

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 30 August 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Westminster City Hall, 64 Victoria Street, London, SW1E 6QP,		
Proposal	External alterations to the north, south and western ground and sub-mezzanine floor elevations and associated public realm works; replacement windows on all upper floor elevations; louvre panel strips on the east and west upper floor elevations; and enclosed plant room, open top plant and louvered screen at roof level.		
Agent	Mr Tom Rudd		
On behalf of	Mr Chris Bond		
Registered Number	16/06056/COFUL	Date amended/ completed	24 June 2016
Date Application Received	24 June 2016		
Historic Building Grade	Unlisted		
Conservation Area	Not within any conservation area.		

1. RECOMMENDATION

Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992.

2. SUMMARY

The application site comprises City Hall which is a 22 storey building dating from the 1960s and is part occupied by Westminster City Council. The site is located outside a conservation area and comprises office (Class B1) floorspace. Part of the ground and basement floors of the building comprises Class A1 retail floorspace.

Permission is sought to refurbish the exterior of the building and include alterations to the ground floor entrance, replacement windows and stone cleaning, changes to the roof top plant and improvements to the public realm.

The key issue with this application is the impact of the proposals on the appearance of the townscape.

The alterations to the ground floor entrance consist of extending the glazing to replace black granite allowing for better views into the reception area. The City Council's crest will be repositioned centrally above the entrance door. The revolving doors and separate pass door (for access to people with mobility difficulties and push chairs) will be replaced. The scheme also seeks to improve the setting of

City Hall with public realm works to the front. These are welcome in principle.

A key part of the refurbishment of City Hall is the proposed repair and cleaning of the external stonework and the replacement of the windows on a like for like basis. The applicant advises that the new windows will have improved thermal performance and include solar control glass which is welcome. At 19th floor level the internal window cills will be dropped to allow the provision of floor to ceiling window openings. A vertical strip of louvres replacing one bay of glazing will be set to the southern end of the east and west facade.

Modifications at roof level are proposed in order to accommodate an enclosed plant room and necessary lift over runs and a lift motor room. These structures will be well set back from the roof edge. In addition an open top plant area is proposed at roof level which is to be screened by a louvred plant screen running around the perimeter of the roof. When the building maintenance unit is not being used it will be stored behind this louvred screen. The placing of mechanical plant at roof level will free up space in the sub basement of the building to provide improved staff facilities including 18 showers, toilets and lockers.

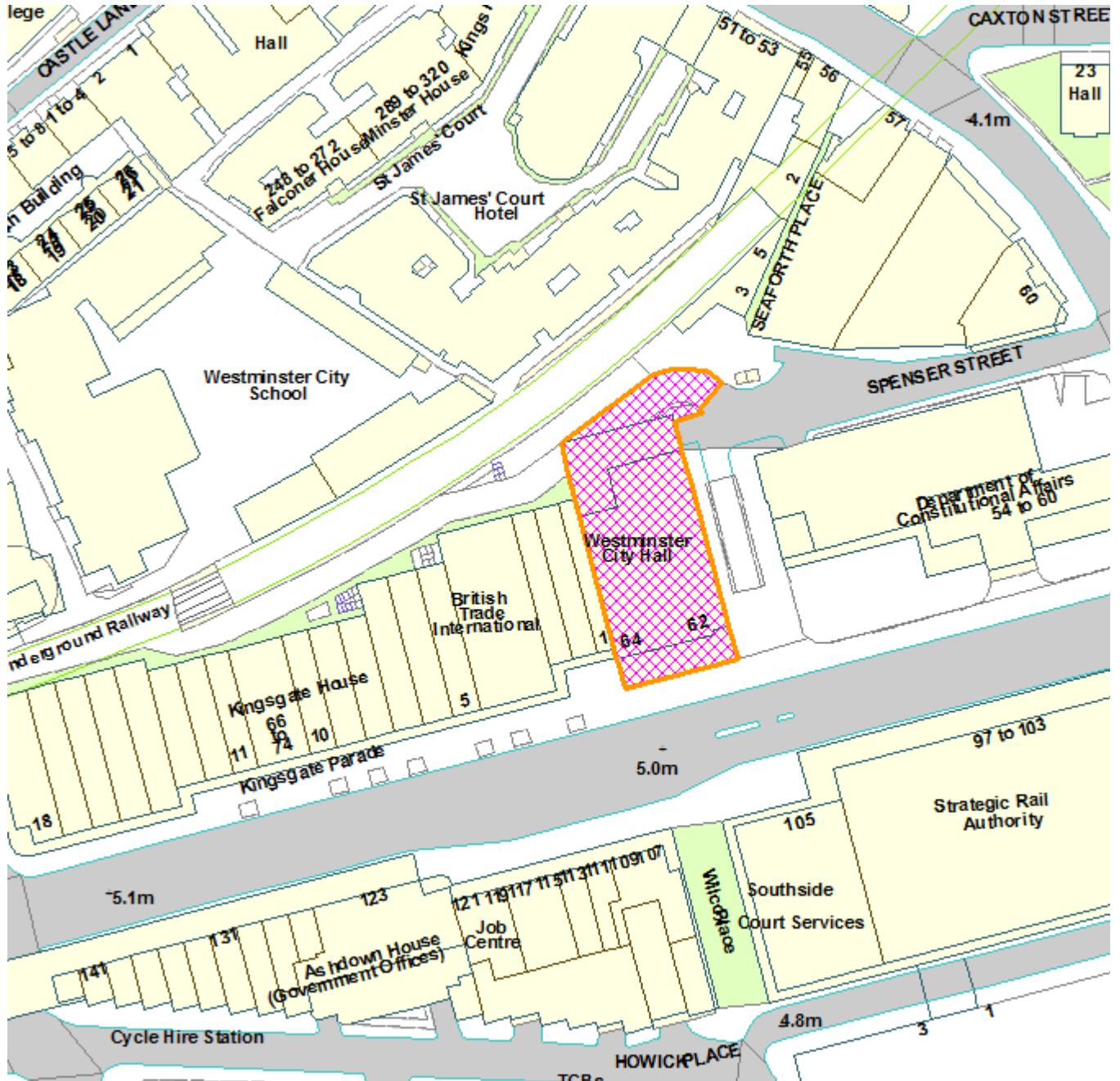
The changes to the ground floor and the elevations of the building are welcome in design terms. They will enhance the appearance of the building when viewed from street level and in more distant views. The alterations at roof level will not be visible from street level, however they will be seen in more distant views. Given that the enclosed plant room and lift motor room will be set back from the roof edge it is considered that this will not have a significant impact on the appearance of the building or setting of neighbouring conservation areas. The alterations at roof level are therefore considered acceptable in design terms.

