

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 16 May 2023	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved St James's	
Subject of Report	34 Old Queen Street, London, SW1H 9HP		
Proposal	Excavation of new basement with swimming pool, replacement French doors at rear lower ground floor level, provision of walk on rooflight above existing rear lower ground floor extension, erection of new mansard extension with roof hatch and rear terrace, installation of air conditioning unit at sixth floor level and associated external alterations.		
Agent	Mr Paul Watson		
On behalf of	-		
Registered Number	22/08502/FULL	Date amended/ completed	16 December 2022
Date Application Received	16 December 2022		
Historic Building Grade	II		
Conservation Area	Birdcage Walk		
Neighbourhood Plan	No		

1. RECOMMENDATION

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

2. SUMMARY & KEY CONSIDERATIONS

Planning permission and listed building consent are sought for excavation works under the footprint of the property to create a new basement with a swimming pool; replacement of the French doors at rear lower ground floor level and a new walk-on rooflight on the ground floor terrace; new access gate to the rear garden; mansard roof extension with terrace to the rear, installation of plant at sixth floor level and internal alterations. Permission and consent have previously been granted for identical works to the property, which were not implemented and have now lapsed.

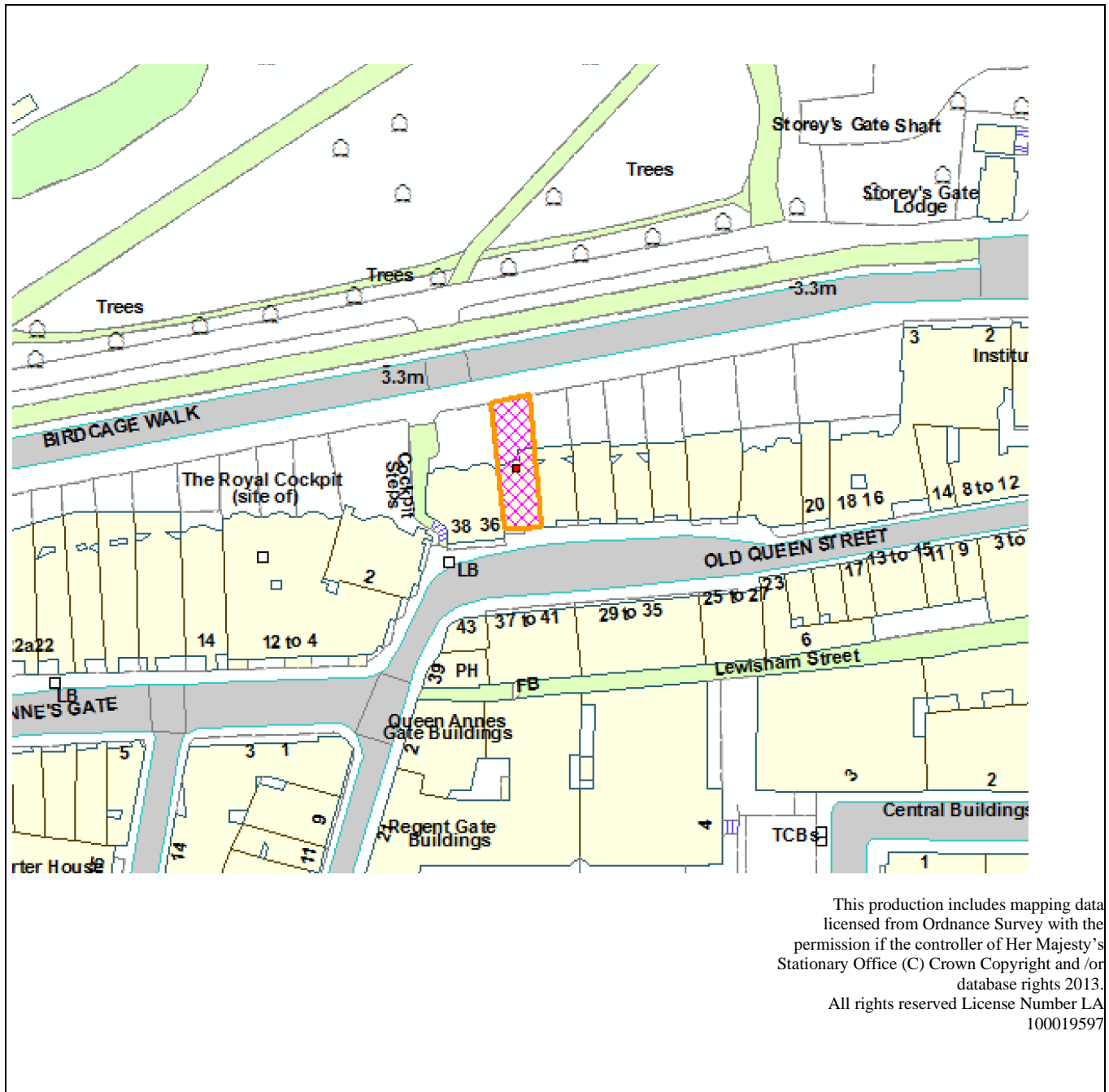
The key considerations in this case are:

- The impact of the proposed works on the listed building and the character and appearance of the Birdcage Walk Conservation Area; and
- The impact on the amenity of neighbouring residential properties.

Objections have been received from the Royal Parks and local residents which primarily focus on the impact of the basement excavation works.

Whilst the concerns raised are understood, it is considered that sufficient information has been provided and the proposed development would be consistent with the relevant policies set out in Westminster's City Plan 2019-2040 (April 2021). As such, the proposals are considered acceptable in terms of heritage, townscape, design, land use, amenity, environmental and basement development and the applications are recommended for approval subject to the conditions as set out in the draft decision letter.

3. LOCATION PLAN



4. PHOTOGRAPHS



Old Queen Street elevation



Birdcage Walk elevation

5. CONSULTATIONS

5.1 Application Consultations

HISTORIC ENGLAND

Authorisation to determine Listed Building Consent as seen fit.

HISTORIC ENGLAND (ARCHAEOLOGY):

Archaeological condition recommended.

WESTMINSTER SOCIETY

Any response to be reported verbally.

VICTORIA NEIGHBOURHOOD FORUM

Any response to be reported verbally.

THE ROYAL PARKS

Objection on the grounds of negative impact to the garden.

ENVIRONMENT AGENCY

Flood Risk Standing Advice.

THAMES WATER

No objection, informatives recommended.

ARBORICULTURAL SECTION

No objection subject to conditions and informatives.

BUILDING CONTROL

Following receipt of additional information the basement construction is acceptable and in line with Supplementary Planning Document "Basement Development in Westminster".

ENVIRONMENTAL HEALTH

No objection subject to conditions.

HIGHWAYS PLANNING

No objection subject to conditions and informatives. Works to the vaults require technical approval.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 35

Total No. of replies: 13 (from one organisation and 10 people)

No. of objections: 13 (from one organisation and 10 people)

No. in support: 0

Queen Anne's Gate Residents' Association and 10 letters from local residents have been received raising objections on some or all of the following grounds:

Design, Heritage and Townscape:

- Area should be protected as architectural gem.
- Old Queen Street and Queen Anne's Gate houses and street are too confined and architecturally special for the type of development proposed, risk of damage to the protected properties.
- The basement is contrary to Policy 45 of the City Plan: the property already has a basement floor, must not be taller than the existing lower ground floor rooms and proposed extension is more than one storey.

Flood Risk/ Drainage

- Area very close to the Thames, houses have limited foundations, basement excavation simply not achievable.
- Drainage problems and possible flooding.

