

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 01 November 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Marylebone High Street	
Subject of Report	45-47 Devonshire Street, London, W1G 7AL,		
Proposal	Demolition of existing roof structure and chimney stacks and erection of mansard roof extension with terraces to form 1x1 and 1x2 bedroom flats. Infill of rear courtyard to No. 45 and 46 to provide additional floorspace to existing residential maisonettes.		
Agent	Mrs Andrea Merrington		
On behalf of	Howard de Walden Management Ltd		
Registered Number	16/02811/FULL 16/02812/LBC	Date amended/ completed	30 March 2016
Date Application Received	30 March 2016		
Historic Building Grade	II		
Conservation Area	Harley Street		

1. RECOMMENDATION

Grant conditional planning permission and listed building consent

2. SUMMARY

The site comprises three Georgian terraced buildings which are Grade II listed within the Haley Street Conservation Area. Permission is sought for the erection of 4th floor mansard roof extensions across all three buildings, to provide two new residential flats and infilling rear lower ground floor courtyards at no's 45 and 46 to provide additional floorspace to existing residential maisonettes.

The key issue for consideration is

- The detailed design of the proposed roof extensions and the impact on the listed buildings and the surrounding Harley Street Conservation Area.

Permission was refused on 1st September 2015 for the erection of mansard roof extensions at No's 43-47 Devonshire Street. The scheme was refused as it would have resulted in the loss of historic roofs at No's 43 and 44. The current scheme now omits extensions at no's 43-45. No's 45, 46, and 47 have modern flat roofs which are of no historic interest. Although there is a policy presumption not to allow roof extensions on unaltered groups of buildings, in this case the roof extensions are considered

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acceptable as the application buildings do not have historic roofs and because they are a slightly different scale and design to no's 43 and 44. Given the circumstances the works are considered acceptable and the applications for planning permission and listed building consent are recommended for approval.

4. PHOTOGRAPHS





5. CONSULTATIONS

ORIGINAL APPLICATION

MARYLEBONE ASSOCIATION:

Any response to be reported verbally

HISTORIC ENGLAND

Authorisation received

HIGHWAYS PLANNING MANAGER:

Refuse due to lack of parking.

ENVIRONMENTAL HEALTH:

Any response to be reported verbally

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 55

Total No. of replies: 1

No. of objections: 1

No. in support: 0

1 Objection on the following grounds:

- * Overlooking
- * Loss of light
- *Noise disturbance and nuisance;
- * Security concerns during construction
- *Demolition would result in harm to the listed buildings

PRESS ADVERTISEMENT / SITE NOTICE: Yes

REVISED APPLICATION

NO FURTHER CONSULTATIONS UNDERTAKEN.

6. BACKGROUND INFORMATION

6.1 The Application Site

The site comprises a terrace of three Grade II listed buildings nos 45-47 Devonshire Street which comprise lower ground, ground and three upper floors. The buildings are predominantly in residential use apart from the lower ground floor of No.47 which is in use for medical purposes.

The site lies outside the Core Caz within the wider Caz and the Harley Street Conservation Area. The area is mixed use in character including a significant amount of residential.

6.2 Recent Relevant History

Planning permission and listed building consent for roof extensions on nos. 43 to 47 were refused on 1st September 2015. It was considered that the proposed roof extensions would harm the special interest of the listed buildings and the character and appearance of the Harley Street Conservation Area.

7. THE PROPOSAL

Planning and listed building consent was initially sought for 4th floor mansard roof extension across nos 43-47 Devonshire Street. Further to advice from Officers that the roof extension at nos 43 and 44 was unacceptable the scheme has been revised omitting these two buildings from the site.

Permission and listed building consent is now sought for the erection of mansard roof extensions with terraces at nos 45-47 Devonshire Street to form 1x1 and 1x2 bedroom flats. Infilling rear lower ground floor courtyards at No. 45 and 46 to provide additional floorspace to existing flats at lower ground and ground floor level including roof lights and green roofs.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal accords with Policy H3 of the UDP and City Plan policy S14 which seek to increase the provision of housing across Westminster and optimise housing delivery.