There are no objections from Environmental Health to the roof top mechanical plant. However as full details of the mechanical plant have not been provided with this application it is recommended that a supplementary noise report is secured by condition. This will ensure that the proposed mechanical plant will meet our standard noise conditions which are designed to protect the amenity of neighbouring occupiers. A condition is also recommended to ensure the louvred screen is put in place and retained.

A residential occupier of the new Kings Gate development adjacent to City Hall has raised a concern about the future maintenance of the proposed vertical strip of louvres. These concerns are noted however there is no planning justification to secure details of the on-going maintenance of the louvres through a condition.

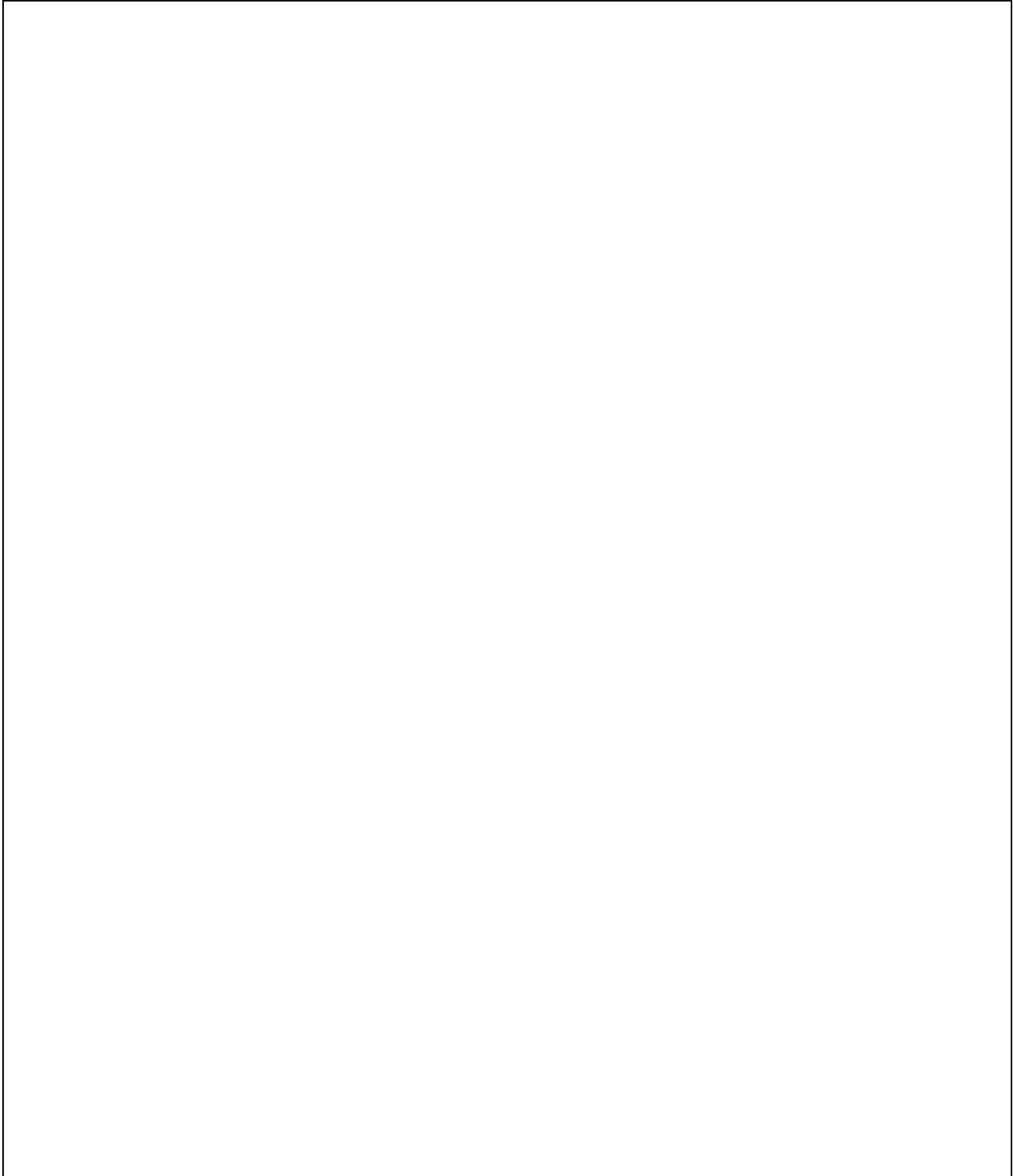
The Westminster CIL calculation for this application is zero.

