

Item No.
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<b>CITY OF WESTMINSTER</b>		
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b>	<b>Classification</b>
Report of Director of Planning		<b>Ward(s) involved</b> West End
<b>Subject of Report</b>	<b>Claridge's Hotel, 47-57 Brook Street, Mayfair, London, W1A 2JQ</b>	
<b>Proposal</b>	Internal and external alterations including alterations to roof comprising removal of rooftop plant rooms and associated structures and construction of additional two storeys to provide 40 additional hotel (Class C1) bedrooms; alterations to elevations on Brook Street, Davies Street and Brook's Mews; and excavation at basement level to provide five new basement levels to provide additional hotel floorspace (Class C1) in the form of ancillary restaurants/bars, function rooms, hotel leisure/spa facilities, ancillary and back of house spaces.	
<b>Agent</b>	Blair Associates Architecture Ltd	
<b>On behalf of</b>	Claridge's Hotel Ltd	
<b>Registered Number</b>	16/07451/FULL 16/07452/LBC	<b>Date amended/completed</b>
<b>Date Application Received</b>	21 July 2016	22 August 2016
<b>Historic Building Grade</b>	Grade II	
<b>Conservation Area</b>	Mayfair	

## 1. RECOMMENDATION

1. Grant conditional permission subject to the completion of a S106 agreement to secure:
  - a) A payment of £226,460 (index linked and payable prior to commencement of development) towards environmental improvement works to Brook's Mews or in the vicinity of the property (at the discretion of the Director of Transportation);
  - b) Submission of details and provision of on-site public art (total value at least £200,000 excluding maintenance costs and design and commissioning fees);
  - c) Collect a Crossrail contribution of £398,086 (less any CIL payment made) (index linked and payable prior to commencement of development);
  - d) Secure all costs associated with the alterations to the parking bay on Brook's Mews (prior to commencement of development); and
  - e) The costs of monitoring the S106 legal agreement.
2. If the S106 legal agreement has not been completed within 6 weeks of the date of this resolution, then:

- a) The Director of Planning shall consider whether the permissions can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however if not
- b. The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.
3. Grant conditional listed building consent.
4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

## 2. SUMMARY

Claridge's Hotel occupies 47-57 Brook Street and comprises of two distinct buildings; the red brick 'Victorian Wing' and to the east the 'Art Deco Wing' (Ballroom Wing). The building faces onto Brook Street, Davies Street and Brook's Mews with Brook Street providing the main hotel entrance and Brook's Mews providing the servicing entrance. It is a Grade II listed building located within the Mayfair Conservation Area and Core Central Activities Zone (Core CAZ).

Planning permission and listed building consent are sought for the same alterations approved by the City Council in December 2007 and again in December 2010 except with the addition of five basements below the 'Ballroom Wing' to provide ancillary accommodation below ground floor level. The works previously approved and for which permission and consent are again sought comprise of internal and external alterations including alterations to roof comprising removal of rooftop plant rooms and associated structures and construction of additional two storeys to provide 40 additional hotel bedrooms and alterations to elevations on Brook Street, Davies Street and Brook's Mews.

The key issues for consideration are:

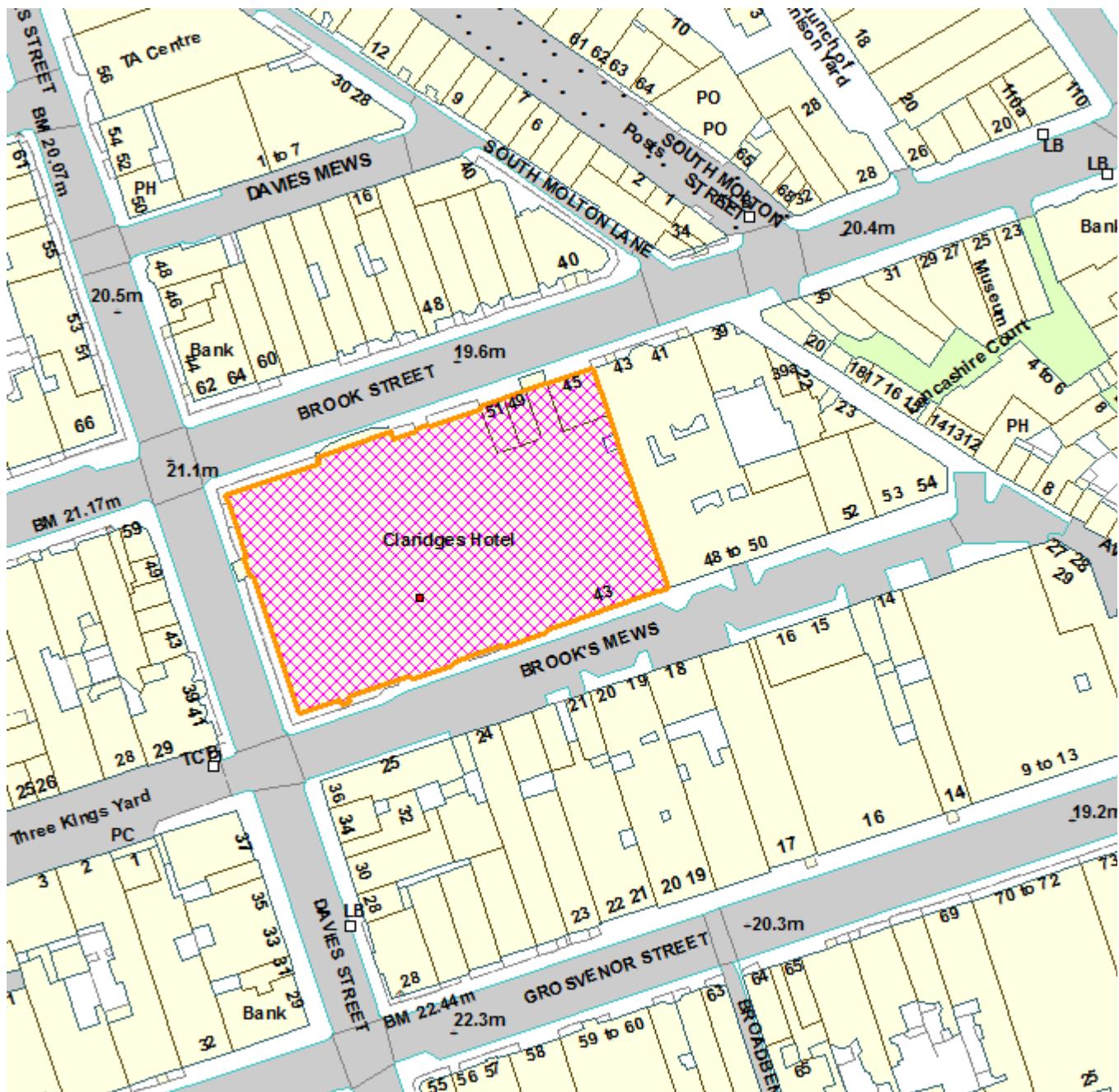
- \* The impact of the extensions to the hotel upon the amenities of neighbouring residents.
- \* The impact of the works upon the special interest of the listed building and the character and appearance of the conservation area.