Other

- Nuisance to local environment and quality of life of residents associated with excavation works: noise, vibration dirt, loss of parking spaces, traffic unsuitable in a narrow street causing dangers to pedestrians, blocking of footway and erection of unsightly barriers.
- Local residents have already endured more than two years of disturbance due to excavation works into neighbouring property and unforeseen problems.
- The rigour or accuracy of technical surveys is questioned, concerns about structural stability.
- Construction delays at neighbouring property are not a sound argument for not starting the work within the three-year time frame.
- Application should be assessed against current regulations not as a renewal.
- Contrary to NPPF and Council's policies.
- Abuse of system through a series of re-applications giving a permission lasting a decade. What is the point of a three-year time limit if it can be continually renewed?
- Lack of consultation with local residents.

PRESS NOTICE/ SITE NOTICE:

Yes

5.2 Applicant's Pre-Application Community Engagement

Formal pre-application engagement is not required for a development of this scale although it is encouraged by the City Council for all development. No community engagement was carried out with regards to this proposal.

The council has published guidance to assist applicants and developers, their agents, and community representatives to more clearly understand the council's expectations for planning pre-application engagement. The guide supports developers to deliver earlier, more inclusive and more transparent and responsive community engagement in Westminster on their emerging development proposals.

It is therefore disappointing that the applicant did not carry out early community engagement. However, the planning and listed building applications must be considered on their merits.

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

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

Located on the north side of Old Queen Street, No. 34 is a grade II listed building within the Birdcage Walk Conservation Area and the Central Activities Zone. The property is in use as a single family dwellinghouse and comprises lower ground, ground, and five upper floors. It dates from the 1770s, although significantly extended, and forms part of a defined area of Queen Anne Style and Georgian properties. The rear of the property faces Birdcage Walk and St James's Park. Internally the building has been heavily modernised, though its traditional plan form can still be understood within principal areas.

7.2 Recent Relevant History

In June and September 2016, planning permission and listed building consents were granted for the erection of a mansard roof extension to the main rear roof (RNs: 16/06778/FULL & 16/06779/LBC, 16/03657/FULL & 16/03658/LBC). Those consents were varied in December 2017 to allow the replacement of the approved consented rear box dormer with minimally framed windows set flush within the roof (RNs: 17/09115/FULL & 17/09169/LBC) and in May 2018 to allow the provision of a hatch at main roof level (RNs: 18/01991/FULL & 18/02064/LBC).

In June 2016, planning permission and listed building consent were refused for the replacement of French doors with new sliding timber doors to existing lower ground floor rear extension and provision of walk on rooflight above the extension at ground floor level (RNs: 16/03569/FULL & 16/03570/LBC) on the grounds that the detailed design of the rear elevation would be harmful to the significance of the listed building and would have failed to preserve or enhance the character and appearance of the Birdcage Walk Conservation Area.

In August 2016 planning permission and listed building consent was granted for the replacement of French doors with new sliding timber doors to existing lower ground floor rear extension and provision of walk on rooflight above the extension at ground floor level (RNs: 16/06789/FULL & 16/06790/LBC). This overcame the reason for refusal in June 2016

In November 2016, planning permission and listed building consent were refused for the erection of a sheer extension to replace the mansard at rear fifth floor level and new roof extension at sixth floor level including terrace to rear and associated internal alterations (RNs: 16/09074/FULL & 16/09075/LBC) on the grounds that the height, bulk, form and detailed design of the roof alterations and extensions, would harm the significance of this grade II listed building and would have failed to preserve or enhance the character and appearance of the Birdcage Walk Conservation Area.

In January 2017, planning permission and listed building consent were granted for excavation of a basement beneath the footprint of the original dwelling and installation of an air conditioning unit at roof level (RNs: 16/10540/FULL & 16/10541/LBC). Those permissions were varied in August 2018 to allow the relocation of vent grilles from rear lower ground rear façade to low level enclosures on rear ground floor terrace, relocation of rear access gate and associated railings, installation of walk-on rooflights internally at lower ground floor level (RNs: 18/01985/FULL & 18/02051/LBC).

In 2016, 2017 and 2018 listed building consents were granted for internal alterations (RNs: 16/10186/LBC, 17/00799/LBC, 17/03896/LBC, 18/01975/LBC & 18/05390/LBC).

In February 2020, planning permission and listed building consent were granted for excavation of a basement with a swimming pool, installation of air conditioning unit at roof level, replacement French doors at rear lower ground floor level, provision of walk on rooflight above existing rear lower ground floor extension, erection of new mansard extension with roof hatch and rear terrace and associated external and internal alterations including new glass block wall to kitchen, replacement staircase, stone floor at ground floor level, replacement timber floor at first floor level, conversion of cinema

room to bedroom at third floor level and provision of new balustrade to landing at fifth floor level (RNs: 19/08141/FULL & 19/08142/LBC).

8. THE PROPOSAL

Planning permission and listed building consent are sought for excavation to form a new basement beneath the footprint of the house with provision of a swimming pool; replacement French doors at rear lower ground floor level and walk on rooflight above the existing rear lower ground floor extension; new access gate to rear garden; erection of a new mansard extension with roof hatch and rear terrace; installation of air conditioning unit at roof level, and associated internal alterations including new glass block wall to kitchen, replacement staircase, stone floor at ground floor level, replacement timber floor at first floor level and provision of new balustrade to landing at fifth floor level.

As set out in the planning history section above, the proposed works have previously been approved in different applications between 2016 and 2018. In 2020, planning permission and listed building consent were granted for all the works under a single application. It is understood that the works were not started prior to the expiry of the consents in February 2023, and thus the current application has been submitted.

9. DETAILED CONSIDERATIONS

9.1 Land Use

The proposal will enlarge an existing single family dwelling house and there are no objections in land use terms, in compliance with policy 8 of the City Plan 2019-2040.

9.2 Environment & Sustainability

Sustainable Design & Energy

Policy 36 of the City Plan states that the council will promote zero carbon development and expects "all development to reduce on-site energy demand and maximise the use of low carbon energy sources to minimise the effects of climate change". It goes on to state "all development proposals should follow the principles of the Mayor of London's energy hierarchy. Developments should be designed in accordance with the Mayor of London's heating hierarchy".

The supporting statement confirms that the thermal performance of the building will be improved through the better insulation of the new elements, the use of low energy lighting and the installation of an air source heat pump.

The scheme demonstrates sustainable design principles in compliance with Policy 38 (Parts D and E) of the City Plan. The application documents state that the materials will be responsibly sourced, and provision will be made to enable waste recycling.

Flood Risk & Sustainable Drainage

The application site is within the Flood Zone 3 and therefore a site specific Flood Risk Assessment has been submitted as required by Policy 35 of the City Plan 2019 – 2040. The document shows that in the case of a breach of the defences and tidal inundation during climate change events the ground floor is set 1.73m higher than flood level along Old Queen Street. No principal habitable rooms will be located to the new basement level. A warning and evacuation strategy has been developed. The report also states a low risk of ground water flooding and very low flood risk from surface waters and sewers.

One objection letter received states that the Flood Risk Assessment is out of date as it does not refer to a sewer flooding in the vicinity in July 2021. The agent confirmed their consultant updated the report in December 2022 and the flood data maps were downloaded from the Environment Agency website at that date.

9.3 Biodiversity & Greening

The Royal Parks object to the scheme on the grounds of the negative impact to the garden.

The existing rear garden is mainly hard landscaped with some greenery to the edges. There is a London Plane in the adjacent rear garden at 36 Old Queen Street which is protected by virtue of being within the conservation area.

The Council's Arboricultural Officer raises no objection subject to conditions to secure tree protection measures and new landscaping.

9.4 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 states that development will preserve or enhance the character and appearance of Westminster’s conservation areas. Features that contribute positively to the significance of conservation areas and their settings will be conserved and opportunities taken to enhance conservation areas and their settings, wherever possible.

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.

