

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 7 March 2023	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Regent's Park	
Subject of Report	Dorset House, Gloucester Place, London, NW1 5AH		
Proposal	Installation of replacement double-glazed windows and doors.		
Agent	Mr Anthony Ferguson Peacock + Smith Limited		
On behalf of	Mr Timothy Burr		
Registered Number	19/05968/FULL & 19/05969/LBC	Date amended/ completed	31 July 2019
Date Application Received	30 July 2019		
Historic Building Grade	II		
Conservation Area	Dorset Square and setting of Portman Estate.		
Neighbourhood Plan	Not applicable.		

1. RECOMMENDATION

- 1) Grant conditional permission
- 2) Grant conditional listed building consent
- 3) Agree the reason for granting conditional listed building consent, as set out in the informative 1 of the draft decision letters.

2. SUMMARY & KEY CONSIDERATIONS

Dorset House is a grade II listed 1930s mansion block of ground and 9 upper storeys within the Dorset Square Conservation Area.

The application proposes the replacement of single glazed steel framed windows to 200+ flats and common parts, with a total of around 1,700 apertures across the four elevations of Dorset House. The new windows will match the appearance and frame material of the existing steel windows, while being double glazed with applied aluminium metal glazing bars.

Letters of objection and support have been received from 10 flat owners and the Dorset House

Tenants Association raising design and listed building concerns, as well as non-planning matters.

The key considerations in this case are:

- The impact of the removal of the original windows and replacement with new double-glazed windows on the special architectural and historic interest of the grade II listed building.
- The visual impact of the new windows on the character and appearance the Dorset Square Conservation Area and the setting of Portman Estate Conservation Area.
- The environmental impact of the works and the energy efficiency benefits of the new windows.

The application requires removal of significant volumes of historic window fabric and replacement with a matching design of window. While the new designs do not exactly replicate the construction of the existing windows, there would be public and private benefits in terms of energy efficiency of the building and its carbon footprint, climate change mitigation and the health and well-being of residents, who would have properties which are easier and cheaper to heat and maintain.

The works are considered to preserve the special interest of the building and preserve the character and appearance of the building's contribution to the Dorset Square Conservation Area and Portman Estate Conservation Areas.

3. LOCATION PLAN



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4. PHOTOGRAPHS



View of corner of Marylebone Road and Glenworth Street.



View of corner of Melcombe Place and Gloucester Place.



View from Marylebone Road of corner garage.



Existing windows – close ups.



4.1 Application Consultations

Ward Councillors for Regent's Park:

Any response to be reported verbally.

The St Marylebone Society:

No objection, subject to all windows should be required to be done as a single project and not replaced piecemeal over years.

Adjoining Owners/Occupiers And Other Representations Received:

No. Consulted: 387

Total no. of replies: 12 (across the planning application and listed building consent application)

No. of objections: 9 (3 of which are duplicated responses on the planning application and listed building consent application, 1 of which is from the Dorset House Tenant's Association and 1 of which is anonymous letter).

Objections raise some or all of the following comments:

Design and Heritage:

- large numbers already have secondary glazing and have maintained their windows,
- question whether repairs have been considered,
- non-metal solution would be preferred.

Other:

- do not understand proposal,
- lack of information and consultation from freeholder for a costly window replacement,
- likelihood most leaseholders will retain current windows,
- excessive cost of replacement.

No. of Support: 2

Letters of support have been received from 2 flat owners raising the following issues:

- The windows are in bad shape, they're large part of the buildings appearance and the poor condition is damaging visually. The works will enhance this significant art deco building.

One anonymous, 'neutral' letter received from raising the following issues:

- Difficulty in assessing the two originally submitted applications. Greater explanation by owner needed.
- New windows should be as efficient as possible while maintaining appearance
- Freeholder doesn't have the right to enforce replacement and many owners do not wish to, as they have maintained their windows and installed secondary glazing.

Press Notice/ Site Notice:

Yes

4.2 Applicant's Pre-Application Community Engagement

These applications predate the City Council's published advice on public engagement.

However, there has been consultation and discussion between the freeholders and flat owners over an extended period of time.