The proposal would result in relatively modest additions to the existing large hotel located within the Core CAZ. The proposals would result in an uplift of commercial floorspace in accordance with City Plan and UDP policies. This could all be achieved without material harm to other concerns including surrounding residential amenity.

The application is considered acceptable in land use, amenity, design and conservation terms, and highways terms and is in accordance with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

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### 3. LOCATION PLAN



#### 4. PHOTOGRAPHS

**Photograph 1. View of Hotel on Brooks Street and Davies Street**



**Photograph 2. Construction vehicle making a visit to the entrance of the excavation site on Brook's Mews**



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**Photograph 3. Looking east down Brook's Mews**



**Photograph 4. Typical plant located on the roof**



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## 5. CONSULTATIONS

### HISTORIC ENGLAND

Authorisation provided for the Council to determine the application as it sees fit.

### GREATER LONDON AUTHORITY

Application does not trigger referral to the Mayor

### RESIDENTS SOCIETY OF MAYFAIR & ST. JAMES'S

Any response to be reported verbally

### BUILDING CONTROL

The method of construction is the same as previously applied for, but deeper. The design will need to be in much greater detail, but essentially the structural method is quite conservative (it will be slow) and acceptable in principle.

### CLEANSING

No objection

### ENVIRONMENTAL HEALTH

No objection regarding plant installation and applicant has agreed to enter into the Code of Construction Practice and subject to other conditions.

### HIGHWAYS PLANNING OFFICER

No objections subject to conditions

### DESIGNING OUT CRIME OFFICER

Any response to be reported verbally

### TRANSPORT FOR LONDON

No objections subject to an updated Traffic Management Plan (TMP)

### TWENTIETH CENTURY SOCIETY

Any response to be reported verbally

### THE VICTORIAN SOCIETY

Any response to be reported verbally

### ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally

### COUNCIL FOR BRITISH ARCHAEOLOGY

The proposed construction was viewed as serious and would require the hotel to be closed for some time. It was acknowledged that the additional storeys would tidy up the roof space. The committee resolved that there was strong opposition to create five new basement levels.

### SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally

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THE GEORGIAN GROUP  
Any response to be reported verbally

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 598, Total No. of replies: 6

No. of Comment: 1

Concerns are raised regarding the duration and impact of construction on the local road network and excavation activities. Suggest that a Traffic Plan is submitted to demonstrate the impact of construction traffic.

No. of objections: 4, on some or all of the following grounds:

##### Amenity

- Loss of daylight and sunlight to neighbouring properties from the bulk and height of the roof extension
- Loss of privacy to bedrooms of surrounding neighbouring properties

##### Construction impacts

- Increase in traffic, deliveries and rubbish and noise
- Impact on trade to local businesses from noise, vibrations and road closures during the construction process
- Noise generation- contractors have repeatedly violated allowed working hour and weekend restrictions during past renovation projects with little or no consequence
- Buildings and in particular listed buildings will suffer irreparable damage, sustaining cracking and ancillary damage

##### Increase in hotel capacity

- Increase in local traffic, road access and already limited residential parking.

##### Environmental impacts

- Impact on water table and air pollution

No. in support: 1

Generally in support of the application but raised concern in respect to the possible closure of Brooks Mews for deliveries and asked whether neighbours will be given warning.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

Claridge's Hotel is a Grade II listed building within the Mayfair Conservation Area which faces onto Brook Street, Davies Street and Brook's Mews. Brook Street provides the main hotel entrance and Brook's Mews provides the servicing entrance.

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The Hotel comprises of two distinct buildings; the earlier of these is the red brick, purpose built hotel occupying the western part of the site (the Victorian Wing) which dates to 1895-8 and comprises basement, ground and mezzanine plus five upper storeys (the fifth and sixth floors are set within a double height roof structure). To the east of the Victorian Wing is the Art Deco Wing (Ballroom Wing) which has an extension to the original hotel added in 1930-31. This part of the hotel is red and buff brick with Portland stone cladding in part with granite and marble dressings. The Art Deco (Ballroom Wing) comprises basement, ground floor (and mezzanine) and seven upper floors. The upper three floors are progressively set back on both the Brook Street and Brook's Mews elevations.

The hotel is 5\* with 203 bedrooms, including 67 suites, with ancillary dining and drinking facilities, function rooms, ballrooms and shops.

The surrounding area is in mixed use although commercial (office uses) are predominant. The site is located within the Core Central Activities Zone (Core CAZ).

## 6.2 Recent Relevant History

On 6 December 2007 planning permission and listed building consent were granted for alterations including the erection of two additional floors to provide 40 additional hotel bedrooms and excavation at basement level to provide new plant room.

Permission and consent were granted on 7 December 2010 to allow an additional two years to commence the above permission / consent.

Works are being undertaken at site to implement the 2010 permission; however they have not been completed.

## 7. THE PROPOSAL

Planning permission and listed building consent are now sought for the same alterations previously approved except with the addition of five basements below the Art deco Wing to provide ancillary accommodation below ground floor level.

Each basement shall be arranged thus:

Basement 1- pool/sauna/treatment rooms/changing rooms and conference rooms/offices  
 Basement 2- meeting rooms and gym, bakery and chocolatier  
 Basement 3- staff facilities including kitchen and changing area, laundry, guest luggage storage areas and wine stores  
 Basement 4 and 5- Plant room

The works previously approved comprise of internal and external alterations including alterations to roof comprising removal of rooftop plant rooms and associated structures and construction of additional two storeys to provide 40 additional hotel bedrooms; alterations to elevations on Brook Street, Davies Street and Brook's Mews.

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## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The existing hotel floorspace is 23,188m<sup>2</sup> (GIA). The scheme would result in an additional 6,526 m<sup>2</sup> (GIA).).

Floor	Gross External Area (m <sup>2</sup> ) as existing	Gross External Area (m <sup>2</sup> ) as proposed	Gross Internal Area (m <sup>2</sup> ) as existing	Gross Internal Area (m <sup>2</sup> ) as proposed
Basement -5	0	850	0	778
Basement -4	0	850	0	778
Basement -3	0	850	0	778
Basement -2	0	850	0	778
Basement -1	0	850	0	778
Lower Ground	3,600	3,550	3,518	3,468
Ground Floor	3,300	3,250	3,218	3,168
Mezzanine	1,150	1,100	1,100	1,050
First Floor	2,600	2,600	2,518	2,518
Second Floor	2,700	2,650	2,618	2,568
Third Floor	2,700	2,650	2,618	2,568
Fourth Floor	2,500	2,500	2,420	2,420
Fifth floor	2,400	2,400	2,320	2,320
Sixth Floor	2,050	2,200	2,000	2,150
Seventh Floor	850	1,750	800	1,700
Eighth Floor	50	1,300	40	1,194
Ninth Floor	20	750	18	700
<b>TOTAL</b>	<b>23,920</b>	<b>30,950</b>	<b>23,188</b>	<b>29,714</b>

#### Mixed Use Policy

The revised policy S1 (Mixed Use in the Central Activities Zone) adopted in July 2016 requires the provision of residential to offset increases in offices (Class B1) but not other commercial uses. This change in policy approach means that the scheme does not require the provision of residential floorspace.