3. LOCATION PLAN



Item No.
1

4. PHOTOGRAPHS





5. CONSULTATIONS

Westminster Society

This application creates no issues for the Society; approval recommended

Environmental Health

No objection subject to standard conditions on noise relating to mechanical plant.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 122

Total No. of replies: 2

No. of objections: 1

No. in support: 0

One letter of objection from a residential occupier of Kings Gate looking for an assurance that the louvred panels will be durable and that the applicant will maintain them on a regular basis and will not allow rust to form.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 Recent Relevant History

14/04569/COFUL

Installation of three chiller units on part of the ramp leading to the basement car park to the rear of Westminster City Hall for temporary period of six months.

Application Permitted 8 July 2014

14/04152/COFUL

Installation of communication base station on roof and removal of existing mast.

Application Permitted 20 June 2014

13/02450/COFUL

The siting of three chiller units on part of the ramp leading to the basement car park located to the rear of Westminster City Hall for a temporary period from 01 April to 30 November 2013.

Application Permitted 26 April 2013

12/05540/COFUL

Installation of replacement plant at 19th and 20th floor (roof) levels.

Application Permitted 17 August 2012

7. BACKGROUND PAPERS

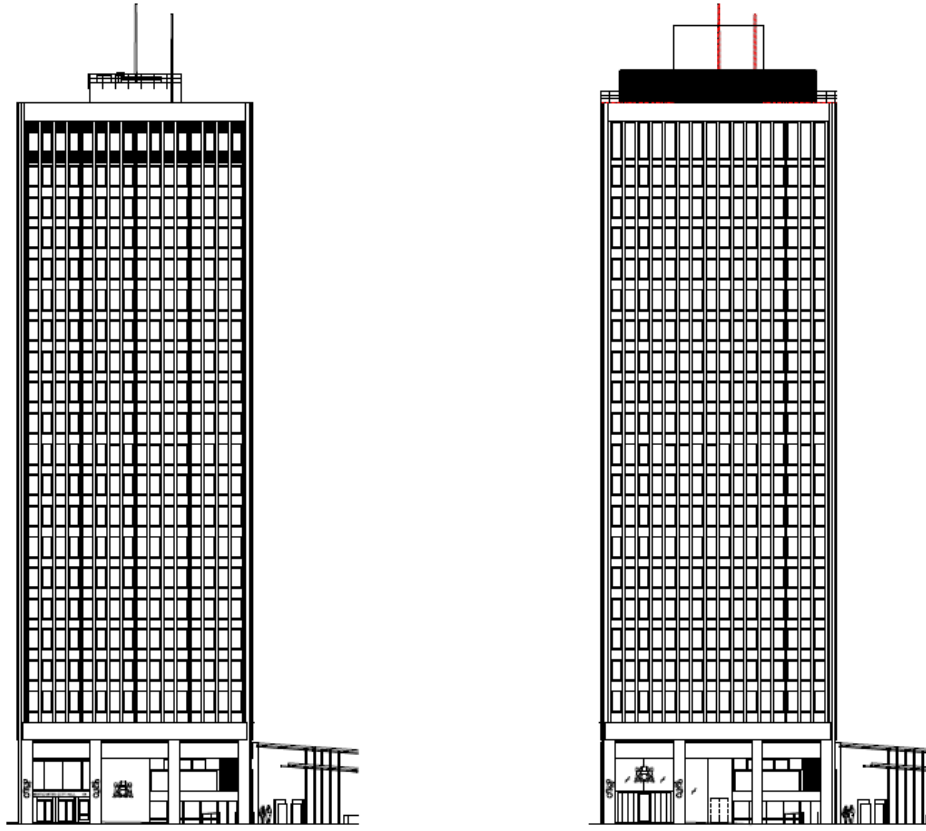
1. Application form
2. Response from Westminster Society, dated 19 July 2016
3. Responses from Environmental Health dated 16 August and 20 July 2016
4. Letter from occupier of 4.05 Kings Gate, 1 Kings Gate Walk, dated 31 July 2016
5. Letter from occupier of 10 Thames Street, London, dated 14 July 2016

