

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 19 September 2023	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved West End	
Subject of Report	1 James Street, Marylebone, London, W1U 1DR		
Proposal	Installation of replacement plant at roof level and photovoltaic panels, and creation of a new external roof terrace with pergola and green walls and additional landscaping in association with the existing office accommodation.		
Agent	Montagu Evans LLP		
On behalf of	Redevco		
Registered Number	23/01601/FULL	Date amended/ completed	10 March 2023
Date Application Received	10 March 2023		
Historic Building Grade	Unlisted		
Conservation Area	Not Applicable		
Neighbourhood Plan	Not Applicable		

1. RECOMMENDATION

Grant conditional planning permission.

2. SUMMARY & KEY CONSIDERATIONS

1 James Street is an unlisted building located outside of any conservation area. However, the Stratford Place Conservation Area runs down the middle of the streets to the north and east of the building and the Mayfair Conservation Area runs down the middle of Oxford Street to the south of the application site. The building occupies an entire block with Oxford Street to the south, Bird Street to the west, James Street to the east and Barrett Street to the north. The building comprises basement, ground and first to seventh floor levels and is used as retail accommodation fronting Oxford Street and office accommodation in the remainder of the building.

The application proposes the reconfiguration of plant at main roof level, including the installation of new plant and photovoltaic panels, creation of a roof terrace with associated hard and soft landscaping to include green walls, balustrades, planters, new doors to the existing roof access room.

The key issue is the impact on residential amenity in terms of potential noise nuisance arising from use of the terraces.

With relevant conditions, including the hours of use of the terrace, and the installation of the screening to prevent overlooking, the proposal is considered compliant with the relevant adopted City Plan 2019-2040 policies and the application is therefore recommended for conditional approval.