#### Increase in Hotel

Policy S23 (Hotels and Conference Facilities) of the City Plan state that hotels are important to support the visitor and business economy. Existing hotels will be protected where they do not have significant adverse effects on residential amenity and where proposals to improve the quality and range of hotels will be encouraged.

Policy TACE 2 of the UDP states that within the Core CAZ, extensions to existing hotels will be granted where no adverse environmental and traffic effects would be generated and adequate on-site facilities are incorporated within developments proposing significant

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amounts of new visitor accommodation, including setting down and picking up of visitors by taxis and coaches.

The hotel is located in the centre of Mayfair in an area mixed use in character. The nearest residential are located in the upper floor of 56-58 and 60 Brook Street to the north, 32 Davies Street/25 Brooks Mews and 23 Brooks Mews to the south and 39-41 Davies Street to the west of the hotel.

The existing large hotel comprising 203 guest rooms is a longstanding use that has been operating without complaints. The scheme would result in the provision of 40 additional bedrooms amounting to a 20% increase. The basements will provide additional back of house areas which are currently located in crammed locations and provide additional back of house functions and facilities expected of a leading hotel.

There is no on-site parking available on site and this will be retained. The main entrance to the hotel and ballroom entrances are on Brook Street. Davis Street provides the main entrance to restaurants and a secondary entrance. All servicing for the hotel and restaurants takes place on Brook's Mews. No change is proposed servicing arrangements.

Guests usually arrive at the hotel via taxi chauffeur drive car, public transport or on foot. Staff usually walk, cycle or use public transport. Cycle parking will be provided within the fifth floor basement.

The extension to the existing hotel within the Core CAZ is considered to be acceptable as it would not result in a significant intensification of the existing hotel use. There would be no significant increase in either vehicular or pedestrian movements as a result of the proposal which is considered acceptable in principle in accordance with City Plan policy S23 and UDP policy TACE 2

## 8.2 Townscape and Design

Claridge's Hotel building dates from 1895-98 with various alterations and extensions carried out between 1909 and 1931. It was refurbished in 2000 and, as set out above, approval was given for major alterations and extensions in 2007 and again in 2010.

All the earlier facades are of red brick with the twentieth century alterations and additions being of red brick and Portland stone with some granite and marble details. The rear façade to Brooks Mews is red brick. The roof is of blue/grey slate and accommodates a lot of mechanical plant.

Internally, there are many features of interest including the main staircase, ballroom etc. and the building is well described in the Survey of London and Statutory List entry.

Approval is now sought for the same alterations previously approved except with the addition of more accommodation below ground within the area of piles beneath the 1930s part of the building. These additional storeys below ground will not be externally visible; their main impact is on the hierarchy of the building.

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In heritage asset terms, the proposed 5-storey sub-basement will have a neutral impact on the hierarchy of the building. The floors will contain a pool, spa, conference room, gym, staff facilities and plant, and their repetitive nature is characteristic of the original early twentieth century upper floors of this part of the building.

The principal benefit of the new plant rooms at sub-basement levels 4 and 5 will be to free space at roof level and to allow removal of many obtrusive external ducts associated with the air-conditioning crudely retrofitted to the building in the last half of the twentieth century.

The other alterations and extensions to the building remain acceptable and the scheme as a whole accords with the NPPF, will maintain the special interest of the building and the character and appearance of the Mayfair Conservation Area. The alterations also accord with UDP policies DES1, DES 5, DES 6, DES 9, DES 10 and the city council's 'Repairs and Alterations to Listed Buildings' and 'Development and Demolition in Conservation Areas' supplementary planning guidance.

### **8.3 Residential Amenity**

#### **Sunlight and Daylight**

A daylight and sunlight assessment has been submitted with the application which assesses the impact of the development with regard to BRE guidelines for daylight and sunlight to new and existing developments. When the application was last considered no significant amenity issues in terms of daylight and sunlight to surrounding residential properties were identified.

The residential properties that were assessed previously include 32 Davies Street/25 Brook's Mews, 56-58 and 60 Brook Street and 23 and 50 Brook's Mews. It was noted that under previous applications 39-41 Davies Street was considered to be a commercial property and as such, was not assessed for daylight and sunlight. This property has now been identified as being in residential use and an additional report assessing the impacts on daylight and sunlight on this property has been provided.

Objections citing loss of daylight/sunlight have been received from an occupier within one of the flats at 32 Davies Street.

#### Daylight

Under the BRE guidelines the amount of daylight received to a property may be assessed by the Vertical Sky Component which is a measure of the amount of sky visible from the centre point of a window on its outside face. If this achieves 27% or more, the window will have the potential to provide good levels of daylight. For buildings that neighbour a new development, the guidance suggests that daylight will be adversely affected by the development if its windows achieve a VSC below 27% and have their levels reduced to less than 0.8 times their former value.

The reports demonstrate that the windows serving the objectors' properties at Davies Street and the remaining windows in surrounding residential properties achieve compliance with the BRE guidelines in respect of VSC assessment. The objections on the

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losses to daylight levels at neighbouring properties cannot be supported and the proposed scheme is unlikely to have a material impact upon the living conditions of neighbouring occupiers in terms of daylight.

### Sunlight

In terms of sunlight, the BRE guidance states that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH where the total APSH is 1486 hours in London), including at least 5% during winter months (21 September to 21 March) then the room should receive enough sunlight. The BRE guide suggests that any reduction in sunlight below this level should be kept to a minimum. If the level of sunlight received is below 25% (and 5% in winter), the loss is greater than 20% either over the whole year or just during winter months and the loss over the whole year exceeds 4%, then the loss would be noticeable.

The report demonstrates that the windows serving these properties at Brook Street achieve compliance with the BRE guidelines in respect of sunlight. Whilst an objection also refers to loss of sunlight, as the tested windows are north facing they are not required to be analysed for the purposes of sunlight under the BRE guidelines.

### **Sense of Enclosure**

The roof extension would be visible from surrounding neighbouring properties along Davies Street, Brook Street and Brook's Mews. An objection has been received from a resident within number 32 Davies Street. The extension have been previously allowed and give the distance of the objector's property and the limited height increase compared to existing, it is not considered that the proposed extension would cause significant harm to offer a reason to refuse the application in terms of the sense of enclosure.

### **Overlooking**

The objector residing within 32 Davies Street also objects on the grounds of overlooking from the new windows in the proposed extension. This element of the scheme remains as previously consented, and given the height at which the new windows will be installed and the distance to the objector's property, it is not considered that this additional overlooking would not be harmful to the extent that permission could be withheld.

### **8.4 Transportation/Parking**

Objections have been raised that the proposed development will result in increase to local traffic, road access particularly in locations that are already subject to limited residential parking.

### Trip Generation

The proposed development is unlikely to have a significantly detrimental impact on the safety or operation of the highway network, despite the increase in floorspace. It is noted however that there may be change in the profile (time and type of trips) and a site wide operation management plan is recommended to be secured by condition to assist in coordinating, managing and minimising any change in activity patterns.

