

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 13 December 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Lancaster Gate	
<b>Subject of Report</b>	<b>All Blocks, Hallfield Estate, London, W2 6EF,</b>		
<b>Proposal</b>	Mechanical extract fan installation to kitchens and bathrooms including associated internal alterations, localised external soffit insulation to ground floor level, and installation of bathroom towel-rail/radiator heating units.		
<b>Agent</b>	Mr John Pratley		
<b>On behalf of</b>	Katharine Chambers		
<b>Registered Number</b>	16/04961/COFUL, and 16/04962/COLBC	<b>Date amended/ completed</b>	14 November 2016
<b>Date Application Received</b>	26 May 2016		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Hallfield Estate		

## 1. RECOMMENDATION

1. Grant conditional permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992.
2. Grant conditional listed building consent.
3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

## 2. SUMMARY

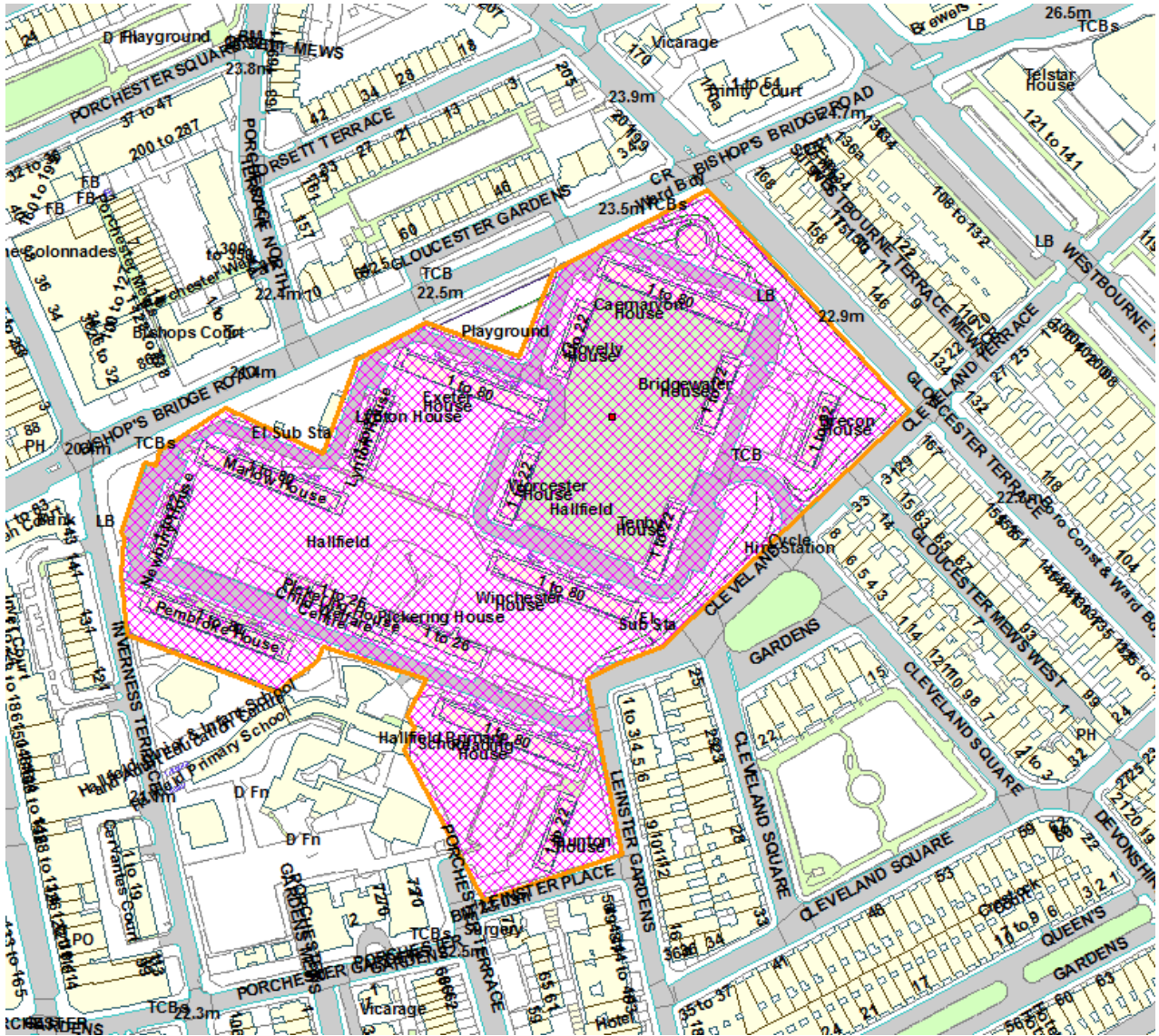
The Hallfield Estate is a mid 20<sup>th</sup> century housing estate located within the Hallfield Estate Conservation Area. The Estate comprises 13 residential blocks which are all Grade 2 listed, and other ancillary blocks. The applications relate to alterations to the residential blocks for the installation of mechanical ventilation equipment, the installation of insulation to external soffit areas at ground floor level, and other associated internal alterations.