External alterations

In turn, Policies 38, 39 and 40 of the City Plan are of particular relevance when considering the proposed external alterations to the building which include new French doors to rear lower ground floor, new walking-on rooflight and ventilation ducts to ground floor rear terrace, new mansard with roof terrace and installation of air conditioning units.

The building exhibits a traditional style mansard to the front, with a lower pitched roof at the rear which replicates the form of the bowed façade below. The height at the front of the building is comparable to neighbouring properties within the terrace, though the majority of neighbouring properties have roof extensions at the rear.

With regard to the proposed mansard roof extension, the front ridge and chimneys would be raised by a marginal amount. This will have a modest impact on the proportions and appearance of the roof, but will allow the roof to align with the proposed rear addition, which sees the replacement of the shallow pitched roof with a mansard style addition with a single wide dormer, which replicates the style of those approved at Nos. 26 and 28 Old Queen Street.

Railings are also proposed to be installed along the parapet edge allowing for a roof terrace. Whilst high-level terraces are contentious, a number of neighbouring listed buildings have gained consent for comparable arrangements and on balance a roof terrace at no. 34 is not opposed.

There is a clear pattern of lower ground floor rear extensions along the terrace, all of which exhibit traditional fenestration arrangements which complement the host building and respond to the upper level fenestration. The application seeks to introduce sliding doors set between brick piers. Whilst the sliding function of the doors is less than ideal, their appearance when shut is in keeping with the host building as the brick piers and arched headers are retained.

The proposed walk on roof light and ducts on the ground floor rear terrace and air conditioning unit at roof level will have a limited visual impact on the building and are not opposed.

Internal alterations

Internally the building has been heavily modernised, though its traditional plan form can still be understood within principle areas. Subject to conditions securing details, the internal works as proposed and previously approved are not considered to affect the historic significance of the listed building.

Basement

In considering the basement extension in terms of design, Part 4 of Policy 45 of the City Plan 2019 - 2040 is of particular relevance. The policy states basement development should conserve the character and appearance of the existing building and garden setting, ensuring lightwells, plant, vents, skylights and means of escape are sensitively designed and discreetly located.

The provision of a single-storey basement beneath the footprint of the building, and the provision of a swimming pool are not opposed on design grounds. Given the subterranean nature of the proposed basement extension, this will have a minimal impact on the appearance of the existing building, and the development will result in a neutral impact on the Birdcage Walk Conservation Area.

Policy 45 in part A. 3 specifically mentions listed building and the necessity to preserve the building's original hierarchy. The ground and first floor levels are traditionally the most formal spaces, they have the highest floor to ceiling height (the ground floor varies between 3.3m to 3.5m and the first-floor level has a 3.7m height). The height of the proposed basement floor to ceiling height will be approximately 2.35m which is similar to the existing lower ground floor level. It is therefore considered that the proposed basement is responsive to the traditional hierarchy of the building as a result of the scheme it will not be unbalanced.

The proposed basement is not contentious in design and heritage terms.

Archaeology

The site lies within the Victoria Street Priority Archaeological Area. The Greater London Archaeological Advisory Service raises no objection subject to a pre-commencement condition to secure a written scheme of investigation of archaeological work to safeguard the archaeological heritage of the City.

Conclusion

The proposals are considered to preserve the special interest of the listed building and the manner in which it contributes to the character and appearance of the Birdcage walk Conservation Area in accordance with Policies 38, 39, 40 and 45 of the City Plan 2019-2040. The proposal would also be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.5 Residential Amenity

The relevant policies of the City Plan 2019 – 2040 for consideration are 7 'Managing developments for Westminster's people' and 33 'Local environmental impacts'.

It is not considered that the new mansard and associated terrace will materially impact upon the amenity of neighbouring properties in terms of light, privacy, sense of enclosure or noise disturbance.

Given the subterranean nature of the proposed basement with no external manifestations, it will not have any material impact on the amenity of neighbouring residents.

With regard to the installation of an air conditioning unit at sixth floor level and internal plant, the applicant has submitted a noise assessment in support of their application and Environmental Health raise no objection subject to the Council's standard noise conditions.

Given the above, and subject to conditions, the proposal would be consistent with policy 7 and 33 of the City Plan 2019-2040.

9.6 Transportation, Accessibility & Servicing

The Highways Planning Manager is satisfied that the proposals raise no transportation or parking issues. As the application relates to an existing dwellinghouse, it is not considered necessary to secure cycle parking by condition.

The proposed basement extends under the vaults beneath the public highway, and an informative is therefore attached advising the applicant that separate technical approval will be required.

9.7 Economy including Employment & Skills

Whilst the development is of insufficient scale to require an employment and skills plan, it will contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending.

9.8 Other Considerations

Objections received from local residents focus mainly on the basement excavation works, which they argue is contrary to Policy 45 of the City Plan, structural implications, flood risk and disturbance during the construction period.

Basement

City Plan Policy 45 relates to basement developments. It is noted that the site is not located within a Flooding Hotspot area.

Part A of Policy 45

Part A 1 and 2 of Policy 45 requires basement development to safeguard structural stability and be designed and constructed to minimise construction impacts to the surrounding area as well as minimise surface water and sewerage flooding risks. Part

A 3 and 4 seek that basement development protects heritage assets and conserves the character and appearance of the host building, its setting and the surrounding area.

The applicant has provided a Structural Methodology Statement relating to the basement prepared by an appropriately qualified structural engineer.

Objection letters are concerned about the accuracy of the technical reports submitted. The City Council's Building Control officers have reviewed the documents. They advised the documents are found acceptable and in with line with the Council's requirements. It is considered that the applicant has demonstrated sufficiently at this stage that the works can be carried out without structural harm to neighbouring properties and without risk of flooding.

The City Council wish to make it clear that the applicant's reports are not directly being approved, but instead is used to show that there is no impediment foreseeable at this stage that would prevent the creation of a basement in principle. The purpose of the structural methodology report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act. Therefore, we are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. As the relevant reports have been produced by a professional, they carry a duty of care which should be sufficient to demonstrate that assessment made is accurate.

As discussed in Section 9.4 of this report, the proposal is considered acceptable with regard to its impact on the heritage asset.

Part B of Policy 45

This part of the policy relates to the extent and depth of basements. This includes limiting the extent and depth of basement developments so to reduce both the risks associated with basement development and to mitigate any negative environmental and amenity impacts. Basement developments are typically (unless exceptions apply) limited to no more than one storey beneath the lowest original floor level and must not extend more than 50% of the garden land.

The proposed basement is located under the footprint of the building and does not extend beneath the garden area. It comprises one storey beneath the lowest original floor level which is the lower ground floor. Additional excavation is proposed to accommodate a swimming pool (2.4m), jacuzzi (0.7m), lift pit (2.2m) and pump chamber (2m) and will not create additional floorspace. It is not therefore considered that the additional depth can reasonably be resisted.

The proposed basement will extend under the existing front vault which is under the highway. The minimum vertical depth between the highway surface and the vault structure is not altered by the proposal.

For the reasons set out above the basement extension is considered to be acceptable and compliant with the City Plan Policy 45.

Construction works impacts.

Strong objections have been received on the grounds of the noise and disturbance caused during construction work, in particular the excavation work, and the associated construction traffic and parking.

Policy 33 requires projects which have significant local impacts to mitigate their effects during construction through compliance with the Council's Code of Construction Practice.

It is inevitable that the construction of the proposed development will cause noise and disturbance to local residents and businesses. However, It is considered that through appropriate controls and careful management the impact from construction works can be lessened. The City Council's Code of Construction Practice (CoCP) and associated Environmental Inspectorate have been developed to mitigate against construction and development impacts on large and complex development sites and basement excavation works.