The applicants have requested that the proposed residential floorspace is used as part of a land use package including 141 and 143 Harley Street. It was resolved to grant planning permission (subject to the completion of a legal agreement) for a medical-based scheme at that site on 18 October 2016, which involves the loss of some residential floorspace (215.6 m² GEA). The resolution for that site requires that:

- i). works shall not commence on site until planning permission has been secured to replace the shortfall in residential floorspace (minimum 215.6 sqm GEA) at an alternative site, as part of the overall land use package including the current application site and 126 Harley Street;
- ii). The medical use hereby approved shall not be occupied until the shortfall in new/additional residential floorspace has been provided at an alternative site and been made ready for occupation.

The residential proposed at this site is considered to adequately offset the loss of residential at 141-143 Harley Street.

8.2 Townscape and Design

The properties date from around 1780 and are located in the Harley Street Conservation Area. It is the eastern part of a group of three listed Georgian houses.

The proposal adds mansard roof extensions to nos. 45, 46 and 47. The original historic roofs were removed sometime in the past and the existing roofs are modern flat roofs

which are of no interest. The proposal originally included mansard roofs on nos. 43 and 44 but this has been withdrawn because it would have required the harmful and unacceptable demolition of the original Georgian roofs which make an important contribution to the special architectural and historic interest of these buildings.

The current proposal involves roof extensions to part of a group (of three Georgian houses) which features no roof extensions. In terms of policy DES 6 there is a presumption against roof extensions affecting such groups within terraces. This is echoed by the Harley Street Conservation Area Audit.

However, in this case the proposal is considered acceptable, as an exception to the policy. This is because, nos. 45 to 47 have no historic roofs, and they form a sub-group within the larger group, because they are of slightly different scale and design to nos. 43 and 44. The addition of roofs across the group of three will maintain a degree of uniformity, without harming the special interest of the listed buildings at nos. 43 and 44.

The design of the proposed roofs complies with policy DES 6 and the supplementary planning guidance 'Roofs - A Guide to Alterations and Extensions on Domestic Buildings'. It is considered that the revised proposal will not harm the special interest of the listed buildings and will preserve and enhance the character and appearance of the Harley Street Conservation Area. A condition is recommended requiring the development to be completed in its entirety to ensure the unity of the three buildings is retained.

An objection that partial demolition to the listed buildings would be harmful to the buildings and the Conservation Area is not considered sustainable.

8.3 Residential Amenity

An objection has been received on behalf of four flat owners at 42 Devonshire Street that the extensions and roof terraces would result in a loss light and overlooking. This objection was made to the initial application which included roof extensions at No 43 and 44. No 43 is directly adjacent to the objectors' flats.

As already stated the scheme has been revised and roof extensions at No's 43 and 44 is no longer for part of the application. As revised, the increase in bulk and mass at both roof and lower ground floor levels is considered acceptable in amenity terms and would not result in a material loss of daylight or sunlight to the objectors flats or any of the surrounding properties.

The scheme includes the provision of two small rear terraces located behind the rear mansard roof slope. The creation of small terraces as proposed would not result in overlooking and a loss of privacy to the occupants of any of properties in the vicinity.

The objection received refers to potential increased security concerns particularly during construction work when scaffolding is likely to be in situ. Permission could not however reasonably be withheld on this basis.

8.4 Transportation/Parking

An objection has been received from the Highways Planning Manager to the lack of car parking, cycle parking and that refuse storage details have not been provided.

UDP policy TRANS23 requires, where appropriate and practical, adequate parking spaces to be available to ensure that parking pressure in surrounding streets is not increased to 'stress levels'. Stress levels are considered to have occurred when occupancy of on-street parking bays has exceeded 80%. The Highways Planning Manager advised that, the most recent daytime survey indicates that parking occupancy is 82%, during the night, this falls to 35%. The parking occupancy is already at 'stress level' during the day and given the existing parking pressures the Highways Planning Manager recommends that the application is refused.

Any potential increased pressure on parking needs to be balanced against the policy presumption to provide additional housing. As the scheme would provide only 2 additional units, it is considered that the increased demand for on street parking would not be so great that it would have a harmful impact on the highway and that permission could reasonably be withheld for parking reasons.

