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CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB-COMMITTEE	Date 29 October 2019	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved St James's	
Subject of Report	8-10 Great George Street, London, SW1P 3AE,		
Proposal	Use of part ground and upper floors as a 134-room hotel (Class C1); use of part lower ground as a leisure suite (Class D2); use of ground floor as restaurant/bar (Class A3/A4), external alterations, including demolition to include the removal of the rooftop plant enclosures and replacement with a single-storey extension, remodelling of the Little Sanctuary elevation and introduction of balconies and lightwells.		
Agent	Turley		
On behalf of	NatWest Trustee and Depository Services Ltd as trustees of Hermes Property Unit Trust		
Registered Number	19/02730/FULL	Date amended/ completed	14 October 2019
Date Application Received	10 April 2019		
Historic Building Grade	Unlisted		
Conservation Area	Westminster Abbey And Parliament Square		

1. RECOMMENDATION

1. Grant Conditional Permission

2. SUMMARY

8-10 Great George Street is an unlisted building of merit located within the Westminster Abbey and Parliament Square Conservation Area and Core Central Activities Zone. The building is set over basement, lower ground, ground and seven upper floors.

The application seeks a change of use of part ground and upper floors of the building to a 134-room hotel (Class C1), use of part lower-ground floor as a leisure suite, use of ground floor as restaurant/bar (Class A3/A4), external alterations, including demolition, to include the removal of the rooftop plant enclosures and replacement with a single-storey extension, remodelling of the Little Sanctuary elevation and introduction of balconies and lightwells.

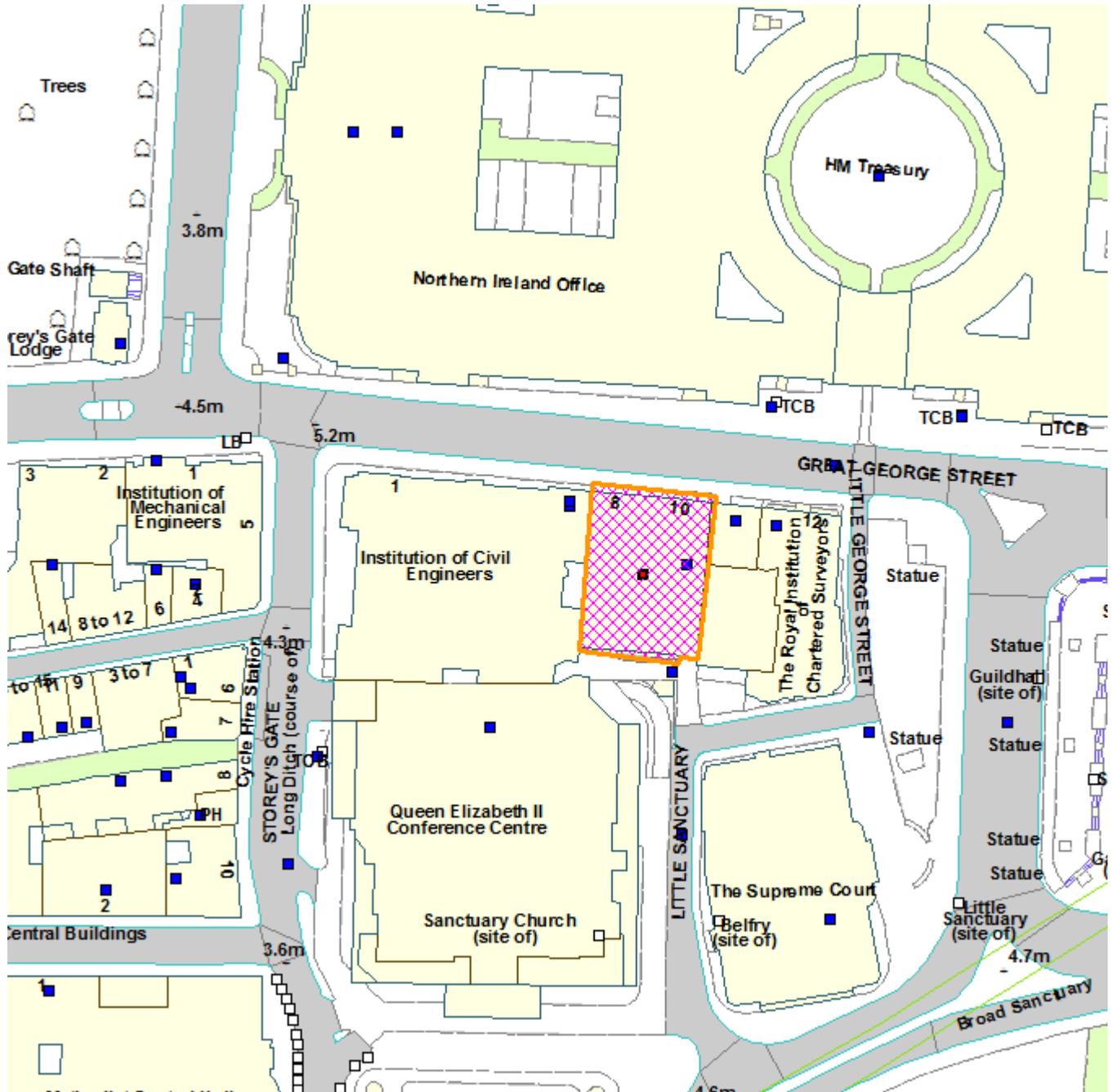
The key issues in this case are:

- The impact on the character and appearance of the building and Conservation Area;

- The impact on the amenity of neighbouring occupiers;
- The impact on the surrounding highway network.

Subject to conditions, the proposed development is considered to be acceptable in land use, design, amenity and highways grounds and is therefore recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Great George Street front elevation



Little Sanctuary rear elevation



5. CONSULTATIONS

HISTORIC ENGLAND

Do not wish to offer any comments.

HISTORIC ENGLAND (ARCHAEOLOGY)

No objection subject to pre-commencement condition requiring the submission and approval of an archaeological written scheme of investigation (WSI).

WESTMINSTER SOCIETY

Any response received to be reported verbally by officers.

THORNEY ISLAND SOCIETY

Object to the loss of offices and to another hotel in the area. Concerned about traffic generation, access and servicing but acknowledge that moving the hotel entrance to Great George Street is an improvement

HIGHWAYS PLANNING MANAGER

No objection subject to conditions requiring servicing to be carried out in accordance with a servicing management plan and to restrict the hotel from accepting large coach party bookings.

WASTE PROJECT OFFICER

No objection to revised storage arrangements for waste and recyclable materials subject to a condition to ensure that the facility is made permanently available.

ENVIRONMENTAL HEALTH

Recommend conditions are attached to control deliveries and servicing, hours of opening of restaurant, bar and gym to non-hotel guests, submission of operational management plan to manage any potential noise and disturbance to neighbours, details of kitchen extract flue, details of mechanical ventilation system and supplementary acoustic report.

WCC ECONOMY TEAM

Based on the total net uplift of floorspace, the development does not trigger the requirement to provide an employment and skills plan nor a financial contribution.

ADJOINING OWNERS/OCCUPIERS:

No. consulted: 63

Responses received to date: 5

Objections: 4

Support: 0

ORIGINAL APPLICATION

Objections on all or some of the following grounds:

Land Use

- No need for additional hotel.
- Undersupply of offices in this locality.

- Draft version of the new City Plan will not permit loss of offices to a hotel in this location.
- The existing uses on site are of national importance therefore the application is contrary to S27 of the City Plan.

Highways/servicing

- Hotel entrance on Little Sanctuary is impractical.
- Taxi drop offs would add to congestion on Great George Street
- Servicing from Little Sanctuary would be difficult due to existing entrances, fire exits and parking
- Lack of disabled access from either Great George Street or Little Sanctuary.
- Access to and fire evacuation points from the QEII conference centre would be compromised.

Amenity

- Hotel residents may experience disruption from the QEII conference centre and as a consequence, the current operation of the QEII would be compromised if this gave rise to complaints from the hotel.

REVISED SUBMISSION

ADJOINING OWNERS/OCCUPIERS:

No. consulted: 63

No. of responses: 3

Objections on the following grounds:

Land Use

- Loss of office space is resisted in the emerging draft new Westminster City Plan
- No evidence that a hotel is needed.

Highways

- Hotel entrance changes would exacerbate problems for congestion on Great George Street and create new traffic problems for existing users and residents on Storey's Gate, Old Queen Street and Matthew Parker Street.

Amenity

- QEII conference centre overnight/early morning servicing and operations could disturb hotel guests, which could lead to restrictions being imposed on the centre. Ask that the developer considers triple glazed acoustic glass or non-opening windows to Little Sanctuary elevation to minimise such impacts.

