

CITY OF WESTMINSTER			
PLANNING (MAJOR (APPLICATIONS) SUB COMMITTEE	Date 14 June 2022	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved West End	
Subject of Report	89 Mount Street, London, W1K 2SR		
Proposal	<ol style="list-style-type: none"> 1. Use of basement and ground floor of 89 Mount Street as a private members' club (Sui Generis) linked with the existing private members' club at 87-88 Mount Street with associated internal and external alterations including alterations to shopfronts. 2. Internal and external alterations including alterations to shopfronts. 		
Agent	DP9		
On behalf of	Birley Group		
Registered Number	21/07493/FULL & 21/07492/LBC	Date amended/ completed	1 November 2021
Date Application Received	1 November 2021		
Historic Building Grade	II		
Conservation Area	Mayfair		
Neighbourhood Plan	Mayfair Neighbourhood Plan		

1. RECOMMENDATION

1. Grant conditional permission;
2. Grant conditional listed building consent;
3. Agree the reasons for granting listed building consent as set out within informative 1 of the draft decision letter.

2. SUMMARY & KEY CONSIDERATIONS

The application premises is a vacant shop unit, last in use as a jewellers shop. Permission is sought for the expansion of a longstanding private members club known as 'Georges' at 87-88 Mount Street into the retail unit. The proposal would provide additional dinning space for the club but the

capacity would remain 150 persons.

The key issues for consideration are:

- The land use implications
- The impact on residential amenity
- The impact of the proposed works on the Grade 2 listed building and upon the character and appearance of the Mayfair conservation Area.

The site is in the Central Activities and City Plan policy 14 (Town centres, high streets and the CAZ) is applicable. The policy requires uses that provide active frontages and serve visiting members of the public at the ground floor within the CAZ. As the use is restricted to members only it will not meet the policy criteria of providing a service to the public.

The City Plan recognises that private Members Clubs are a characteristic of Mayfair. Furthermore, the proposal will facilitate the expansion and improvement to a longstanding use with no increased capacity and no adverse impact on residential amenity. In the circumstances it is considered that the proposal would not be harmful to character and function of this part of Mayfair and despite the application being contrary to land use policy, the proposal is considered acceptable.

In listed building terms, although creating a link between the buildings would result a loss of the original plan form the scheme would reinstate historic shopfronts and floor to ceiling heights volumes and overall, the proposals are considered acceptable in historic building terms.

3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and /or database rights 2013.

All rights reserved License Number LA 100019597

4. PHOTOGRAPHS





5. CONSULTATIONS

5.1 Application Consultations

RESIDENTS SOCIETY OF MAYFAIR AND ST JAMES'S :

Any response to be reported verbally.

MAYFAIR RESIDENTS GROUP

Raise residential amenity concerns due to the increased size of the club.

HIGHWAYS PLANNING MANAGER:

Any response to be reported verbally.

CLEANSING:

Requests confirmation on waste storage provision

ENVIRONMENTAL HEALTH:

No objection subject to standard conditions. To ensure the design criteria is achieved the Environmental Health Officer recommends a supplementary acoustic report be submitted to confirm the specifications and location of plant.

ADJOINING OWNERS/OCCUPIERS

No. Consulted: 52

No. Responses: 4 objections and 1 support received on the following grounds:

- Loss of retail unit;
- Loss of residential amenity;
- Intensification of commercial activity;
- Operation of the venue as a nightclub;
- Detrimental effect on the character and appearance of the area;
- Noise and smell mitigation
- Security and privacy concerns.

PRESS NOTICE/ SITE NOTICE:

Yes

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 Neighbourhood Planning

The Mayfair Neighbourhood Plan includes policies on a range of matters including public realm, directing growth, enhancing retail, commercial and public house uses, residential amenity, commercial growth, cultural and community uses, heritage, design, servicing and deliveries and environment and sustainability.

The plan has been through independent examination and was supported by local residents and businesses in a referendum held on 31 October 2019. It was adopted on 24 December 2019. It therefore forms part of the development plan for Westminster for development within the Mayfair neighbourhood area in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed later in this report.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (July 2021) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

The site includes 87, 88 and 89 Mount Street and 33 South Audley Street. All properties are Grade II Listed and are located in the Mayfair Conservation Area. The application site is at a corner location and includes a number of commercial units with residential property above, built around 1889-1895 on the west side of Mount Street. The ground and lower ground floors of Nos 87 and 88 are in use as a private 'members' club

89 Mount Street was formerly a shop, operating lawfully as the jeweller's Georg Jensen, which has now relocated to another commercial unit nearby.

