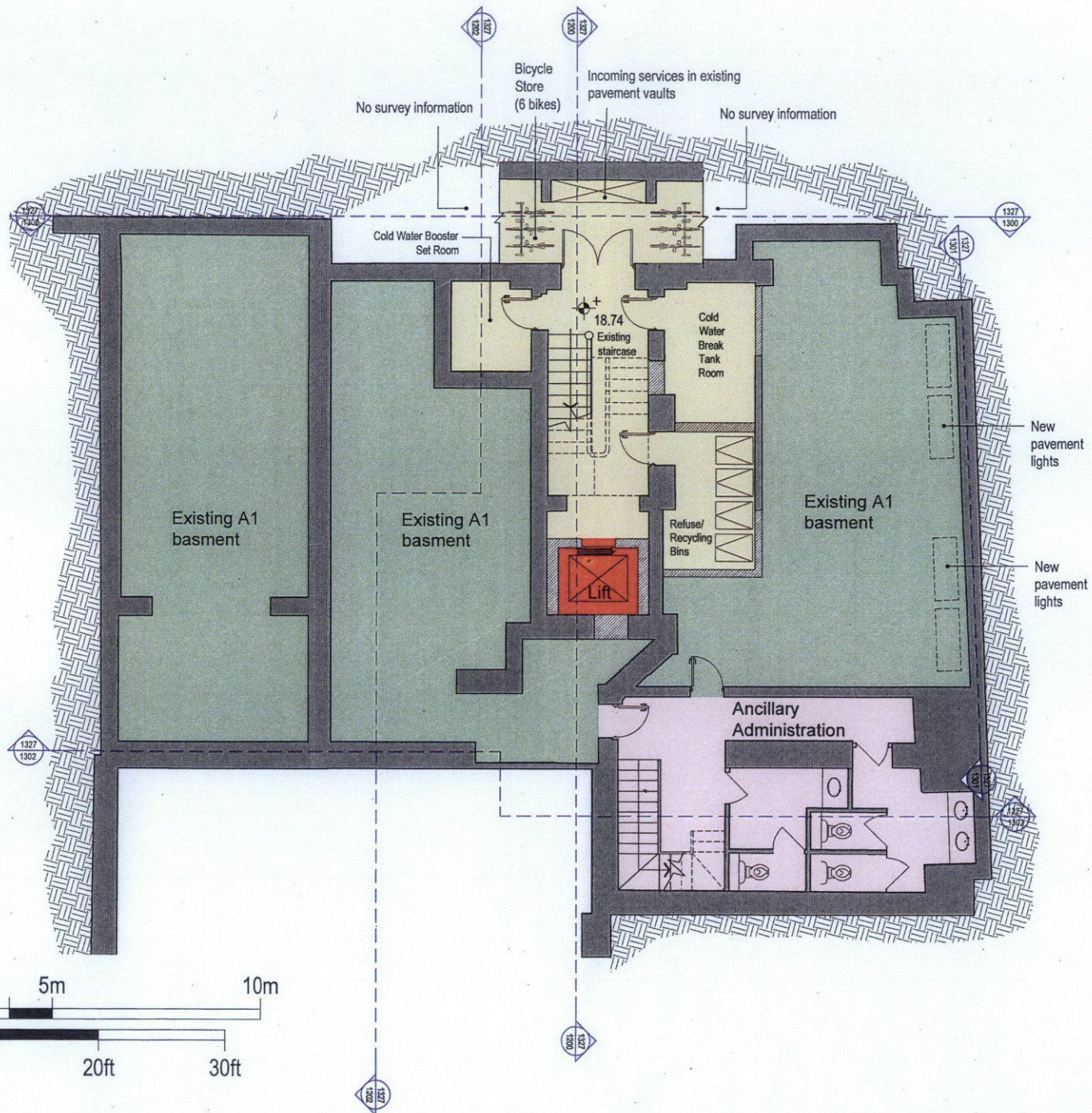
- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 You are advised that reference is has been made to a standby generator in the submitted acoustic report 'Environmental Noise Survey and NPPF Assessment Report 20900/NPPF 1 (Rev1) dated 29 January 2015 prepared by Hann Tucker Associates' however no details of the generator has been provide nor the location of the proposed generator therefore planning permission and an acoustic report will be required to assess the acceptability of the standby generator.
- 3 The arrangements for means of escape in case of a fire are inadequate. There is no protection



of the proposed internal staircase to the third/fourth flat as it opens onto an open plan area within close proximity to the kitchen/living area which is the area of highest fire risk. The bedrooms at lower levels all have to exit through the area of highest risk i.e. kitchen and living rooms. In addition all the flats open into the living spaces and not into a protected lobby/hallway space. Although the proposal is not creating new units but reconfiguring existing units you are advised to address the means of escape in respect of all the flats.

- 4 Conditions control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 5 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 6 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).





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 The areas have been calculated in accordance with the Code of Measuring Practice, 6th Edition (2007) using the related national MA, CA, CCA. They are approximate and relate to the built areas of the building at the current state of the design. Any decisions to be made on the basis of these predictions, whether on to project viability, pre-selling, lease agreements and the like, should make allowance for the following:  
 - Design development  
 - Accurate site survey, site levels and dimensions need to be fully evaluated  
 - Allowance for construction methods and building tolerances  
 - Local authority consents

rev date drawn by client description  
 / 14.04.14 NF DMA FIRST ISSUE  
 A 29.04.14 DMA DMA A1 Basement retained indicated to the rear of residential site gain  
 B 08.01.15 SH DMA Plant Area revised.  
 C 14.01.15 SH DMA Bins and Refuse Stores allocated. Layout updated.  
 D 31.07.15 GC SH Revised Planning Issue  
 E 31.07.15 GC SH Revised Planning Issue Amended  
 F 06.08.15 GC SH Door added to layout