The agent has confirmed the following took place:

The evolution and formulation of the proposed fenestration has been informed by an extensive programme of consultation during both the pre-application and determination periods. It commenced at the pre-application stage in April 2019 and has continued through the determination period including -

Pre-Application Stage

In Spring 2019, four different prototypes of the proposed 'double-glazed' window units which sought to replicate the design, appearance, and configuration of the existing fenestration were presented to –

- a. *the Moving Forward Group committee members - residents association.*
- b. *Rebecca Mason (Westminster City Council) at Dorset House on 30 April 2019.*

Public Exhibition (31 March 2022 and 28 September 2022)

The purpose of the public exhibition was to provide local stakeholders with the opportunity to better understand all aspects of the revised design that had incorporated the amendments sought by the council.

The new prototypes showing the revised design were displayed in the foyer between 31 March 2022 and 28 September 2022; together with a range of explanatory exhibition boards, a replica of the existing 1930's-era single pane window, and the 'heritage' double-glazed prototype of the original design for Proposal A (19/05968/FULL & 19/05969/LBC), which has now been superseded. The exhibition was very well-received and attended.

5. WESTMINSTER'S DEVELOPMENT PLAN

5.1 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.

5.2 Neighbourhood Planning

The application site is not located within an area covered by a Neighbourhood Plan.

5.3 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.

6. BACKGROUND INFORMATION

6.1 The Application Site

Dorset House was listed at grade II in 1998 and is located with the Dorset Square Conservation Area. Due to its size and having elevations to four streets including Marylebone Road, its appearance also affects the setting of the Portman Estate Conservation Area on the opposite side of Marylebone Road.

6.2 Recent Relevant History

None relevant.

7. THE PROPOSAL

These applications relate to the replacement of the existing single glazed multi paned steel framed windows and doors to the 200+ flats and common parts, totalling of around 1,700 apertures across the four elevations of Dorset House, with double glazed 8mm units within steel framed windows, with applied aluminium metal glazing bars.

8. DETAILED CONSIDERATIONS

8.1 Environment & Sustainability

The new windows will allow for greater energy efficiency within the building. Heating systems will be likely to be used less in those flats which do not have well maintained windows and secondary glazing, when they are double glazed. This in turn, will lower the building's carbon footprint.

8.2 Circular Economy

The steel from the windows will amount to several tonnes, which has an intrinsic value as scrap metal. The scrap steel will be recycled into new steel, in which a percentage of scrap iron is necessary to make new steel.

Environment & Sustainability Summary

The environmental benefit of the double glazing would be the reduced energy demand of the resident's flats and consequently, a reduced energy demand on the both electricity and gas use, with a small contribution to climate change mitigation.

8.3 Townscape, Design & Heritage Impact

Legislative & Policy Context

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.

Consultation responses have been received, including objections from occupiers of the flats and the Dorset House Tenants Association raising the following:

- Works not necessary, as many flats have secondary glazing and have kept their windows in good repair.
- Works cannot be enforced by the freeholder, so a mismatch of appearance will result.
- Lack of consultation by freeholder.
- Not enough consideration of repair option, many of the windows are in good condition.

- Excessive cost of works.
- Partial replacement of communal windows should be allowed.

Impact on Heritage Assets.

Dorset House is a grade II listed 1930s mansion block of ground and 9 upper storeys within the Dorset Square Conservation Area. Both Dorset House and the conservation area are designated heritage assets.

Dorset House can be described as 'restrained art deco' with simple, but elegant 1930's features. The building has four street frontages Marylebone Road, Gloucester Place, (where the main entrance is located), Glenworth Street and Melcombe Place. The ground floor features retail and restaurant units to all elevations, while the upper floors comprise residential apartments, with a total of 214 flats.

Over the last 10 years or so, the building has been undergone to a concerted restoration, with many non-original shopfronts and signs being replaced with art deco styled designs. In addition, the restoration of architectural features, notably the reopening of the corner garage and car park entrance, as well as the residential entrance to Gloucester Place with its art deco porch and carved Eric Gill reliefs has been undertaken. The internal common parts of the building have also been restored, the communal heating system was replaced in around 2008 and further works are planned.

Pre-application advice was given in April 2019 that the replacement of the windows with double glazed steel windows could be acceptable subject to the use of integral glazing bars to the new windows. Integral glazing bars as opposed to applied or 'stick on' glazing bars, which adhere to the surface of the glass, means only one double glazed unit is required per window.