7.2 Recent Relevant History

89 Mount Street. June 2011: Planning permission was granted for the use of the basement and ground floor as retail art gallery (Class A1).

8. THE PROPOSAL

Permission is sought for the use of the basement and ground floor of 89 Mount Street as an extension to the existing private members club at 87-88 Mount Street. This would

increase the floorspace of the club by 211 m².

To connect the properties, openings are proposed to the existing party wall separating No's 89 and 88 Mount Street; and the new ground floor created would be used mainly for seated dining, with the existing ground floor kitchen relocated to the basement.

Other internal alterations are proposed, including the removal of the existing narrow staircase and the introduction of a new staircase to improve the connectivity between the existing ground and basement floors, allowing a more generous, comfortable and open feel to the venue.

Alterations to the shopfront are also proposed, including the reintroduction of a more traditional shopfront with sliding sash timber windows and stallrisers. Further proposals include a new awning at 89 Mount Street, along with the removal of redundant signage.

It is proposed that 89 Mount Street would form the new entrance lobby to the club. Given the configuration of the existing buildings, this is considered to be the most appropriate and efficient location for a lobby, to minimise disruption to the internal layout and most importantly, reduce the noise break-out to the surrounding area.

9. DETAILED CONSIDERATIONS

9.1 Land Use

Loss of retail (Class E) use

The proposal would result in the loss of 211 m² of retail (Class E) floorspace at 89 Mount Street. This building is located within both the Central Activities Zone and the South Audley/Mount Street CAZ Retail Cluster, as designated within the City Plan 2019-2040. The site is also located within 'Central Mayfair' and a 'Mayfair Shopping Frontage' in the Mayfair Neighbourhood Plan.

As such, Policy 14 of the City Plan is relevant which states that: 'uses that provide active frontages and serve visiting members of the public will be required at the ground floor throughout the town centre hierarchy'. As their name suggests, private members clubs do not serve visiting members of the public as they are exclusive to their members and not available to all passers-by. They do, however, in most cases (including this) provide active frontages. This particular club has the appearance of a restaurant with a lively and open frontage to the street.

Policy MR1 of the Mayfair Neighbourhood seeks to prevent the loss of retail except where i) it can be demonstrated that the unit is no longer viable, as demonstrated by at least 12 months' vacancy despite reasonable attempts to let. (ii) It can be demonstrated that re-provision is to be made within the same or a nearby Mayfair Shopping Frontage. (iii) The proposed use is for either a different A1 use or an A3 cafe or A3 restaurant use or a mix of those uses and is considered appropriate in terms of scale, character, location, impact on residential amenity and highways, and supports the main shopping function of the Mayfair Shopping Frontage.

Whilst the loss of retail is contrary to both City Plan and Mayfair Neighbourhood Plans there are considered to be a number of extenuating circumstances which enable the

support of the application, namely:

- this part of Mayfair is characterised by a number of private member's clubs;
- 'George club maintains an active frontage with the look of a restaurant;
- the change to the use classes order effective from 1st September 2020 allows the retail use Class E (a) to be used for other purposes within Class E including a café' or restaurant Class E (b). The proposed private dining members club would have a similar impact to a restaurant use, with the notable exception that the private dining facility would not be open to the general public.

Increase in private members club (Sui Generis) floorspace;

City Plan Policy 16 supports proposals for food and drink and entertainment uses that are appropriate in type and size to their location, but will seek to protect residential amenity, vitality and character of the area.

As summarised in section 5 of this report objections have been received that the intensification of the private members club could result in a loss of amenity particularly if the operator changes and the use changes to a nightclub.

Use as a nightclub would constitute a material change of use that would require a separate application for planning permission. This application does not seek to increase the capacity of the private dining club. The total capacity of 150 covers split between 100 covers at ground floor and 50 in the basement would not be altered. No change is proposed to the opening hours which would remain 08:00 – 01:30 Monday to Saturday and 08:00 – 01:00 Sunday. Both the capacity and opening hours are controlled by the premises license which will not be amended.

The application would result in additional floorspace to the club with the aim of alleviating cramped dining conditions but without intensifying the use. In the circumstances it is considered that the proposal would have no material impact of surrounding resident's amenities or any adverse impact on the character and function of this part of Mayfair.