Selected relevant drawings

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: LOUISE FRANCIS BY EMAIL AT lfrancis@westminster.gov.uk

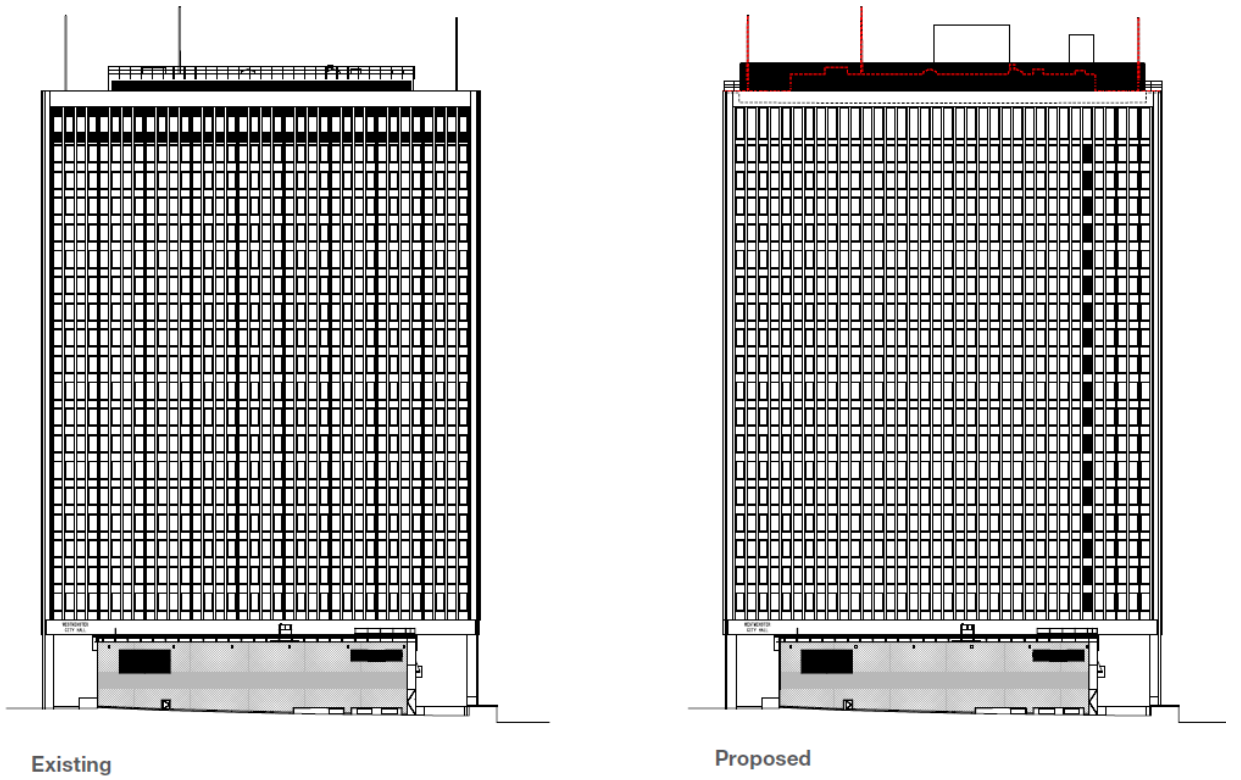