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 11 AUG 2015  
 BY: \_\_\_\_\_

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 TP: \_\_\_\_\_  
 RN: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

- Legend
- A1 - Retail
  - Ancillary Administration
  - C3 - Residential
  - Common areas
  - Stairs / Lifts
  - Existing Construction
  - Proposed Construction

<b>FOR PLANNING</b>		
BRIMELOW McSWEENEY ARCHITECTS		
<small>25 Great Queen Street, Covent Garden, London WC2B 8BE.          tel: 020 7331 7835 - fax: 020 7331 7830 - email: info@brimelow-mcsweeney-architects.co.uk</small>		
<small>project</small> 67-70 Drury Lane Covent Garden, London		
<small>title</small> Proposed Basement Plan		
<small>scale</small> 1:50@A3	<small>date</small> 13-03-14	<small>drawn</small> NJF
<small>drawing no.</small> 1327-1100	<small>revision</small> F	



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- Design development
  - Accurate site survey, site levels and dimensions need to be fully evaluated
  - Allowance for construction methods and building tolerances.
  - Local authority concerns
- rev date drawn by checked description  
 / 06.03.14 D.J.M. D.J.M. First Issue  
 A 14.01.15 SH SH Office Toilets added

**CASE COPY**  
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**Legend**

- A1 - Retail
- Ancillary Administration
- C3 - Residential
- Common areas
- Stairs / Lifts
- Existing Construction
- Proposed Construction

**FOR PLANNING**

**BRIMELOW  
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26 Great Queen Street, Covent Garden, London WC2B 5SE.  
 Tel: 020 7631 7633 - Fax: 020 7631 7639 - email: sales@brimelowmcsweeney.co.uk

project  
 67-70 Drury Lane  
 Covent Garden, London

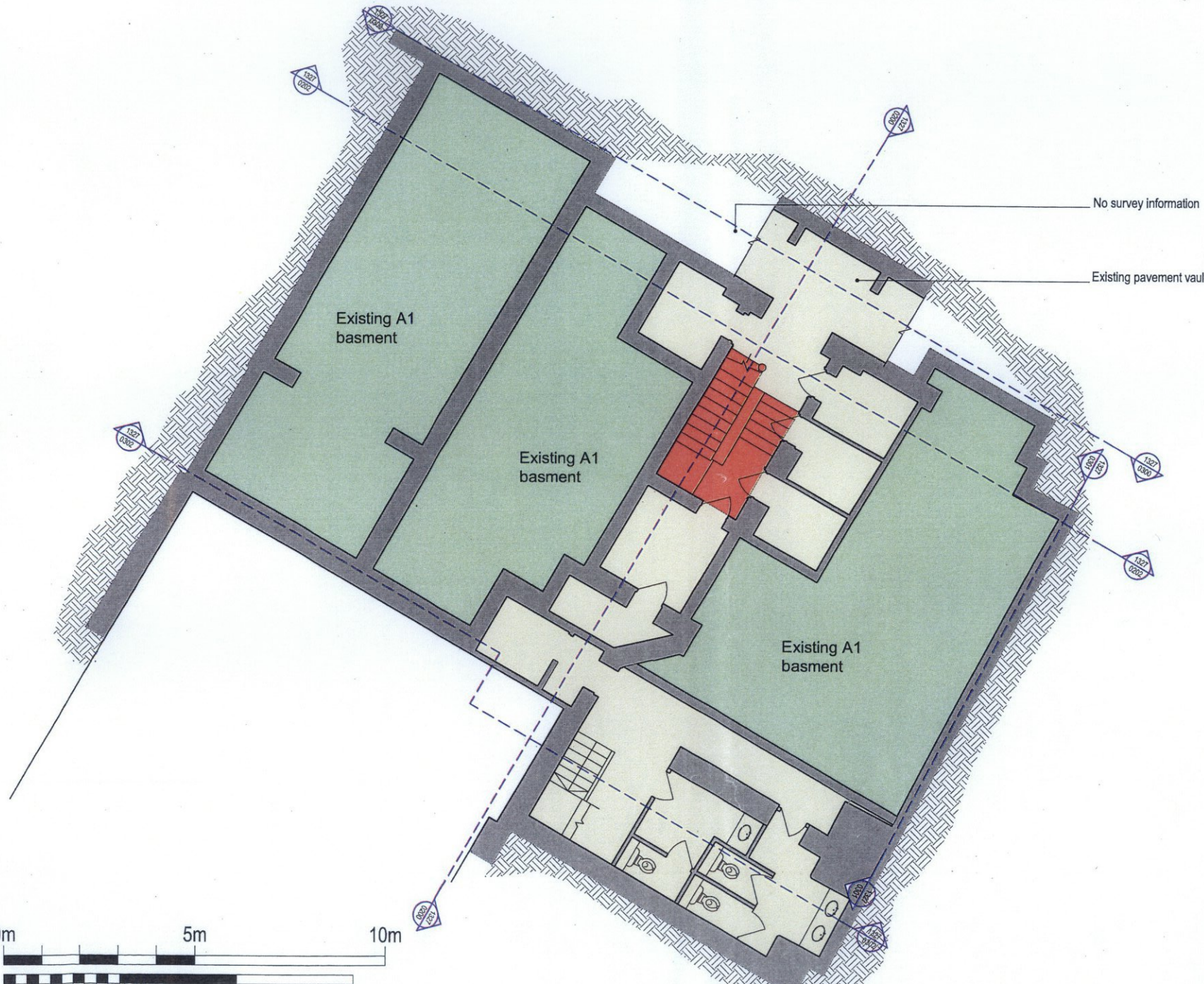
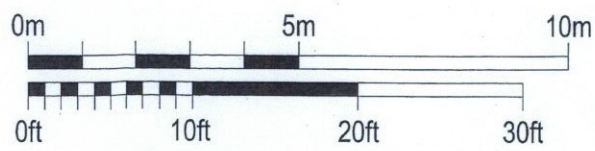
title  
 Existing Basement Plan

scale  
 1:100@A3

date  
 13-03-14

drawing no.  
 1327-0100

revision  
 A



No survey information

Existing pavement vaults



1327  
1302

DRURY LANE

New window matching  
new shop front  
New painted timber  
shopfront to  
match existing  
Repositioned entrance  
door

