

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 13 June 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	44 Lincoln's Inn Fields, London, WC2A 3PF		
Proposal	Demolition of the existing building and construction of a ten storey building with two basement levels for education (Class D1) use		
Agent	Turley		
On behalf of	London School of Economics and Political Science		
Registered Number	17/01479/FULL	Date amended/ completed	8 May 2017
Date Application Received	21 February 2017		
Historic Building Grade	Unlisted		
Conservation Area	Strand		

1. RECOMMENDATION

Grant conditional permission subject to the views of the Mayor of London

2. SUMMARY

44 Lincoln's Inn Fields was purpose built as medical research laboratories (Class B1(b) in the 1960's and consists of ground and eight upper floors and three basement levels. The building is unlisted but adjoins the Grade II* listed Royal College of Surgeons building at 43 Lincoln's Inn Fields to the east, the Grade II* listed Old Curiosity Shop to the west and fronts on to Lincoln's Inn Fields (a Registered Park and Garden).

The LSE acquired the freehold of 44 Lincoln's Inn Fields in 2013 and the existing building now has planning permission for Class D1 education use (granted in October 2015). In 2016 the LSE launched an international design competition to find an architect to design a new building. The selected architects are Grafton Architects.

The proposed new ten storey building will provide additional education facilities for the LSE including a teaching and learning hub, accommodation for various academic departments and research centres, the Paul Marshall Institute for Philanthropy & Social Entrepreneurship and a sports hall, associated sports facilities and arts rehearsal spaces in the basement.

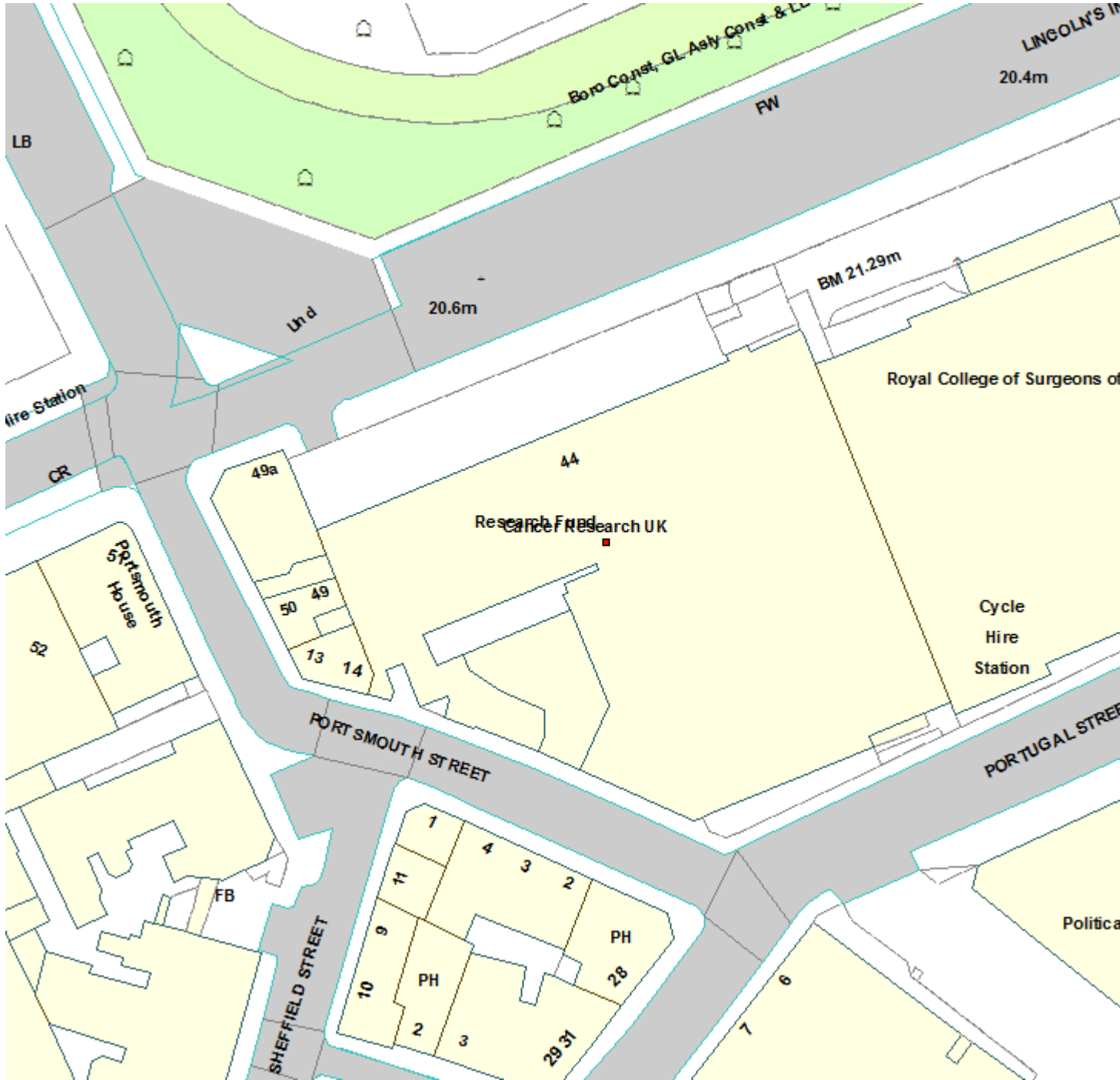
The key issues to consider are:

- The impact of the height, form and design of the new building on the character and

- appearance of the conservation area and on the setting of adjacent listed buildings
- Highways issues, particularly servicing and deliveries and the potential impact on other road users in the vicinity of the site

For the reasons set out in the report, the proposals are considered to be acceptable and in accordance with relevant development policies, subject to appropriate conditions.

3. LOCATION PLAN



4. PHOTOGRAPHS



View south-eastwards from Lincoln's Inn Fields



View south-westwards from Lincoln's Inn Fields



View of rear from John Watkin's Plaza

5. CONSULTATIONS

GREATER LONDON AUTHORITY (GLA)

The application is strongly supported in strategic planning terms subject to further discussions with the applicants to determine whether a financial contribution is required towards expanded cycle hire docking stations and Legible London signs; clarification is required regarding the modelling of emissions from the proposed biofuel CHP and gas boilers; a travel plan, delivery and servicing plan and construction management should be secured by conditions.

TRANSPORT FOR LONDON (TfL)

Request that a travel plan which includes measures to i) discourage car based travel and ii) monitor the use of cycle parking spaces so that more short stay spaces can be created if needed, a delivery and servicing plan and a construction management plan are all secured by condition and that the applicant makes a financial contribution to increase cycle docking station provision in the area.

HISTORIC ENGLAND

No objection to the demolition of the existing building. Whilst the design of the replacement building appears to be of a high quality, there are concerns about the impact of the building on the surrounding conservation areas and on neighbouring listed buildings particularly on the setting of the grade II* listed Royal College of Surgeons. Recommend that a reduction in height is negotiated and also that the front boundary treatment to Lincoln's Inn Fields reflects the general treatment of front boundaries within the square i.e. high quality railings.

N.B. The scheme has been revised to reduce the height of the building and to incorporate railings to the front

HISTORIC ENGLAND (ARCHAEOLOGY)

The site is located within the Lundenwic Archaeological Priority Area. There is the potential for survival of post-medieval and also Saxon remains, therefore a condition is recommended requiring archaeological evaluation and investigation.

ENVIRONMENT AGENCY

Any response received to be reported verbally.

CITY OF LONDON CORPORATION

Do not wish to make any observations on the proposal.

LONDON BOROUGH OF CAMDEN

Any response received to be reported verbally.

METROPOLITAN POLICE

No objection

WESTMINSTER SOCIETY

The proposals are welcomed.

HIGHWAYS PLANNING

Object to the loss of the existing off-street service area and the proposal to service the development from the public highway on Portugal Street but recognise that the previous B1(b) research and development use generated more servicing trips than the proposed D1 use therefore request that a servicing and delivery plan is secured by condition and that this includes details of how and where deliveries are received for the LSE campus as a whole.

Also request conditions to secure i) additional cycle parking (to meet London Plan standard), ii) a travel plan and an informative re: the requirement for redundant drop kerbs to be raised as part of the development.

CLEANSING

The proposed ground floor waste store is large enough to accommodate the waste expected from the development but the replacement building should be redesigned so that waste can be loaded off-street into the waste collection vehicle.

ENVIRONMENTAL HEALTH

No objection subject to conditions

ARBORICULTURAL MANAGER

Any response received to be reported verbally

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 64

Total No. of replies: 2;

One letter of comment from the Royal College of Surgeons – the demolition and construction of this development and their own redevelopment next door at 35-43 Lincoln's Inn Fields should be carefully assessed and mitigated

One letter of support from 61 Lincoln's Inn Fields – the new building will be a pleasant architectural addition compared to the existing building.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

44 Lincoln's Inn Fields is a 1960's building consisting of ground and eight upper floors and three basement levels. The building was purpose built as medical research laboratories (Class B1(b)) for the Imperial Cancer Research Fund (ICRF) and was opened by the Queen in 1963. A new extension was built next door, doubling the size of the laboratories, and opened in 1973. A further infill extension was added on Portsmouth Street in 1975.

The LSE acquired the freehold of 44 Lincoln's Inn Fields in 2013 but the building continued to be occupied by Cancer Research UK until last year (2016) when CRUK

moved into the new Francis Crick Institute building behind the British Library near St Pancras.

The building is unlisted but adjoins the Grade II* listed Royal College of Surgeons at 43 Lincoln's Inn Fields to the east and the Grade II* listed Old Curiosity Shop at 13-14 Portsmouth Street to the west.