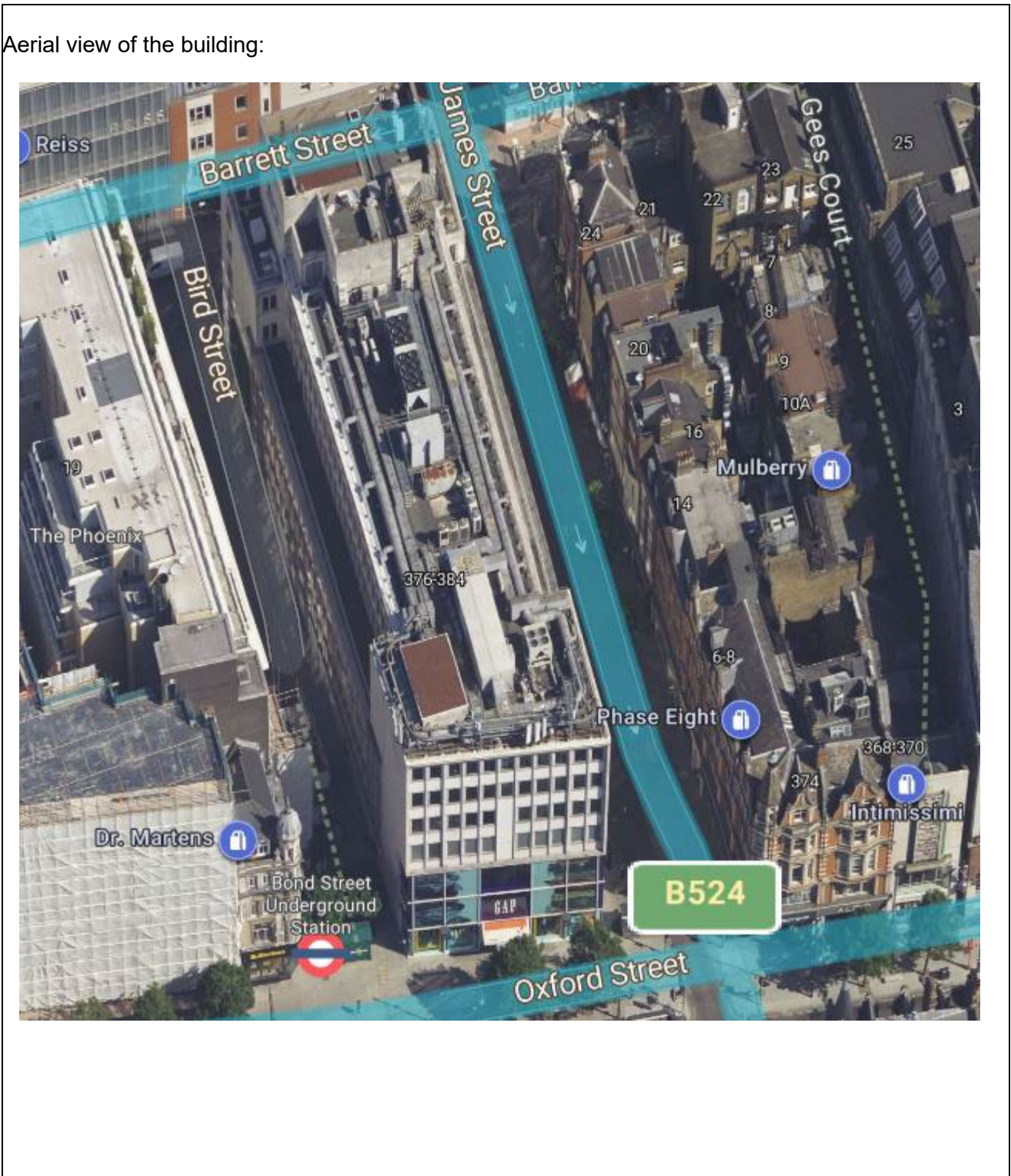
3. LOCATION PLAN



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4. PHOTOGRAPHS

Aerial view of the building:



5. CONSULTATIONS

5.1 Application Consultations

ENVIRONMENTAL SCIENCES: No objection subject to conditions.

MARYLEBONE ASSOCIATION:

Objection on the following grounds:

Noise disturbance to properties on Bird Street.

Design concerns in relation to the replacement windows. [Window replacement withdrawn from application – has permission from earlier application]

Support on the following grounds:

Welcome the biodiversity and sustainability benefits of the proposal.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 131

Total No. of replies: 18

No. of objections: 17 (two objections from the same occupier)

No. in support: 0

Objections on the following grounds:

- Noise disturbance from the use of the roof terrace.
- Alterations to the windows of the building on lower floors will result in increased overlooking and resulting loss of privacy to neighbouring buildings. [Window replacement withdrawn from application – has permission from earlier application]
- Issues with the process of determination of previous applications for the replacement of the windows. [Window replacement withdrawn from application – has permission from earlier application]
- Need for acoustic screening to the plant installation.

PRESS NOTICE/ SITE NOTICE: Yes

5.2 Applicant's Pre-Application Community Engagement

The Early Community Engagement Guidance encourages developers carrying out development to engage with those living adjacent or very close to the site at an early stage prior to the submission of a formal application. The agent has confirmed there has been no discussion between the applicant and neighbours in relation to the current application.

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

This application is located outside of any designated conservation area but is within the Central Activities Zone and the West End Retail and Leisure Special Policy Area. The application building is used as a retail unit fronting Oxford Street to the south and office accommodation in the remainder of the building. The roof of the building is covered in mechanical plant items.

The application as originally submitted also included the installation of replacement windows to the building, although these works have in fact been approved a number of times previously. Subsequent to submission of the application revised drawings were submitted to remove these works from the proposal and the applicant advises they will carry out these works using the existing permission.

7.2 Recent Relevant History

21/00824/FULL - Installation of new windows on the Bird Street and James Street elevations at first, second and third floor levels. Consent granted on the 30th March 2021.

21/06698/FULL - Replacement and installation of windows, removal of upper section of existing panels and louvres at floor levels 1 to 3 of the building to east and west elevations. Consent granted on the 3rd February 2022.

21/08751/FULL - Installation of replacement plant and ducting with new photovoltaic

panels all at main roof level. Consent granted on the 28th February 2022.