1327  
1300

Residential Entrance

+ 21.79

Existing A1

Existing A1

Existing A1

New pavement  
lights

New pavement  
lights

Lift

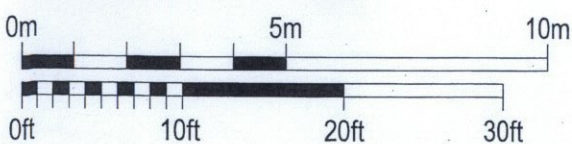
Acoustic Partition

VINEGAR  
YARD

Residential services  
access above

+ 23.01

Ancillary  
Administration



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the building at the current state of the design. Any decisions to be made on the basis of these  
measurements should be based on the following:  
- Design development  
- Accurate site survey, site levels and dimensions need to be fully evaluated  
- Allowance for construction methods and building tolerances.  
- Local authority compliance  
rev date drawn by checked by  
A 31.07.15 GC SH First Issue  
B 08.08.15 GC SH Revised Key  
C 08.08.15 GC SH Door Added

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1 1 AUG 2015  
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ADDRESS

- Legend
- A1 - Retail
  - Ancillary Administration
  - C3 - Residential
  - Common areas
  - Stairs / Lifts
  - Existing Construction
  - Proposed Construction

FOR PLANNING		
<b>BRIMELOW McSWEENEY ARCHITECTS</b>		
<small>28 Great Queen Street, Covent Garden, London WC2B 8SL Tel: 020 7621 7128 - Fax: 020 7621 7129 - email: admin@brimelow-architects.co.uk</small>		
project 67-70 Drury Lane Covent Garden, London		
title Proposed Ground Floor Plan		
scale 1:100@A3	date 31-07-15	drawn by GC
drawing no. 1327-1101 Option C		revision B



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 - Design development  
 - Accurate site survey, site levels and dimensions need to be fully evaluated  
 - Allowance for construction methods and building tolerances.  
 - Local authority constraints  
 rev date: checked by: issued description  
 A 08.05.14 D.M. D.M. First Issue  
 A 14.01.15 S.H. S.H. Office updated

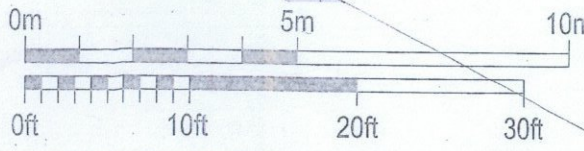
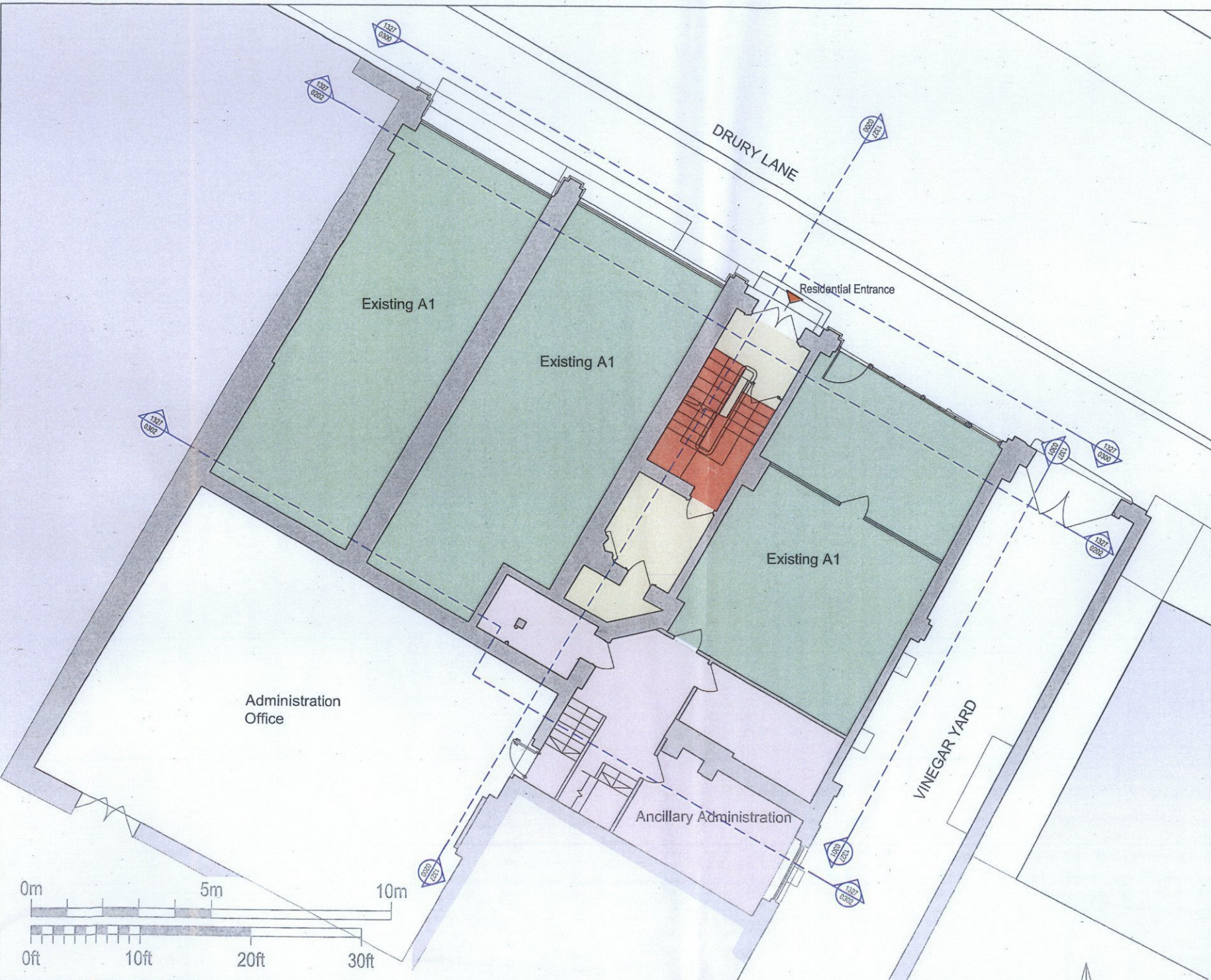
**CASE COPY**