A condition is recommended to ensure that the development complies with the City Council's Code of Construction Practice (COCP) which requires the developer to provide a Site Environmental Management Plan (SEMP) and funding for the Environmental Inspectorate to monitor the demolition and construction phase of the development. The COCP sets out the minimum standards and procedures for managing and minimising the environmental impacts of construction projects within Westminster and relate to both demolition and construction works.

The key issues to address in the COCP are; liaison with the public; general requirements; SEMPs; construction management plans; employment and skills; traffic and highways; noise and vibration; dust and air quality; waste management; waste pollution and flood control and any other issues.

The Council's standard condition controlling hours of building work is also recommended.

Concerns that similar works at 36 Old Queen Street have recently impacted on the local environment are understood, however, this is not a valid reason to withhold permission.

Renewal of permission

Objectors are concerned that the applications are not treated as a renewal of the expired permissions and consents for the property. The non-implementation of former permissions and consents is not a valid reason for refusing permission. The current application has been assessed against the Council's current policies.

9.9 Environmental Impact Assessment

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

9.10 Planning Obligations & Pre-Commencement Conditions

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

During the course of this application a notice was served relating to the proposed imposition of pre-commencement conditions to secure:

- the applicant's adherence to the City Council's Code of Construction Practice during the demolition/excavation and construction phases of the development;
- the submission of a written scheme of archaeological investigation; and
- tree protection measures.

The applicant has agreed to the imposition of the conditions.

10. Conclusion

The proposal is considered acceptable in heritage, townscape, design, land use, amenity and environmental terms in compliance with the policies set out in the City Plan 2019-2040,

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

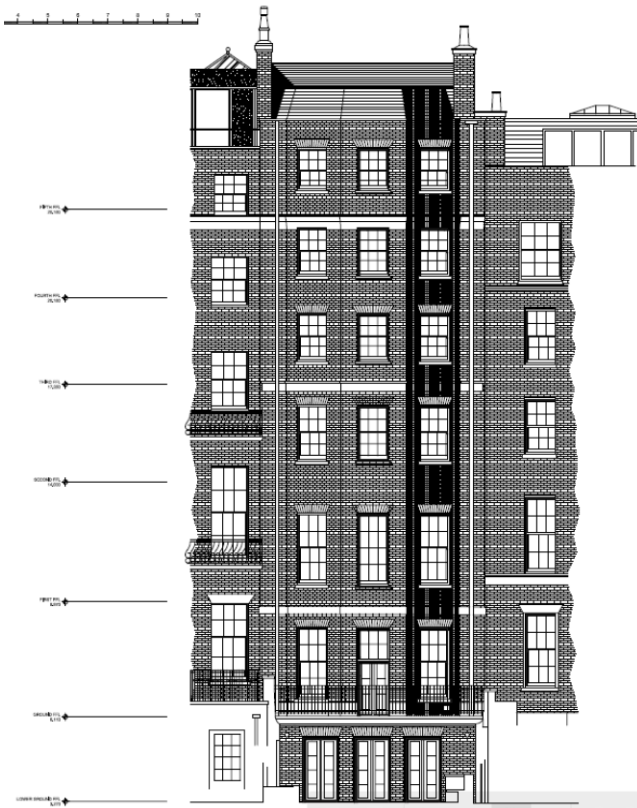
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT jasghar@westminster.gov.uk

11. KEY DRAWINGS

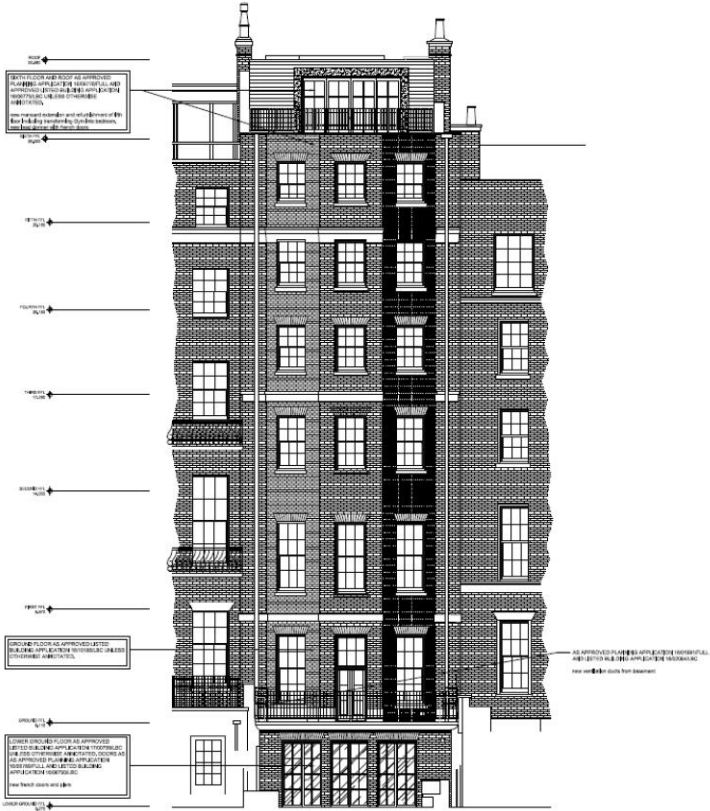


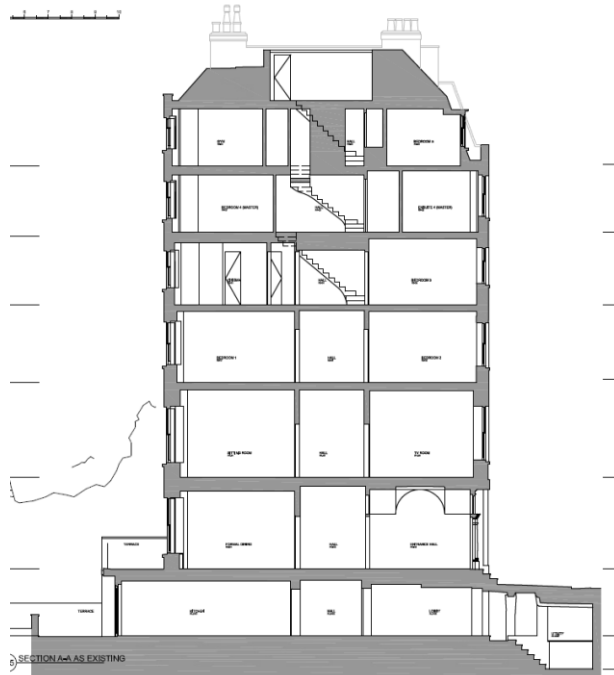
Existing (above) and proposed (below) front elevation