22/04331/FULL - Replacement and installation of windows at floors 1-3 to Bird Street, James Street, Oxford Street and Barrett Street Elevations. Consent granted on the 26th August 2022.

8. THE PROPOSAL

Planning permission is sought for the reconfiguration of the plant at main roof level and the installation of new plant with acoustic screening. A new terrace measuring 249m² is proposed over part of the roof overlooking James Street to the east with associated planters, green walls and balustrades. New access doors for the terrace are proposed off the existing roof access room and photovoltaic panels are proposed over part of the mechanical plant.

9. DETAILED CONSIDERATIONS

9.1 Land Use

The proposal does not result in any additional floorspace, but the proposed terrace (to be used by occupiers of the offices) would measure 249m².

9.2 Environment & Sustainability

Sustainable Design

The proposal includes the installation of photovoltaic panels over areas of plant at main roof level. Policy 36 of the City Plan states '*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.*' The inclusion of the photovoltaic panels is welcomed and will support the goals of this policy. A condition is included to require these photovoltaic panels to be installed and retained.

9.3 Biodiversity & Greening

Part B of Policy 34 requires that '*Developments will, wherever possible, contribute to the greening of Westminster by incorporating trees, green walls, green roofs, rain gardens and other green features and spaces into the design of the scheme.*' The proposal includes large areas of green wall and planting and will meet the requirements of the policy above and provide increased biodiversity. A condition is included to require that the green walls are provided and retained as detailed in the landscaping document which has been submitted with the application.

9.4 Townscape, Design & Heritage Impact

1 James Street is an unlisted building of 1959. It is not in a conservation area, but immediately adjoins the boundary of the Stratford Place Conservation Area. The building is seven storeys, containing plant equipment and occasional rooftop structures. with a flat roof. The top two storeys are set back from the James Street elevation.

There is an existing rooftop plantroom at the north end of the building, which is the tallest part of the building. None of the proposed development rises higher than this level. There is no design objection to the creation of a terrace on the flat roof. The space is currently somewhat unsightly, with a cluttered arrangement of redundant and active plant.

The proposed scheme introduces greenery at a high level, in the form of planters, and larger shrubs. The building is a suitable candidate for rooftop greening; the introduction of planting at this level would not be incongruous. The planting is welcome in biodiversity terms. While it will not increase biodiversity to the same degree as a well specified green roof, it will still provide a net increase. The use of photovoltaic panels is welcome in sustainability terms, as is the use of more efficient plant equipment.

The glazed balustrade is uncontentious in a building of this period and style, as is the use of a pergola, which is at approximately half the height of the existing plant room. The relocated plant and PV panels are located on the Oxford Street and Bird Street portions of the building, where they will not be visible in street level views. The terrace will face onto James Street where, again, it will not be visible from the street due to the setback of the upper storeys.

The sustainability and biodiversity improvements of the scheme are welcome, and the design impact is considered to be neutral.

Numerous objections have been received to the scheme. Of the 17 objections none raise design, conservation or sustainability issues. Eight of the objection letters state that the works will be attractive, before going on to object to other matters.

The proposed rooftop alterations are considered to be acceptable in terms of their impact on the appearance of the building and on the setting of the Stratford Place and Mayfair Conservation Areas.

9.5 Residential Amenity

Daylight & Sunlight

Policy 7 of the City Plan requires that development is neighbourly and *'protecting and where appropriate enhancing amenity, by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking.'* Para 7.3 elaborates and states that *'negative effects on amenity should be minimised as they can impact on quality of life. Provision of good indoor daylight and sunlight levels is important for health and well-being and to decrease energy consumption through reduced need for artificial heating and lighting.'*

A Daylight and Sunlight Assessment has been submitted in support of the application which assesses the impact of the development on a number of nearby residential properties including windows at 8-13 Bird Street, 10-12 James Street, 14 James Street, 20 James Street and 22 James Street.

The report demonstrates that with regard to daylight, any losses to windows are within the parameters of the BRE guidance with regard the VSC.