The key issues in this case are:

- The impact of the proposed works on the character, appearance and special interest of the listed buildings and the Hallfield Estate Conservation Area.
- The impact on the amenity of surrounding residents.

It is considered that the proposals accord with the relevant policies in both the Core Strategy and the Unitary Development Plan. It is therefore recommended that conditional permission is granted subject to the conditions set out in the draft decision letter, and that Sub-Committee resolve to recommend to the Secretary of State that listed building consent be granted, subject to the conditions set out in the draft decision letter.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS







## 5. CONSULTATIONS

### SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Any comments to be reported verbally.

### ENVIRONMENTAL HEALTH

State that they understand that the units will be domestic grade units and in such circumstances they would not require an acoustic report. Recommend an informative advising that the extract system should be domestic grade and manually controllable by the individual households, and that they should be properly maintained and serviced regularly.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 943

Total No. of replies: 9

No. of objections: 8

No. in support: 1

- Concern expressed about the need for the ventilation equipment, and that they may encourage unnecessary energy use.
- Concern expressed that the new double glazed windows may cause condensation issues in the absence of the ventilation equipment.
- Concern expressed about noise and loss of daylight from the external vents.
- Desire expressed to see all forthcoming works for the estate presented on one application to ensure a coherent design.
- Desire expressed to see all forthcoming works carried out together to minimise disruption.
- Concern expressed about the appearance of the vents.
- Query raised as to whether Historic England have been consulted.
- Concern expressed about the length of time the ventilation equipment may last.
- Concern expressed about CityWest Homes management of the estate.
- Statement made that CityWest Homes needs permission to access the demised premises of the leaseholders.
- Concern expressed about the internal works associated with the ventilation equipment and towel rail.
- Concern expressed that other means of insulating the communal areas should be found.
- Concern expressed that the extract vents could be a breeding ground for germs.
- Concern expressed about a perceived lack of consultation from CityWest Homes.
- Concern expressed that condensation may give rise to maintenance issues to the external balcony soffits.
- Query as to whether these works apply to all lessee properties.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## **6. BACKGROUND INFORMATION**

### **6.1 The Application Site**

These applications relate to the residential blocks on the Hallfield Estate in Bayswater, which were constructed around 1949-1955. The estate was designed by the architectural practice Tecton, and then executed by two of its members, Lindsay Drake and Sir Denys Lasdun, after the firm split up. Lasdun in particular is one of the most respected mid 20<sup>th</sup> century architects and the estate as designed and executed is of particular architectural merit.

The residential buildings were Grade 2 listed in 2011, and all the buildings on the estate are included within the Hallfield Estate Conservation Area.

### **6.2 Recent Relevant History**

No relevant history for these proposals

## **7. THE PROPOSAL**

The applications propose the installation of domestic grade mechanical extract fans to the outside wall of the flats facing onto the walkways in front of the entrances to the flats and including associated internal works, and for the installation of insulation to recessed soffit areas at ground floor level of each block. CityWest Homes advise that their intention is only to install this equipment to the tenanted flats and not to the leaseholders flats, however the applications would allow for their installation to any flat on the estate as desired by the owner.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The scheme does not raise any land use considerations.

### **8.2 Townscape and Design**

The external vent associated with the extraction equipment is 225mm x 225mm in size, with a maximum projection of 50mm from the face of the wall, and is of a neat and uncluttered design. Though noting that the installation of these features would add some cluttering element to the outside of the building, set to the face of the building at the rear of the balcony walkways, and seen in context with the numerous other flues in place along these walkways, they are considered acceptable. The applicants have advised that the external element is required instead of simply utilising an air brick, as this element projects the flats from wind and rain being blown back into the flat.