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### Servicing

The current hotel is serviced directly from Brook's Mews. The location of the servicing access is to be relocated towards the junction of Davis Street. While the current servicing access is directly adjacent to a stretch of single yellow line, the proposed new access will be adjacent to on-street residential parking bays.

The applicant has suggested that a bollard be placed at a corner of the parking bay to protect vehicles that are parked there. It is unclear if the foundations could be achieved given structures and underground services, and it would add street clutter.

The applicant also suggests that the existing bay would be shortened by 1m (approx.), creating a section of additional single yellow line between the likely parked location of a servicing vehicle and a parked vehicle and parked vehicle reducing potential for conflict or damage by good being transferred. It is accepted that such a reduction would not reduce the potential number of vehicles that could park within the existing bay.

It is recommended that the costs of securing the necessary traffic management orders and the changes to on-street restrictions in Brook's Mews without reduction in the number of car parking spaces to accommodate the new servicing entrance location are secured via legal agreement.

The operator of the hotel will remain, however as the servicing arrangements are being altered, it is recommended that a servicing management plan for the hotel will be secured by condition. On this basis the scheme is considered acceptable in highways terms.

### Cycle parking

Based on the proposal, overall the London Plan would require the provision of 22 cycle parking spaces. The plans indicate that 29 cycle parking spaces would be provided within the fifth floor basement. The cycle parking provided will encourage sustainable transport modes by staff.

The proposal is consistent with the London Plan (2016) and a condition is recommended to ensure that they are provided and retained.

### Development under the Highway

TRANS19 restricts the lateral and vertical extent of new or extended basement areas under the adjacent highway so that there remains a minimum vertical depth below the footway or carriageway of about 900 mm and the extent of the new or extended basement area does not encroach more than about 1.8 m under any part of the adjacent highway.

The submitted drawings indicated alterations to the existing vaults and basement under the highway. Technical approval will also be required and the applicant shall be advised via informative.

On this basis of the above, the scheme is considered acceptable in highways terms, subject to conditions.

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## 8.5 Economic Considerations

Any economic benefits of an extension to the existing hotel are welcomed.

## 8.6 Access

Access to the hotel will remain as existing; with Brook Street providing the main hotel entrance and Brook's Mews provides the servicing entrance.

## 8.7 Other UDP/Westminster Policy Considerations

### Noise

An objection has been received from a neighbouring occupier who is concerned with the noise from an increase in the occupancy of the hotel. The roof extension will provide a 20% increase in guest accommodation and the basement will provide back of house, plant and other ancillary hotel functions.

The extension of the hotel is not considered to represent a significant intensification of the existing hotel use and can be accommodated within this urban location.

### Plant

The application has been considered in the context of Policies ENV6 and ENV7 of the UDP and S32 of the City Plan. These policies seek to protect nearby occupiers of noise sensitive properties and the area generally from excessive noise and disturbance.

Whilst a large proportion of level plant is to be relocated to basement level, the plans indicate some plant is to be retained at roof level. The details of plant specification are not yet known, but the application is supported by a noise report.

A condition is recommended to requiring a supplementary acoustic report with acoustic specifications for the plant/ducting and details of noise/vibration attenuation measures to be submitted.

The plans do not indicate the location of CHP flues, and to ensure adequate dispersal, the CHP flues should terminate at a height of 3m above the roof ridge level and the kitchen extract flue should terminate at either chimney height or 1m above the roof ridge level. Conditions are recommended to be imposed to require these details by way of conditions.

### Refuse /Recycling

The applicant will provide a central waste and recycling storage facilities for the hotel within the existing lower ground floor, which is near this refuse area has capacity to accommodate the waste and recycling for the hotel.

### Sustainability

The applicant has submitted an Energy and Sustainability Statement. The intention of energy efficient measures, upgrading of equipment and introduction of renewable

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systems is recognised to provide a contribution to on-site renewable energy. An area of green roof is to be provided, full details of which will be secured by condition.

#### Public Art

The application also involves the provision of public art to be located externally on the eastern facing flank wall, where the current vertical riser shafts are located. The work of art is likely to be louvre style screens in an art deco fashion. Details are secured by condition and legal agreement.

#### **8.8 London Plan**

The proposal is not referable to the Mayor. The application does not raise any 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**

On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which makes it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, if the obligation does not meet all of the following three tests:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development.

The proposed planning obligation requirements in both these cases are considered to meet these tests.

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

The City Council's Planning Obligations Supplementary Planning Guidance (SPG) sets out in detail the scope and nature of obligations to which certain types of development will be typically subject. In this case, the principal 'Heads of Terms' of the legal agreement are proposed to cover the following issues;

- a) A payment of £226,460 towards environmental improvement works to Brook's Mews or in the vicinity of the property (at the discretion of the Director of Transportation);
- b) Submission of details and provision of on-site public art (total value at least £200,000);
- c) Collect a Crossrail contribution of £398,086 (less any CIL payment made)

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- d) Secure all costs associated with alterations to the Parking Bay on Brook's Mews.
- e) The costs of monitoring the legal agreement.

The hotel is willing, in line with the previous permission and legal agreement to continue to provide a contribution to the environmental improvement works (a) to Brook's Mews or another location within the vicinity of the site, at the discretion of the Director of Transportation. This is driven by the hotel willing to improve the local environment for neighbouring residents. This offer is on the basis that it shall not carry any material weight in the determination of the planning application, but shall be secured via a legal agreement as previously undertaken.

Officers consider that these 'heads' satisfactorily address the City Council policies, the Supplementary Planning Guidance and the CIL Regulations.

The estimated CIL payment is:

Mayoral CIL:	£397,998.21 (index linked)
<u>WCC CIL:</u>	<u>£1,305,200.00</u> (index linked)
Total:	£1,703,198.21 (index linked)

## 8.11 Environmental Impact Assessment

The proposal is of insufficient scale to require the submission of an Environmental Statement.

## 8.12 Other Issues

### Basement

The site's location within the Core CAZ and adjoining residential properties where there is potential for an impact on those adjoining properties means that the basement excavation should be assessed under Part A and B of City Plan Policy CM28.1. This means that there is no restriction on the depth or extent of the basement excavation provides it adheres to a number of criteria relating to landscaping, sustainable urban drainage, trees, ecology, energy efficiency, design and heritage considerations. The basement will not be visible and a double heighted basement has been permitted and is under construction.

The information provided with the application indicates that the basement construction will be undertaken by hand digging deep piles. As a result only small amounts of soil can be removed per day, keeping site traffic to a minimum. The foundations, beams and piles are being constructed beneath the existing raft foundations meaning that the hotel is supported until the new foundations are fully complete. The excavation method does not disturb the existing hotel allowing the hotel to stay open. This is the type of construction currently used to construct the approved scheme. The structural method will be slow; it is anticipated that the construction of the basement will take 5 years.

It is noted that the depth reached by the foundations under this application would be the optimum depth for any future structure of the hotel.

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The City Council's District Surveyor has no objection in principle to the proposed development; the method of construction is the same as previously applied for, but deeper.

The impact of the basement upon the heritage asset has been addressed above in this report.