The building is located on the south-west side of Lincoln's Inn Fields (a Registered Park and Garden). The building has an open courtyard in the centre of the site and rear, street elevations on to Portsmouth Street and Portugal Street within the LSE campus.

The site is located within the Strand Conservation Area and Lincoln's Inn Fields forms part of the Bloomsbury Conservation Area (LB of Camden to the North). The site is also within the Core Central Activities Zone within an area characterised by academic (the LSE campus) and legal uses.

6.2 Recent Relevant History

Planning permission was granted on 7 October 2015 for use of the existing building for educational purposes (Class D1) (15/05958/FULL).

7. THE PROPOSAL

The current planning application seeks permission for demolition of the existing building and construction of a new ten storey building with two basement levels for Class D1 education use by the LSE.

The main entrance and public floor is located at ground floor level. Referred to by the architects as the Grand Hall, the ground floor is intended as a flexible civic space for informal and formal uses such as student fairs, performances and receptions. The teaching and learning hub is located on first and second floor levels and can accommodate up to 800 students at any one time with additional space for informal study. Academic departments and research centres (Departments of Management, Accounting and Finance) are located on levels three to eight and the Paul Marshall Institute for Philanthropy and Social Entrepreneurship is located on level nine. A multi-use sports hall and multi-purpose arts rehearsal space and music practice rooms are located at basement level.

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Class B1(b) research & development	17,837	0	-17,837
Class D1 education	0	18,124	+18,124
TOTAL	17,837	18,124	+287

8. DETAILED CONSIDERATIONS

8.1 Land Use

The London Plan recognises that higher and further education establishments make an important contribution to the London economy. Policies 3.18 and 4.10 give strong

support to meeting the needs of London's higher and further education institutions and recognising the special status of parts of London where they are located, particularly the Strand university precincts.

The UDP similarly recognises the special character and educational function (London School of Economics and King's College London) of the eastern end of the Strand. Other policies within the City Plan i.e. S27 seek to protect uses of international and national importance which includes centres of Higher Education and Research. UDP policy CENT1 also protects and supports uses including Higher Education which make a significant contribution to the special role of Central London.

The proposed development will deliver much needed education facilities for the LSE and will further enhance the academic character and function of this part of the Core CAZ. The principle of Class D1 education use is therefore supported in policy terms.

It should also be noted that the existing building already has planning permission for Class D1 education use, granted 7 October 2015 (15/05958/FULL).

8.2 Townscape and Design

The site falls within the Strand Conservation Area and is adjacent to two listed buildings, the Grade II* Old Curiosity Shop and the Grade II* Royal College of Surgeons. The north side of the site fronts onto Lincoln's Inn Fields, one of the most important London Squares and which lies within the Borough of Camden. The site is currently occupied by a large, monolithic mid C20 building with little architectural quality. It is identified in the Strand Conservation Area Audit as a negative feature in the conservation area and its demolition and replacement is welcome, subject to the replacement building preserving or enhancing the character and appearance of the conservation area.

The proposed building is for the LSE and will provide a significant increase in teaching, social and cultural provision for their students. The campus has had a number of recent major developments by internationally recognized architectural firms. This site was subject to an international competition and the winning firm was Grafton Architects who have an international reputation, winning World Building of the Year 2008 for their building for the Università Luigi Bocconi in Milan and the RIBA International prize (2016) for the Universidad de Ingeniería y Tecnología in Lima, Peru.

The building will accommodate a variety of uses with sport and social facilities at basement level, a major semi-public space at ground floor and teaching, academic and research facilities on the upper floors.

Building Form and Height

In form, the building responds to the shape of the site with a long straight frontage to Lincoln's Inn Fields reflected in a more composed built form and then the radiating site boundary to the rest of the site allowing for a more, broken down massing, expressing the building above the base as separate elements. This helps to reduce the overall scale of the building and provides architectural interest and modelling to the massing. The form also allows natural light to penetrate deep within the building block which will benefit the quality of accommodation provided.

The building is higher to the rear (south) part of the site and then steps down towards the Lincoln's Inn Fields frontage where a consistent parapet height is maintained to the more formal, but by no means consistent, arrangement of buildings around the Square. This parapet height is slightly higher than the existing building on the site, though it is not considered that it is over-scaled or dominating in its context. The building presents a considerable mass to the Square, as does the existing, but this south side of Lincoln's Inn Fields is characterised by large institutional type buildings of which this is one.

The other building elements to the south and west are higher than the existing building, but benefit considerably in terms of their modelling, materiality and architecture compared to the existing. The townscape in these areas is less sensitive and formal than the north façade and the proposed massing and height are considered an improvement over the existing building's monolithic mass.