Openable shopfront

The applicant confirms that the windows and doors to the terrace will remain closed from 10:00 daily, a condition to safeguard this has been included.

Noise & Vibration

As part of the submission, the applicant has provided an Acoustic Report which details sound insulation between the application premises and residential flat above. The City Council's Environmental Services Officer raise no objection to the application.

External Tables and Chairs

There are tables and chairs outside the members club 87-88 Mount Street are on private forecourt. The application drawings show an extension to the tables and chairs, outside No 89 Mount Street. This is not specified as being part of the application. An amending condition is recommended to clarify that this permission does not include an extension to the external tables and chairs which would need to be the subject of a further

application.

Public benefits:

The National Planning Practice Guidance (NPPG) states that “*public benefits ... could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits*” (Paragraph: 020 Reference ID: 18a-020-20140306). The NPPG lists examples of heritage benefits, including:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Reducing or removing risks to a heritage asset; and
- Securing the optimum viable use of a heritage asset in support of its long term conservation.

In this instance, a modest extension is proposed to an existing members’ club in order to enhance the facilities and offering to its members (both existing and future). This extension will safeguard the existing use of a well-established member’s club in Mayfair, whilst bringing a vacant retail unit back into use and protecting the vitality of the CAZ and the South Audley/ Mount Street CAZ Retail Cluster. The proposal could be seen to directly benefit Westminster’s local economy, by safeguarding the 60 existing jobs at George.

9.2 Townscape, Design & Heritage Impact

The key legislative requirements in respect to designated heritage assets are as follows:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the LBCA Act’) requires that “*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”

Section 66 of the LBCA Act requires that “*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”

Section 72 of the LBCA Act requires that “*In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 39(K) in the City Plan 2019-2040 requires that where development will have a visibly adverse effect upon a conservation area’s recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area, it will not be permitted.

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

Detailed Design:

The site includes 87, 88 and 89 Mount Street and 33 South Audley Street, they are listed Grade II with Nos. 107-102 Mount Street and are in the Mayfair Conservation Area. The application proposes the reinstatement of the historic original shop front, lost some time ago, removal of dropped ceiling at ground floor and the reinstatement of historic floor to ceiling heights, openings in the party wall with 89 to facilitate the expansion into the unit, lowering of the lower ground floor, some limited opening up of the plan form, replacement of a modern stair in 87-88 and other associated alterations. Whilst party wall openings at ground floor are often contentious, the offer of the reinstated historic shopfronts and floor to ceiling volumes is a significant benefit in historic terms and outweighs the reversible impact of the party wall openings.

In historic building terms the proposals having been negotiated are generally considered beneficial to the special interest of the listed building and character and appearance of the Mayfair Conservation Area. Letters of support have been received for the reinstatement of the shopfronts, although objections have been received, none have been on design or listed building grounds. The proposals are acceptable in listed building terms and accord with Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).

9.3 Residential Amenity (Daylight/ Sunlight/ Sense of Enclosure)

Not applicable

9.4 Transportation, Accessibility & Servicing

The application maintains the same number of covers (maximum capacity of 150), the transport, accessibility and servicing arrangements for the club are likely to remain the unchanged.

Servicing and Waste & Recycling Storage:

The applicant confirms that existing access and servicing arrangement for George will be unaffected by these proposals, however to assist with and improve the existing operations a goods in delivery lift is proposed within the existing lightwell on South Audley Street.

9.5 Economy including Employment & Skills

The economic benefits associated with the scheme are acknowledged including safeguarding existing employment at the site.

9.6 Other Considerations

None.

9.7 Environmental Impact Assessment

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

9.8 Planning Obligations & Pre-Commencement Conditions

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

10. Conclusion

Whilst the proposal does not accord with City Plan and Mayfair Neighbourhood Plan land use policies the proposal will result in the expansion of a use which is part of the established character of Mayfair without any detriment to the locality. The applications are supported given that there would be no material harm.