For these reasons the proposed basement is considered to accord with City Plan Policy CM28.1

### **Construction impact**

A number of objections have been received on the ground that the construction works will be disruptive to local residents and businesses.

The Code of Construction Practice was published in July 2016 and is designed to monitor, control and manage construction impacts on sites throughout Westminster. It applies to all major developments from September 2016.

The publication of the Code represents a fundamental shift in the way the City Council deals with the construction impacts of developments. Before September 2016, developments of this scale used legal agreements to fund the Environmental Inspectorate (EI) and required Site Environmental Management Plans to be submitted to and approved by the City Council.

In recognition that there is a range of regulatory measures available to deal with construction impacts and that planning is the least effective and most cumbersome of these, the new approach is for a condition to be imposed requiring the applicant to provide evidence that any implementation of the scheme (by the applicant or any other party) will be bound by the Code. Such a condition is recommended.

The construction phase is predicted to generate approximately 6 – 8 return trips per day on a typical weekday over the 36 month construction period and emissions from non-road mobile machinery are considered to be localised and temporary during the construction period. There are potential impacts from dust and also from increases in particulate concentrations, at levels which might exceed the 24 air quality objective.

The air quality assessment concludes that the residual impact (post mitigation) will be negligible to slight adverse, which is not a significant impact. Examples of mitigation measures are detailed within the report. Mitigation measures will be required to be detailed within the Site Environmental Management Plan as required by the COCP.

### **Energy**

The energy assessment considers the new energy centre will be more efficient and less polluting than the existing thus leading to a net benefit.

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## Air Quality

The development proposals are assessed to be air quality neutral for building, energy centre and transport emissions.

### 9. BACKGROUND PAPERS

1. Application form
2. Response from Historic England (Listed Builds/Con Areas), dated 30 August 2016
3. Response from Greater London Authority, dated 4 October 2016
4. Response from Cleansing - Development Planning, dated 7 November 2016
5. Response from Environmental Health, dated 7 November and 21 November 2016
6. Response from Highways Planning dated 18 November 2016
7. Response from Building Control, dated 15 November 2016
8. Response from Transport For London - Borough Planning, dated 19 May 2016
9. Response from Council for British Archaeology dated 5 October 2016
10. Letter from occupier of 42 Brook Street, London, dated 9 September 2016
11. Letter from occupier of Savile Club, 69 Brook Street, dated 8 September 2016
12. Letter from occupier of 33 Grosvenor Street, London, dated 13 September 2016
13. Letter from occupier of 6-7 Avery Row, Lon, dated 27 August 2016
14. Letter from occupier of Hush, 8 Lancashire Court, Brook Street, dated 12 September 2016
15. Letter from occupier of 32 Davies Street, London, dated 14 September 2016