These higher elements to the rear are visible above the parapet of the Lincoln's Inn Fields façade in certain viewpoints, particularly in winter views from across the landscaped Square. In summer months these views are largely screened by tree foliage. The applicants have submitted view montages to show the impact on the setting of the Square. While there is visibility of these elements of the building above the tree line in certain views, it is not considered that these are necessarily harmful. The viewpoints from which they are visible are limited and the chamfered, angled, set-back forms do help to provide a more animated roof form which provides interest without being over-dominating in townscape terms. Officers have had considerable discussions with the architectural team and these have led to further set back, height reduction and modelling resulting in the current proposal. Officers are of the view that this height and form is now acceptable in terms of its impact on views from Lincoln's Inn Fields.

Building Design

One of the key elements of the building that has informed the building design is the proposed "Great Hall" which takes up most of the ground floor and allows for greatly improved pedestrian permeability between the Square and the rest of the LSE campus. This huge space is likely to be one of the most significant within the LSE campus. It is intended that the route will be open to all during opening hours and will allow for members of the public to use the route and enjoy the space, as well as LSE students and staff.

The Lincoln's Inn Fields façade is the more ordered composition. The ground to second floor is more solid and visually robust and provides a strong base for the mass of the building above. This is to be built in a natural stone. The main part of the façade is expressed as a series of fins, which will be in a high quality reconstituted stone. These fins vary in scale and depth with the building height and the main façade is set back behind the stone fins which act as a screen or foil to the main façade. This will allow natural light to penetrate the façade creating further depth and shadowing which will change throughout the day.

The other facades to the south and west are expressed as three separate forms with a more vertical emphasis and large cut-out areas between. The ground to second floors form the base of the building, as on the north façade, and the three building elements

project above. The depth of the reveal to the windows makes reference to the stone fins of the north façade and help to give a coherent form and modelling to the glazed academic and office areas. This part of the building is to be rendered solely in reconstituted stone and this is considered acceptable given the more secondary importance of these areas in townscape terms and the design of these facades which lend themselves more to the use of a consistent material throughout.

Impact on Adjacent Listed Buildings

The Old Curiosity Shop, immediately to the west of the site, is listed Grade II*. The building is of diminutive scale compared to its surrounding context and is overwhelmed by the scale of the existing building which abuts it and rises sheer to its full height. The proposed building massing pulls most of the height slightly away from it and has a lower 3 storey element next to the listed building itself. The overall mass of the new building is still apparent in views and the listed building still looks tiny in comparison, but this is an inevitable consequence of its scale in this central urban location. The new building, however, does give the listed building a bit more breathing space and improves its setting.

The existing building also abuts the Grade II* Royal College of Surgeons. The proposed building is intended to disengage the two and leave a clear space between the two buildings. This will improve the immediate relationship between the two buildings. There is some visual impact on the setting of the Grade II* building due to the slightly increased height of the front façade and the “belvedere” above. This is most apparent in views from the east end of the Square and the applicants have provided a visual montage to show the impact. It is not considered that the impact is harmful in any significant sense. On balance, it is considered that the new building’s relationship with the Grade II* Royal College is an improvement over the existing.

In summary, it is considered that the new building is a positive enhancement to the character and appearance of the Strand Conservation Area. There is no harm to the setting of adjacent listed buildings, in fact on the whole it is considered that their settings are enhanced. If it was considered that there was some less than substantial harm to the increased height next to the Royal College of Surgeons, then it is considered that this modest harm would be substantially outweighed by the public benefits of the scheme, including the improved building mass, form and design and the provision of enhanced social and academic facilities for one of the major educational institutions in the country. Given the reputation and track record of the architects and clients, it is considered that the new building has the potential to be one of the most significant buildings in the City and a landmark for many years to come.

8.3 Transportation/Parking

Education use and trip generation

The Transport Assessment submitted in support of the application notes that the site benefits from the highest possible Public Transport Accessibility Level (PTAL) of 6b reflecting the excellent public transport provision within the vicinity of the site (tube stations and bus routes). Accordingly, although the proposal is likely to generate more trips per day than the previous Class B1(b) use of the site, the Highways Planning

Manager is satisfied that given the age of the students, the transport facilities in the area and provided a robust travel plan is secured, the proposed development is unlikely to have a significant impact on the public highway.

Car Parking

There are 16 existing car parking spaces within a forecourt at the front of the existing building which will be removed as part of the proposed development. The loss of this commercial car parking is acceptable and compliant with UDP policy TRANS21 which seeks to control and coordinate the overall level of on-street and off-street parking.

Cycle Parking

For Class D1 (University Education) use the London Plan requires 1 long stay space per 4 staff, 1 long stay space per 20 students and 1 short stay space per 7 FTE students. With this in mind a total of 318 cycle spaces are required however only 244 spaces (68 long stay and 176 short stay) are included in the proposed development. Although there is public cycle parking available in the vicinity and cycle parking spaces within the campus as a whole, the proposal when considered on its own, does not meet the London Plan standards. The Highways Planning Manager has therefore requested that a condition be imposed requiring the applicant to secure additional cycle parking within the confines of the development, for example through the use of double tier parking at ground level similar to that proposed in the basement. Transport for London (TfL) has requested that the use of the cycle parking spaces is monitored and that more short stay spaces are created if necessary; and the GLA are hoping to secure funding for additional cycle hire docking stations in the area. All these issues have been discussed with the LSE but it is recognised that there is limited capacity within the campus to meet all these cycle parking demands.