TP:  
 RN:  
 ADDRESS:

Legend

- A1 - Retail
- Ancillary Administration
- C3 - Residential
- Common areas
- Stairs / Lifts
- Existing Construction
- Proposed Construction

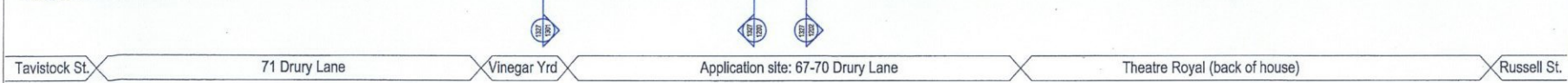
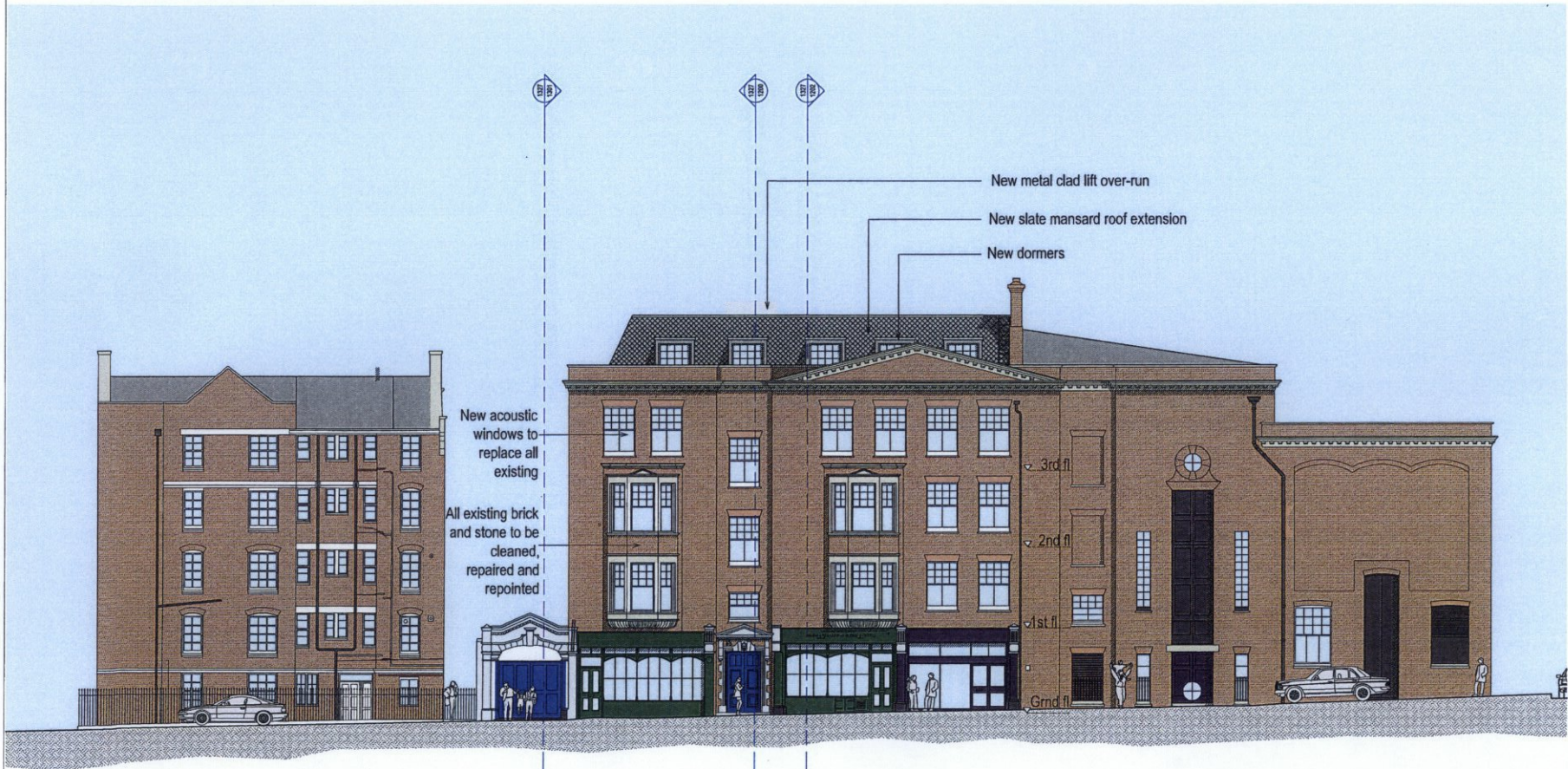
<b>FOR PLANNING</b>		
<b>BRIMELOW          McSWEENEY          ARCHITECTS</b>		
<small>28 Green Queen Street, Covent Garden, London WC2B 3JL          Tel: 020 7513 1338 - Fax: 020 7513 1333 - email: <a href="mailto:info@brimelow-mcsweeney.co.uk">info@brimelow-mcsweeney.co.uk</a></small>		
<b>67-70 Drury Lane          Covent Garden, London</b>		
<b>Existing Ground Floor Plan</b>		
<small>scale:</small> 1:100@A3	<small>date:</small> 13-03-14	<small>drawn by:</small> NJF
<small>drawing no.:</small> 1327-0101	<small>release:</small> A	