Other

- The proposed hotel raises potential security issues for the Government offices located opposite on Great George Street (includes the Treasury/FCO).

SITE & PRESS NOTICE

Yes.

6. BACKGROUND INFORMATION

6.1 The Application Site

8-10 Great George Street is an unlisted building of merit located within the Westminster Abbey and Parliament Square Conservation Area and Core Central Activities Zone.

The building is unlisted but is adjacent to the grade II* listed 11 Great George Street, Royal Institution of Chartered Surveyors, to the west lies grade II Institution of Civil Engineers (ICE), and opposite to the north lies the Grade II* HM Treasury. The site also lies approximately 140m northwest of Westminster Abbey and 200m northwest of the Houses of Parliament, both Grade I listed. In addition to this, the site is located within the Lundenwic and Thorney Island area of special archaeological priority, as set out within Westminster's City Plan (adopted in 2016) and Flood Zone 3.

The building has seven upper storeys, ground, lower ground and basement floors. Dating from 1930, the building was originally built as The Middlesex County Council's Guildhall and has since had a long-standing history of office use (Class B1). The building currently serves as the London headquarters for the Liberal Democrats.

6.2 Recent Relevant History

In September 2014, planning permission was granted (13/10511/FULL) for the change of use from offices (B1) to residential use (C3) on the part ground floor and upper floors of the building, restaurant use (A3) on part lower ground floor and part ground floor, and residential parking to part lower ground floor and part basement level. The scheme also included external alterations including the removal of rooftop plant enclosures and replacement with a single storey extension, remodelling of the Little Sanctuary elevation and the introduction of balconies to lightwells. A certificate of lawfulness was issued in 2016 to confirm lawful implementation of the 2014 scheme.

15/11351/CLEUD

Implementation of planning permission dated 8 September 2014 (13/10511/FULL) for use of part ground floor and upper floors as 21 residential flats (Class C3), use of part lower ground floor and part ground floor as restaurant (Class A3) and use of part basement and part lower ground floor for residential parking. External alterations including the removal of rooftop plant enclosures and replacement with a single storey extension, remodelling of the Little Sanctuary elevation and introduction of balconies to lightwells. Certificate issued on 11 January 2016.

7. THE PROPOSAL

	Existing GIA (sqm)	Proposed GIA	+/-
B1 (Offices)	6414	0	-6414
C1 (Hotel)	0	6123	+6123
A3 (Restaurant)	0	400	+400
D2 (Gym/ Leisure Suite)	0	681	+681
Total	6414	7204	+ 790sqm

The application seeks a change of use from offices (Class B1) to a 134-room hotel (Class C1), with a leisure suite at lower ground floor (Class D2), and restaurant/bar (Class A3/A4) at ground floor level. The scheme includes external alterations, including the removal of the rooftop plant enclosure and replacement with a single storey roof extension, creation of a new rooftop plant enclosure upon the new roof, remodelling of the Little Sanctuary elevation, introduction of balconies and lightwells and changes to the front and rear fenestration.

Hotel

The hotel entrance is to be located on Great George Street. All hotel suites would be located at first to eighth floor level. Floors 1-7 would share the same internal floor layout comprising eighteen suites. At first-floor level there would be one terrace on the east and west elevations and on the second to seventh floors there would be two terraces on each side elevation. At eighth floor, level there would be eight suites and one large terrace to both the front and rear elevation. The hotel reception would be staffed 24 hours a day by a concierge/facilities manager.

Restaurant

The proposed restaurant, bar, kitchen and deliveries/store room would be situated at rear ground floor level. The proposed restaurant would have an approximate capacity of 134 covers.

Leisure Suite

The leisure suite would be located at lower ground floor level and would comprise a health and fitness reception area, swimming pool, gym, sauna, steam room, staff room (including showers), separate male and female changing rooms, four fitness rooms and two designated areas for plant associated with the leisure suite use.

Basement

At basement level there would be designated waste storage areas, three plant rooms, designated disabled and electrical vehicle parking, cycle parking areas and substation room. The parking spaces are accessed via an existing car lift on Little Sanctuary.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Loss of Office Use

The proposals result in the loss of office floorspace. Changes of use from offices to another commercial use with the Core CAZ are not resisted under current UDP and City Plan policies. Furthermore, the principle of the loss of this office space has previously been accepted by virtue of the 2014 approved scheme, which has been lawfully implemented. The proposed loss of office space is therefore considered to be acceptable in this instance.

Objections have been received on the grounds that the new draft City Plan will not permit the loss of offices within CAZ to hotels without first demonstrating that there is no interest in the continued use of the site for office purposes. However, the draft City Plan is yet to undergo Examination in Public and at the present time has limited weight for development management purposes (paragraph 8.8 of this report).

Objections have also been received on the grounds that the proposal would be contrary to Policy S27 of the City Plan ('Buildings and Uses of International and National Importance'). Whilst it is acknowledged that the building currently provides office accommodation for a range of charities, organisations and political parties that no doubt fulfil an important role, there is nothing which would indicate these operations could not be located elsewhere. Moreover, 8-10 Great George Street itself is not considered to be a building of national or international importance. For these reasons, Policy S27 of the City Plan is not considered to apply.

Hotel

Policy S1 of Westminster's City Plan (adopted in 2016) supports a mix of uses within the Core CAZ which supports its vitality, function and character and encourages development that will support Westminster's living, visiting and working populations. Additionally, Policy S6 identifies Core CAZ as an appropriate place for a range of commercial and cultural uses (with some complementary residential use) subject to the uses enabling the growth and evolution of places to ensure that the area retains its globally important function as a business location. Essentially, commercial and other non-residential activity is the priority for the Core CAZ as stated in Policy S18. However, such commercial uses must be appropriate in terms of their scale and intensity of land uses, and character and function of the area. Where areas are wholly residential, commercial development is not appropriate.

Policy S23 of the City Plan supports new hotels in the Core CAZ. This is to ensure that Westminster continues to make a significant contribution to London's visitor accommodation and in supporting Westminster's role in global business. Notwithstanding this, Policy S23 emphasises that new hotel uses must not prevent or inhibit a good quality of life for neighbouring residents and therefore hotels should not be directed towards predominantly residential streets.

Unitary Development Plan Policy TACE 2 permits new hotels within the Core CAZ where the development would not result in adverse environmental and traffic impacts and would provide adequate on-site facilities, including space for setting down and picking up visitors by coaches and for taxis serving the hotel. Part 8.20 emphasises that new hotels should be carefully designed to be sensitive to the character and scale of the surrounding area. Where appropriate, the conditions will be attached to planning permissions for hotel development to ensure the latter.

Great George Street is within Core CAZ, outside of the West End Stress Area. The locality is characterised by large institutions, offices, conference facilities and government buildings. In addition, the site lies close-by to significant tourist attractions such as the Palace of Westminster and Westminster Abbey and is well connected to public transport links, including Westminster and St James's Park tube stations, and bus links along

Parliament Square, Parliament Street, Bridge Street and Victoria Street. The site does not lie within the immediate vicinity of any residential properties and the area is not wholly residential. The nearest residential properties are found along Old Queen Street (approx. 90m east of the site).

Accordingly, it is considered that the proposed hotel would complement the neighbouring tourist attractions and would help to support London's visiting and working populations by providing suitable visitor accommodation and jobs subject to the potential impacts on the local residential amenity and highways network being considered and addressed under policies S23 and TACE 2.

Restaurant and Bar

The proposed hotel contains a restaurant at rear ground floor level which would also be available for use by non-hotel guests. New entertainment uses need to demonstrate that they are appropriate in terms of the type and size of use, scale of the activity, relationship to any existing concentrations of entertainment uses, any cumulative impacts and that they would not adversely impact on the residential amenity, local environmental quality or character and function of the area, as per Policy S24 of the City Plan and TACE 8 of the UDP.

Section 8.80 of the UDP states that where restaurant uses (A3) are located in the CAZ and have between 150-500sqm of gross floorspace, that Policy TACE 8 applies

TACE 8 generally permits proposed restaurant (A3) uses where the Council is satisfied that the proposed development would have no adverse effect on the character or function of its area and would not negatively impact the residential amenity or environmental quality by way of noise, vibration, smells, increased late night activity or increased parking and traffic.

Details of the proposed kitchen extraction system have not yet been finalised and so details are to be secured by condition. Subject to this condition and conditions restricting the use of the restaurant and bar by non-hotel guests to between 07:00 and midnight daily, restricting the number of covers to 134, controlling the noise levels from internal activity and plant and requiring the submission and approval of an operational management plan to mitigate any potential noise and disturbance, it is considered that the restaurant would not harm the residential amenity or environment of people in neighbouring properties, local environmental quality or character and function of the surrounding area. On this basis, the proposed restaurant and bar use are considered acceptable in terms of Policy TACE 8 of the UDP and S24 of the City Plan.