A condition is however recommended which will ensure that the applicant funds lifetime car club membership (25 years) for the two new units. This will mitigate against the concerns regarding increased parking pressures.

With regards to cycle parking London Plan Policy requires 1 space per studio and 1 bedroom units and 2 spaces for other residential dwellings. The scheme would therefore require the provision of 3 cycle parking spaces. It is recommended that this is secured by condition.

No waste details of waste storage have been provided. It is recommended that this is also secured by condition accordance with UDP policy ENV12.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

No access concerns are applicable for a development of this size.

8.7 Other UDP/Westminster Policy Considerations

It is regrettable that the new rear lower ground floor bedrooms will be lit by skylights and will have no windows. However given that these are 2nd bedrooms to residential maisonettes it is considered acceptable on the grounds of proportionality and would not result in substandard residential accommodation.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

There are no planning obligations, the estimated Westminster CIL figure is £107,000 (index linked).

8.11 Environmental Impact Assessment

No Environmental Impact concerns are applicable for this development.

9. BACKGROUND PAPERS

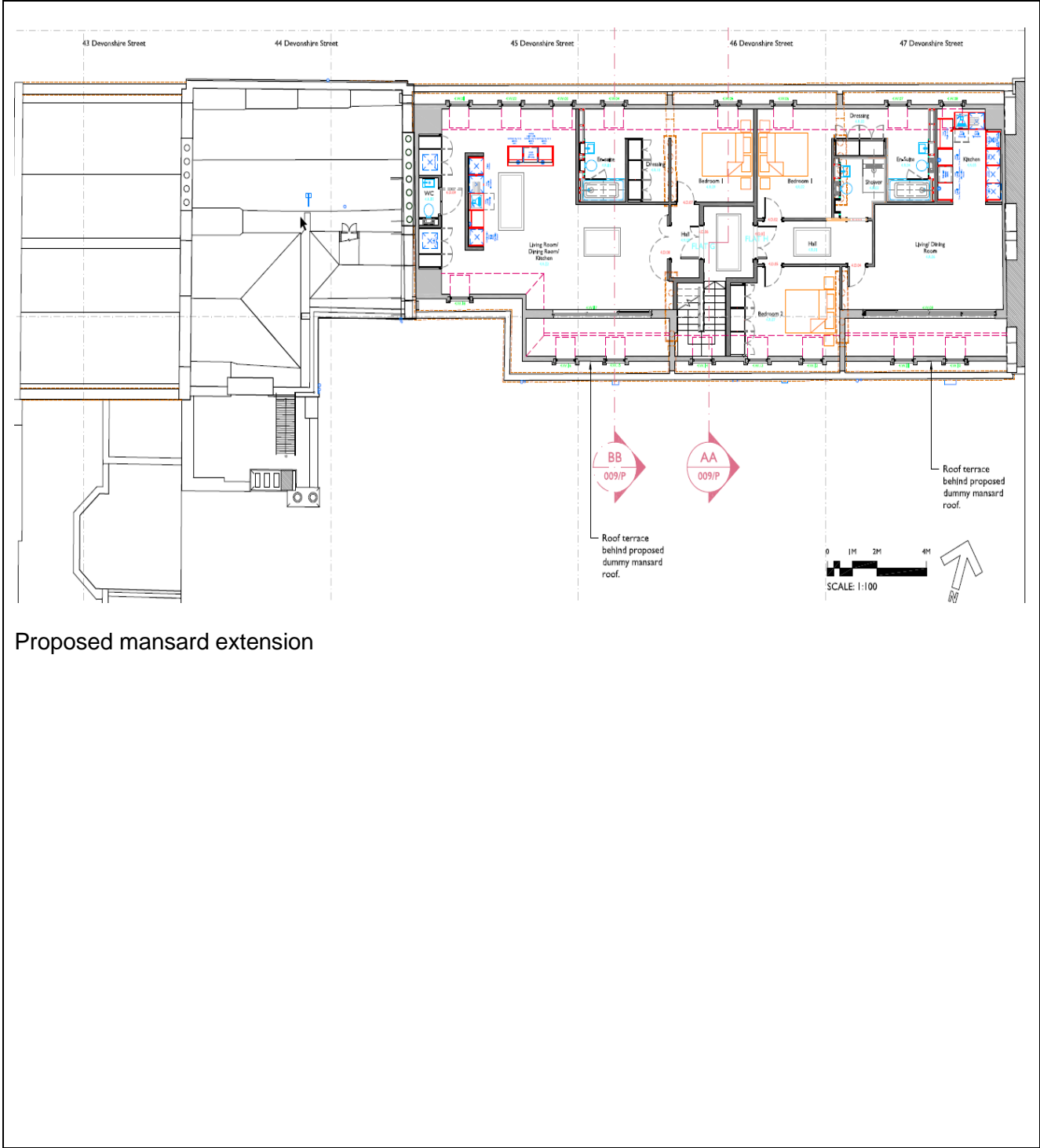
1. Application form
2. Memorandum from Highways Planning Manager dated 9 June 2016
3. Email from Andre Astrow – 42 Devonshire Street dated 4 May 2016
4. Letter from Historic England dated 6 May 2016