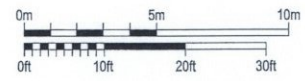


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 - Design development  
 - Accurate site survey, site levels and dimensions need to be fully evaluated  
 - Allowance for construction methods and building tolerances.  
 - Land stability concerns.

rev date drawn by checked by  
 / 03.10.14 NF SH First Issue  
 A 19.11.14 JT SH General Update  
 B 21.07.15 GC SH Revised Planning Issue  
 C 04.06.15 GC SH Revised Planning Issue  
 D 29.05.15 GC SH Revised Planning Issue  
 E 05.10.15 GC SH Revised Planning Issue

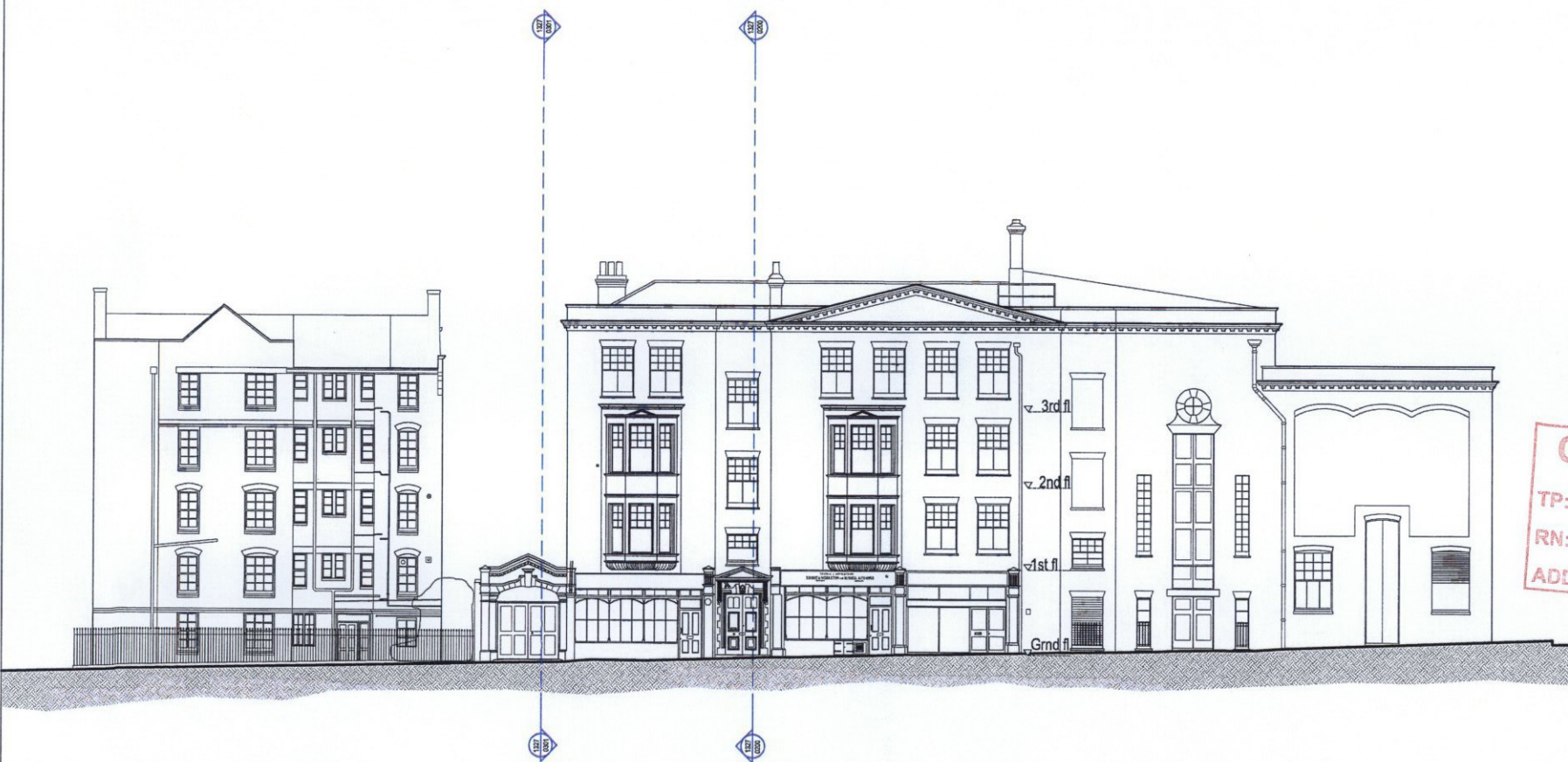


status		
<b>FOR PLANNING</b>		
BRIMELOW McSWEENEY ARCHITECTS		
<small>28 Great Queen Street, Covent Garden, London WC2B 5SE.        Tel: 020 7517 7835 - Fax: 020 7517 7830 - email: info@brimelow-mcsweeney.co.uk</small>		
project <b>67-70 Drury Lane</b> Covent Garden, London		
title <b>Proposed Drury Lane Elevation</b>		
scale	date	drawn
1:200@A3 / 1:100@A1	13-03-14	NJF
drawing no.	revision	
1327-1300	E	





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 - Design development  
 - Accurate site survey, site levels and dimensions need to be fully established  
 - Allowance for construction methods and building tolerances.  
 - Local authority constraints.  
 rev date desc by chd description  
 / 03.10.14 NF SD FIRST ISSUE



**CASE COPY**  
 TP:  
 RN:  
 ADDRESS:

Tavistock St. 71 Drury Lane Vinegar Yrd Application site: 67-70 Drury Lane Theatre Royal (back of house) Russell St.