This advice was given in order to replicate the detailed design of the original 1930s windows. The present design is characterised by horizontal multiple panes and for example a typical bay window, which most flats have at least one example, has a total of 48 panes.

Installing double glazed windows would necessitate the removal of around 1700 windows, representing a significant volume of historic fabric.

The repair option is normally favoured and indeed there are range of actions which could improve the condition and energy efficiency of the existing windows. Such works could include secondary glazing, combined with stripping of paint to ease hinges and fitting of brushes and seals to reduce drafts. The narrow vacuum units proposed are only 8 mm thick and could be easily accommodated within the existing steel frames, once the existing glazing had been removed.

Undertaking repair works on a scale of this building would present practical problems and therefore the application to replace all the windows was submitted.

While loss of a listed building's original fabric of this scale might not ordinarily be acceptable, volume of fabric is not the only consideration. The significance and therefore

impact of the loss of any given element/s of fabric need to be assessed, in line with para 195 of the NPPF.

In this case, steel windows were industrially mass produced in the Crittall factory on a scale of millions in the interwar period. While the refined profiles of the glazing bars are characteristic of the period and attractive in their own right, the windows do not illustrate craftsmanship in the same way as a handmade timber sash or earlier metal framed or leaded window might.

The existing windows do have significance as original designs dating to the original construction, but of greater significance is their contribution to the overall appearance of TP Bennet's original compositional design.

The building's 'cruise liner' like appearance is composed of factory-made windows with a limited range of glazing arrangements, replicated to each floor and elevation, creating a uniform appearance to the imposing edifices.

It is this contribution, which in this instance, is considered to be a more important characteristic, than their individual status as original windows. However, it's important to note that a different significance may ascribed to the fenestration of other buildings, even those dating to the same period of construction as Dorset House, subject to their significance.

Occasional flats have already been permitted/consented 'like for like' single glazed replacements, with integral glazing bars, in line with this consideration. Many flats have been granted consent for the more cost effective and less disruptive solution of secondary glazing, which improves energy efficiency while retaining fabric.

On the scale of harm, the harm is considered to be 'less than substantial, but in the mid-range of that scale.

The NPPF says that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In terms of public benefits to mitigate this harm, the new windows would be made of steel and have matching multiple paned designs the originals. Using the very narrow vacuum unit with a 1mm gap, ensures the impact of double glazing on the frame sizes are minimised. While there would be a variation in the construction of the new windows, due to the applied aluminium glazing bar, that variation in design would be minor to most observers.

The glazing bar, while made of a differing material (aluminium) is designed to replicate the appearance of an original 'T' shaped glazing bar with putty on either side. In addition to having an adhesive holding it to the 8mm double-glazed panel, the bar would be mechanically fixed to the steel frame.

So, in addition to the new design matching, (largely due to the high quality 8mm unit) in so far as possible with a double-glazed panel with applied bars can, there would also be the public and private benefits in terms of energy efficiency to the building, lowering its carbon footprint. This benefit is ultimately to mitigate climate change, while also enhance the health and well-being of residents, who would have properties which are easier and cheaper to heat and maintain.

The proposed new windows will maintain the building's uniformity of appearance, while reducing the flat's heating requirements, therefore increasing the energy efficiency of the building. This increased energy efficiency ties into the City Council's planning agenda of sustainable development, the declaration of Climate Emergency and 'Fairer Westminster'.

It's noted that several of the objections raise the likelihood of the works not being implemented, or only being partially implemented. They state the freeholder does not have the authority to undertake works or to enforce the participation of all of the flats. While partial implementation is not envisaged, such an approach, would be problematic as the new windows, while very similar will look different to the existing as new examples. It's unclear exactly what powers the freeholder has in this regard.

A condition is recommended, in line with normal practice, and in addressing the comments made by the St Marylebone Society, that all windows are replaced at the same time, to avoid losing the uniformity of appearance, given this is one of the principal aspects of the building's significance.

In terms of other conditions, the communal windows are a large element of the building's design and further details of how these 9 storey windows are to be dealt with are to be secured by condition..

Due to the similarity of the windows when seen at a distance, due to using these 8mm units, Dorset House's contribution to the Dorset Square Conservation Area's will remain largely unaltered by the works. As such, these works will preserve the character and appearance of the conservation area in line with policy 39 and Section 72 of the act.

The applications accord with the aims of policies 38, 39 and 40 of the City Plan and are recommended for conditional permission and listed building consent.