Though it is recognised that the information provided in terms of the internal works is more limited than that for the external, the internal works associated with this equipment are nonetheless considered acceptable in this case, given the modern date and character of the building. Clear details are given of the internal vent which forms part of the ventilation system, and it is considered of neat appearance. Though the comments from an objector



regarding the specific design of towel rail are noted, its detailed appearance is not considered of relevance in terms of a consideration of its implications for the character and special interest of these listed buildings.

Concern has been expressed that condensation from the vents may give rise to maintenance issues to the external balcony soffits. Though recognising that the vents do not project to the outer edge of each balcony, were they to do so this would give rise to considerably larger and more cluttering units. Boiler vents are common features within the balcony walkway areas, and it is not considered that the vents proposed would give rise to major issues in terms of maintenance.

The insulation proposed to ground floor level is discreetly sited and will not adversely affect the character and appearance of the buildings. Two specific areas are proposed to accommodate insulation. Firstly within the areas surrounding the lift shaft, which are enclosed to each block by fencing which would help screen any impression of the insulation from view. Secondly to the underside of first floor level to the open ends of each of the ten storey blocks. Around the edge of these underside areas is a lip which projects down below the level of the main area to the centre, and the insulation will not project down below the lip and as such will not unduly clutter the clean lines of these modern buildings. The insulation will be coloured to match the existing colour of the soffit areas to ensure it harmonises appropriately with the building. A comment has been made by a local resident that CityWest Homes should find other means of insulating the communal areas. However a specific proposal is set out in these applications which must be judged on its planning merits.

A query was received from a local resident regarding whether Historic England were consulted. They were not consulted on these application proposals, and were not needed to be given the limited scope of the works to these Grade 2 listed buildings.

Overall therefore, the proposals are considered acceptable in design and listed building terms, and in accordance with policies DES 1, DES 5, DES 9 and DES 10 of the UDP and policies S25 and S28 of the City Plan.

### **8.3 Residential Amenity**

Concern has been expressed by a local resident that the external vents may adversely affect daylighting to the flats adjacent. The vents are small features however, and would not be anticipated to have any notable effect on lighting levels into or outlook from flats.

The proposals are therefore considered acceptable in residential amenity terms, and in line with policies

As such, the proposals are considered acceptable in residential amenity terms, and in accordance with policy ENV 13 of the UDP and policy S29 of the City Plan.

### **8.4 Transportation/Parking**

Not applicable.

### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size

#### **8.6 Access**

The proposals do not affect the access arrangements to these proposals.

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

The noise of plant equipment can be an issue against which a planning application could be considered, an issue which is considered under Unitary Development Plan policy ENV 6, and a local resident has raised concerns about the potential for a noise nuisance from these units. The applicants however have confirmed that the equipment is domestic grade ventilation equipment, and the Environmental Health team advise that in such circumstances they would not require an acoustic report, with no objection raised to the proposals. They request an informative to be added regarding the equipment and the need for it to be properly maintained and serviced, which is included on the draft decision letter.

As such, the proposals are considered acceptable in these terms, and in accordance with policy ENV 7 of the UDP and policy S32 of the City Plan.

#### **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**

Planning obligations are not relevant in the determination of this application.

#### **8.11 Environmental Impact Assessment**

These proposals raise no other environmental considerations.

#### **8.12 Other Issues**

Concerns were raised by several local residents about a perceived lack of need for the ventilation equipment. Whilst noting these concerns, it is recognised that CityWest Homes have identified issues with regards condensation in a number of flats within the estate, and have proposed these works as a means of seeking to address these issues. Whilst noting these concerns, given the known issues on the estate, and that the planning merits of these current application proposals are considered to be acceptable, it is not considered that these concerns are sustainable.

Concerns were also raised that the equipment could give rise to unnecessary energy use, however this would be a private matter between CityWest Homes and the leaseholders or tenants, and could not be considered as a reason for refusal of these current application proposals.

A concern has been expressed about these proposals coming forward in a separate application to CityWest Homes other current proposals to replace windows across the estate. Though noting this concern, these are two separate and distinct proposals, and can be considered on their own planning merits.