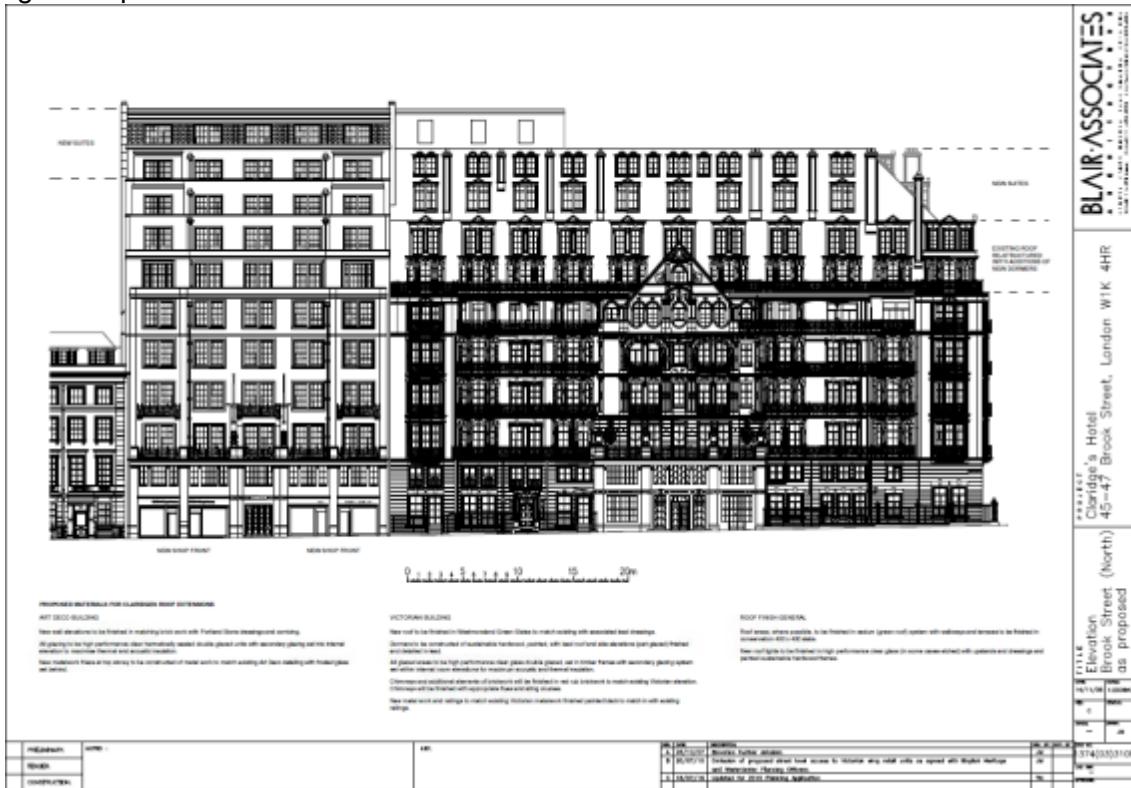
### Selected relevant drawings

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

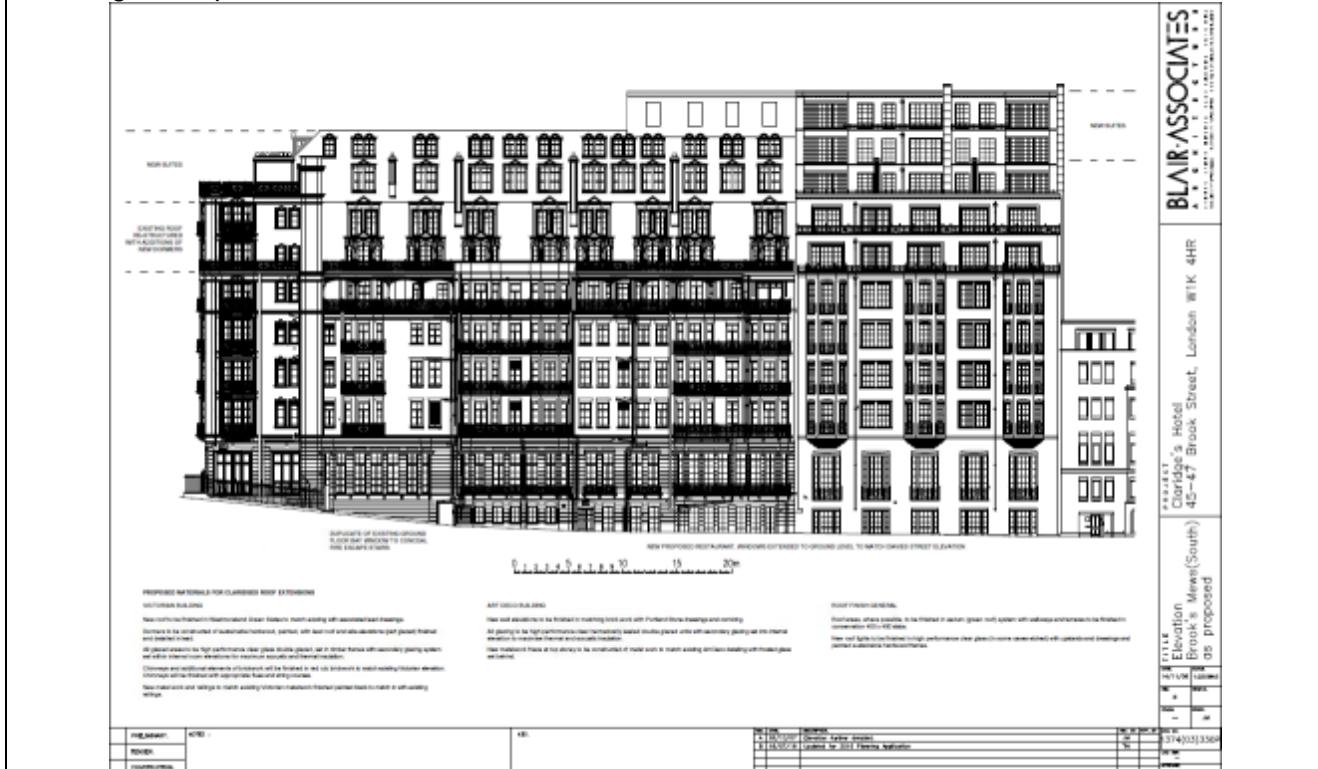
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MARK HOLLINGTON BY EMAIL AT [mhollington2@westminster.gov.uk](mailto:mhollington2@westminster.gov.uk)

## **10. KEY DRAWINGS**

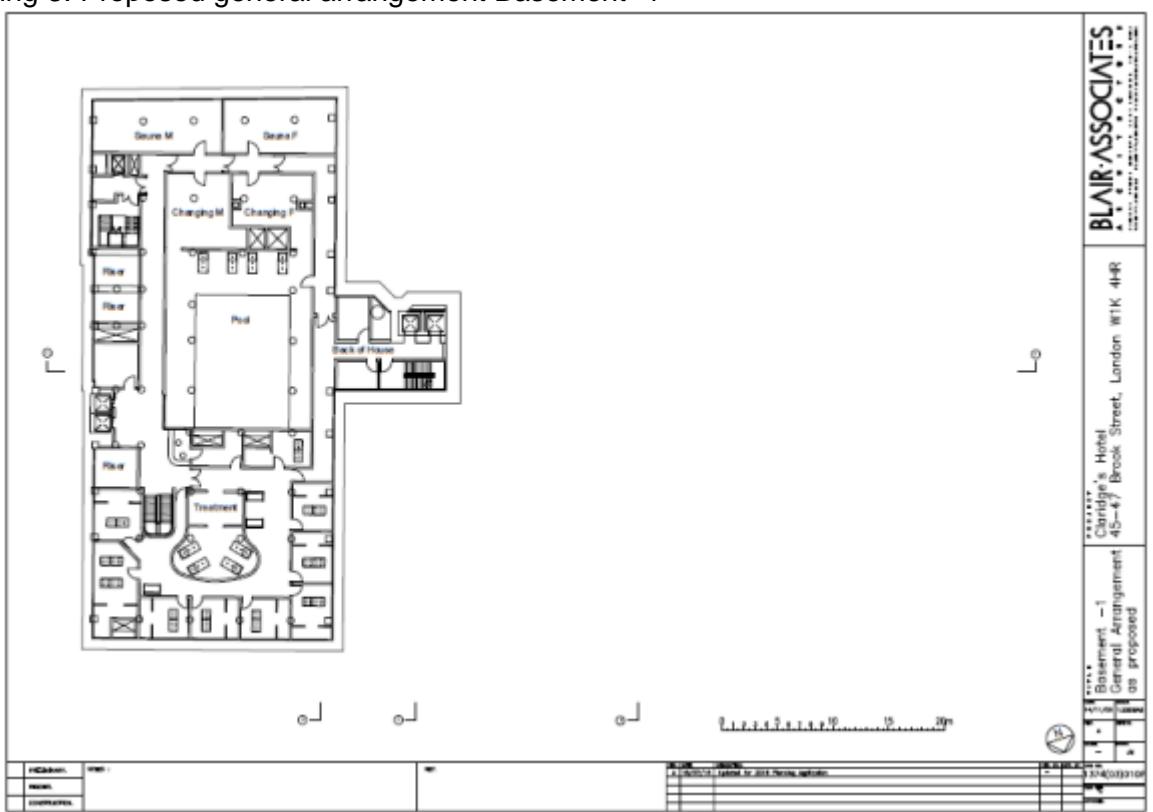
## Drawing 1. Proposed Brook Street elevation



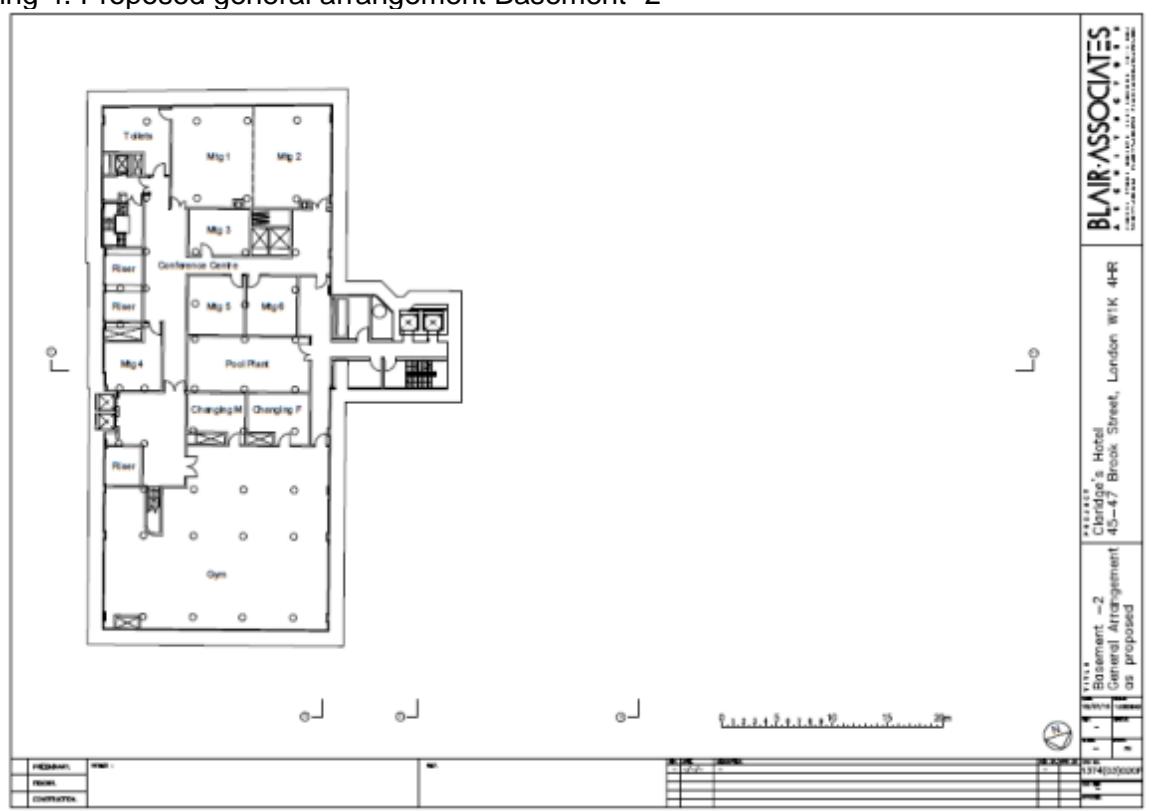
Drawing 2. Proposed Brook's Mews elevation