Given the predominantly mixed-use character of the area, distance from nearest residential properties and subject to conditions securing an operational management plan and servicing management plans (as discussed in Section 8.4), the proposed hotel use is not considered to negatively impact on the local highway network or residential amenity by way of increased traffic congestion/loss of parking, noise or disturbance. On this basis, the proposed hotel use is considered to be acceptable, in accordance with Policies S1, S6, S18 and S23 of the City Plan and TACE 2 of the UDP.

Leisure Suite

The proposed leisure suite use located at lower ground floor level is accessed via the hotel entrance lobby and would be available for use by both hotel and non-hotel guests.

The leisure suite is considered acceptable subject to conditions permitting non-hotel guests to use the leisure suite facilities between 07:00 and 22:30 daily only and requiring that no live or recorded music played would be audible from outside the building.

8.2 Townscape and Design

8-10 Great George Street is an unlisted building of merit located within the Westminster Abbey and Parliament Square Conservation Area, surrounded by numerous listed buildings which are grade II and grade II*. Views of the building are also available from St James's Park and Parliament Square (within the World Heritage Site). The building is thought to have undergone significant alteration (potentially a façade retention scheme) dating from the late 1980s, given the more modern appearance of the rear façade in comparison with the front elevation on Great George Street.

Much of the proposals do not significantly vary from the residential scheme approved in 2014 in terms of design, bulk and appearance. However, the previously approved plant enclosure at roof level has been reconfigured to provide a larger plant enclosure upon the roof in terms of length. The height of the plant enclosure has been reduced from 2.5m as originally proposed to 1.7m and will be screened with zinc tile cladding to the north and south elevations. The proposed plant enclosure, despite slightly overhanging the mansard roof extension on both Great George Street and Little Sanctuary elevations (by approx. 0.6m), will not be immediately visible from street views. On this basis the enclosure is acceptable in design and townscape terms.

The existing top floor has a modern utilitarian external appearance and is of no particular design or conservation merit. The proposed eighth floor mansard roof extension would adopt a similar design to that previously approved and would be set back from the front and rear facades, comprising balconies to the side elevations within the side lightwells, as well as the creation of one large roof terrace each to the front and rear of the building. The mansard would be clad in zinc tiles with bronze effect frames/metalwork for the fenestration. Overall the mansard roof extension is considered acceptable in design and townscape terms.

The site lies within the viewing corridor of the London View Management Framework Protected Vista 4A—the view from Primrose Hill to the Palace of Westminster. As previously in the approved scheme the only part of the extended building that would lie within this vista would not alter the view given the taller party wall upstand that sits adjacent. The proposal would not be any larger in terms of the proposed mansard extension and rooftop enclosure and therefore is not considered to breach this protected viewing corridor.

The balconies are located within the internal light-wells and sit comfortably with the host building and its architecture. Details of their design and materials are to be secured by condition to ensure their aesthetic quality.

The existing Great George Street elevation from seventh floor downwards would be retained, with the exception of all windows being replaced like for like (i.e. bronze effect window frames and metal work). The existing Little Sanctuary elevation would be largely remodelled, including increasing the amount of white glazed brick (and respective reduction in slate tile mansard) at fourth to seventh floor level, fenestration changes, construction of an entrance canopy, as well as the complete replacement of the ground floor balustrading with a new design.

The principle of replacing windows to both the north and south elevations is considered acceptable, but further details are required by condition to ensure their aesthetic quality and appearance. Additionally, further details of the canopy on the Little Sanctuary elevation and the platform lift on the main entrance stairs to Great George Street are to be secured by condition.

Overall, subject to details, the proposals are considered to be in accordance with Policies DES 1, DES 5, DES 6, DES 9 and DES 10 of the UDP and S25, S26 and S28 of the City Plan and are considered acceptable in terms of design and conservation.

8.3 Residential Amenity

Policy S29 of the City Plan and ENV 13 of the UDP aim to ensure that development does not result in an unacceptable material loss of residential amenity, in terms of a loss of privacy, light levels, and private amenity space in order to maintain and, where possible, improve the quality of life of residents.

The majority of neighbouring properties are in commercial, conference or institutional use or used as government offices. The nearest neighbouring residential properties are located approximately 90m away on Old Queen Street beyond the ICE building.

As previously, in the 2014 approved scheme, the proposed single storey extension and rooftop plant enclosure is considered modest in terms of bulk and is not considered to result in a material loss of light or increased sense of enclosure for neighbouring or residential properties. The proposed new balconies and windows would be of some distance from the nearest residential properties on Old Queen Street and would not therefore result in an unacceptable loss of privacy or increase in noise.

8.4 Transportation/Parking

Car Parking

The site is considered to have a good level of accessibility to public transport, including being within short walking distance from St James's Underground Station to the south east and close to bus links at Parliament Square, Parliament Street, Bridge Street and Victoria Street. The site is within a Controlled Parking Zone which means anyone that drives to the site is subject to those controls.

The proposed development originally sought the retention of six off-street car spaces in the basement, however these have since been removed to comply with Policy TRANS 22 of the UDP. A disabled parking space and electric vehicle charging point are provided in

the basement in order to comply with London Plan (2016) Policy 6.13, Policy S41 of the City Plan and TRANS 21 of the UDP. Both designated car spaces are accessed by the existing car lift on the Little Sanctuary elevation. Given the above, it is not considered that the proposal would have a significant impact on existing on-street car parking in the area, in accordance with Policy TACE 2 of the UDP.

Cycle Parking

London Plan Policy 6.9 requires 1 long-stay cycle space to be provided per 20 bedrooms. The proposal seeks to retain the existing twelve cycle spaces at basement level which would exceed London Plan requirements. Subject to a condition ensuring that the cycle parking is provided, the proposal is acceptable in terms of cycle parking and would be in accordance with Policies 6.9 of the London Plan (2016), S41 of the City Plan and TRANS 10 of the UDP.

Servicing

Policy S42 of the City Plan and TRANS 20 of the UDP requires developments to carry out servicing with as little adverse impact on the public highway as possible, with preference given to off-street servicing within the application site.

Servicing, including deliveries and refuse collections, is proposed to be consolidated and continue to take place from Little Sanctuary as is the existing arrangement. Access to the building for servicing will be via the existing car lift.

Waste storage will be located at basement level. The proposed waste storage layout and capacities have been revised in order to comply with the Council's waste storage requirements.

The Highways Planning Manager considers that the proposed development is likely to result in a reduced number of trips from servicing vehicles when compared to the existing office use. However, the duration of the servicing trips could be significantly increased, due to the nature of the hotel/restaurant use. To ensure that the servicing of the hotel, restaurant and leisure suite does not have an adverse impact on the highway network, the Highways Planning Manager recommends that conditions are attached requiring that servicing takes place on site and in accordance with a delivery and servicing plan to be submitted and approved by the City Council.

Guest Arrivals and Departures

The hotel operator does not propose to accept coach party bookings and therefore there is no provision for coach parking. A condition prohibiting coach party bookings is recommended in order to minimise adverse impact on the surrounding highway network and to prevent any nuisance to people in the surrounding area.

8.5 Economic Considerations

Economic benefits associated with the new hotel use are welcomed.

8.6 Access

The entrance for guests to the hotel and restaurant will be from Great George Street. The existing access from Little Sanctuary will be retained but will be used for staff and servicing/deliveries only and in cases of an emergency. The existing car lift to Little Sanctuary is also retained.

The stepped approaches to both front and rear elevations of the building are retained but the scheme has been revised to incorporate a concealed platform lift to the Great George Street entrance in order to enable level access. Both front and rear stepped approaches will be designed to have slip-resistant surfaces, DDA-compliant handrails, power-assisted doors (which achieve the minimum clear width), external lighting and way-finding signage.

One main core within the building, situated centrally nearer the front of the building, would accommodate a central stairwell and three lifts (one of which is fire-fighting adapted) and would provide access to all floors of the building. A secondary stairwell would be situated towards the rear of the building and would provide access between the lower ground and eighth floor levels only.

8.7 Other UDP/Westminster Policy Considerations

Sustainability

Policy 5.2 of the London Plan requires all development proposals to make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy: Be Lean (use less energy), Be Clean (supply energy efficiently), Be Green (use renewable energy). On this basis, all development proposals for non-domestic buildings between 2019-2031 should have a 35% reduction on the 2013 Building Regulations.

In Westminster's City Plan, Policy S40 requires all major developments to maximise on-site renewable energy generation to achieve at least a 20% reduction in carbon dioxide emissions, and where feasible, towards zero carbon emissions, except where the Council considers that it is not feasible (i.e. due to the local historic environment, air quality and/or site constraints).