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

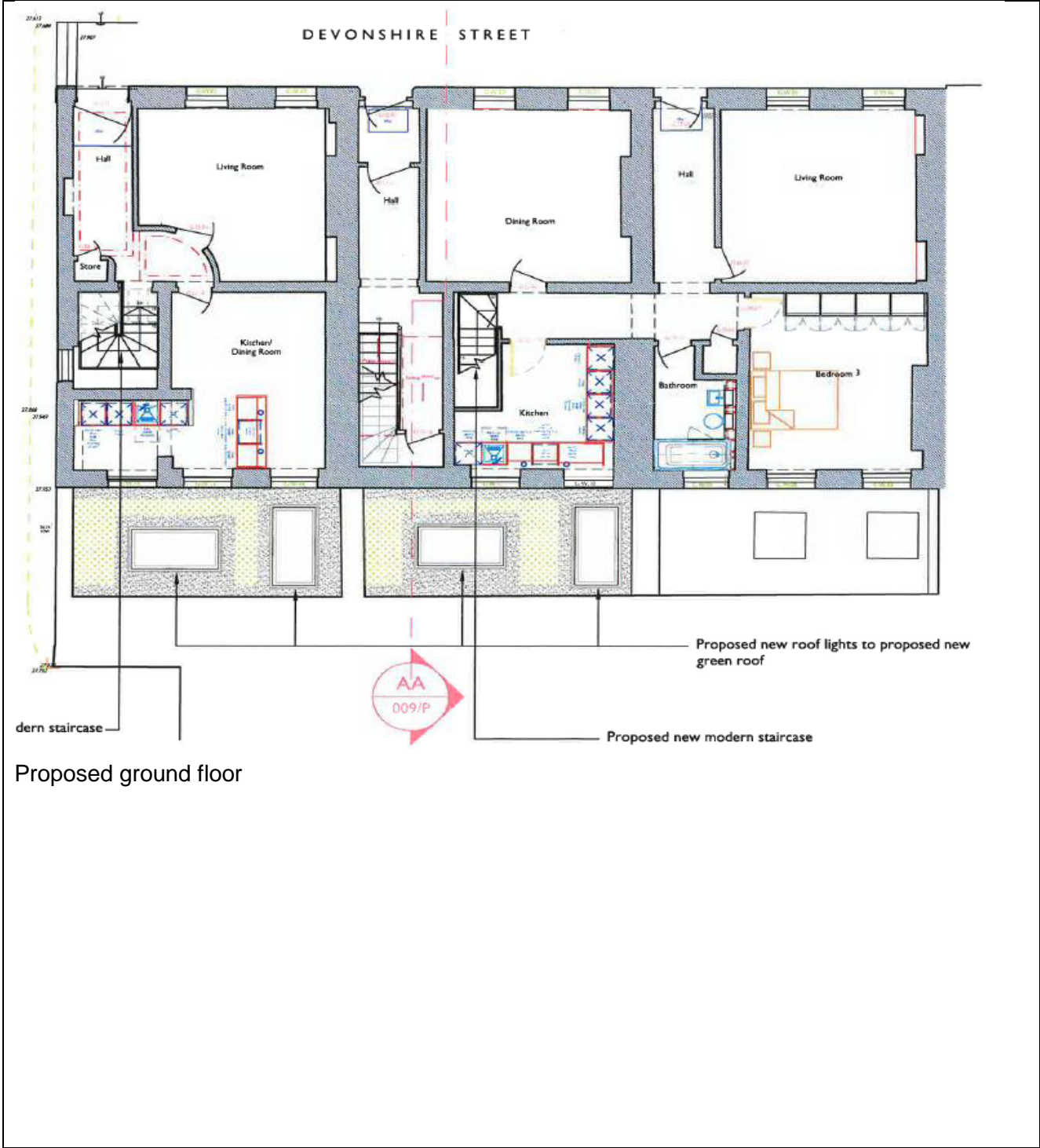
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MIKE WALTON BY EMAIL AT mwalton@westminster.gov.uk

