

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 7 March 2023	Classification For General Release	
Addendum Report of Director of Town Planning & Building Control		Ward(s) involved St James's	
Subject of Report	6 Bedford Street, London, WC2E 9HZ		
Proposal	External and internal alterations, including new entrance doors and modifications to windows/shopfronts; installation of awnings and replacement ventilation system and plant.		
Agent	Nineteen47 Ltd - Carl Stott		
On behalf of	JD Wetherspoon PLC - Simon Barratt		
Registered Number	22/01873/LBC	Date amended/ completed	10 November 2022
Date Application Received	10 March 2022		
Historic Building Grade	Grade II		
Conservation Area	Covent Garden		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

1. Grant conditional listed building consent; and
2. Agree the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY & KEY CONSIDERATIONS

This application was discussed by members at the Planning Applications Sub-Committee meeting on 24 January 2023 but, because the debate was principally focussed on the issues raised by the planning application (22/01596/FULL) which Sub-Committee resolved to refuse (due to the harmful impact of the proposed public house use on residential amenity and local character), members' decision on the listed building consent application was not recorded in the minutes.

Planning and listed building consent applications are considered under separate legislative regimes. When considering a listed building consent application, the key consideration is the impact the

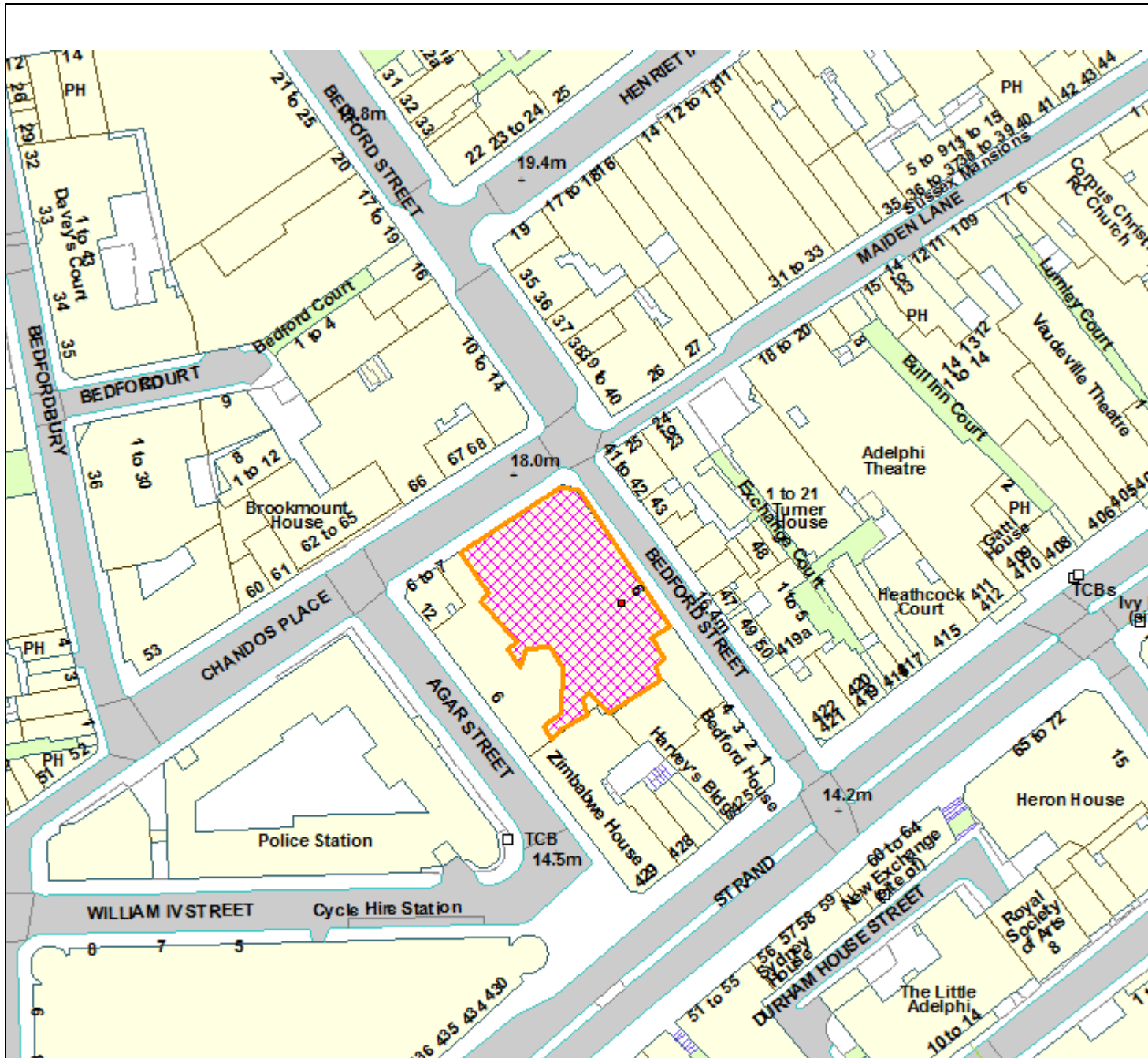
Item No.

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physical alterations will have on the heritage significance of the listed building, which in this case is minimal. The proposed use of the building is not controlled through this legislative regime but through the planning application which Sub-Committee has resolved to refuse.

The listed building consent application is therefore reported back to Sub-Committee so that members' decision on this application can be formally recorded.

3. LOCATION PLAN



4. PHOTOGRAPHS



5. CONSULTATIONS

5.1 Application Consultation

None since last reported to Sub-Committee

(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

DRAFT DECISION LETTER – Listed building Consent

- Address:** 6 Bedford Street, London, WC2E 9HZ
- Proposal:** External and internal alterations, including new entrance doors and modifications to windows/ shopfronts; installation of awnings and replacement ventilation system and plant.
- Reference:** 22/01873/LBC
- Plan Nos:** 7695 PL-001A; 7695 PL-002A; 7695 PL-004A; 7695 PL-005A; 7695 PL-007; 7695 PL-008; 7695 PL-009; 7695 PL-101A; 7695 PL-201B; 7695 PL-301B; 7695 PL-302B; 7695 PL-303; 7695 PL-304; 7695 PL-305; 7695 PL-306A; 7695 PL-307; 7695 PL-308; 7695 PL-309; M0002_0 10.2.2022; M001_R1 13.5.22; JDH002M_0 13.5.2022.

For Info:

Planning Statement (March 2022); Design and Access Statement (February 2022); Cover Letter (1 March 2022); Heritage Assessment (February 2022).

Case Officer: Joshua Howitt

Direct Tel. No. 07866038007

Recommended Condition(s) and Reason(s)

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

Reason:

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)

- 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 Covent Garden 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 details of the following parts of the development:
- i) new entrance doors and side frames (scale at 1:10 including sections)
 - ii) shopfront including raised and fielded panel (scale at 1:10 including sections)
 - iii) photographic schedule and manufacture specifications of the faience tiles

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 protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden 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 showing the following alteration to the scheme:

- Alteration to awnings to ensure a minimum vertical clearance of 2.3 metres at the building face and 2.14 elsewhere and a minimum horizontal clearance from the kerb edge.

You must not start on these parts of the work until we have approved in writing what you have sent us. You must then carry out the work according to the approved drawings. (C26UC)

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 Covent Garden Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

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. (159AA)

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.