Drawing 3. Proposed general arrangement Basement -1

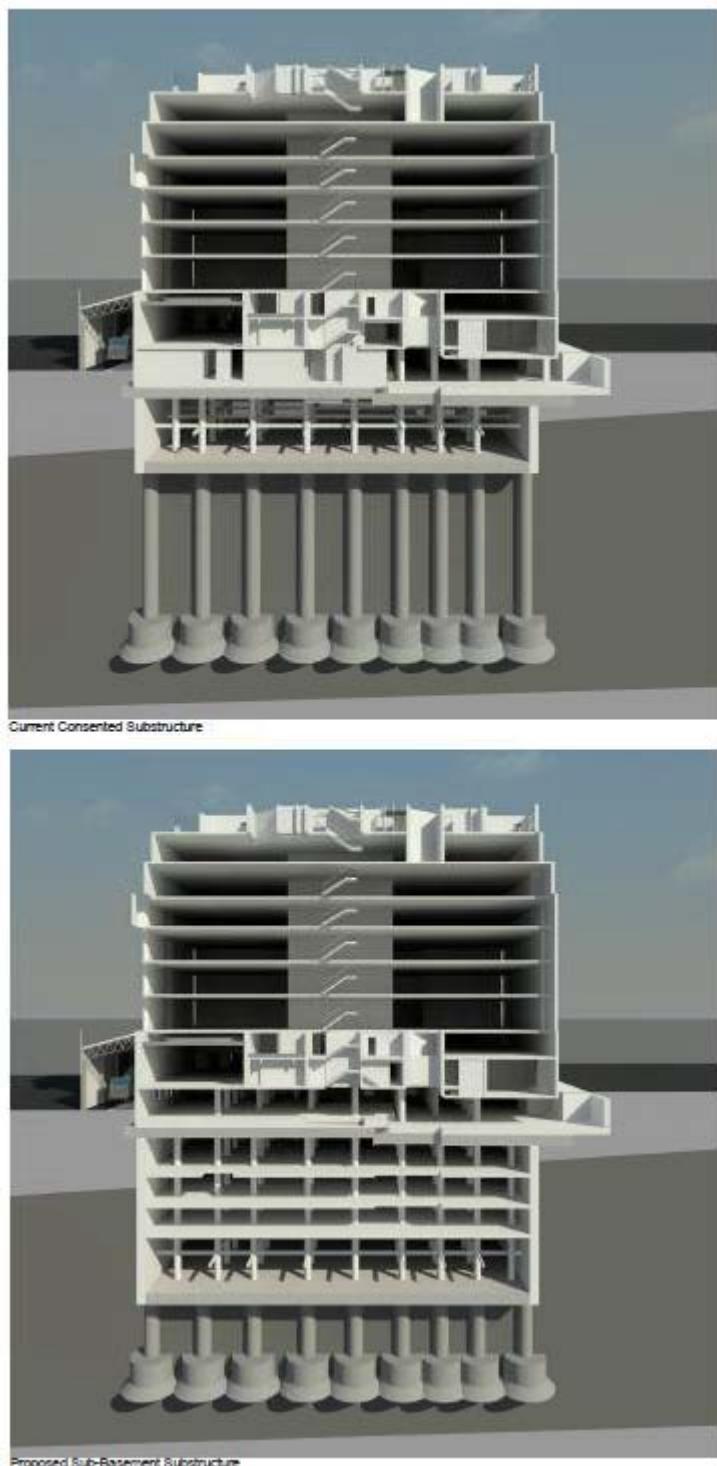


Drawing 4. Proposed general arrangement Basement -2



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Drawing 5. Current consented substructure and proposed sub-basement substructure.



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## DRAFT DECISION LETTER

**Address:** Claridge's Hotel, 47-57 Brook Street, Mayfair, London, W1A 2JQ,

**Proposal:** External alterations including alterations to roof comprising removal of rooftop plant rooms and associated structures and construction of additional two storeys to provide 40 additional hotel (Class C1) bedrooms; alterations to elevations on Brook Street, Davies Street and Brook's Mews; and excavation at basement level to provide five new basement levels to provide additional hotel floorspace (Class C1) in the form of ancillary restaurants/bars, function rooms, hotel leisure/spa facilities, ancillary and back of house spaces.

**Reference:** 16/07451/FULL

**Plan Nos:** 1374(03)010P; 1374(03)020P; 1374(03)030P; 1374(03)040P; 1374(03)050P; 1374(03)090P Rev B; 1374(03)100P; 1374(03)105P; 1374(03)110P; 1374(03)120P; 1374(03)130P; 1374(03)140P; 1374(03)150P; 1374(03)160P; 1374(03)170P; 1374(03)180P; 1374(03)090P; 1374(03)195P; 1374(03)210P Rev A; 1374(03)220P Rev A; 1374(03)230P Rev A; 1374(03)240P Rev A; 1374(03)310P Rev C; 1374(03)311P Rev A; 1374(03)320P Rev B; 1374(03)321P Rev A; 1374(03)330P Rev A; 1374(03)331P Rev B; 1374(03)340P Rev A; 1374(03)341P.

**Case Officer:** Lindsay Jenkins

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

### Recommended Condition(s) and Reason(s)

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

**Reason:**

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

- 2 Prior to the commencement of any demolition or construction on site the applicant shall provide evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. (C11CA)

**Reason:**

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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 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)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing for the roof extensions. 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 samples.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (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 sample panels of brickwork for both the Victorian Wing and the Ballroom Wing which shows the colour, texture, face bond and pointing. 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 the approved samples. (C27DB)

Reason:

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To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (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 apply to us for approval of detailed drawings of the following parts of the development:
- i) all new doors and windows, including the whole dormer structure where relevant (elevations at 1:20; and detailed sections at 1:1);
  - ii) detailed section through new fifth floor brick dormers, showing relationship with floors immediately above and below (section at 1:20);
  - iii) the new Brook Street shopfronts (elevations at 1:20; and detailed sections at 1:5);
  - iv) new railings (elevations at 1:10); v) brick detailing to tops of extended chimney stacks (elevations at 1:20, details at 1:5);
  - vi) public art.