Servicing

Policies TRANS20 of the UDP and S42 of the City Plan require provision and retention of convenient access to all premises for servicing vehicles with this facility accommodated on-site and off-street.

The proposed development will remove the existing off-street service area and the associated vehicular accesses from Portsmouth Street and Portugal Street. The servicing for the proposed development will instead take place on-street from the public highway on Portugal Street and the redundant drop kerbs are to be raised. The applicant has submitted a Delivery and Servicing Plan (DSP) that indicates that the number of trips associated with servicing of the site is likely to decrease from 14 to 2 as the site will become part of the campus and deliveries are consolidated elsewhere and then moved to the site.

The Highways Planning Manager has recommended that a revised DSP is secured by condition which should include full details of the existing waste and service operations for the campus to clarify where and how the deliveries are received (on-street/off-street) by the LSE post room. TfL and the GLA have also requested that a DSP is secured by condition.

Waste Storage

The Cleansing Manager is satisfied that the proposed waste store on the ground floor of the new building is large enough to accommodate the waste expected from the development, but for new build schemes it would normally be expected that waste could be loaded into the collection vehicle on-site and off-street. It is also recommended that the layout of the waste store should be amended to reduce the number of recycling bins and include a cardboard baler. A condition is therefore recommended requiring an amended waste store layout and full details of the waste management strategy.

8.4 Amenity

Plant Noise and Air Quality

Mechanical plant will be housed at basement level and on the roof of the new building. The application is accompanied by an Acoustic Assessment but there are no details of any mechanical plant equipment at this stage. Environmental Health are therefore recommending conditions are attached requiring a supplementary acoustic report once the plant specifications are known and conditions requiring details of the kitchen extract system, CHP ventilation flues and controlling noise emission levels from all plant including the emergency generator.

The Air Quality assessment submitted with the application considers the impact of potential dust generation during the construction period, the suitability of the site for the proposed use and the potential impact of traffic and energy-related emissions associated with the proposed development once operational. The Air Quality assessment concludes that the development is air quality neutral in terms of its on-going operational impact. The mitigation of dust etc during demolition and construction will be managed as part of the Site Environmental Management Plan (SEMP) submitted in compliance with the City Council's Code of Construction Practice.

Daylight and Sunlight

City Plan Policy S29 seeks to safeguard the amenity of existing residents. Policy ENV13 of the UDP seeks to protect and improve the residential environment and resist proposals which would result in a material loss of daylight and sunlight and/or a significant increase in sense of enclosure or overlooking.

Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight' (2011). The applicant has undertaken a daylight and sunlight assessment in accordance with the BRE guidelines.

Most of the neighbouring properties adjacent to the site are owned by the LSE and are in educational use. The daylight analysis carried out to six neighbouring buildings demonstrates that generally these buildings will still continue to have a good standard of daylight with the development in place. There will be losses in excess of recommended BRE standards to some windows in Lincoln Chambers, 2-4 Portsmouth Street but these serve student bedrooms which are mainly occupied at night. None of the windows tested

for daylight face within 90 degrees of due south so there is no requirement to consider these rooms for sunlight assessment.

8.5 Economic Considerations

The economic benefits associated with both the construction phase and the operational phase of the proposed development and the contribution this will make to the London economy are welcomed.

8.6 Accessibility

The building has been designed to be accessible and usable by all and meets the requirements of London Plan Policy 7.2 Inclusive Environments and City Plan Policy S28 Design.

8.7 Other UDP/Westminster Policy Considerations

Sustainability

Policy S28 of the City Plan requires developments to incorporate exemplary standards of sustainable and inclusive urban design and architecture. Policy S40 considers renewable energy and states that all major development throughout Westminster should maximise on-site renewable energy generation to achieve at least 20% reduction of carbon dioxide emissions, and where feasible, towards zero carbon emissions, except where the Council considers that it is not appropriate or practicable due to the local historic environment, air quality and/or site constraints. The NPPF establishes a presumption in favour of sustainable development. London Plan Policy 5.3 also requires developments to achieve the highest standards of sustainable design, with Policy 5.2 seeking to minimise carbon emissions through a 'Be Lean, Be Clean and Be Green' energy hierarchy.

The proposed development incorporates a range of energy efficiency measures including low energy lighting and high performance glazing. The Energy Strategy for the proposed new building is still being developed and as part of this the applicant has investigated the feasibility of a range of renewable energy technologies. The installation of photovoltaic (PV) panels is proposed but full details of where on the building needs to be reserved by condition. The applicant has also investigated whether there are any existing or planned heat networks in the area. There are none at the moment so the energy centre has been designed to be capable of linking to a District Heat Network should this become available in the future.