FOR PLANNING

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 ARCHITECTS** 

29 Great Queen Street, Covent Garden, London WC2B 3JL  
 tel: 020 7551 7858 - fax: 020 7551 7859 - email: enq@brimelowmcsw.com

project  
 67-70 Drury Lane  
 Covent Garden, London

title  
 Existing Drury Lane Elevation

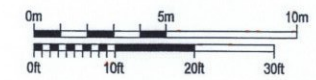
scale  
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date  
 13-03-14

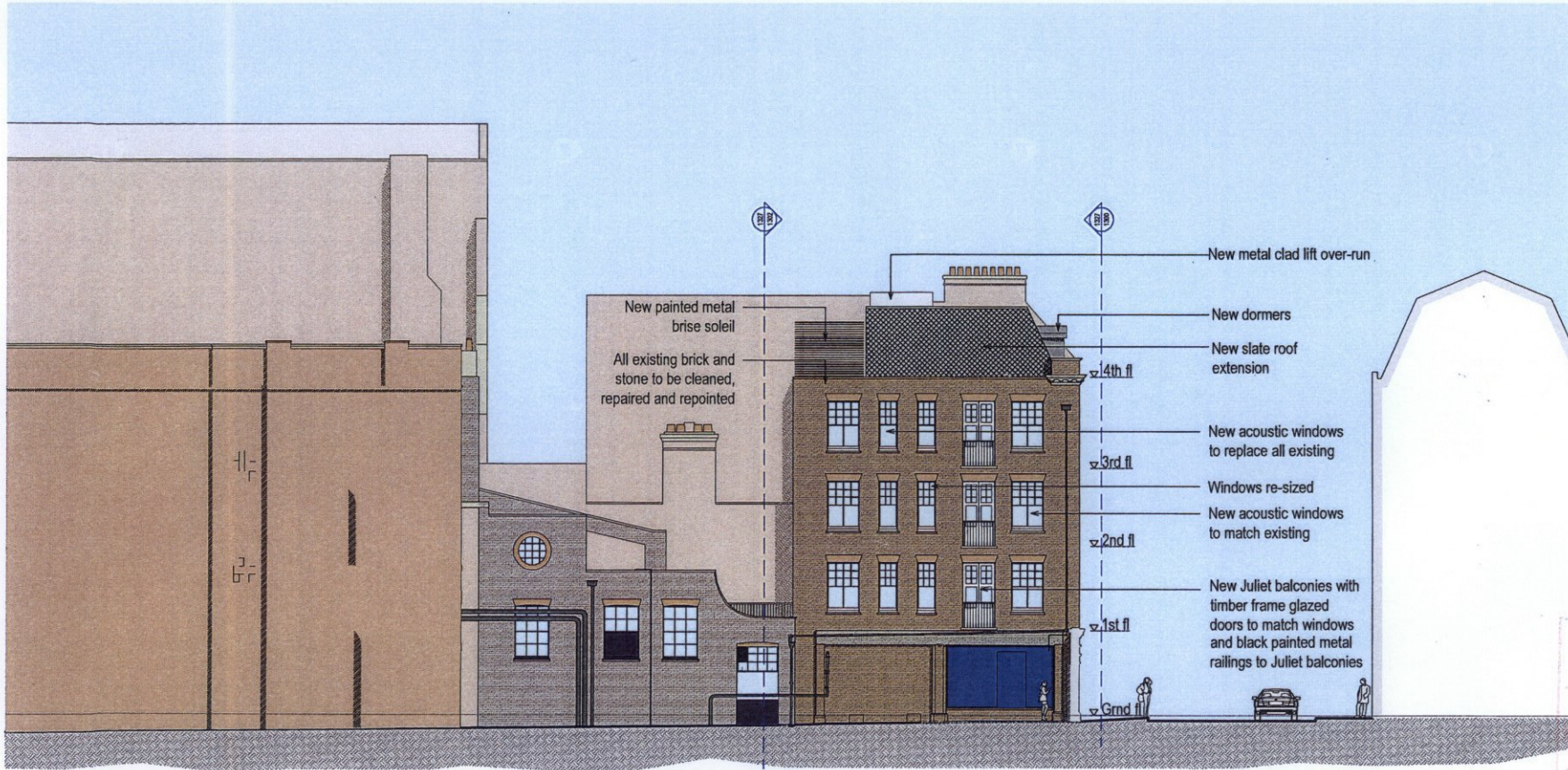
drawn  
 NJF

drawing no.  
 1327-0300

revision  
 /





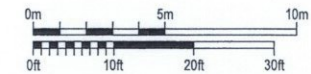


Theatre Royal - as seen from Vinegar Yard

Application site: 67-70 Drury Lane

Drury Lane

124 Drury Lane



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 - Design development  
 - Accurate site survey, site levels and dimensions need to be fully evaluated.  
 - Allowance for construction methods and building tolerances.  
 - Local authority consents

rev	date	drawn by	checked by	description
1	03.10.14	MF	SH	First Issue
A	15.11.14	JT	SH	General Update
B	31.07.15	GC	SH	Revised Planning Issue
C	04.08.15	GC	SH	Revised Planning Issue