The applicant's Energy & Sustainability Statement demonstrates that the development is expected to achieve a total reduction in carbon emissions of 50% beyond Building Regulations Part L 2013 baseline emission rate and a BREEAM 'excellent' rating under the BREEAM UK Refurbishment and Fit Out 2014 scheme.

Air Quality

Westminster is a designated Air Quality Management Area (AQMA) for nitrogen dioxide and particulates. Policy S31 of the City Plan seeks to reduce air pollution with the aims of meeting the objectives for pollutants set out in the national strategy.

Similarly, Policy 7.14 (B) of the London Plan (2016) outlines that development proposals should minimise increased exposure to existing poor air quality and make provision to address local air quality problems, promote sustainable design and construction to reduce emissions from the demolition and construction of buildings, be at least 'air quality neutral' not lead to further deterioration of existing poor air quality and ensure that provision for reducing emissions from the development is made on-site.

The applicant has proposed a ventilation strategy—a mechanical system using trickle vents—for the occupants of the building which would ensure less reliance on guests opening up their windows for ventilation. Environmental Health have requested that full details of this is secured by condition.

Plant

Policies ENV 6 of the UDP and S32 of the City Plan seek to reduce noise pollution and mitigate noise impacts from developments as far as possible in order to protect noise sensitive properties. Policy ENV 7 of the UDP aims to control noise from plant machinery and internal activity by setting out specific noise standards.

Full details of the plant specification have yet to be finalised so Environmental Health request that a condition is attached to secure a supplementary acoustic report with acoustic specifications for the plant/ducting and details of noise/vibration attenuation measures. Standard conditions controlling noise and vibration levels from plant and noise from internal activity are also recommended. Subject to these conditions, the proposal is considered to be in accordance with Policies ENV 6 and ENV 7 of the UDP and S32 of the City Plan.

Archaeology

The Greater London Archaeological Advisory Service (GLAAS) have advised that the site is located within the Tier 1 Archaeological Priority Area (APA) of Westminster and Whitehall with The Palace of Westminster, Westminster Abbey and St. Margaret's Church World Heritage Site located to the south and east of the application area. The site stands within the medieval precinct of Westminster Abbey and St Dunstan's Monastery, which preceded it. Given that works are proposed at basement level, there is potential for archaeological remains to be uncovered or impacted from this period, as was found during works at 12 Great George Street.

As the applicant has not provided an archaeological assessment as part of the application, GLAAS request a pre-commencement condition to secure a programme of archaeological work (written scheme of investigation). The applicant has agreed to this.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Informal consultation on the first draft of Westminster's City Plan 2019-2040 took place between Monday 12 November 2018 and Friday 21 December 2018. Following this informal consultation, the draft plan has been revised and formal consultation is now being carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between Wednesday 19 June 2019 and Wednesday 31 July 2019. In the case of a draft local plan that has been published for consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, including a second revision Regulation 19 plan, it remains at a pre-submission stage (i.e. has yet to be submitted to the Secretary of State for Examination in Public) and therefore, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.9 Neighbourhood Plans

None applicable to this site.

8.10 London Plan

This application raises no strategic issues.

8.11 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.

Further to the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the applicant has agreed to the imposition of a pre-commencement condition to secure a written scheme of investigation for a programme of archaeological work.

8.12 Planning Obligations

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

8.13 Environmental Impact Assessment

The application is not of sufficient scale to require an Environmental Impact Assessment; other environmental effects have been considered elsewhere in this report.

8.14 Other Issues

Crime and Security

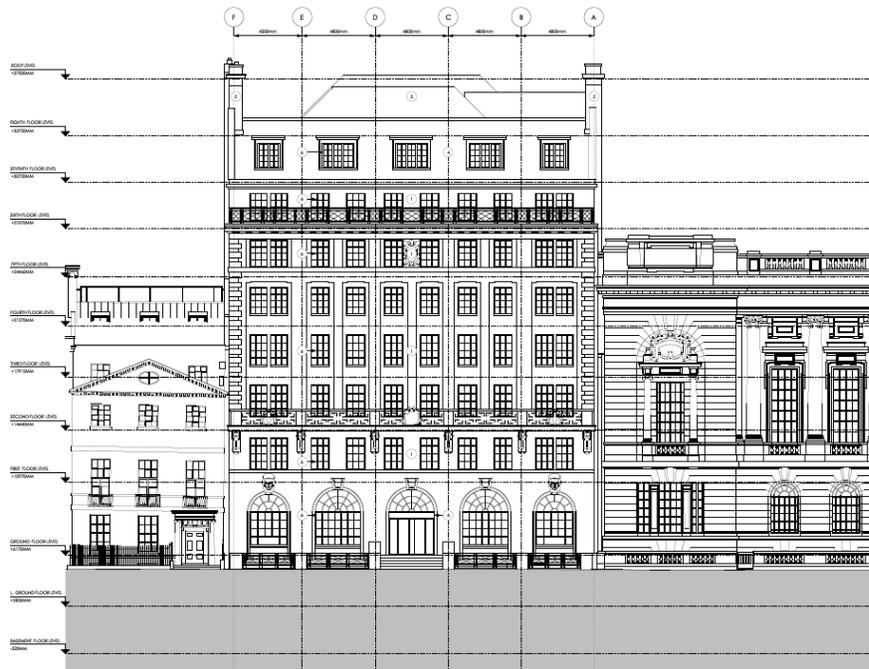
The applicant has revised the scheme in line with advice from the Metropolitan Police Designing Out Crime Officer with regard to design recommendations for reducing the opportunity for crime and disorder in the development. These include reverting the rear entrance door to a fire exit only, moving the principal lift, stair core and hotel reception to the Great George Street entrance and incorporating access control to all stairs and lifts in order to limit access throughout the building. The Metropolitan Police Counter Terrorism Office have also met with the applicant's agent to provide advice, which addresses the concerns raised by the occupiers of nearby government offices.

(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

KEY DRAWINGS

Existing North Elevation



1 EXISTING NORTH ELEVATION - GREAT GEORGE STREET
1:100



39a Studio
Cannonbury Road
Newbury Road
London N7 7JZ
+44 (0) 20 7739 3334
info@39astudio.co.uk
www.39astudio.co.uk

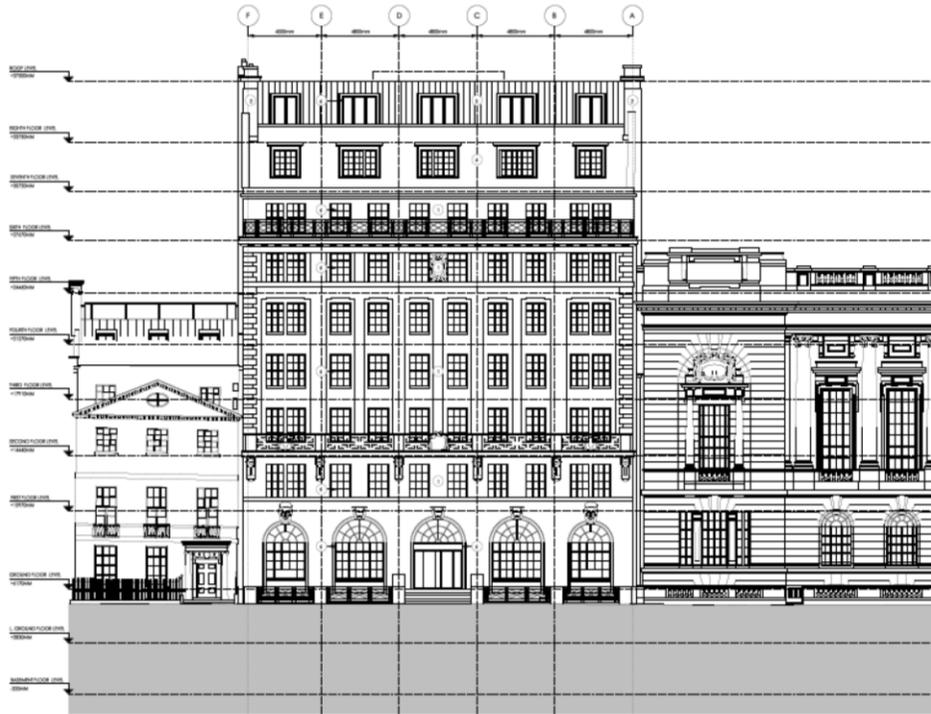
CLIENT
L NORLANDSTONE CLADDING
D LORLANDSTONE CLADDING
B NORTH GLASSBORO
A EAST NEWBURY ROAD
L ARCHITECTURAL DRAWING
A ARCHITECTURAL DRAWING