An on-site reduction of 106 tonnes of carbon dioxide per year in regulated emissions compared to a 2013 Building Regulations compliant development is expected. This is equivalent to an overall saving of 38%. The carbon dioxide savings exceed the London Plan Policy 5.2 (Minimising Carbon Dioxide Emissions) target which has been noted and welcomed by the GLA in their Stage 1 report.

Biodiversity

Policy S38 of the City Plan states that biodiversity and green infrastructure will be protected and enhanced throughout Westminster and opportunities to extend and create new wildlife habitat as part of development will be maximised.

The new building incorporates approximately 300sqm of landscaped terraces which will be planted with a variety of mainly indigenous trees, ground cover and climbing plants. Full details of these and the provision of bird and bat boxes are to be secured by condition.

Archaeology

The site is located within the Lundenwic Archaeological Priority Area and is thought to lie just outside the eastern edge of the main Saxon settlement. There is potential for survival of post-medieval structural remains and possibly Saxon pits or ditches in the north-eastern strip and south-west corner of the site where there is no basement. The existing basement is three levels deep; the new basement is to be 3.6m deeper than the current deepest basement. There have been other recent significant finds nearby at 32 Lincoln's Inn Fields in January 2013 and a Saxon ditch was recorded 60m southwest of the site in 2011 which may indicate the eastern boundary of Lundenwic. Historic England are therefore recommending a condition requiring a two stage process of archaeological investigation and evaluation followed by full investigation.

Crime Prevention

The design of the new building has been informed by meetings with London Metropolitan Police Design Out Crime and Counter Terrorism officers.

The Grand Hall is open and public during opening hours for students, staff and the public to ground level public areas and to the teaching and learning hub on first and second floor levels. All floors above the teaching hub have secured access control as do the basement levels 1 and 2 and the cycle storage. The service lane adjacent to the boundary with the RCS is gated with controlled access and CCTV. Glazing is laminated and there will be gated railings around the forecourt on Lincoln's Inn Fields which will be closed after hours.

8.8 London Plan

The application has been referred to the Mayor of London because the development involves the erection of a building more than 30 metres high outside the City of London. This means that once the City Council has resolved to determine the application, that decision must be referred to the Mayor for his decision as to whether to direct refusal, take it over for his determination or allow the Council to determine the application itself.

The Greater London Authority (GLA) Stage 1 letter expresses their strong support for the proposed new building subject to further discussions with the applicants regarding a financial contribution towards expanded cycle hire docking stations and Legible London signs; clarification regarding the modelling of emissions from the proposed biofuel CHP and gas boilers; and conditions requiring a travel plan, delivery and servicing plan and construction management plan.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

There is no requirement for any planning obligations in the determination of this application.

The proposed development (because it is for education use) is not liable for Mayoral CIL or Westminster CIL payments.

8.11 Environmental Impact Assessment

The City Council issued a screening opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 on 24 March 2017 confirming that a development of this nature would not require an Environmental Impact Assessment (EIA) (17/00321/EIASCR)