8. KEY DRAWINGS



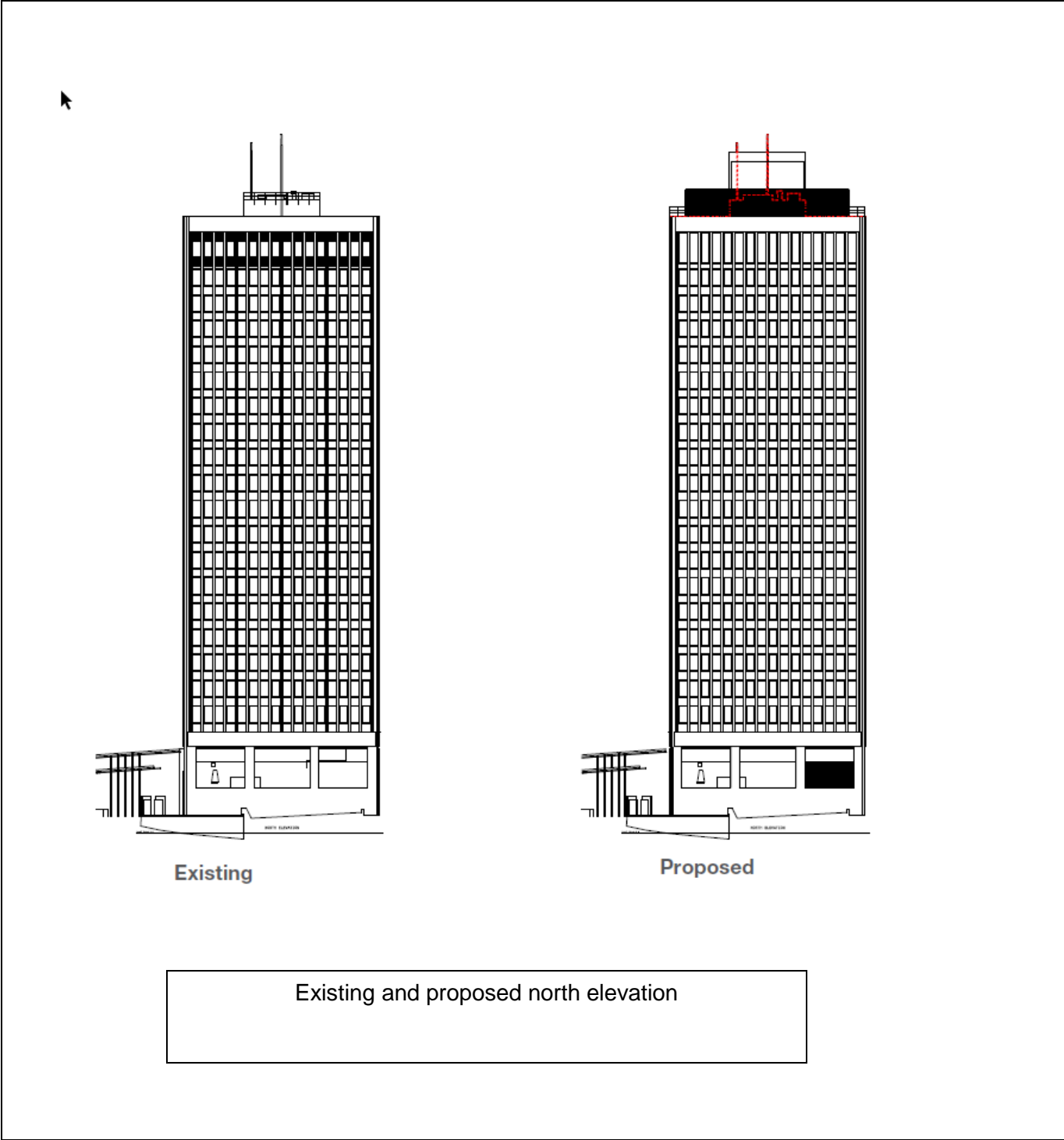
Existing

Proposed

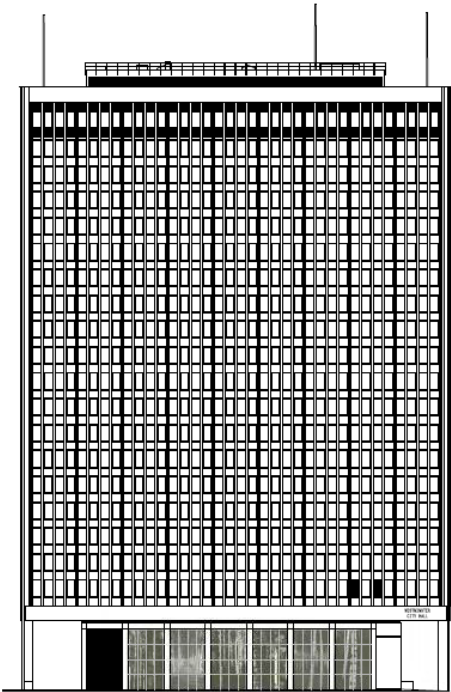
Existing and proposed south elevation