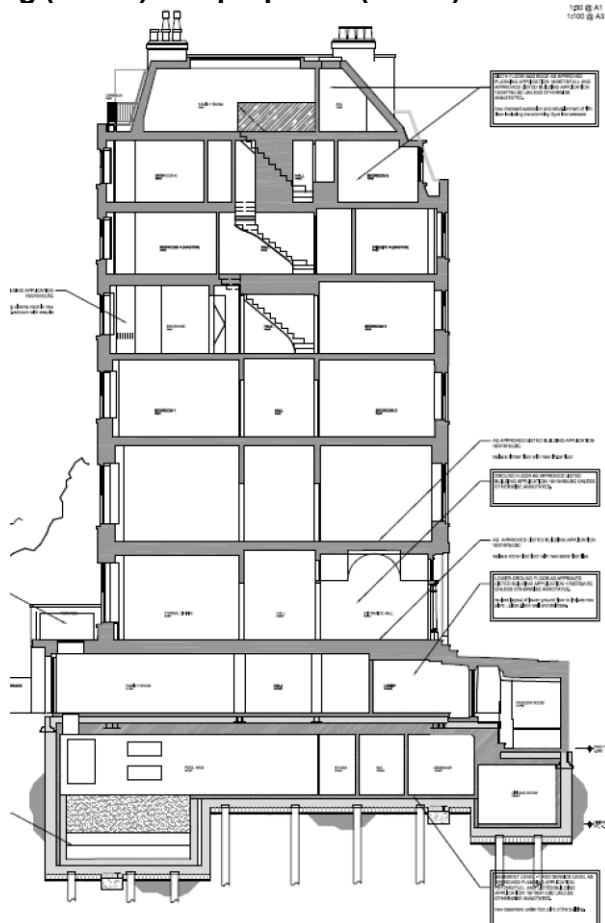


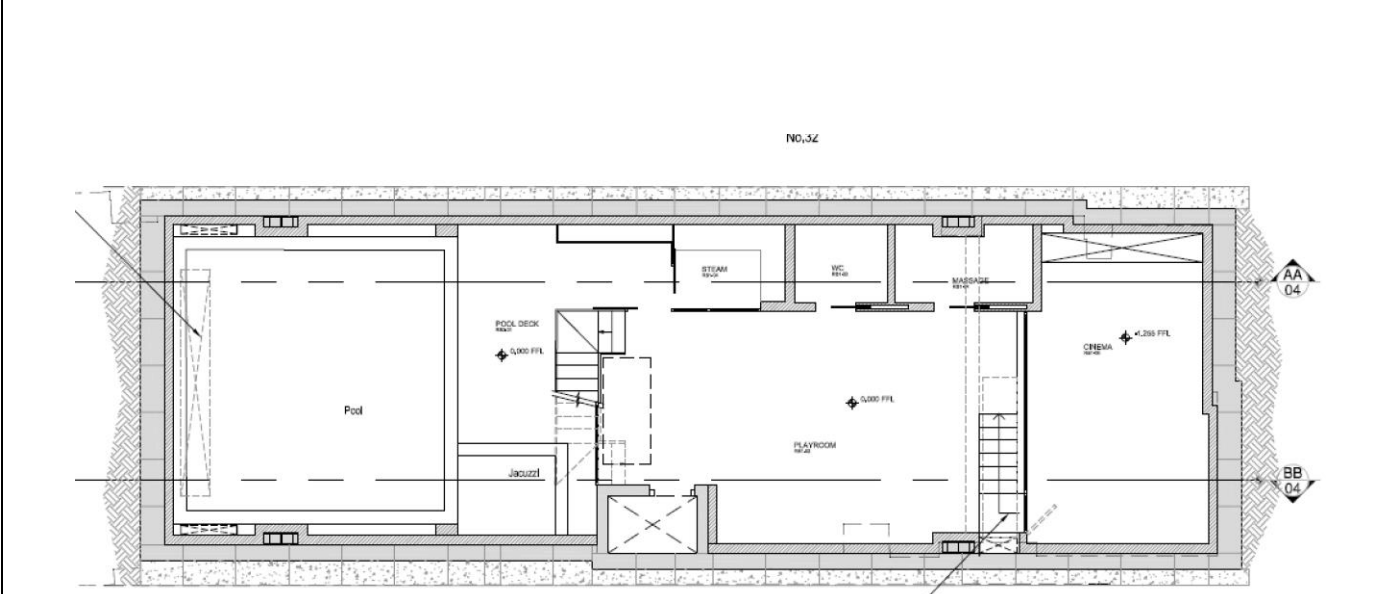
Existing (above) and proposed (below) rear elevation