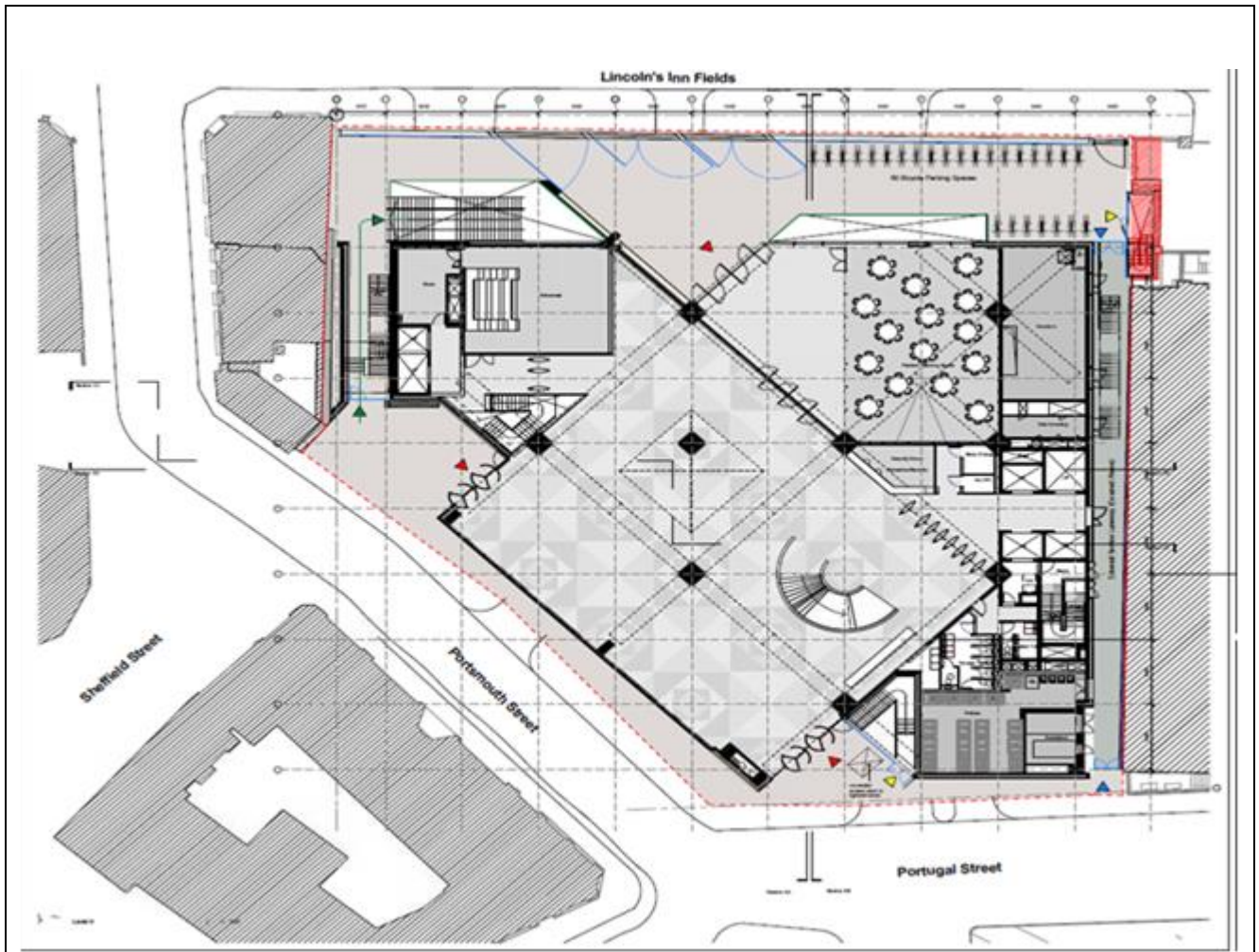
9. BACKGROUND PAPERS

1. Application form
2. Greater London Authority (GLA) letter and Stage 1 report dated 24 April 2017
3. Transport for London (TfL) letter dated 5 April 2017
4. Historic England letter dated 20 April 2017
5. Historic England (Archaeology) letter dated 6 April 2017
6. City of London Corporation letter dated 29 March 2017
7. Metropolitan Police email dated 8 March 2017
8. Westminster Society on-line comments dated 14 March and 23 May 2017
9. Highways Planning Manager memorandum dated 22 March 2017
10. Cleansing memorandum dated 21 March 2017
11. Environmental Health memorandum dated 31 March 2017
12. Royal College of Surgeons, 35-43 Lincoln's Inn Fields letter dated 28 March 2017
13. Club Quarters, 61 Lincoln's Inn Fields on-line comments dated 4 April 2017

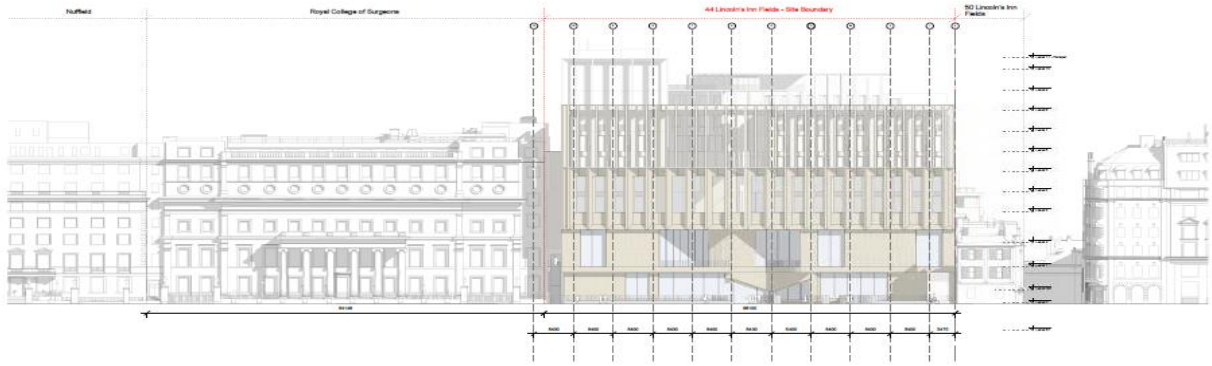
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: AMANDA JACKSON BY EMAIL AT ajackson@westminster.gov.uk.