Issues have also been raised by local residents regarding whether the ventilation equipment is proposed to be installed to either tenanted, leaseholder owned or both types of flat across the estate, and about the implications of leaseholders not having ventilation equipment at the point that CityWest Homes install double glazing to their flat. The applicants state that their intention is to install the equipment to tenanted properties only. Notwithstanding this however, these applications allow for the installation of the equipment across the estate, on a flat by flat basis, and as such should leaseholders desire to install the equipment then they could do so without further applications being required. Though this raises the point that the equipment will not be installed to every single flat in a unified manner, nonetheless these are considered small external units that have a relatively low visual impact upon the overall appearance of each building, and as such its piecemeal installation across the estate is not considered contentious.

A local resident has also expressed concern that the ventilation equipment may last for less than 3 and a half years. Though noting this concern, this would be a maintenance issue for CityWest Homes to address, and the application could not be considered unacceptable on grounds of this concern.

A local resident has also stated that CityWest Homes needs permission to access the demised premises of the leaseholders, however this would be a private matter between CityWest Homes and any leaseholder.

Concern was raised that the extract vents could be a breeding ground for germs, however this is not an issue against which planning applications could be considered.

Concern was raised by a local resident regarding CityWest Homes management of the estate. Concern also raised about a perceived lack of consultation from CityWest Homes on these proposals. All relevant consultations have been carried out as a standard part of the application process, and the concerns expressed from residents about CityWest Homes are not relevant to the planning merits of these current proposals.

## **9. BACKGROUND PAPERS**

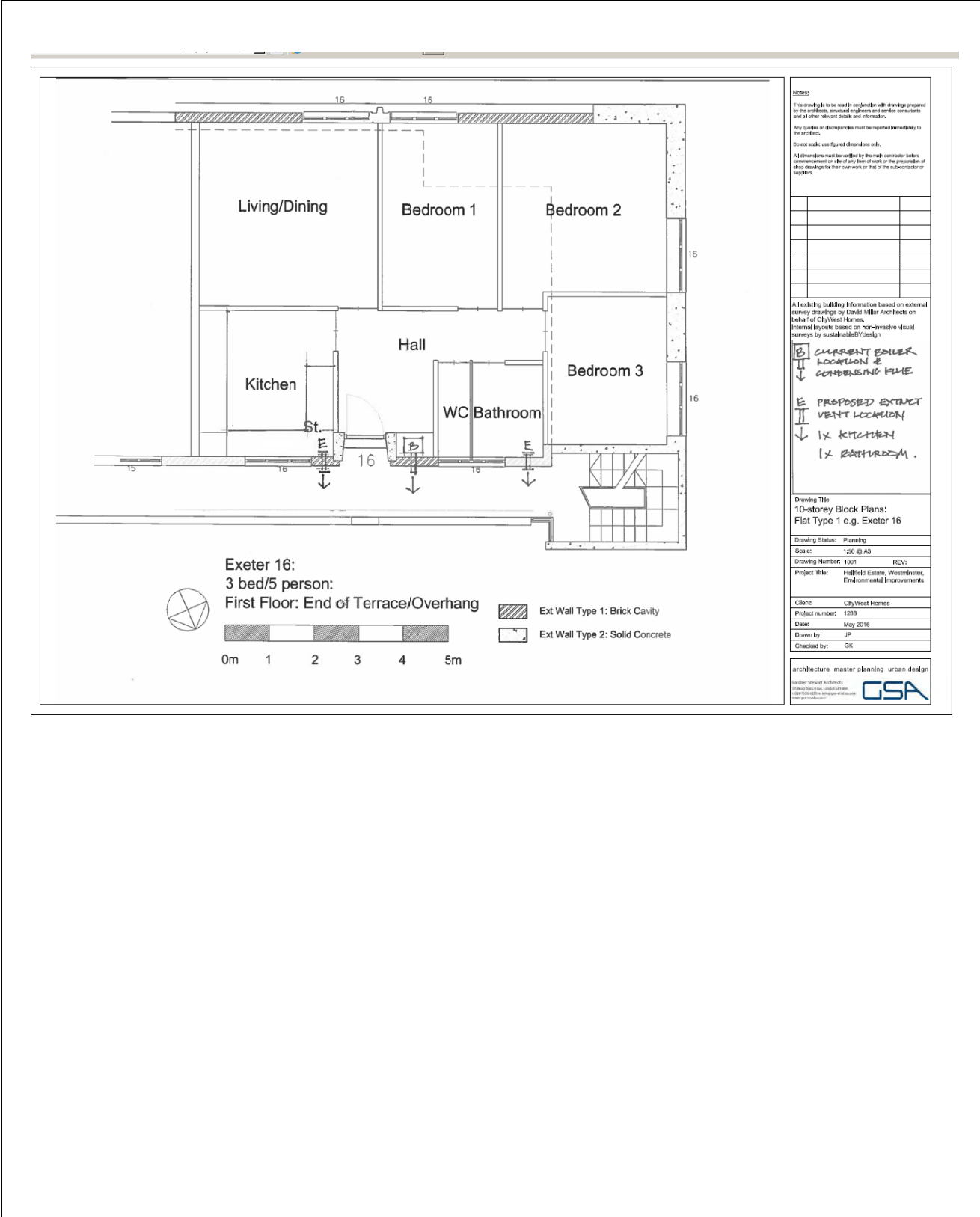
1. Application form.
2. Response from Environmental Health, dated 8 November 2016.
3. Letter from Chairman of Hallfield Residents Association dated 21 July 2016.
4. Letter from occupier of 22 Taunton House, Hallfield Estate, dated 5 July 2016.
5. Letter from occupier of 16 Brecon House, Hallfield Estate, dated 13 July 2016.
6. Letter from occupier of 24 Caernarvon House, Hallfield, dated 6 July 2016.