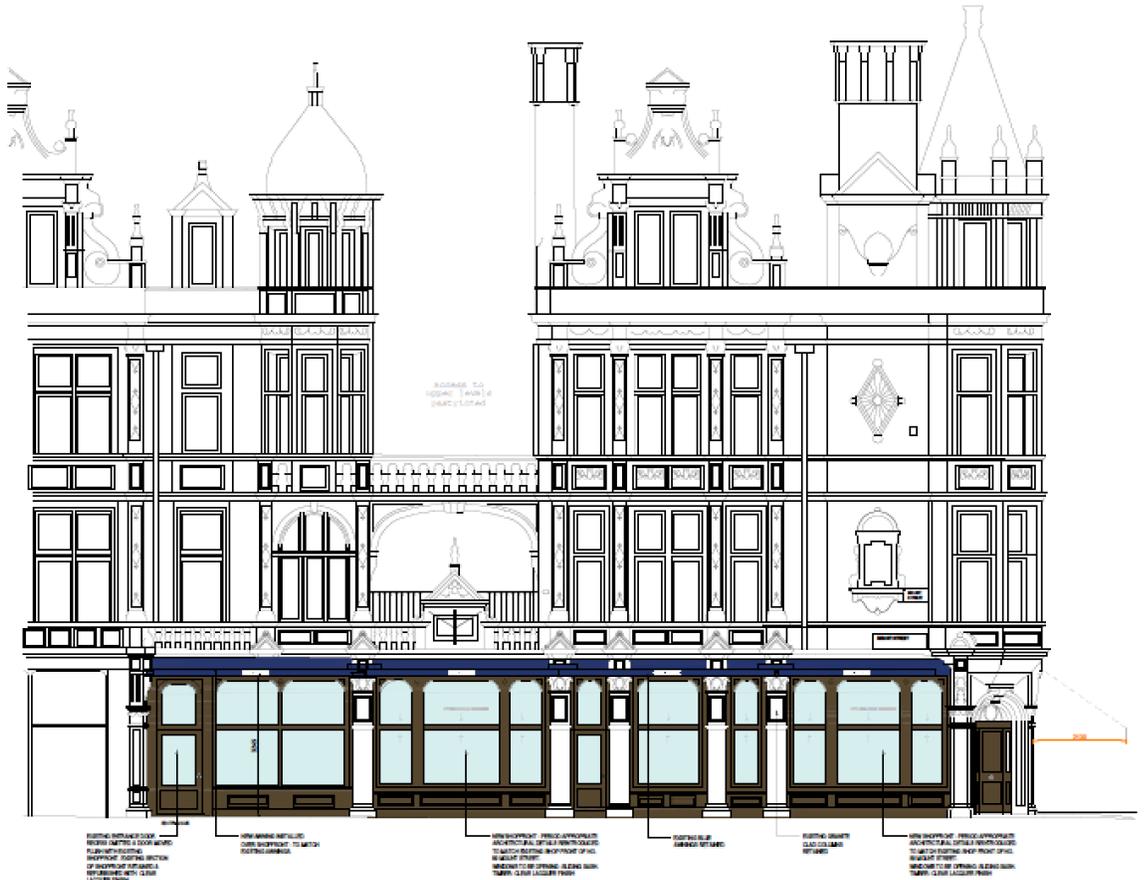
The recommendation to grant conditional permission and listed building consent is compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