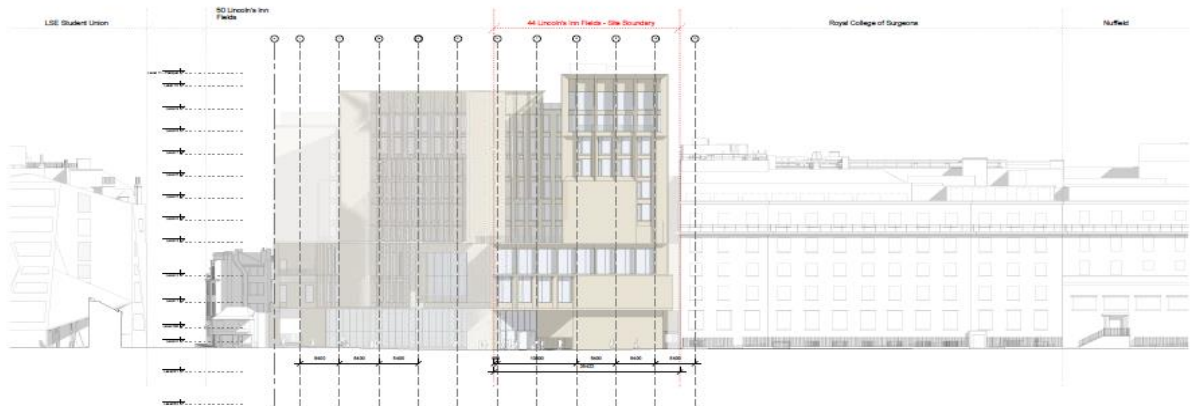
10. KEY DRAWINGS



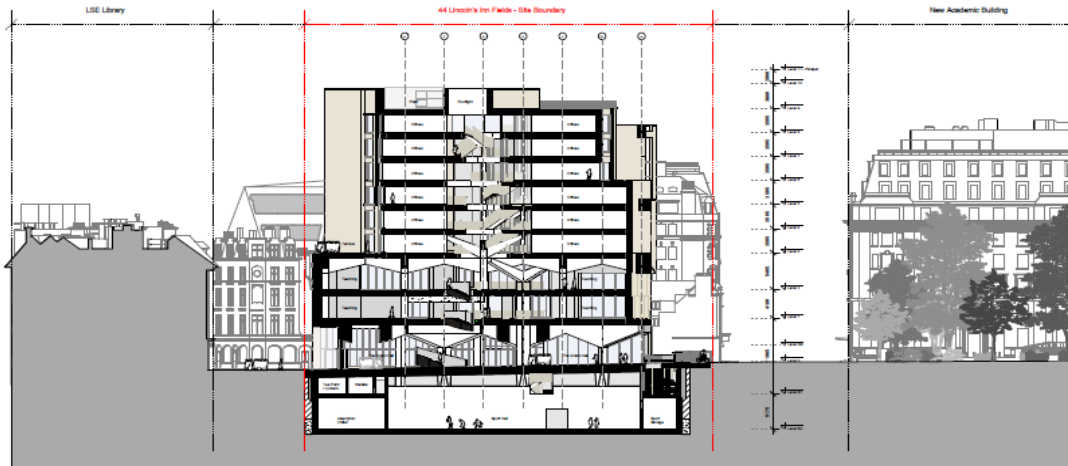
Proposed ground floor



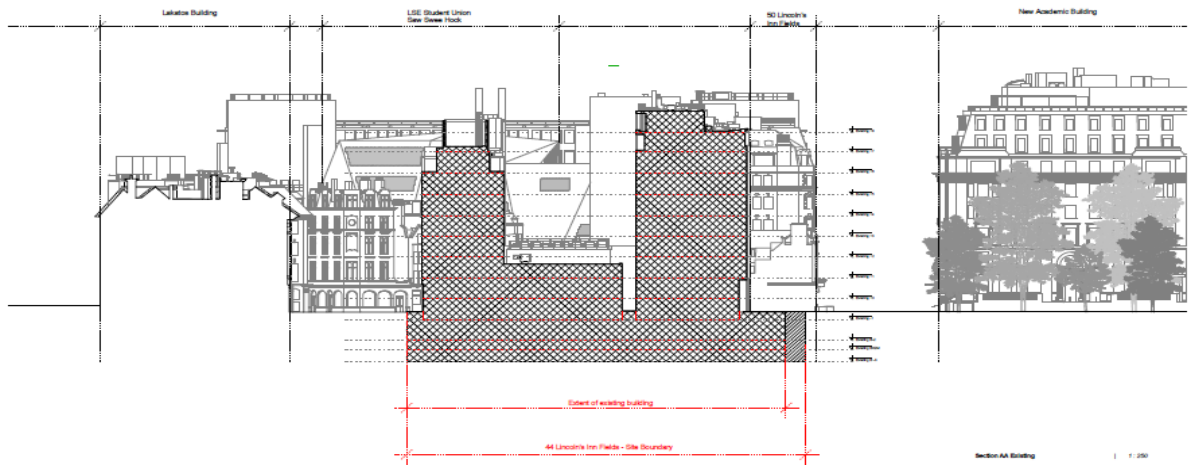
Proposed North elevation



Proposed South elevation



Proposed north-south section



Existing north-south section