DATE: 15/01/2024
BY: 39A STUDIO

GENERAL NOTES
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
4. GROUP AND MATERIAL UNLESS OTHERWISE SPECIFIED

Project File: B-10 GREAT GEORGE STREET SW1
Project Ref: 1084
Scale: PLANNING
Scale: 1:100 / A1
Sheet File: EXISTING NORTH ELEVATION
Sheet Ref: P210 / 1

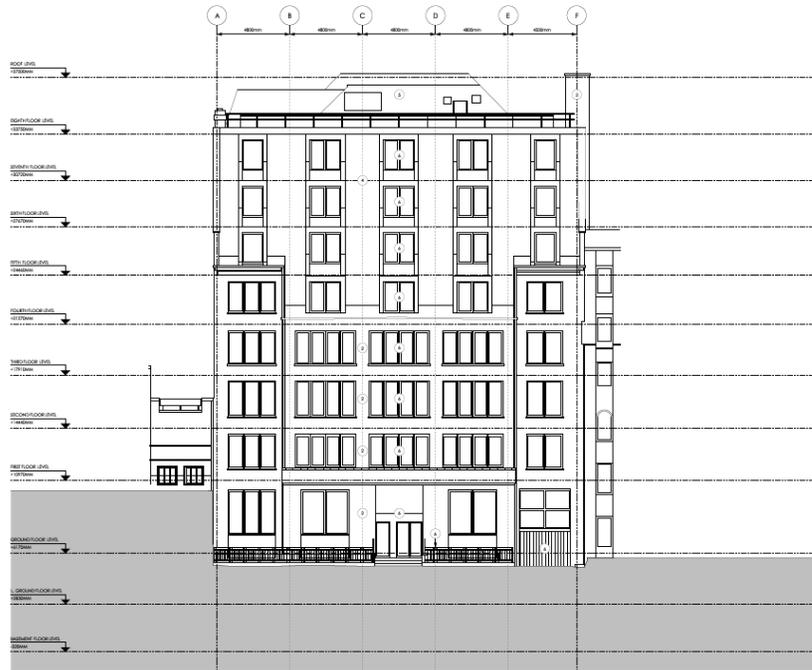
Proposed North Elevation



2018 REDWOODY GREAT GEORGE STREET



Existing South Elevation



1 EXISTING SOUTH ELEVATION - LITTLE SANCTUARY
1:100



SPH Studio
Creative Unit
Newnarth Road
London N1 7J
+44 (0) 20 3773 8374
info@sphstudio.co.uk
www.sphstudio.co.uk

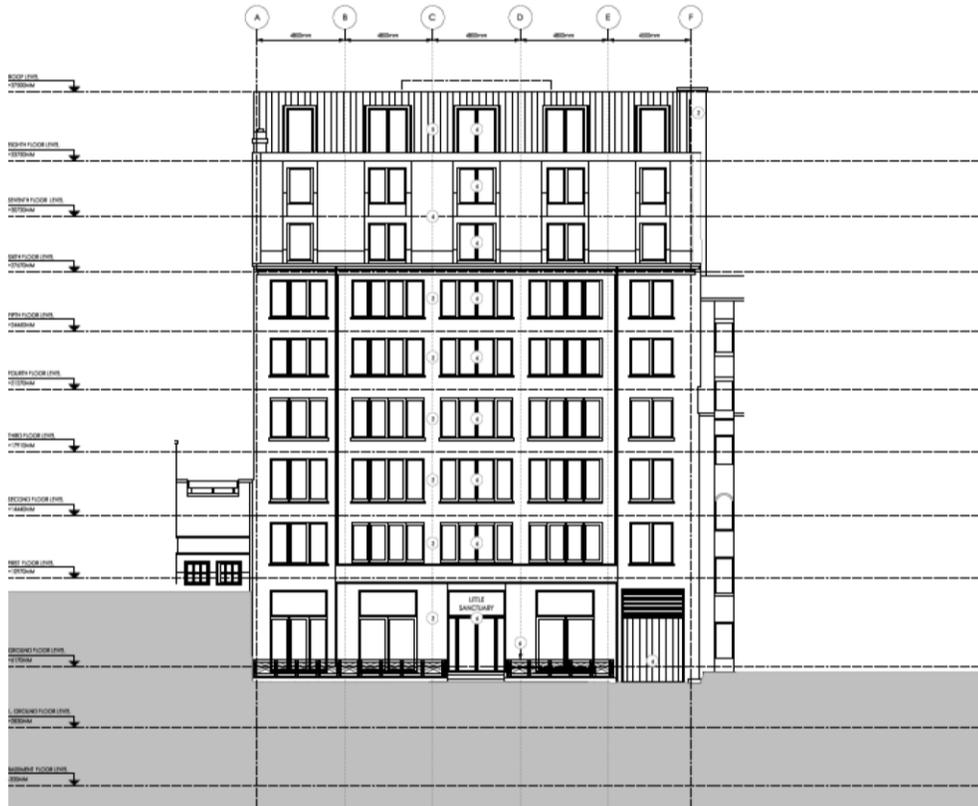
- LEGEND
- 1. FINE LINE WORK (GLAZING)
 - 2. WINDOW/DOOR MIPCS
 - 3. WIRE GLAZING
 - 4. JAMB TERMINALS
 - 5. BRICK GLAZING / GLAZING
 - 6. BRICK PRICK FINISH / NETWORK

- BRICKWORK
- 1. BRICK - RED/CLAY FINISHED
 - 2. BRICK - RED/CLAY FINISHED

- GENERAL NOTES
- 1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED
 - 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED
 - 3. DO NOT SCALE DRAWINGS
 - 4. FOR STRUCTURAL CONSTRUCTION AND FINISHES REFER TO ARCHITECT'S REPORT
 - 5. REPORT ANY STRUCTURAL DIMENSIONS AND/OR DEFICIENCIES TO THE ARCHITECT

Project Title: 8-10 GREAT GEORGE STREET SW1
Project Ref: 1384
Status: PLANNING
Scale: 1:100 / A1
Sheet Title: EXISTING SOUTH ELEVATION
Sheet Ref: F312 / 1