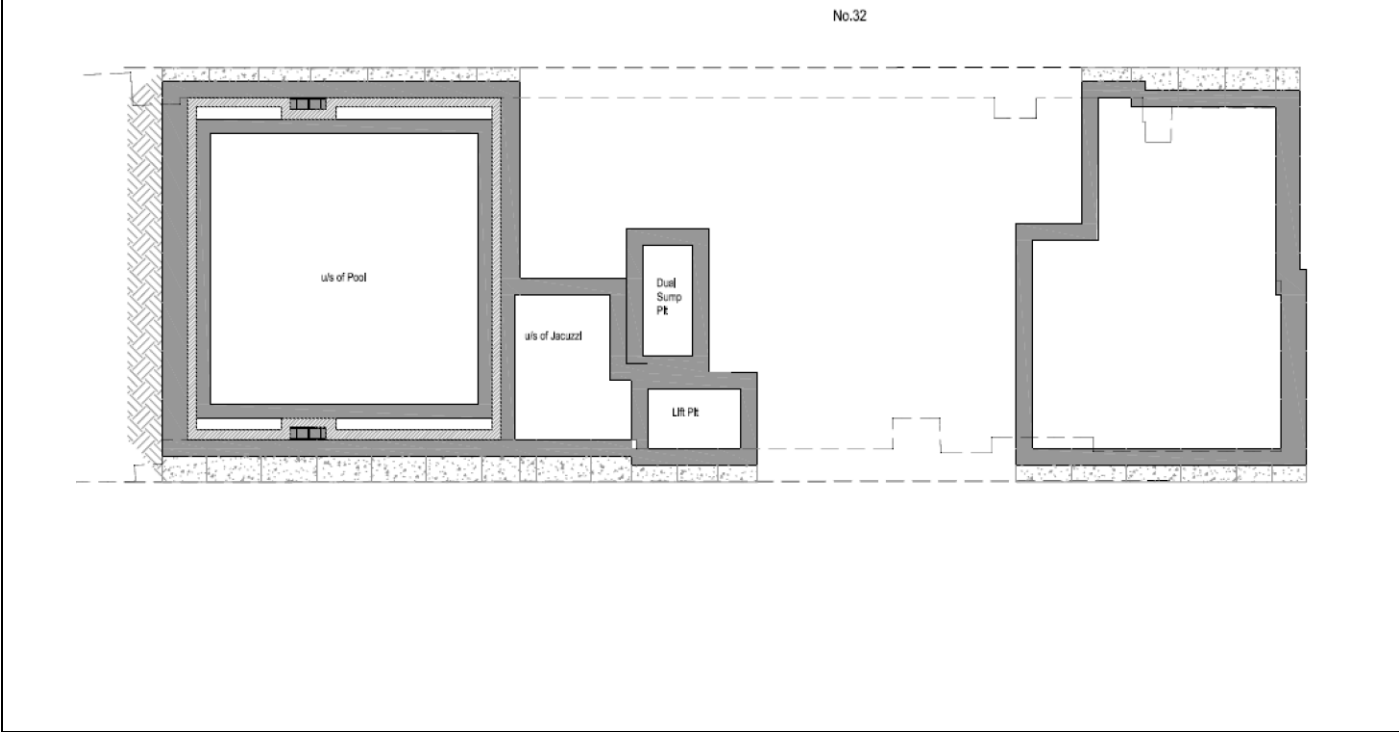


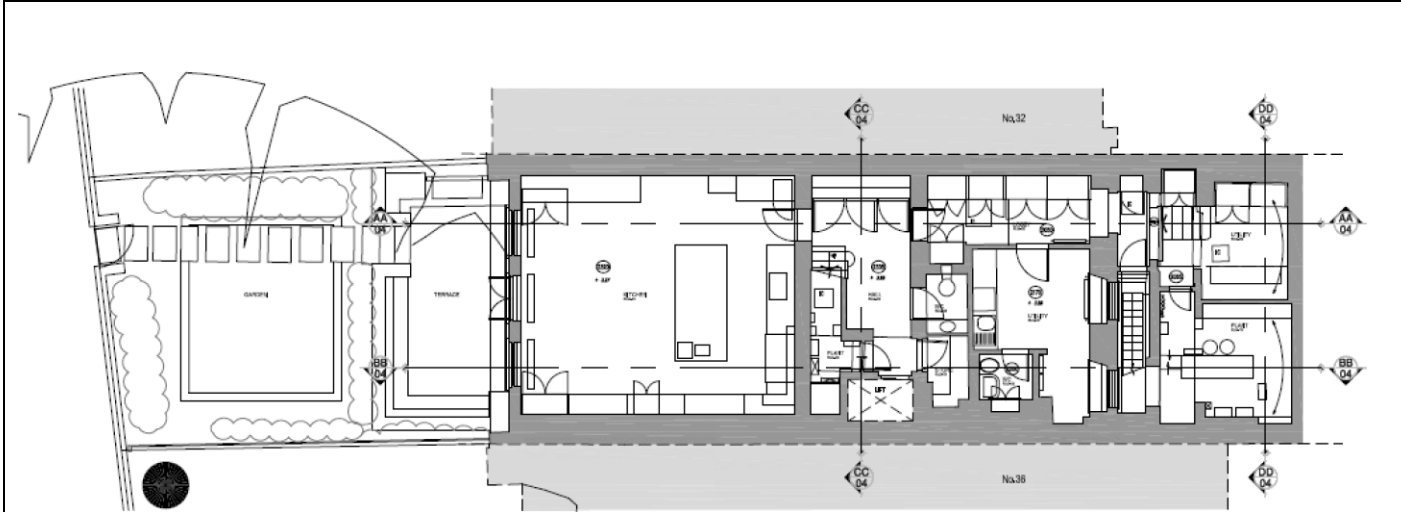
Existing (above) and proposed (below) section