11. KEY DRAWINGS

Proposed Mount Street elevations



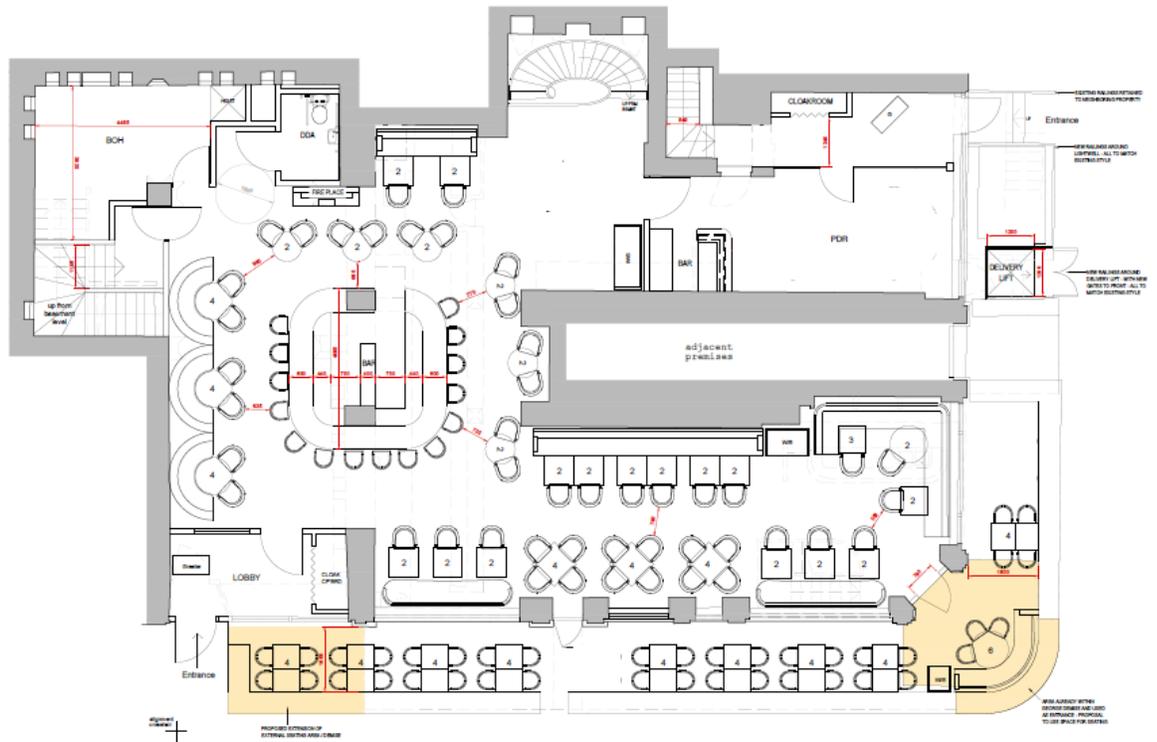
PROPOSED MOUNT STREET ELEVATIONS
(RAMPINGS IN CLOSED POSITION)

Proposed South Audley Street elevations



PROPOSED SOUTH AUDLEY STREET ELEVATIONS
(AWNINGS IN CLOSED POSITION)