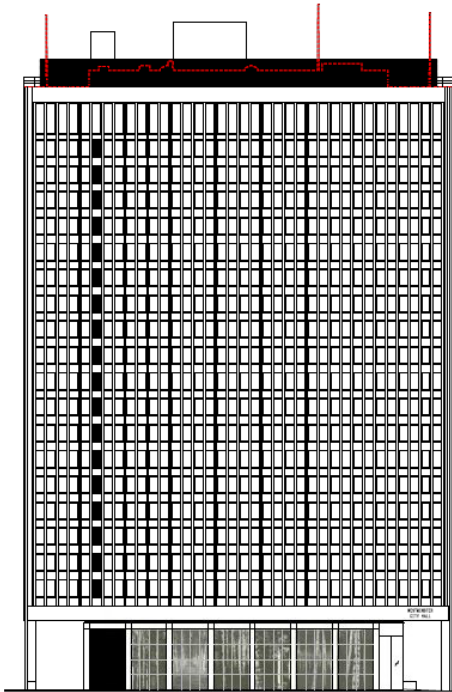
Existing and proposed west elevation



1



Existing

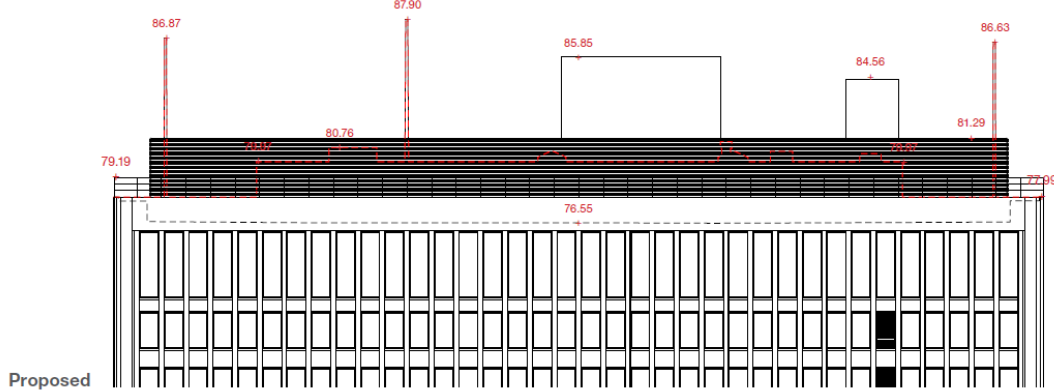
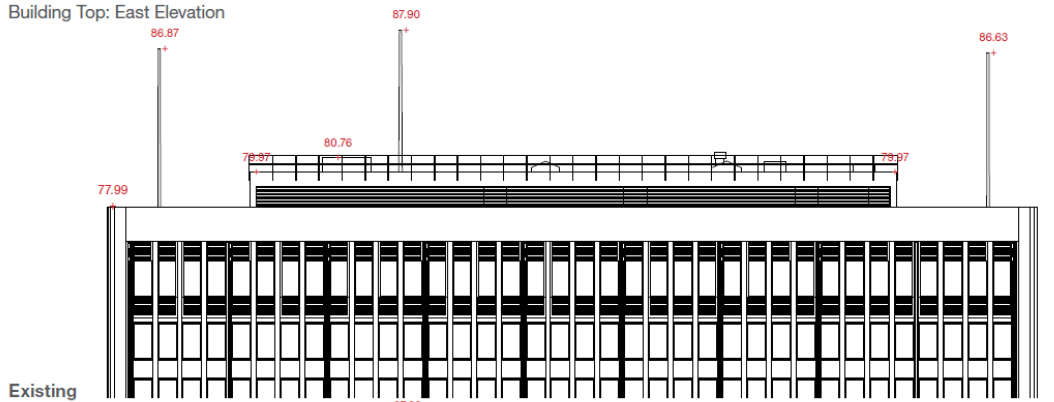