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25 Great Queen Street, Covent Garden, London WC2G 9EL  
 Tel: 020 7831 7835 - Fax: 020 7831 7838 - email: admin@bm-architects.co.uk

project 67-70 Drury Lane  
 Covent Garden, London

site Proposed Side Elevation

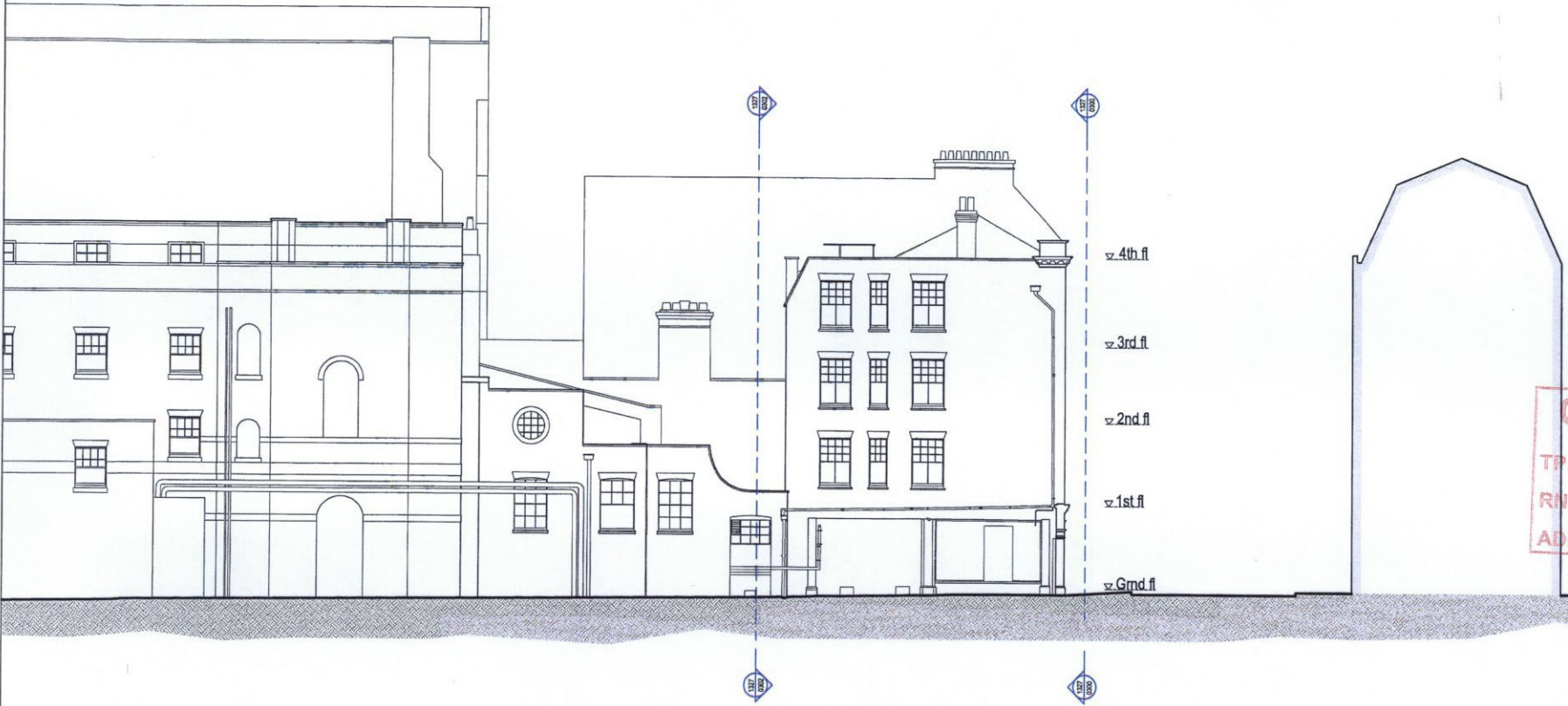
scale	date	drawn
1:200@A3 / 1:100@A1	13-03-14	NJF

drawing no. 1327-1301

revision C



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 - Design development  
 - Accurate site survey, site levels and dimensions need to be fully undertaken  
 - Allowance for construction methods and building tolerances.  
 - Land subsidence concerns.  
 any date drawn by client description  
 / 03.10.14 NF SO FIRST ISSUE



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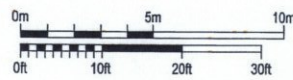
Theatre Royal - as seen from Vinegar Yard

Application site: 67-70 Drury Lane

Drury Lane

124 Drury Lane

<b>FOR PLANNING</b>		
<b>BRIMELOW          McSWEENEY          ARCHITECTS</b>		
<small>28 Great Queen Street, Covent Garden, London WC2B 5DL          Tel: 020 7333 7333 - Fax: 020 7333 7339 - email: <a href="mailto:enquiries@brimelow.com">enquiries@brimelow.com</a></small>		
<small>project</small> <b>67-70 Drury Lane          Covent Garden, London</b>		
<small>site</small> <b>Existing Side Elevation</b>		
<small>scale</small> <b>1:200@A3 / 1:100@A1</b>	<small>date</small> <b>13-03-14</b>	<small>drawn</small> <b>NJF</b>
<small>drawing no.</small> <b>1327-0301</b>	<small>revision</small> <b>/</b>	





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 - Design development  
 - Accurate site survey, site levels and dimensions need to be fully evaluated  
 - Allowance for construction methods and building tolerances.  
 - Local authority comments

rev date drawn by cMtd description  
 J 02.10.14 HF SH General Update  
 A 10.11.14 JT SH First Issue  
 B 14.01.15 SH SH Minor Updates  
 C 30.06.15 SH SH Roof Frame removed  
 D 21.07.15 OC SH Revised Planning Issue  
 E 04.09.15 OC SH Revised Planning Issue

All existing brick and stone to be cleaned, repaired and repointed

Metal cladding

New Juliet balconies with black painted metal railings

New third floor brickwork to match existing

Existing openings extended to full height

New acoustic windows to replace all existing

New balconies with black painted metal railings

Acoustic plant enclosure in lowered roof

New metal clad lift over-run

4th fl

3rd fl  
 New balconies with black painted metal railings

2nd fl  
 New timber frame glazed doors to match windows

1st fl

Gnd fl

CASE COPY  
 TP:  
 RN:  
 Russell St. Theatre Royal (back of house) Application site: 67-70 Drury Lane Vinegar Yrd 71 Drury Lane Tavistock St B.