7. Letter from occupier of 68 Reading House, Hallfield Estate, dated 9 July 2016.
8. Letters from occupier of 40 Exeter House, Hallfield estate, dated 2 July 2016 and 14 November 2016.
9. Letter from occupier of 60 Winchester House, Hallfield Estate, dated 11 July 2016.
10. Letter from occupier of 3 Bridgewater House, Hallfield Estate, dated 27 July 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: NATHAN BARRETT BY EMAIL AT [nbarrett@westminster.gov.uk](mailto:nbarrett@westminster.gov.uk)

10. KEY DRAWINGS





**Notes**

This drawing is to be read in conjunction with drawings prepared by the architect, structural engineers and service consultants and all other relevant details and information.

Any queries or discrepancies must be reported immediately to the architect.

Do not scale: use figured dimensions only.

All dimensions must be verified by the main contractor before commencement on site of any item of work or the preparation of shop drawings for their own work or that of the subcontractor or suppliers.

All existing building information based on external survey drawings by David Miller Architects on behalf of CityWest Homes.

Internal layouts based on non-invasive visual surveys by sustainableBYdesign

**NEW EXTRACT VENT CELLS TO BE LOCATED WITH 300MM FROM EXIST. BOILER FLUES & UNUSUAL SOFFIT.**

Drawing Title: 10-storey Block: Open Deck Elevation

Drawing Status: Planning

Scale: 1:50 @ A3

Drawing Number: 1008 REV:

Project Title: Hillfield Estate, Westminster, Environmental Improvements

Client: CityWest Homes

Project number: 125

Date: May 2016

Drawn by: JP

Checked by: GK

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CSA

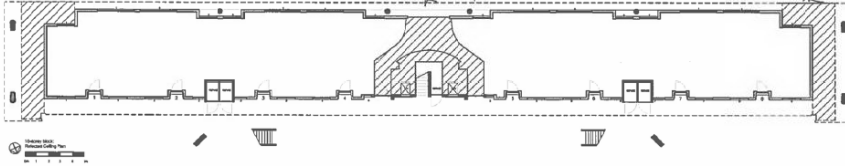
Example of External Vent



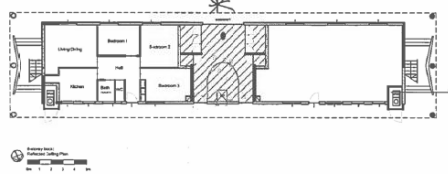
Example of Internal Vent



10-STORY BLOCK: GROUND FLOOR  
 REFLECTED CEILING PLAN  
 STICKING AREAS FOR SOFFIT INSULATION BOARDS FEATURED  
 AT EACH OVERHUNG END ELEVATION & CENTRAL STORE.