Proposed South Elevation



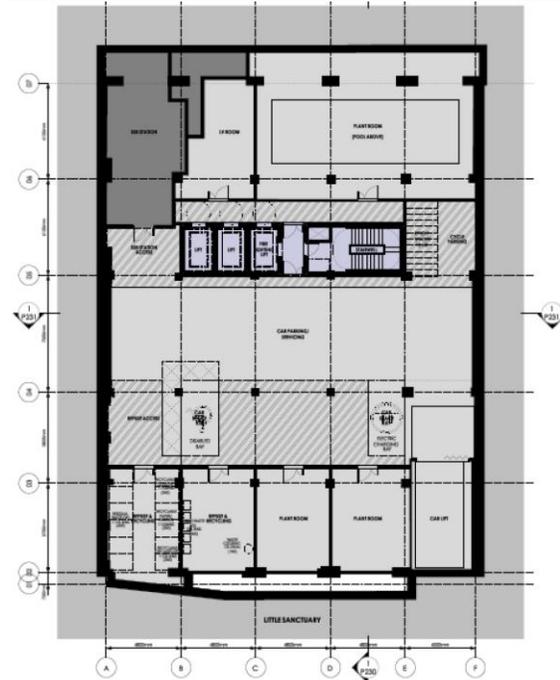
LITTLE SANCTUARY

0 2 4 6 8 10 M

Existing and Proposed Basement Floor Plan

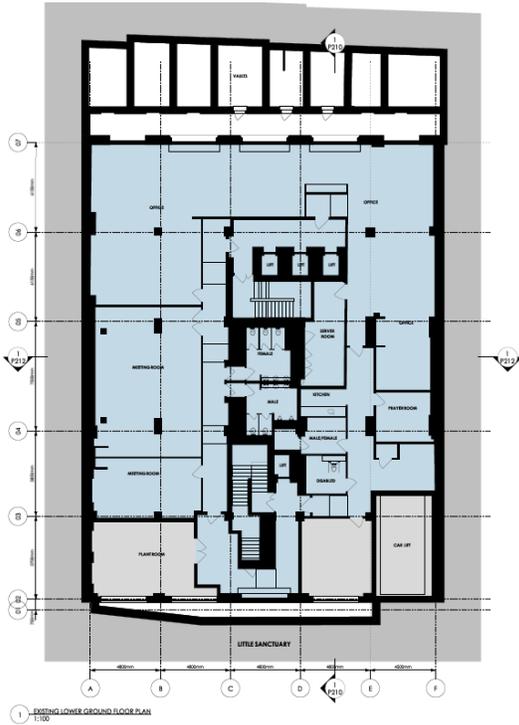


1 EXISTING BASEMENT FLOOR PLAN
1:100



1 PROPOSED BASEMENT FLOOR PLAN
1:100

Existing and Proposed Lower Ground Floor Plan

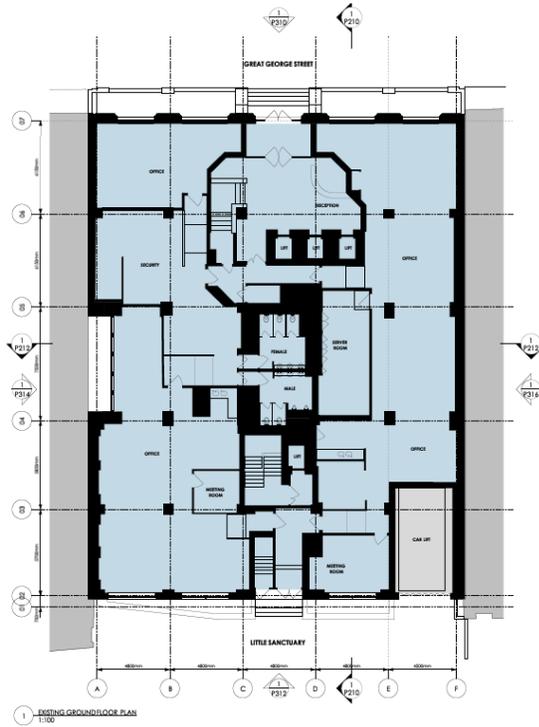


Pin Studio
Creative and
Architectural
London W1 1 1R
+44 (0) 20 3773 3374
info@pinstudio.co.uk
www.pinstudio.co.uk

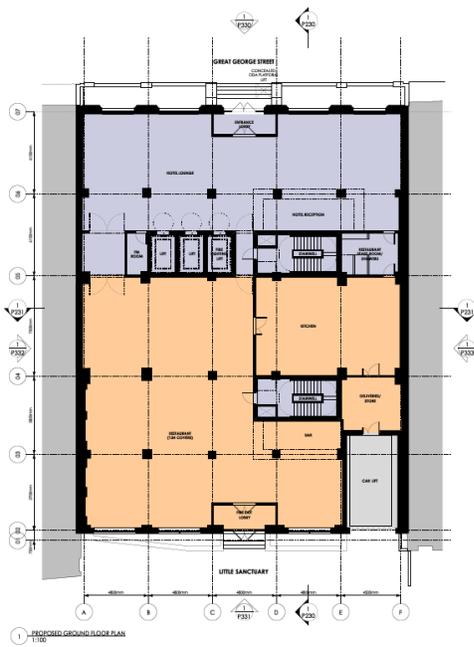


Project File: 8-10 GREAT GEORGE STREET SW1
Project Ref: 104
Status: PLANNING
Scale: 1:100 / A1
Sheet Title: PROPOSED LOWER GROUND FLOOR PLAN
Sheet Ref: P10 / 3

Existing and Proposed Ground Floor plan




 SFM Studio
 Capenhurst Road
 New North Road
 London N1 7JL
 Tel: 020 7373 3374
 info@sfm-studio.co.uk
 www.sfm-studio.co.uk



DIMENSIONS:
 1. TOTAL DIMENSIONS
 2. DIMENSIONS TO FACE
 3. DIMENSIONS TO CENTERLINE
 4. DIMENSIONS TO FACE
 5. DIMENSIONS TO CENTERLINE

OPENING NOTES:
 1. ALL OPENINGS TO BE MADE IN ACCORDANCE WITH THE BUILDING REGULATIONS
 2. ALL OPENINGS TO BE MADE IN ACCORDANCE WITH THE BUILDING REGULATIONS
 3. ALL OPENINGS TO BE MADE IN ACCORDANCE WITH THE BUILDING REGULATIONS
 4. ALL OPENINGS TO BE MADE IN ACCORDANCE WITH THE BUILDING REGULATIONS
 5. ALL OPENINGS TO BE MADE IN ACCORDANCE WITH THE BUILDING REGULATIONS

Project File: 8-10 GREAT GEORGE STREET DW1
 Project Ref: 1004
 Status: PLANNING
 Scale: 1:100 / A1
 Sheet Title: PROPOSED GROUND FLOOR PLAN
 Sheet Ref: P130 / 3

Existing and Proposed First Floor plan



1:100
1
EXISTING FIRST FLOOR PLAN

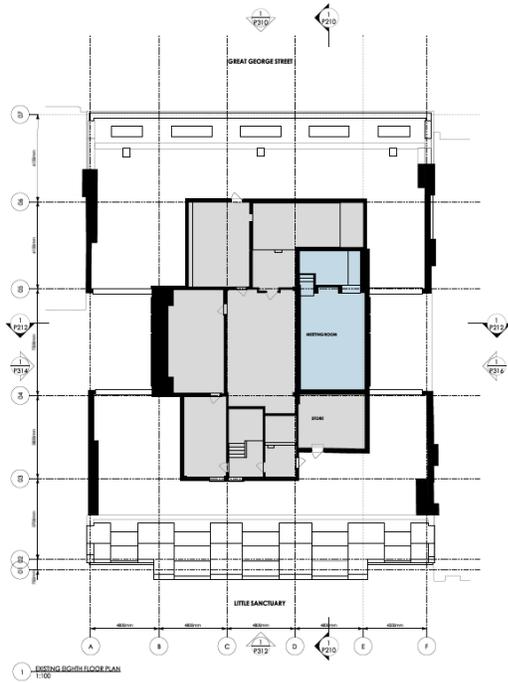
Site Data
County: Kent
District: Maidstone
London: N/A
Easting: 521733.04
Northing: 51400.00
www.bentley.co.uk



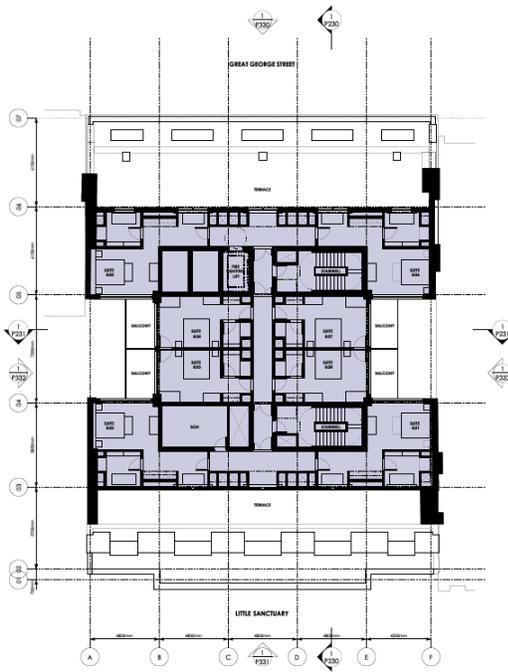
1:100
1
PROPOSED FIRST FLOOR PLAN

REVISIONS: 1. 01/03/2017: INITIAL LAYOUT 2. 02/03/2017: SPATIAL COORDINATE CORRECTION	DESIGNER/NOTES: 1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED	Project Title: 8-10 GREAT GEORGE STREET SW1 Project Ref: 1004 Stage: PLANNING Scale: 1:100 A1 Sheet Title: PROPOSED FIRST FLOOR PLAN Sheet Ref: P131 / 3
--	--	---