FOR PLANNING  
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 25 Great Queen Street, Covent Garden, London WC2B 3EU  
 Tel: 020 7617 7855 Fax: 020 7617 7859 Email: admin@brimelow-mcsweeney.co.uk

project  
 67-70 Drury Lane  
 Covent Garden, London

site  
 Proposed Rear Elevation

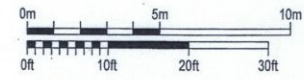
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date  
 13-03-14

drawn  
 NJF

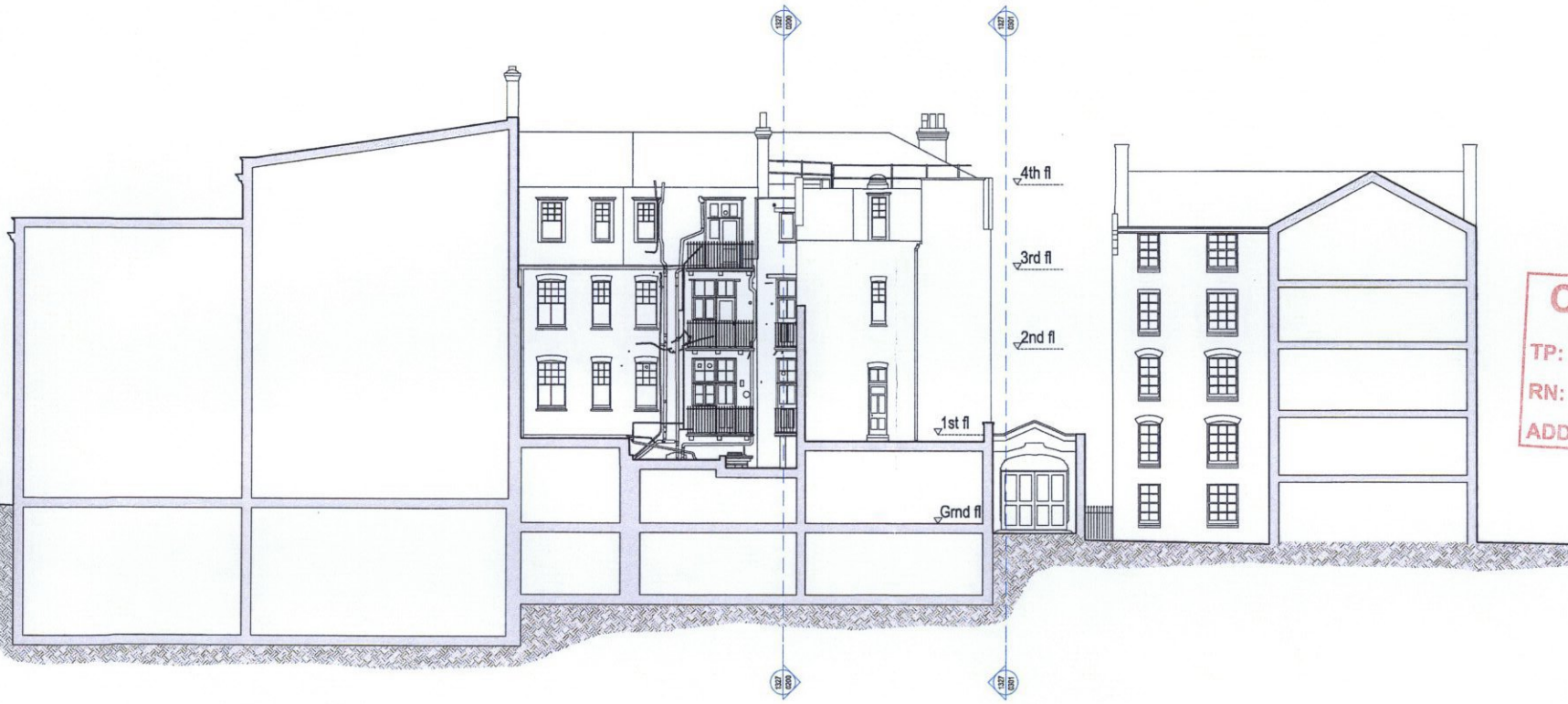
drawing no.  
 1327-1302

revision  
 E





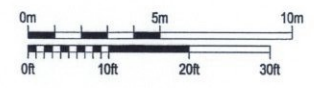
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 - Design development  
 - Accurate site survey, site levels and dimensions need to be fully evaluated  
 - Allowance for construction methods and building tolerances.  
 - Local authority comments  
 rev date drawn by check description  
 / 03.10.14 NF SD FIRST ISSUE



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ssell St. Theatre Royal (back of house) Application site: 67-70 Drury Lane Vinegar Yrd 71 Drury Lane Tavistock St.

status		
<b>FOR PLANNING</b>		
BRIMELOW McSWEENEY ARCHITECTS		
26 Great Queen Street, Covent Garden, London WC2B 5SE. tel 020 7331 7838 - fax 020 7331 7839 - email ash@brimelow-architects.co.uk		
project		
67-70 Drury Lane Covent Garden, London		
site		
Existing Rear Elevation		
scale	date	drawn
1:200@A3 / 1:100@A1	13-03-14	NJF
drawing no.	revision	
1327-0302	/	







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- Design development
- Accuracy site survey, site levels and dimensions need to be fully evaluated
- Allowance for construction methods and building tolerances.
- Local authority constraints

rev date desc by old description  
 / 29.09.15 GC SH First Issue

title		
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<small>26 Great Queen Street, Covent Garden, London WC2B 5SL          tel: 020 7621 7620 - fax: 020 7621 7629 - email: admin@brimelowmcsweeneys.co.uk</small>		
project		
67-70 Drury Lane Covent Garden, London		
site		
3d Bird's Eye Perspective		
scale	date	drawn
NTS	29-09-15	GC
drawing no.	revision	
1327-SK-071	/	