Proposed

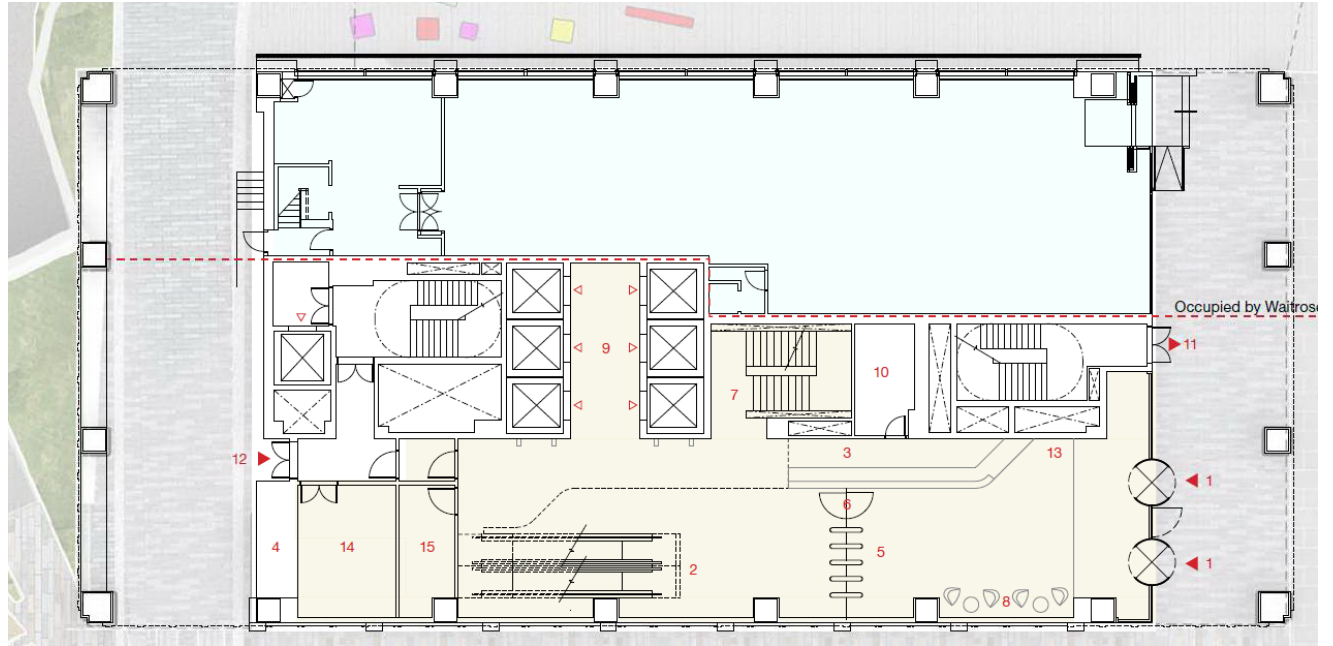
Existing and proposed west elevation

3.4 Facades

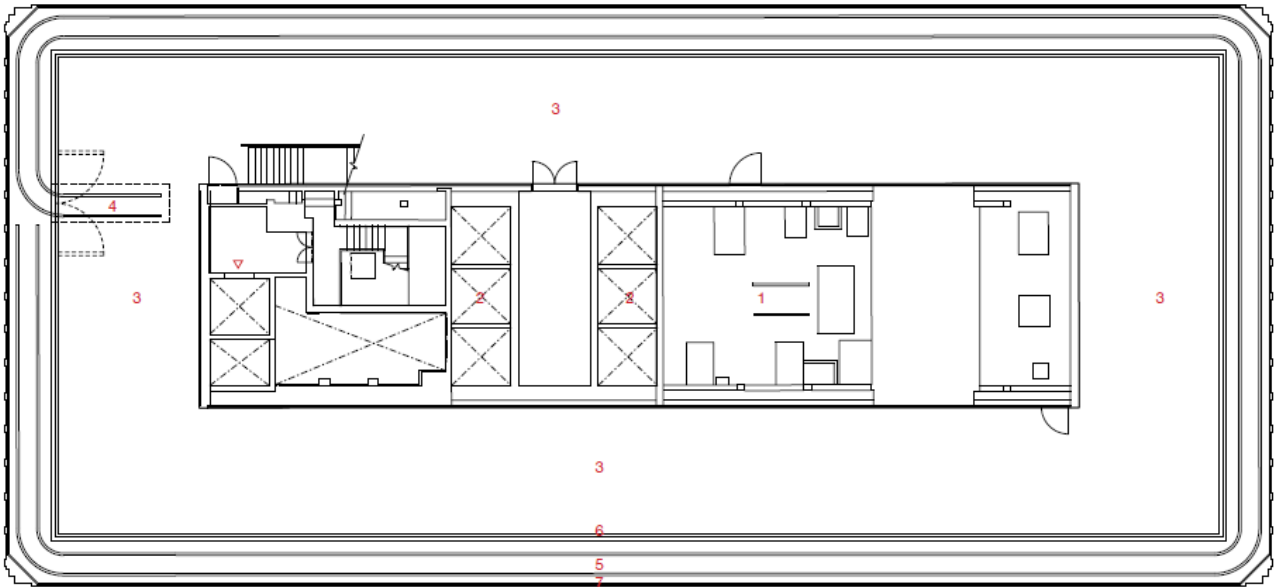
Building Top: East Elevation



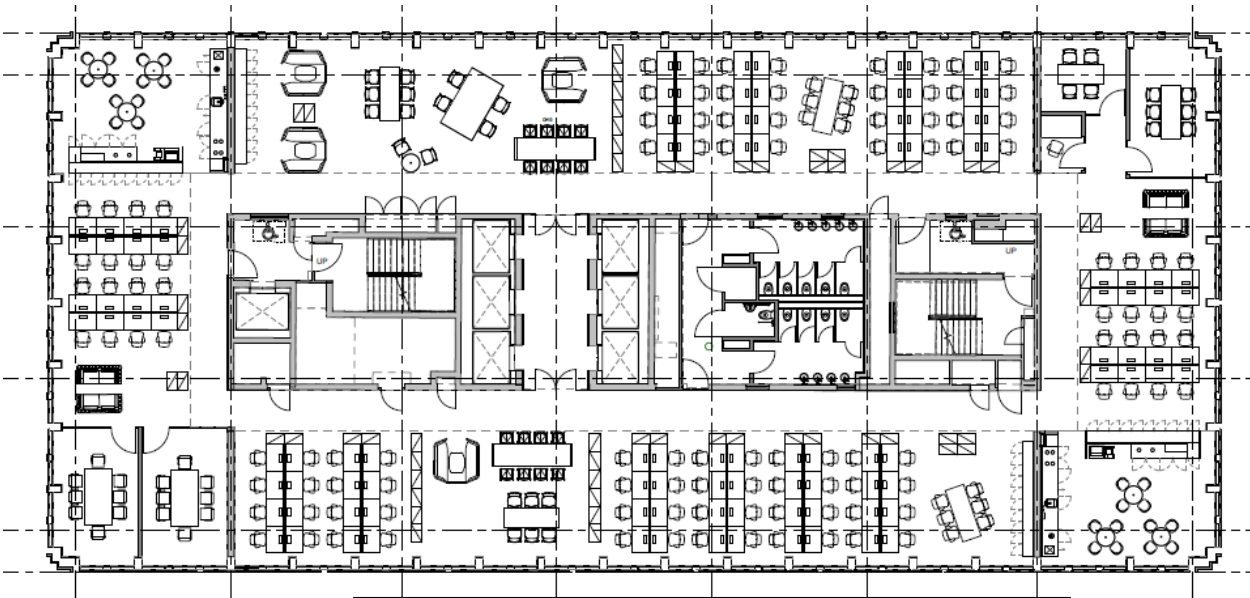
Roof of building showing new louvred screen in proposed view



Proposed ground floor plan



Proposed roof plan



Typical floor



View from Buckingham Palace - Existing



View from Buckingham Palace - Proposed

DRAFT DECISION LETTER

Address: Westminster City Hall, 64 Victoria Street, London, SW1E 6QP

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Plan Nos: TP_(90)AP001(1)
 TP_(20)AP103 E, TP_(20)AP104 C, TP_(20)AP106 B, TP_(20)AP117 B,
 TP_(20)AP118 B, TP_(20)AP119 B, TP_(20)AP121 A, TP_(20)AP122 B,
 TP_(20)AS101 B, TP_(20)AS102 C, TP_(21)AD101, TP_(21)AD102, TP_(21)AD103,
 TP_(21)AD104, TP_(21)AD201, TP_(21)AP120 B, TP_(20)AE101 D, TP_(20)AE102
 C, TP_(90)AP100 B. Design and Access statement (June 2016). Noise Impact
 Assessment Rev B (11 August 2016).

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 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 the area. This is as set out in S28 of Westminster's City Plan (July 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 3 (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 (July 2016), 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.

- 4 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.

- 5 (1) Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.
- (2) The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.
- (3) Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason:

As set out in S32 of Westminster's City Plan (July 2016) and ENV 7 (B) of our Unitary Development Plan that we adopted in January 2007. Emergency and auxiliary energy generation plant is generally noisy, so a maximum noise level is required to ensure that any disturbance caused by it is kept to a minimum and to ensure testing and other non-emergency use is carried out for limited periods during defined daytime weekday hours only, to prevent disturbance to residents and those working nearby.

- 6 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 3 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 (July 2016), by contributing to reducing excessive ambient noise levels.

- 7 You must put up the louvred plant screen prior to the use of any mechanical plant in the open top plant area. Thereafter you must retain the plant screen for as long as the mechanical plant remains in place.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (July 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 8 Except for piling, excavation and demolition work, you must carry out any building work which can

be heard at the boundary of the site only:

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

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

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 (July 2016), 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.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.