10. KEY DRAWINGS

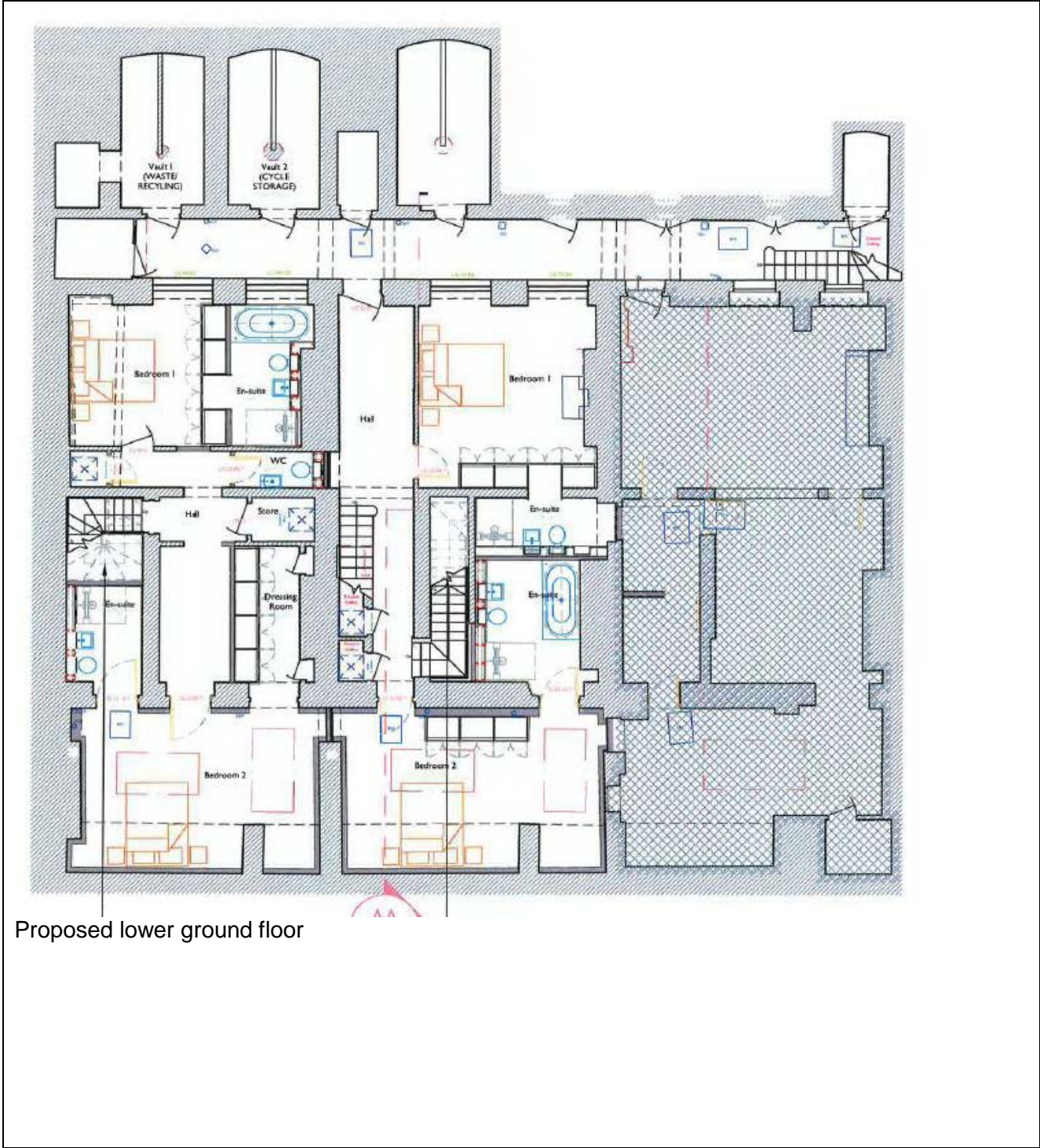




Proposed mansard extension



Proposed ground floor



DRAFT DECISION LETTER

Address: 45-47 Devonshire Street, London, W1G 7AL,

Proposal: Demolition of existing roof structure and chimney stacks and erection of mansard roof extension with terraces to form 1x1 and 1x2 bedroom flats. Infill of rear courtyard to No. 45 and 46 to provide additional floorspace to existing residential maisonettes.

Plan Nos: TP008/006/P REV B, TP008/008/P REV B, TP008/010/P REV A, TP008/007/P REV A, TP008/009/P

Case Officer: Shaun Retzback **Direct Tel. No.** 020 7641 6027

Recommended Conditions

- 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 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)

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

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 Natural Welsh slate shall be used to clad the mansard roof slopes.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 You must apply to us for approval of detailed drawings (scale 1:20 and 1:5) of the following parts of the development - a. new windows, b. new doors, c. dormers. 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 details. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

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

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 7 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January

2007. (R26FD)

- 8 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (July 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 9 You must apply to us for approval of details of secure cycle storage for the properties use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

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

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (July 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 11 The development shall be completed in its entirety

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 12 You must not occupy the new flats until we have approved appropriate arrangements to secure the following:

1. Mitigation of the potential increased demand for on street resident's car parking.

You must include in the arrangements details of when you will provide the benefits and how you will guarantee this timing. You must only carry out the development according to the approved

arrangements.

Reason:

To mitigate the potential impact on-street car parking stress and to promote more sustainable modes of transportation, in accordance with Policy CS40 of our Core Strategy that we adopted in January 2011 and Policy STRA 25 and TRANS 23 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 (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.