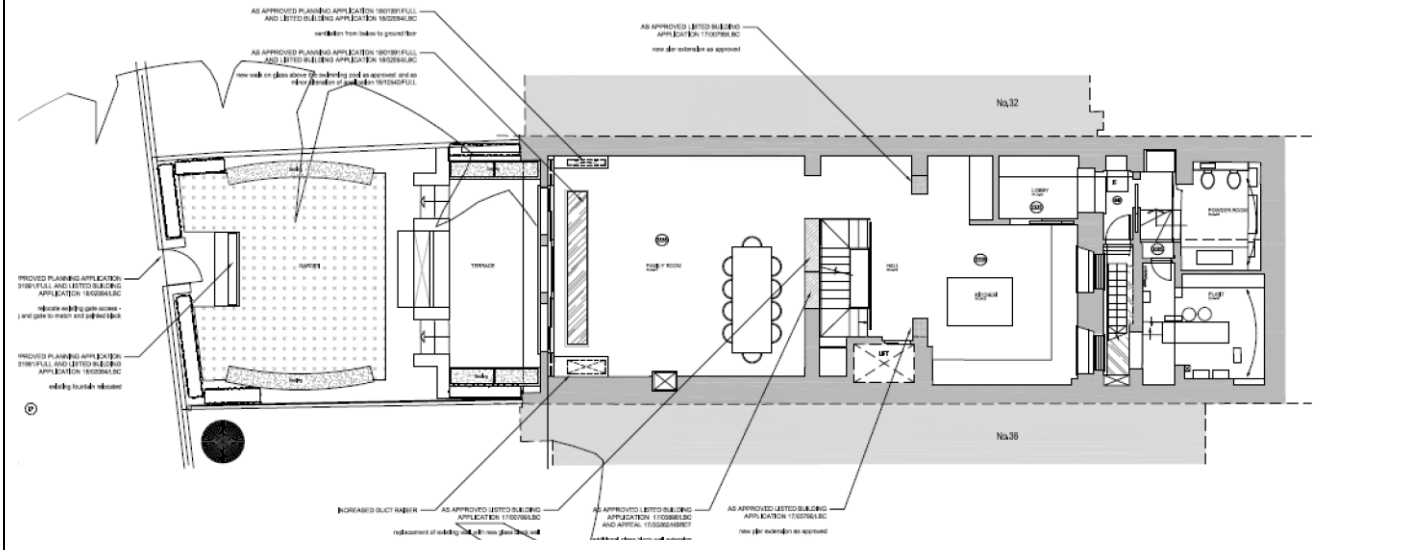


Proposed basement

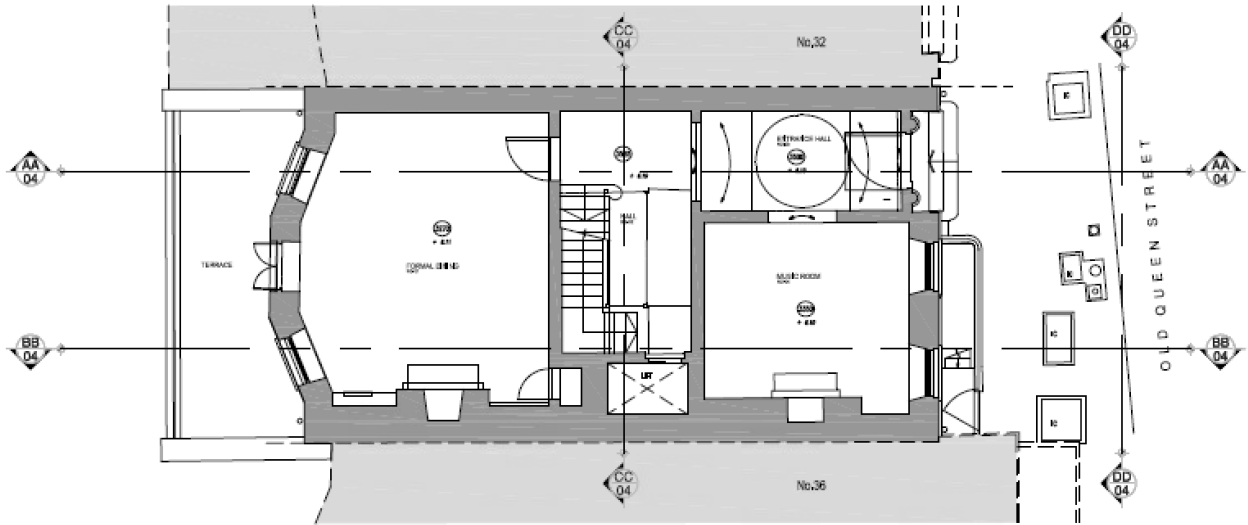




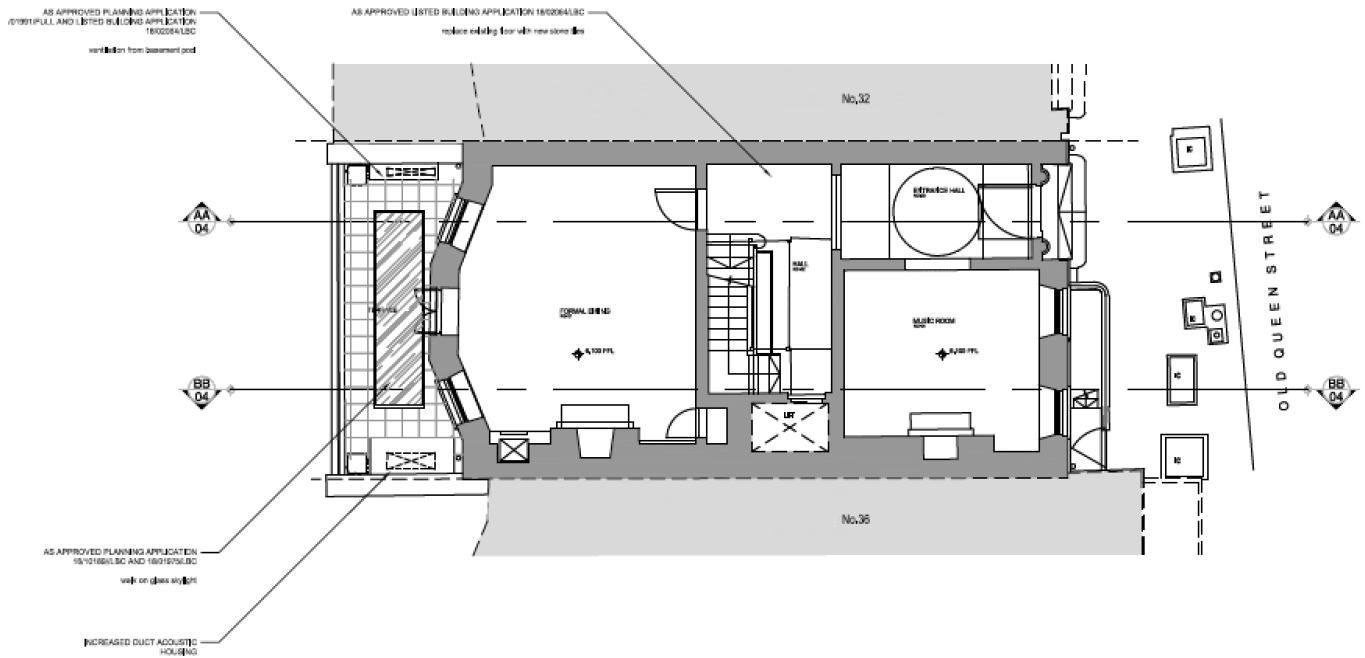
Existing Lower Ground Floor



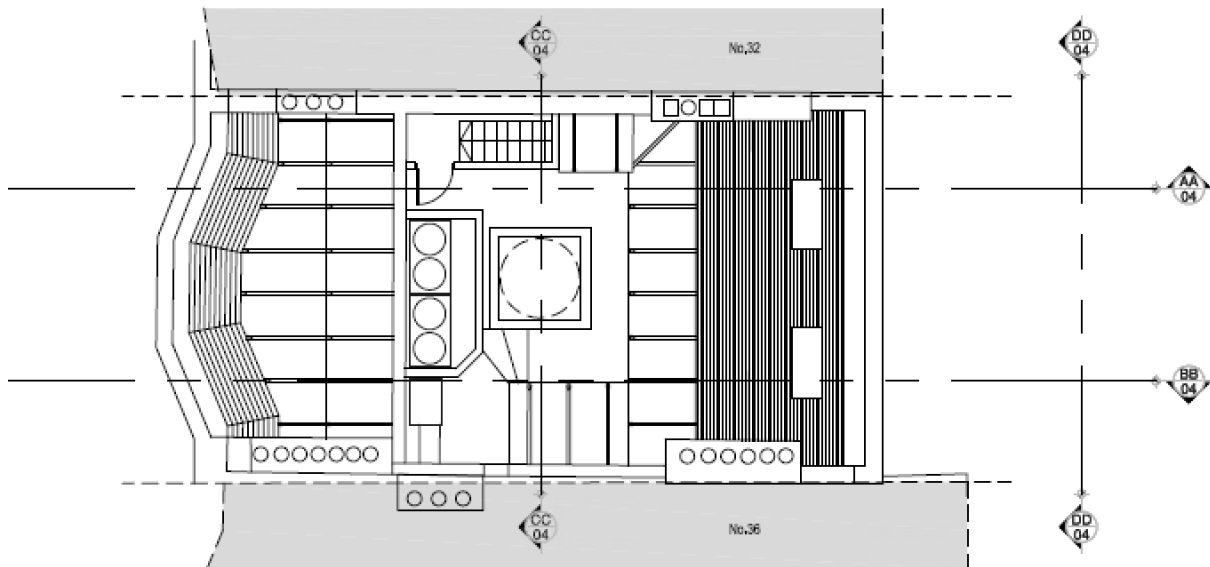
Proposed Lower Ground Floor



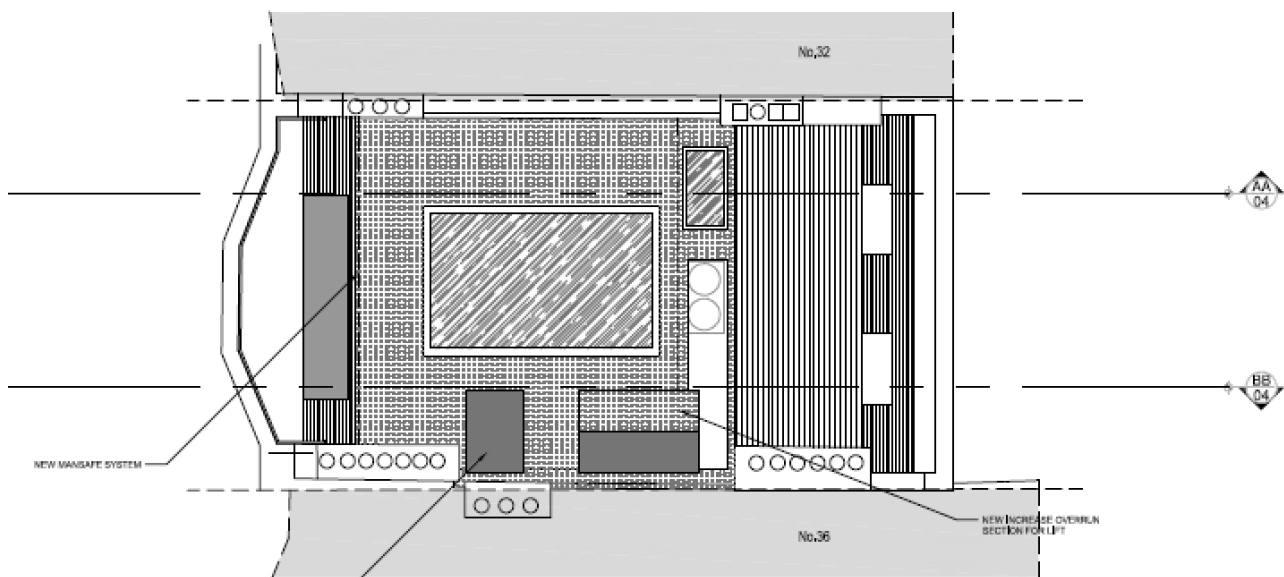
Existing Ground Floor



Proposed Ground Floor



Existing Roof



AS APPROVED PLANNING APPLICATION 180196/FULL
AND LISTED BUILDING APPLICATION 180209/LIC
access hatch to roof for maintenance

Proposed Roof

DRAFT DECISION LETTER

Address: 34 Old Queen Street, London, SW1H 9HP

Proposal: Excavation of a basement with swimming pool, replacement French doors at rear lower ground floor level, provision of walk on rooflight above existing rear lower ground floor extension, erection of new mansard extension with roof hatch and rear terrace, installation of air conditioning unit at sixth floor level and associated external alterations.

Reference: 22/08502/FULL

Plan Nos: 15/130 M01 rev. P2; 000; 101; 102; 103; 104; 105; 106; 107; 108; 110; 111; 115; 116; 117; 200 rev. A; 201 rev. A; 202 rev. A; 203 rev. A; 204 rev. A; 205 rev. A; 206; 207 rev. A; 208 rev. B; 209 rev. A; 210 rev. A; 211 rev. A; 215 rev. B; 216 rev. B; 217 rev. B; Appendix A checklists; Arboricultural report Ref: ha/aiams1/20/34oqs dated 20 January 2022; Plant noise impact assessment Ref: TB/EC19693-2 dated 01 December 2022

For information only: Design and access statement dated November 2022; Construction Management Plan rev.C; Construction Traffic Management Plan; Flood risk assessment ref: 1526/RE/11-15/01 rev. A dated December 2022; Desk study and ground investigation report Ref: J15262B dated November 2015; Heritage statement and impact assessment dated September 2016; Planning and heritage statement dated November 2022; Mechanical and electrical sustainability report rev.02 dated December 2022; Structural engineering report for planning rev. P3 dated 09 January 2023.