In terms of sunlight, the BRE guidance states that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH where the total APSH is 1486 hours in London), including at least 5% during winter months (21 September to 21 March) then the room should receive enough sunlight. The BRE guide suggests that if the proposed sunlight is below 25% (and 5% in winter) and the loss is greater than 20% either over the whole year or just during winter months, and there is a 4% loss in total annual sunlight hours, then the occupants of the existing building are likely to notice the loss of sunlight.

The report identifies one of two west-facing residential windows at fourth floor of 14 James Street (which planning records suggest is a dual aspect living room-kitchen) where the impact on sunlight would be greater than the guidelines detailed above. The existing sunlight levels are 20% and fall to 15% which is 75% of the former value. The existing Winter value is 3% and falls to 1%. It is noted that the balustrading is glazed whilst the daylight and sunlight report bases the assessment on this being a solid block to sunlight. Notwithstanding this, given the only minor transgressions above the BRE guidance the loss is considered acceptable. It is noted that no objections have been received to the application from the occupiers of this property.

Privacy

Objections have been received to the application from residential occupiers within the buildings to the east and north of the application site. The proposal includes the installation of screening along the eastern side of the proposed terrace and there is a large existing roof access room on the northern side of the proposed terrace which would be re-conditioned to allow access to the terrace from its southern side with new doors and a large green wall area. Given the built form of the existing building and the proposed new screening (2.3m high) there would be no overlooking of the objectors' windows. On the James Street elevation the top two floors are set back from the floors below and given the properties on the opposite side of James Street are much lower, any overlooking of residential units on the upper floors would be at oblique angles if users of the terrace happened to look over the balustrade (which is 1.5m high). Given this minimal degree of overlooking and as no occupiers on James Street have commented on the application the proposal is considered acceptable in this regard.

Noise & Vibration

Plant –

In relation to noise from the proposed plant, the application has been considered in the context of Policy 33 of the City Plan 2019-2040. This policy seeks to protect nearby occupiers of noise sensitive properties and the area generally from excessive noise and disturbance resulting from plant operation.

An acoustic report has been submitted in relation to the installation of the plant equipment at main roof level. An assessment has been made to residential windows at Bird Street to the east and James Street to the west. It is proposed the plant can operate at any time. The lowest background noise levels recorded at Bird Street were 49dB and 45dB on James Street, resulting in a design criteria of the 39dB for Bird Street and 35dB for James Street. The final plant specifications have yet to be made given the entire building is being

refurbished and a new floor-by-floor system being installed instead of the existing whole building system which is inefficient. As the final plant specification has not been decided a condition is included to require the submission of a supplementary acoustic report to demonstrate compliance with the standard City Council noise criteria which has been detailed in another condition.

The submission has been reviewed by the Environmental Services Officer who has confirmed that the background noise assessment is acceptable. Conditions are included to control noise, vibration levels and require the submission of a supplementary acoustic report to demonstrate compliance with the conditions once the plant specification is finalised.

The proposal includes emergency plant for which there is a different condition as this can operate at higher noise levels as it will only operate for a limited time.

Terrace –

The City Council has planning policies to protect residential amenity. Policy 7 of the City Plan requires that development is neighbourly by '*protecting and where appropriate enhancing local environmental quality*'. Para 7.4 acknowledges that '*development must prevent unacceptable environmental impacts on existing and new users of building or its neighbours.*'

Policy 33 states that '*development should prevent adverse effects of noise and vibration and improve the noise environment in compliance with the council's Noise Thresholds, with particular attention to: minimising noise impacts and preventing noise intrusion to residential developments and sensitive uses*'.

The proposed hours of use of the terrace are between 07:00 and 20:00 Monday to Friday. These hours are considered acceptable and would not result in the terrace being used at hours that would result in noise nuisance to neighbouring occupiers at anti-social hours. The application building is an entire block and the nearest residential windows are either on the opposite side of Bird Street (and there is screening which would provide an acoustic barrier) or on the opposite side of James Street, where the residential windows are at a lower level and would be impacted by noise from the street where a large number of restaurants have external tables and chairs until 23:00.