- 2 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply.

The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk.

If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk

It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 4 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)

- 5 The term 'clearly mark' in condition 4 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 6 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 7 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 8 Under Condition 12 we are likely to accept a legal undertaking under Section 106 of the Town and County Planning Act (1990) (as amended) to secure 25 year membership provision for each of the residential dwellings to a Car Plus accredited car club.

Please look at the template wordings for planning obligations (listed under 'Supplementary Planning Guidance') on our website at www.westminster.gov.uk. Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition.

DRAFT DECISION LETTER

Address: 45-47 Devonshire Street, London, W1G 7AL,

Proposal: Demolition of existing roof structure and chimney stacks and erection of mansard roof extension with terraces to form 1x1 and 1x2 bedroom flats. Infill of rear courtyard to No. 45 and 46 to form 1x1 and 1x3 bedroom flats at lower ground and ground floor level including roof lights and green roofs (site includes 43-47 Devonshire Street). Associated internal alterations.

Plan Nos: TP008/006/P REV B, TP008/008/P REV B, TP008/010/P REV A, TP008/007/P REV A, TP008/009/P

Case Officer: Shaun Retzback

Direct Tel. No. 020 7641 6027

Recommended Conditions

- 1 The works hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)
Reason:
To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)
- 3 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)
Reason:
To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)
- 4 Natural Welsh slate shall be used to clad the mansard roof slopes.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)

- 5 You must apply to us for approval of detailed drawings (scale 1:20 and 1:5) of the following parts of the development - a. new windows, b. new doors, c. dormers. 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 details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 7 All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and

paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 10 The development shall be completed in its entirety

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (July 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

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

In reaching this decision the following were of particular relevance:

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

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