Case Officer: Aurore Manceau

Direct Tel. No. 07779567368

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
- o 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)

3 Pre Commencement Condition. Prior to the commencement of any:

- (a) demolition, and/or
- (b) earthworks/piling and/or
- (c) construction

on site you must apply to us for our written approval of evidence to demonstrate that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval through submission of details prior to each stage of commencement. (C11CD)

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)

4 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 Policy 39 of the City Plan 2019 - 2040 (April 2021). (R32BD)

- 5 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 Birdcage Walk Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26FE)

- 6 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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

- 7 You must apply to us for approval of detailed drawing of the following parts of the development:

- i) Detailed drawings of the new dormer window joinery (1:5 and 1:10 as appropriate) - the windows to include integral glazing bars but not to include double glazing;
- ii) Detailed drawings of the terrace railing (1:5);
- iii) Detailed drawings of the roof light;
- iv) Detailed drawings of the new doors including elevations and sections (scaled 1:5 and 1:10 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 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 Birdcage Walk Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 8 The new roof shall be covered in welsh slate and be so maintained.

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

- 9 (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 Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and 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. (R46AC)

- 10 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:

To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R48AB)

- 11 **Pre Commencement Condition.** You must apply to us for approval of a method statement and tree protection plan explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved in writing what you have sent us. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in Policies 34 and 38 of the City Plan 2019 - 2040 (April 2021). (R31AD)

- 12 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within

1 year of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Birdcage Walk Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in Policies 34, 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R30CE)

13 Pre Commencement Condition.

You must apply to us for our approval of details of an auditable system of arboricultural site supervision and record keeping prepared by an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered. The details of such supervision must include:

- o identification of individual responsibilities and key personnel.
- o induction and personnel awareness of arboricultural matters.
- o supervision schedule, indicating frequency and methods of site visiting and record keeping
- o procedures for dealing with variations and incidents.

You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then adhere to the approved supervision schedule.

You must produce written site supervision reports after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included. You must send copies of each written site supervision record to us within five days of the site visit.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in Policies 34 and 38 of the City Plan 2019 - 2040 (April 2021). (R31AD)

14 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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 Birdcage Walk Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26FE)

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

- 3 With reference to condition please refer to the Council's Code of Construction Practice at (www.westminster.gov.uk/code-construction-practice). You will be required to enter into an agreement with the Council appropriate to this scale of development and to pay the relevant fees prior to starting work.

Your completed and signed Checklist A (for Level 1 and Level 2 developments) or B (for basements) and all relevant accompanying documents outlined in Checklist A or B, e.g. the full Site Environmental Management Plan (Levels 1 and 2) or Construction Management Plan (basements), must be submitted to the City Council's Environmental Inspectorate (cocp@westminster.gov.uk) **at least 40 days prior to commencement of works** (which may include some pre-commencement works and demolition). The checklist must be countersigned by them before you apply to the local planning authority to discharge the above condition.

You are urged to give this your early attention as the relevant stages of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval of each of the relevant parts, prior to each stage of commencement.

Where you change your plans after we have discharged the condition, you must re-apply and submit new details for consideration before you start work. Please note that where separate contractors are appointed for different phases of the project, you may apply to partially discharge the condition by clearly stating in your submission which phase of the works (i.e. (a) demolition, (b) excavation or (c) construction or a combination of these) the details relate to. However please note that the entire fee payable to the Environmental Inspectorate team must be paid on submission of the details relating to the relevant phase.

Appendix A must be signed and countersigned by the Environmental Inspectorate prior to the submission of the approval of details of the above condition.

- 4 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.
- 5 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, for example by issuing regular bulletins about site progress.
- 6 Please note that access by commercial vehicles via Birdcage Walk, in respect to any works granted by this planning application, would require a licence to operate within St James's Park from the Royal Parks.
- 7 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You can apply online at the following link: www.westminster.gov.uk/trees-and-high-hedges. You may want to discuss this first with our Tree Officers by emailing privatelyownedtrees@westminster.gov.uk
- 8 When you apply to discharge condition 13, please make sure your submission addresses all of the requirements set out in the condition.
- 9 When you apply to discharge condition 11 please provide the precise specifications for tree protection fencing and ground protection, and the site specific methodology for retaining all tree roots of 25mm or more in diameter.
- 10 Your tree survey is over 3 years old. When you apply to discharge condition 11 please ensure it is accompanied by an up to date tree survey as the condition of the tree may have changed.

- 11 Condition 11 requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:
- * the order of work on the site, including demolition, site clearance and building work;
 - * who will be responsible for protecting the trees on the site;
 - * plans for inspecting and supervising the tree protection, and how you will report and solve problems;
 - * how you will deal with accidents and emergencies involving trees;
 - * planned tree surgery;
 - * how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
 - * how you will remove existing surfacing, and how any soil stripping will be carried out;
 - * how any temporary surfaces will be laid and removed;
 - * the surfacing of any temporary access for construction traffic;
 - * the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
 - * site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;
 - * how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
 - * the place for any bonfires (if necessary);
 - * any planned raising or lowering of existing ground levels; and
 - * how any roots cut during the work will be treated.
- 12 You will technical approval for any works to the highway (supporting structure) prior to commencement of development. The applicant should contact Louisa Augustine (laugustine@westminster.gov.uk) in Westminster Highways Infrastructure and Public realm to progress the application for works to the highway.
- 13 Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection.

Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/workingnear-our-pipe>

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer.

Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

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

Address: 34 Old Queen Street, London, SW1H 9HP

Proposal: Excavation of a basement with swimming pool, replacement French doors at rear lower ground floor level, provision of walk on rooflight above existing rear lower ground floor extension, erection of new mansard extension with roof hatch and rear terrace, installation of air conditioning unit at roof level, and associated external and internal alterations.

Reference: 22/08503/LBC

Plan Nos: 15/130 M01 rev. P2; 000; 101; 102; 103; 104; 105; 106; 107; 108; 110; 111; 115; 116; 117; 200 rev. A; 201 rev. A; 202 rev. A; 203 rev. A; 204 rev. A; 205 rev. A; 206; 207 rev. A; 208 rev. B; 209 rev. A; 210 rev. A; 211 rev. A; 215 rev. B; 216 rev. B; 217 rev. B.

For information only: Design and access statement dated November 2022; Desk study and ground investigation report Ref: J15262B dated November 2015; Heritage statement and impact assessment dated September 2016; Planning and heritage statement dated November 2022; Mechanical and electrical sustainability report rev.02 dated December 2022.

Case Officer: Aurore Manceau

Direct Tel. No. 07779567368

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 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 Birdcage Walk Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040

(April 2021). (R27AC)

- 3 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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

- 5 You must scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

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 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)

- 7 The works approved are only those shown on the drawings listed on this decision letter. (C27NA)

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

- 8 You must apply to us for approval of detailed drawing of the following parts of the development;
- i) Detailed drawings of the new dormer window joinery (1:5 and 1:10 as appropriate) - the windows to include integral glazing bars but not to include double glazing;
 - ii) Detailed drawings of the terrace railing (1:5);
 - iii) Detailed drawings of the roof light; iv) Detailed drawings of the new doors including

elevations and sections (scaled 1:5 and 1:10 as appropriate);, v) Detailed drawings of the new staircase, and ground floor finishes;
 vi) Details of the handrail of the replacement principal staircase, including materials, elevation and section details (scale 1:1);
 vii) Details of the glass bricks.

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.

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

- 9 Notwithstanding approved drawings, the existing balustrades of the principal staircase from ground to third floor level are to be retained and reinstated. If replica balustrades are necessary, details of where they are to be installed must be submitted for approval.

You must not start work until we have approved what you have sent us. You must then carry out the work according to these details (C26CB)

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)

- 10 The new roof shall be covered in welsh slate and be so maintained.

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 Birdcage Walk 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. (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.