6-STORY BLOCK: GROUND FLOOR  
 REFLECTED CEILING PLAN  
 SOFFIT INSULATION IN CENTRAL STORE AREA ONLY.



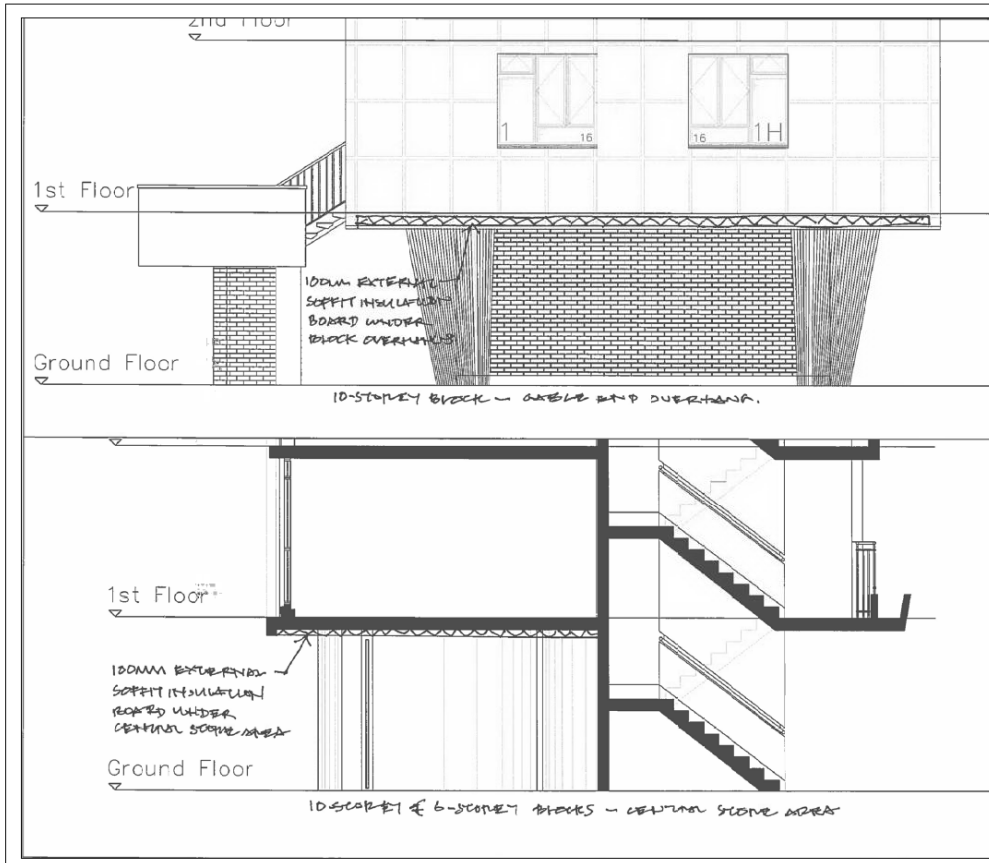
**NOTES:**  
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 Do not scale any figured dimensions only.  
 All dimensions must be called by the main contractor before commencement on site of any form of work or the preparation of any drawings for their own work or that of the subcontractor or supplier.


All existing building information based on external survey drawings by David Miller Architects on behalf of CityWest Homes.  
 Internal layouts based on non-invasive visual surveys by sustainable@design.

<b>Drawing Title:</b> External Soffit Insulation Plans	
<b>Drawing Status:</b> Planning	
<b>Scale:</b> 1:50 @ A3	
<b>Drawing Number:</b> 1011 REV:0	
<b>Project Title:</b> Fairfield Estate, Westminster, Environmental Improvements	
<b>Client:</b> CityWest Homes	
<b>Project number:</b> 1288	
<b>Date:</b> May 2016	
<b>Drawn by:</b> JP	
<b>Checked by:</b> GK	

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 David Miller Architects  
 20 Macquarie Street, Level 20/21  
 Sydney NSW 2000  
 www.davidmillerarchitects.com.au  



**Notes:**  
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All existing building information based on external survey drawings by David Miller Architects on behalf of CityWest Homes.  
Internal layouts based on non-invasive visual surveys by sustainableBYdesign