Existing and Proposed Eighth Floor Plan



1 EXISTING EIGHTH FLOOR PLAN
1:100



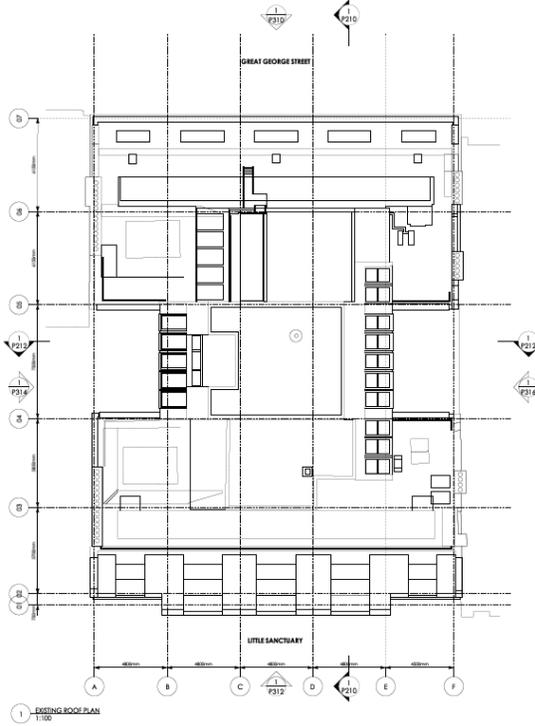
1 PROPOSED EIGHTH FLOOR PLAN
1:100

REVISIONS
NO. DATE BY
1 15/08/2018 JPM

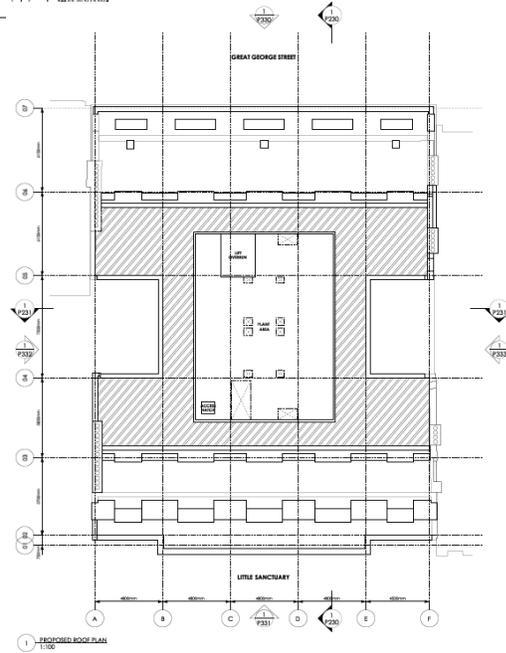
GENERAL NOTES
1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.
2. CLIMATE: BOSTON, MASSACHUSETTS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

Project File: 8-10GREAT GEORGE STREET, SW1
Project Ref: 1004
Title: PLANNING
Scale: 1:100 / A1
Sheet Ref: F138 / 3

Existing and Proposed Roof Plan



ND The Studio
Cannonlane Road
Newbury Road
London W12 7JZ
Tel: 020 88375354



PROJECT: LITTLE SANCTUARY
1. ARCHITECT: THE STUDIO
2. CLIENT: SPUR COMMERCIAL LIMITED
3. DATE: 2023

PROJECT: LITTLE SANCTUARY
1. ARCHITECT: THE STUDIO
2. CLIENT: SPUR COMMERCIAL LIMITED
3. DATE: 2023

Project Title: LITTLE SANCTUARY
Project Ref: 1034
Date: 2023
Scale: 1:100
Sheet Title: PROPOSED ROOF PLAN
Sheet Ref: P139

Existing and Proposed Section AA



1 EXISTING SECTION AA

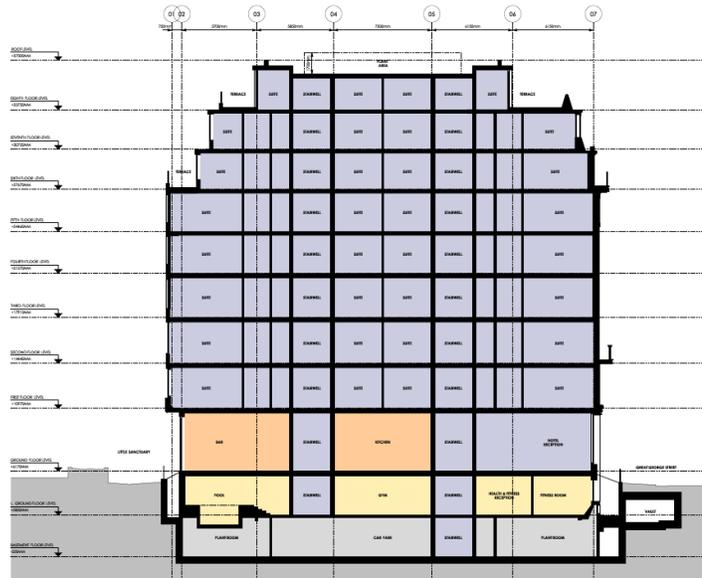


Pin Studio
 100 Abchurch Lane
 London EC4N 3DF
 +44 (0) 20 7718 7474
 info@pinstudio.com
 www.pinstudio.com

SYMBOLS
 1 EXISTING
 2 PROPOSED

GENERAL NOTES
 1 ALL DIMENSIONS IN METERS UNLESS OTHERWISE STATED
 2 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS
 3 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS
 4 ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROGRAMME OF WORK

Project File: 8-15 GREAT GEORGE STREET SW1
 Project Ref: 1064
 Status: PLANNING
 Scale: 1:100 / A1
 Sheet File: EXISTING SECTION AA
 Sheet Ref: P20 / 1



2 PROPOSED SECTION AA



Pin Studio
 100 Abchurch Lane
 London EC4N 3DF
 +44 (0) 20 7718 7474
 info@pinstudio.com
 www.pinstudio.com

SYMBOLS
 1 EXISTING
 2 PROPOSED

GENERAL NOTES
 1 ALL DIMENSIONS IN METERS UNLESS OTHERWISE STATED
 2 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS
 3 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS
 4 ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROGRAMME OF WORK

Project File: 8-15 GREAT GEORGE STREET SW1
 Project Ref: 1064
 Status: PLANNING
 Scale: 1:100 / A1
 Sheet File: PROPOSED SECTION AA
 Sheet Ref: P20 / 2

DRAFT DECISION LETTER

Address: 8-10 Great George Street, London, SW1P 3AE,

Proposal: Use of part ground floor and upper floors as 134 hotel rooms (Class C1), use of ground floor as restaurant/bar (Use Classes A3 and/or A4) and use of part lower ground floor as leisure suite (Use Class D2), external alterations, including demolition to include the removal of the rooftop plant enclosures and replacement with a single storey extension, remodelling of the Little Sanctuary elevation and introduction of balconies and lightwells.

Reference: 19/02730/FULL

Plan Nos: Approved Plans:

P100-2; P128-8; P129-3; P130-3; P131-3; P132-3; P133-3; P134-3; P135-3; P136-3; P137-3; P138-3; P139-3; P230-3; P231-3; P330-3; P331-4; P332-2; P333-2.

Information Only:

P108-1; P109-1; P110-1; P111-1; P112-1; P113-1; P114-1; P115-1; P116-1; P117-1; P118-1; P119-1; P210-1; 211-1; P212-1; P213-1; P310-1; P311-1; P312-1; P314-1; P315-1; P316-1; P317-1; P400-0.

Acoustic Report (02-19-74255-NC 1); Drawing Schedule; Hotel Supply + Demand Report by Gerald Eve; Heritage Statement dated February 2019; Design and Access Statement dated 25 February 2019 Revision 6 (1084-P930 DAS); Flood Risk Assessment dated March 2019 (1700003863); Energy and Sustainability Assessment Issue 02 dated March 2019 (P19-047); Daylight and Sunlight Report dated 20 March 2019 (20131306); Fire Engineering Review (DL6243/rm/05tpm) dated 29 March 2019; Planning Statement dated April 2019; Construction Management Plan dated April 2019; Air Quality Neutral Assessment dated 10 April 2019 (131912); Cover Letter dated 11 July 2019; Building Services Statement dated 17 July 2019 (P19-052/01 Issue 02); Addendum to Heritage Statement dated October 2019; Travel Plan (5743/003/002A) dated October 2019; Transport Assessment (5743/003/001A) dated October 2019; Air Quality Assessment dated 07 October 2019 (131912); Delivery and Servicing Plan (5743/001/003) dated October 2019.

Case Officer: Hayley White

Direct Tel. No. 020 7641 7327

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 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 , onot 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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC),

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it) which allows a change of use from Class A3 to Class A1, the Class A3 restaurant accommodation hereby approved, or any future use of this accommodation for Class A1 retail purposes shall not be used as a retail food supermarket (Class A1).

Reason:

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

- 4 You must apply to us for approval of design and materials of the following parts of the development - balconies. You must not start any work on these parts of the development until we have approved what you have sent us., , You must then carry out the work according to these details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westminster Abbey and Parliamentary Square 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 sections and elevations (minimum 1:5) and materials of the following parts of the development - external windows and doors. You must not start any work on these parts of the development until we have approved what you have sent us., , You must then carry out the work according to these details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westminster Abbey and Parliamentary Square 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 You must apply to us for approval of details (elevations, materials and illumination method) of the following parts of the development - canopy to Little Sanctuary. You must not start any work on these parts of the development until we have approved what you have sent us., , You must then carry out the work according to these details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westminster Abbey and Parliamentary Square 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)

- 7 You must apply to us for approval of proposed plans, sections and elevations (scale 1:20) of the following parts of the development - proposed disabled lift to Great George Street entrance. You must not start any work on these parts of the development until we have approved what you have sent us., , You must then carry out the work according to these details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westminster Abbey and Parliamentary Square 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)

- 8 You must not put structures such as canopies, fences, loggias, trellises; satellite or radio antennae; or plant, machinery or associated equipment on the balconies or roof, except those shown on the approved drawings.