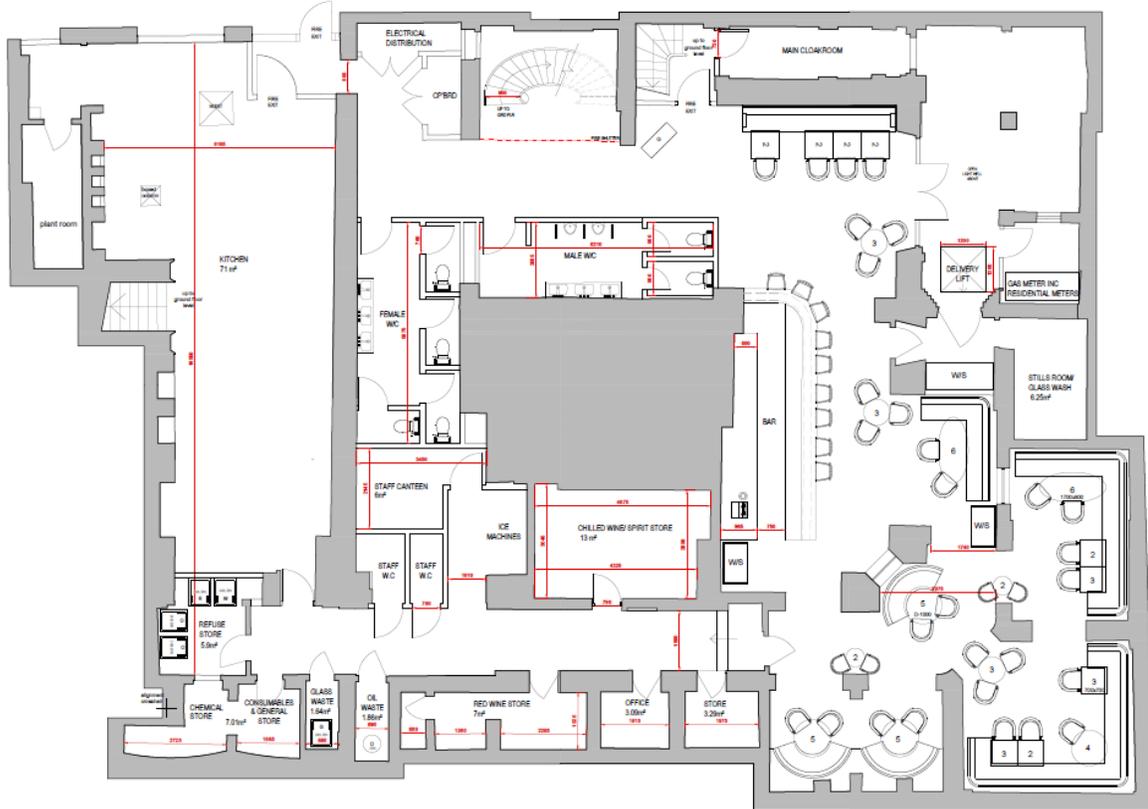
Proposed ground floor plan



Proposed Ground Floor Plan

Tables & chairs indicative only - STL

Proposed basement floor plan



PROPOSED GA PLAN
BASEMENT

DRAFT DECISION LETTER

Address: 89 Mount Street, London, W1K 2SR,

Proposal: Use of basement and ground floor of 89 Mount Street as a private members' club (Sui Generis) linked with the existing private members' club at 87-88 Mount Street with associated internal and external alterations including alterations to shopfronts. (Linked with 21/07494/LBC)

Reference: 21/07493/FULL

Plan Nos: Demolitions Plans, , 4322 / 498 / 810 B, 4322 / 498 / 811 A , , Proposed Plans, , 4322 / 498 / 210, 4322 / 498 / 230 / D, 4322 / 498 / 231 / C, 4322 / 498 / 232 A, 4322 / 498 / 233 A, 4322 / 498 / 236, 4322 / 498 / 235, 4322 / 498 / 201 H, 4322 / 498 / 202 G, Operational Management Plan received 01 November 2021

Case Officer: Shaun Retzback

Direct Tel. No. 07866 039589

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

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26FE)

- 3 You must apply to us for approval of detailed drawings (1:20 and 1:5) of the following parts of the development - new shopfronts, doors and windows You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved documents (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26FE)

- 4 The use of the extended private members club at 89 Mount Street and 87-88 Mount Street must be carried out in accordance with the measures included in the Operational Management Plan received on 1 November 2021 at all times.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05GC)

- 5 Notwithstanding the annotation on the ground floor plan No 4322/496/201H this permission does not give consent for any external tables and chairs.

Reason:

The tables and chairs were not included in the description of development at application stage.

- 6 You must only open shopfront windows between 08.00 and 22:00 each day.

Reason:

To protect neighbouring residents from noise nuisance, as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R13FC)

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 the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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.
- 3 You must apply for a separate application for the use of external tables and chairs on the public highway.

DRAFT DECISION LETTER

Address: 89 Mount Street, London, W1K 2SR,

Proposal: Internal and external alterations including alterations to shopfronts. (Linked with 21/07493/FULL)

Reference: 21/07494/LBC

Plan Nos: Demolitions Plans,
4322 / 498 / 810 B, 4322 / 498 / 811 A

Proposed Plans,
4322 / 498 / 210, 4322 / 498 / 230 / D, 4322 / 498 / 231 / C, 4322 / 498 / 232 A,
4322 / 498 / 233 A, 4322 / 498 / 236, 4322 / 498 / 235, 4322 / 498 / 201 H, 4322 /
498 / 202 G

Case Officer: Shaun Retzback

Direct Tel. No. 07866 039589

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:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 3 You must apply to us for approval of detailed drawings (scale 1:20 and 1:5) of the

following parts of the development - new shopfronts, doors and windows You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved documents (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 4 You must apply to us for approval of detailed drawings (scale 1:20 and 1:5) ; of the following parts of the development - ,
- 1, lower ground floor building up and interfaces with existing fabric,
 - 2, damp proofing,
 - 3, decorative treatment of the ground floor party wall openings,
 - 4, new stair case ,
 - 5, new fire place,
 - 6, new ground floor ceiling in relation to shopfront detailing.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved documents. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 6 You must complete the works to the shopfront and restoration of internal room volumes prior to occupation of 89 Mount Street.

Reason:

To ensure that the heritage benefits of the scheme outweigh the harm of the party wall openings, in order to protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the

Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021).

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan (March 2021), the City Plan (April 2021), as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council has had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and has decided that the proposed works would not harm this special architectural or historic interest; or where any harm has been identified it has been considered acceptable in accordance with the NPPF., , In reaching this decision the following were of particular relevance:, Policies 38, 39 and 40 of the City Plan 2019 - 2040 adopted in April 2021 and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:, , * any extra work which is necessary after further assessments of the building's condition;, , * stripping out or structural investigations; and, * any work needed to meet the building regulations or other forms of statutory control., , Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents., , It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

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.