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.

**Reason:**

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (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 apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the living roof to include construction method (with a recommended substrate depth of between 90mm - 140mm), layout, species and maintenance regime).

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

**Reason:**

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (July 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 8 All new work to the outside of the building must match existing original work in terms of the choice

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of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission.  
(C26AA)

Reason:

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

- 9 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 Mayfair 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)

- 10 You must provide the waste store shown on drawing Lower Ground Floor General Arrangement as proposed (137(03)090P) before the additional 40 bedrooms hereby approved are occupied. You must clearly mark it and make it available at all times to everyone using the hotel. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose.

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 You must apply to us for approval of a Servicing and Operational Management Plan for the hotel to demonstrate management of the servicing requirements of the hotel and management and access arrangements for the ancillary restaurants. You must not occupy the hotel extension until we have approved what you have sent us. You must then manage the servicing requirements for the hotel and ancillary restaurants in accordance with the approved Plan.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in

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neighbouring properties as set out in S42 of Westminster's City Plan (July 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 12 You must apply to us for approval of details of the construction of the roof top plant screen including details of the sound attenuation measures and a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in condition 13 of this permission. You must not start work on this part of the development until we have approved what you have sent us. You must put up the plant screen shown on the approved drawings before you occupy the hotel. You must then maintain it in the form shown for as long as the machinery remains in place.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

- 13 (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;

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- (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.

- 14 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.

- 15 All restaurant windows/doors in the Brook's Mews frontage shall be closed between 23.00 and 08.00 hours each day.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (July 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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- 16 You must provide each cycle parking space shown on the approved drawing Basement -5 General Arrangement as proposed (1374(03)050P) before the additional 40 bedrooms hereby approved are occupied. 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 Policy 6.9 (Table 6.3) of the London Plan 2015.

- 17 You must provide the environmental sustainability features as set out in the Energy and Sustainability Statement dated December 2015 before the additional 40 bedrooms hereby approved are occupied.

**Reason:**

To make sure that the development provides the environmental sustainability features included in your application, as set out in Policy S28 of the City Plan adopted July 2016.

- 18 You must apply to us for approval of details of the CHP flue, including details of how it will be built and how it will look. You must not begin the use allowed by this permission until we have approved what you have sent us and you have carried out the work according to the approved details. (C14BB)

**Reason:**

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

- 19 You must apply to us for approval of details of the kitchen extract flue to get rid of cooking smells, including details of how it will be built and how it will look. You must not begin the use allowed by this permission until we have approved what you have sent us and you have carried out the work according to the approved details. (C14AB)

**Reason:**

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

**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

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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 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: , [www.westminster.gov.uk/cil](http://www.westminster.gov.uk/cil), , Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**, , CIL forms are available from the planning on the planning portal: , <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>, , Forms can be submitted to CIL@Westminster.gov.uk, , **Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.**
  
- 3 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. This agreement relates to:
  - a) A payment of £226,460 (index linked and payable upon commencement of development) towards environmental improvement works to Brook's Mews or in the vicinity of the property (at the discretion of the Director of Transportation);
  - b) Submission of details and provision of on-site public art (total value at least £200,000 excluding maintenance costs and design and commissioning fees) (payable upon commencement of development);
  - c) Collect a Crossrail contribution of £398,086 (less any CIL payment made)
  - d) Secure all costs associated with the alterations to the Parking Bay on Brook's Mews.
  - e) The costs of monitoring the S106 legal agreement.
  
- 4 With reference to condition 2 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). You are urged therefore to give this your early attention.
  
- 5 Conditions 13 and 14 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)

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- 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, [sitenquiries@ccscheme.org.uk](mailto:sitenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 7 The applicant will need technical approval for the works to the highway (supporting structure) prior to commencement of development. The applicant should contact Andy Foster ([afoster1@westminster.gov.uk](mailto:afoster1@westminster.gov.uk)) in Westminster Highways Infrastructure and Public Realm to progress the applicant for works to the highway.
- 8 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact: , Thames Water Utilities Ltd, Development Planning, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ, Tel: 01923 898072, Email: [Devcon.Team@thameswater.co.uk](mailto:Devcon.Team@thameswater.co.uk)

Please note: the full text for informatics 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.

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## DRAFT DECISION LETTER

**Address:** Claridge's Hotel, 47-57 Brook Street, Mayfair, London, W1A 2JQ,

**Proposal:** Internal and external alterations including alterations to roof comprising removal of rooftop plant rooms and associated structures and construction of additional two storeys to provide 40 additional hotel bedrooms; alterations to elevations on Brook Street, Davies Street and Brook's Mews; and excavation at basement level to provide five new basement levels to provide ancillary restaurants/bars, function rooms, hotel leisure/spa facilities, ancillary and back of house spaces. (Linked to 16/07451/FULL).

**Reference:** 16/07452/LBC

**Plan Nos:** 1374(03)010P; 1374(03)020P; 1374(03)030P; 1374(03)040P; 1374(03)050P; 1374(03)090P Rev B; 1374(03)100P; 1374(03)105P; 1374(03)110P; 1374(03)120P; 1374(03)130P; 1374(03)140P; 1374(03)150P; 1374(03)160P; 1374(03)170P; 1374(03)180P; 1374(03)090P; 1374(03)195P; 1374(03)210P Rev A; 1374(03)220P Rev A; 1374(03)230P Rev A; 1374(03)240P Rev A; 1374(03)310P Rev C; 1374(03)311P Rev A; 1374(03)320P Rev B; 1374(03)321P Rev A; 1374(03)330P Rev A; 1374(03)331P Rev B; 1374(03)340P Rev A; 1374(03)341P.

**Case Officer:** Lindsay Jenkins

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

### Recommended Condition(s) and Reason(s)

- 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 You must apply to us for approval of samples of the facing materials you will use, including glazing for the roof extensions. 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 samples.

**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in STRA 28, STRA 29, DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AB)

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- 3 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in STRA 28, STRA 29, DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AB)

- 4 You must apply to us for approval of detailed drawings of the following parts of the development:;
- i) all new doors and windows, including the whole dormer structure where relevant (elevations at 1:20; and detailed sections at 1:1);
  - ii) detailed section through new fifth floor brick dormers, showing relationship with floors immediately above and below (section at 1:20);
  - iii) the new Brook Street shopfronts (elevations at 1:20; and detailed sections at 1:5);
  - iv) new railings (elevations at 1:10);
  - v) brick detailing to tops of extended chimney stacks (elevations at 1:20, details at 1:5);
  - vi) new secondary glazing,
  - vii) public art.

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.

**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in STRA 28, STRA 29, DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AB)

- 5 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:**

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To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in STRA 28, STRA 29, DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AB)

- 6 You must apply to us for approval of full details including drawings, specification and maintenance programme of the following parts of the development - the new green roofs. 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 details.

**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in STRA 28, STRA 29, DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AB)

**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.
  
- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
  - \* any extra work which is necessary after further assessments of the building's condition;,,
  - \* stripping out or structural investigations; and,
  - \* any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents. It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

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Please note: the full text for informatics 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.