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 Westminster Abbey and Parliamentary Square 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)

- 9 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 Westminster Abbey and Parliamentary Square 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)

- 10 Notwithstanding the information provided on the planning application form the roof extension must be clad in natural slate and a sample supplied for approval before works commence on this part of the development.

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 Westminster Abbey and Parliamentary Square 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)

- 11 Non-hotel guests shall not be permitted within the restaurant/bar premises before 07:00 or after 24:00 each day. (C12AD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and TACE 8 of the UDP of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 12 You must not allow more than 134 customers into the Class A3 restaurant and bar at any one time. (C05HA)

Reason:

We cannot grant planning permission for unrestricted use within Class A3 because it would not meet TACE 8 of our Unitary Development Plan (adopted in January 2007) or S24 of our City Plan (adopted in 2016), and because of the special circumstances of this case. (R05BB)

- 13 Non-hotel guests shall not be permitted within the leisure suite before 07:00 or after 22:30 each day. (C12AD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and TACE 10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 14 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the C1, A3 and D2 use 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest., (2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the **** use 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest., (3) Following completion of the development, 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 including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:, (a) The location of most affected noise sensitive receptor location and the most affected window of it;, (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;,, (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;,, (d) The lowest existing LA90, 15 mins

measurement recorded under (c) above; (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition; (f) The proposed maximum noise level to be emitted by the activity.

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 (UDP), 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 (November 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. (R47AB)

- 15 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development. (R49BA)

- 16 You must apply to us for approval of details of the ventilation system 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 (November 2016) and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

- 17 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level

should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:, (a) A schedule of all plant and equipment that formed part of this application;, (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;,, (c) Manufacturer specifications of sound emissions in octave or third octave detail;,, (d) The location of most affected noise sensitive receptor location and the most affected window of it;,, (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;,, (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;,, (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;,, (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;,, (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 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. (R46AB)

- 18 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:

Item No.
2

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. (R48AA)

- 19 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition(s) 17 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. (R51AB)

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

Reason:

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

- 21 You must submit a detailed servicing and deliveries management plan for approval by the City Council before occupation of the hotel, restaurant and leisure suite. The plan must include details of delivery vehicles, number of deliveries, how deliveries will be managed and refuse collection processes. The hotel, restaurant and leisure suite uses must then operate in accordance with the approved servicing and deliveries management plan for the lifetime of the development.

Reason:

To make sure that the use will not cause nuisance for people in the area or negatively impact the local highway network, in accordance with Policies S23, S24, S29, S32, S42 and S44 of Westminster's City Plan (November 2016) and TACE 2, TACE 8, TACE 10, ENV 6 and TRANS 20 of our Unitary Development Plan that we adopted in January 2007. (R05GB),

You must provide the designated disabled parking space and electrical charging bay at basement level as shown on drawing number P128 Rev 7 for the lifetime of the development.

Reason:

To accord with Policy 6.13 D of the London Plan (2016).

- 23 You must provide each cycle parking space shown on the approved drawings prior to occupation. 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 2016 (R22FA)

- 24 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number P128 Rev 8. You must clearly mark them and make them available at all times to everyone using the building. (C14FB)

Reason:

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

- 25 **Pre Commencement Condition.**, (a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved in writing what you have sent us., (b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, and to the Greater London Sites and Monuments Record, Greater London Archaeological Advisory Service, Historic England, 4th floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA. , (c) You must not use any part of the new building until we have confirmed in writing that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

- 26 You must not play live or recorded music within the restaurant, bar or leisure suite hereby approved that would be audible from outside the premises.

Reason:

To protect the environment of people in neighbouring properties, as set out in Policies S23, S24 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7, TACE 2, TACE 8 and TACE 10 of our Unitary Development Plan that we adopted in January 2007.

- 27 No waste should be left or stored on the public highway

Reason:

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

- 28 A scheme of mechanical ventilation incorporating appropriate air quality filtration shall be provided to the development. Details of the mechanical ventilation system must be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be installed and permanently maintained.

Reason:

To protect future occupants of the building, namely hotel guests, from significant exposure to poor air quality, in accordance with Policy S31 of Westminster's City Plan (adopted in 2016) and Policy 7.14 (B) of the London Plan (2016).

- 29 The layout of the proposed restaurant and ancillary bar at ground floor level, shown on drawing number P130-3, must be maintained in this way as hereby approved for the lifetime of the development.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and TACE 2 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 30 The hotel use hereby approved is not permitted to accept coach-party bookings.

Reason:

In order to minimise any adverse impacts on the surrounding highway network and to prevent any nuisance to people in the area, as per Policies S23, S29 and S32 of Westminster's City Plan (adopted in 2016) and ENV 6 and TACE 2 of the Council's Unitary Development Plan (adopted in 2007).

- 31 You must submit a detailed Operational Management Plan for the approval of the City Council before occupation of the hotel that provides details and further information on how you shall manage potential noise and disturbance from the restaurant, bar leisure suite and hotel guests (including from taxis, guests congregating and smoking locations for guests etc).

Reason:

To make sure that the use will not cause nuisance for people in the area or negatively impact the local highway network, in accordance with Policies S23, S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 2, TACE 8, TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

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 (November 2016), Unitary Development Plan, neighbourhood plan (where relevant), 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 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work., , Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974., , 24 Hour Noise Team, Environmental Health Service, Westminster City Hall, 64 Victoria Street, London, SW1E 6QP, , Phone: 020 7641 2000, , Our Environmental Health Service may change the hours of working we have set out in this permission

if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 3 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:
 - , * Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible; , *
 - * This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant. , *
 - , * Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/risk/index.htm. , *
 - , * It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

- 4 You must ensure that the environment within a workplace meets the minimum standard set out in the Workplace (Health, Safety and Welfare) Regulations 1992 with respect to lighting, heating and ventilation. Detailed information about these regulations can be found at www.hse.gov.uk/pubns/indg244.pdf. (I80DB)

- 5 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained., Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:
 - , * Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings; , *
 - * Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase; , *
 - * Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained; , *
 - * Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary; , *
 - * Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.

- 6 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following.
 - , * Window cleaning - where possible, install windows that can be cleaned safely from within the building. , *

- Internal atria - design these spaces so that glazing can be safely cleaned and maintained.,
* Lighting - ensure luminaires can be safely accessed for replacement., * Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission)., More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm. , Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)
- 7 Buildings must be provided with appropriate welfare facilities for staff who work in them and for visiting members of the public., Detailed advice on the provision of sanitary conveniences, washing facilities and the provision of drinking water can be found in guidance attached to the Workplace (Health, Safety and Welfare) Regulations 1992. www.opsi.gov.uk/SI/si1992/Uksi_19923004_en_1.htm, , The following are available from the British Standards Institute - see <http://shop.bsigroup.com/>; , BS 6465-1:2006: Sanitary installations. Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances , BS 6465-3:2006: Sanitary installations. Code of practice for the selection, installation and maintenance of sanitary and associated appliances. (I80HA)
- 8 Conditions 17 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)
- 9 It is a legal requirement to ensure that every enclosed workplace is ventilated by a sufficient quantity of fresh or purified air. Where this ventilation is provided by mechanical means the regulations require those mechanical ventilation systems to be maintained (including appropriate cleaning) in efficient working order. , B&ES Guide to Good Practice - TR19 Internal Cleanliness of Ventilation systems is a guidance document which can be used for new build, upgrade and maintenance of ventilation systems. Particular attention should be given to; , Section 2 - New ductwork system cleanliness , Section 3 - Design and access to the internal surfaces of the ventilation system , Section 7 - Specific considerations for kitchen extract systems. (This section deals specifically with access to the internal surfaces to the kitchen extract system, cleaning methods and frequency of cleaning). , Where access hatches or panels are required in order to meet the above requirements, these must be incorporated into the design of the ducting and any associated screening or cladding.
- 10 If any 'special treatment', as defined in the London Local Authorities Act 1991, is going to be given at the premises, you should ring our Licensing Service (on 020 7641 7822 or 020 7641 8549) about getting a licence for those treatments. You should also contact our Environmental Health Consultation Team (on 020 7641 3161) to make sure any treatment rooms meet the environmental health standards of construction. (I07BA)
- 11 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

- 12 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 or visit www.ccscheme.org.uk.
- 13 Please contact our Environmental Health Service (020 7641 2971) to register your food business and to make sure that all ventilation and other equipment will meet our standards. Under environmental health law we may ask you to carry out other work if your business causes noise, smells or other types of nuisance. (I06AA)
- 14 If cladding or panelling is proposed to the building façade or external ductwork, as this can pose a fire risk it is necessary for the applicant to ensure that it is appropriately fire resistant and specialist advice should be sought on this from Building Control and the Fire Brigade.

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.