Drawing Title: External Soffit Insulation: Elevation & Section  
Drawing Status: Planning  
Scale: 1:50 @ A3  
Drawing Number: 1012 REV:  
Project Title: Hatfield Estate, Westminster, Environmental Improvements  
Client: CityWest Homes  
Project Number: 1255  
Date: May 2016  
Drawn by: JP  
Checked by: GK

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David Miller Architects  
100 Victoria Road, London SW18 1HR  
020 8748 2222 d.miller@dmarchitects.com  
www.dmla.com

**DRAFT DECISION LETTER**

- Address:** All Blocks, Hallfield Estate, London, W2 6EF
- Proposal:** Mechanical extract fan installation to kitchens and bathrooms, localised external soffit insulation to ground floor level, and installation of bathroom towel-rail/radiator heating units.
- Reference:** 16/04961/COFUL
- Plan Nos:** 20002 - block plan, 20001 - location plan, 1001, 1004, 003, 1002, 1006, 001, 002, 005, 006, 011, 1003, 1007, 1008, 004, 007, 008, 009, 012, 1005, 1009, 1010, 1011, 1012, 010, Site Photo of Ground Floor Soffit Area, Email from John Pratley dated 14th November 2016, Existing Ste Photo of Vent, Hallfield Estate Environmental Improvement Works Report dated July 2015, Design and Access Statement dated 26th May 2016, Outline Specification sheet from Gardner Stewart Architects dated 23rd May 2016, emails from John Pratley dated 18th November 2016
- Case Officer:** Alistair Taylor **Direct Tel. No.** 020 7641 2979

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

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

**Reason:**

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

- 2 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 (November 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Hallfield Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The external elements of the vents shall be formed in a dark red metal, and shall be maintained in that colour thereafter

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Hallfield Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must apply to us for approval of a plan drawing showing the location of the soffit insulation to ground floor level in context with the building and in context with the upstand around the edge of the soffit. 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 drawings. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Hallfield Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 The soffit insulation shall be finished in render to underside and upstand/edge which shall match the colour of the existing painted finish to the existing undersides of the balcony decks adjacent

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Hallfield Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

**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 You are advised that the extract system should be domestic grade equipment and manually controllable by the individual households, and it should be properly maintained and serviced regularly.
- 3 With regards to condition 4, you should ensure that the metal cover for the external element of the ventilation system as closely as possible matches the colour of the existing brickwork adjacent

**DRAFT DECISION LETTER**

- Address:** All Blocks, Hallfield Estate, London, W2 6EF
- Proposal:** Mechanical extract fan installation to kitchens and bathrooms, localised external soffit insulation to ground floor level, and installation of bathroom towel-rail/radiator heating units.
- Reference:** ~~16/01482/CO/FULL~~  
16/01482/CO/FULL
- Plan Nos:** 20002 - block plan, 20001 - location plan, 1001, 1004, 003, 1002, 1006, 001, 002, 005, 006, 011, 1003, 1007, 1008, 004, 007, 008, 009, 012, 1005, 1009, 1010, 1011, 1012, 010, Site Photo of Ground Floor Soffit Area, Email from John Pratley dated 14th November 2016, Existing Ste Photo of Vent, Hallfield Estate Environmental Improvement Works Report dated July 2015, Design and Access Statement dated 26th May 2016, Outline Specification sheet from Gardner Stewart Architects dated 23rd May 2016, emails from John Pratley dated 18th November 2016
- Case Officer:** Alistair Taylor **Direct Tel. No.** 020 7641 2979

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

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.  
  
Reason:  
For the avoidance of doubt and in the interests of proper planning.
  
- 2 All new work 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 listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)
  
- 3 The external elements of the vents shall be formed in a dark red metal, and shall be maintained in that colour thereafter  
  
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 (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary

Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You must apply to us for approval of a plan drawing showing the location of the soffit insulation to ground floor level in context with the building and in context with the upstand around the edge of the soffit. 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 drawings. (C26DB)

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 (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 The soffit insulation shall be finished in render to underside and upstand/edge which shall match the colour of the existing painted finish to the existing undersides of the balcony decks adjacent

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 (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

#### **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 (November 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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 With regards to condition 3, you should ensure that the metal cover for the external element of the ventilation system as closely as possible matches the colour of the existing brickwork adjacent

Item No.
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<b>4</b>
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Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.