8.4 Other Considerations

A number of the objections received raise a number of non-planning issues relating to the freeholder's consultation process, service charges, cost of works and obligations between the freeholder and flat owners.

While these are important issues to the flat owners, they cannot be taken as material planning considerations in the determination of these applications.

8.5 Planning Obligations & Pre-Commencement Conditions

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

9 Conclusion

The works will result in the loss of all original windows and replacement with a visually similar design. There will be small variations in detailing from the original examples, These variations result from the use of double glazing with applied glazing bars. The use of high quality 8mm glazing is the reason why these units would closely resemble the existing and the change would only be perceptible at close quarters, due to the use of the 8mm glazing.

Given this loss of fabric and small change to appearance, there is harm to the appearance and integrity of the heritage asset. Measured on a scale, the harm is 'less than substantial', but considered to sit at the midpoint of that range, given the extent of works.

As such, mindful of policies 38, 39 and 40 of the City Plan 2019-2040, given the public benefits of maintaining the overall appearance of this landmark listed building with multiple paned windows, while improving both the residents living conditions and the building's energy efficiency credentials, (and consequently climate change mitigation), the proposal is acceptable in terms of its impact on the designated heritage asset(s).

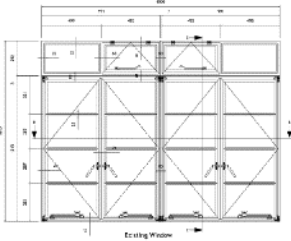
Therefore, the recommendation to grant conditional permission and listed building consent complies with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990."

(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: ADD PRESENTING OFFICERS NAME BY EMAIL AT Allison Borden aborden@westminster.gov.uk

Existing Section & Detail:

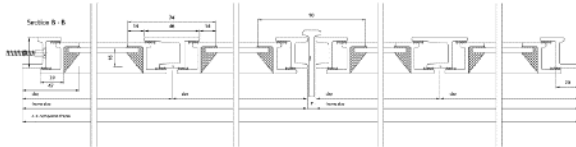
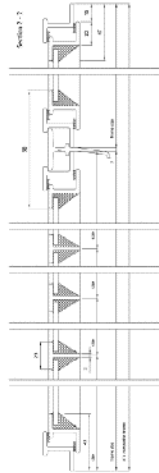
ELEVATIONS VIEWED FROM OUTSIDE



4mm Tn or single glass
Center panel of vision: 5.5 W/1200
ANALOGUE CONNECTION: 20.40.10

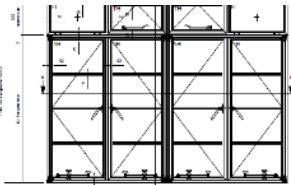
TOP HINGE VIBR FITTINGS
Top: 10mm x 10mm
Top: 10mm x 10mm
Top: 10mm x 10mm

TOP HINGE VIBR FITTINGS
Top: 10mm x 10mm
Top: 10mm x 10mm
Top: 10mm x 10mm



Technical specifications and revision table for the existing window section.

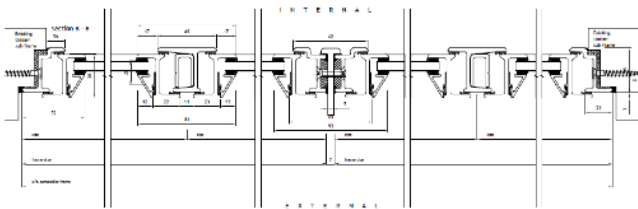
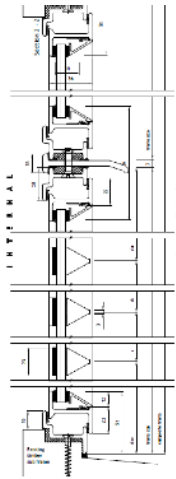
Proposed Section & Detail:



WINDOW REPLACEMENT DETAILS FOR DOCKET HOUSE
WINDOW REPLACEMENT DETAILS FOR DOCKET HOUSE

4mm Tn or single glass
Center panel of vision: 5.5 W/1200
ANALOGUE CONNECTION: 20.40.10

TOP HINGE VIBR FITTINGS
Top: 10mm x 10mm
Top: 10mm x 10mm
Top: 10mm x 10mm



Technical specifications and revision table for the proposed window section, including the CLEMENT logo.

DRAFT DECISION LETTER: 19/05968/FULL

Address: Dorset House, Gloucester Place, London, NW1 5AH

Proposal: Installation of replacement double-glazed windows and doors (Proposal A) (Linked to 19/05969/LBC)

Reference: 19/05968/FULL

Plan Nos: 19.020.00 (P) 001, 19.020.00 (P) 005, 19.020.00 (P) 006, 19.020.00 (P) 007, 19.020.00 (P) 008, 19.020.00 (P) 009, 19.020.00 (P) 015, 19.020.00 (P) 016, 19.020.00 (P) 017, 19.020.00 (P) 020, 19.020.00 (P) 021, 19.020.00 (P) 022, 19.020.00 (P) 023, 19.020.00 (P) 024, 19.020.00 (P) 025, 19.020.00 (P) 026, 19.020.00 (P) 027, 19.020.00 (P) 030, 19.020.00 (P) 031, 19.020.00 (P) 032, 19.020.00 (P) 033, 19.020.00 (P) 034, 19.020.00 (P) 040, 19.020.00 (P) 041, 19.020.00 (P) 042, DORHS E1, DORHS-PA2, Planning Heritage, Design and Access Statement dated July 2019.,

Case Officer: John Wilman

Direct Tel. No. 020 7641
07866037008

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 building and to make sure the development contributes to the character and appearance of the Dorset Square 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 the following parts of the development:
 - Detailed drawings and specifications of the communal windows, including the full height stairwells (scale 1:1, 1:10, 1:20, as appropriate).

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

Reason:

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

- 4 The replacement of windows and doors must be completed in their entirety as one continuous programme of works without interruption and in a timely manner.

Reason:

To make sure that the appearance of the listed building remains uniform, in order to preserve its significance and special architectural or historic interest, as well as its contribution to the character and appearance of the Dorset Square Conservation Area, as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).

- 5 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:
- between 08.00 and 18.00 Monday to Friday;
 - between 08.00 and 13.00 on Saturday; and,
 - not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- between 08.00 and 18.00 Monday to Friday; and,
- not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

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.

- 2 HIGHWAYS LICENSING:, Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please visit our website at www.westminster.gov.uk/guide-temporary-structures., , CONSIDERATE CONSTRUCTORS:, 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, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk., , BUILDING REGULATIONS:, You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at www.westminster.gov.uk/contact-us-building-control

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.

DRAFT DECISION LETTER: 19/05969/LBC

Address: Dorset House, Gloucester Place, London, NW1 5AH

Proposal: Installation of replacement double-glazed windows and doors (Proposal A) (Linked to 19/05968/FULL)

Reference: 19/05969/LBC

Plan Nos: 19.020.00 (P) 001, 19.020.00 (P) 005, 19.020.00 (P) 006, 19.020.00 (P) 007, 19.020.00 (P) 008, 19.020.00 (P) 009, 19.020.00 (P) 015, 19.020.00 (P) 016, 19.020.00 (P) 017, 19.020.00 (P) 020, 19.020.00 (P) 021, 19.020.00 (P) 022, 19.020.00 (P) 023, 19.020.00 (P) 024, 19.020.00 (P) 025, 19.020.00 (P) 026, 19.020.00 (P) 027, 19.020.00 (P) 030, 19.020.00 (P) 031, 19.020.00 (P) 032, 19.020.00 (P) 033, 19.020.00 (P) 034, 19.020.00 (P) 040, 19.020.00 (P) 041, 19.020.00 (P) 042, DORHS E1, DORHS-PA2, Planning Heritage, Design and Access Statement dated July 2019.,

Case Officer: John Wilman **Direct Tel. No.** 020 7641
07866037008

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 Dorset Square 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 the following parts of the development:
 - Detailed drawings and specifications of the communal windows, including the full height stairwells (scale 1:1, 1:10, 1:20, as appropriate);

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

Reason:

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

4. The replacement of windows and doors must be completed in their entirety as one continuous programme of works without interruption and in a timely manner.

Reason:

To make sure that the appearance of the listed building remains uniform, in order to preserve its significance and special architectural or historic interest, as well as its contribution to the character and appearance of the Dorset Square Conservation Area, as set out in Policies 38, 39 and 40 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.

Item No.

7

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)