9.6 Transportation, Accessibility & Servicing

Not applicable.

9.7 Economy including Employment & Skills

The West End has been particularly hard hit by the pandemic and there is a need for businesses within the Central Activities Area to be supported at this time to enable their post-pandemic recovery. The proposed development would result in a small contribution to the recovery of the West End in accordance with Policies 1 and 13 in the City Plan 2019-2040 by providing more desirable office accommodation with sought after, high quality external amenity space.

9.8 Other Considerations

A number of the objectors to the scheme have commented on the replacement of the windows at the building which was originally included as part of the application. Revised drawings have been received which have removed all reference to these works (which have previously received separate planning permission) and the objections relating to the windows are no longer considered relevant to the application.

Subtle lighting is proposed to the new terrace and an informative is included to advise the applicants that this should be designed and installed to ensure it does not cause a nuisance to nearby occupiers with regard light pollution during the hours of darkness.

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.

The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 requires the City Council to obtain the applicant's written agreement before imposing pre-commencement conditions (i.e. conditions which must be discharged before works can start on site) on a planning permission. Pre-commencement conditions can only be imposed without the written agreement of the applicant where the applicant fails to provide a substantive response within a 10 day period following notification by the Council of the proposed condition, the reason and justification for the condition. However, this is not applicable in this case.

10. Conclusion

It is considered the creation of the terrace and its use between the hours of 07:00 and 20:00 Monday to Friday would be acceptable given the distance to noise sensitive properties, the Central London location and the proposed hours of use. The proposal also includes the upgrading of plant to more efficient items, installation of PV panels and the provision of planting and green wall areas which are all considered benefits of the scheme. The concerns of the neighbouring residents have been noted but are not considered to be sustainable, subject to conditions.

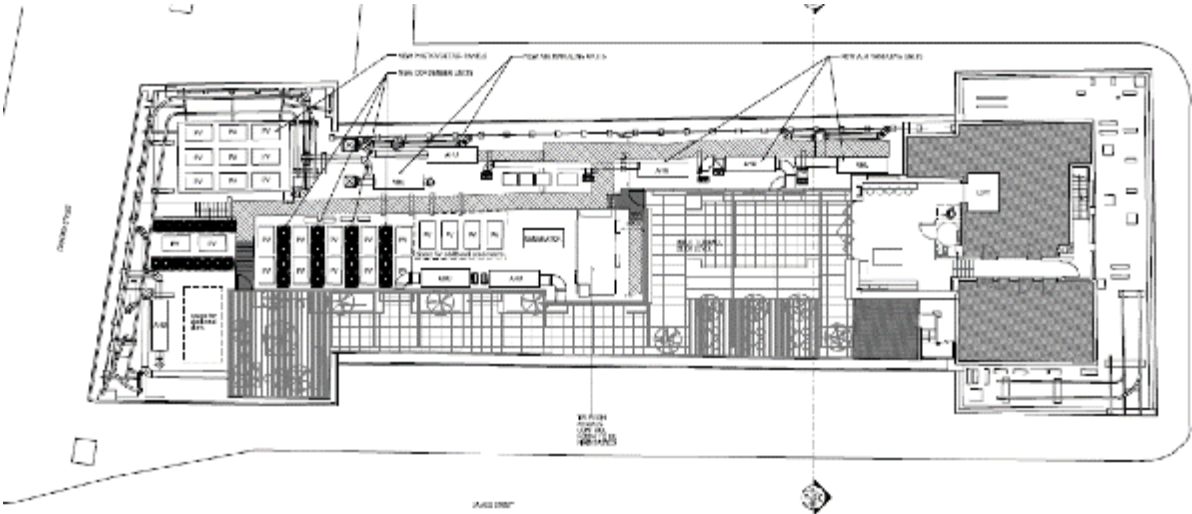
The proposal is considered acceptable, mindful of policies 7,16 and 33 of the City Plan 2019-2040 and the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

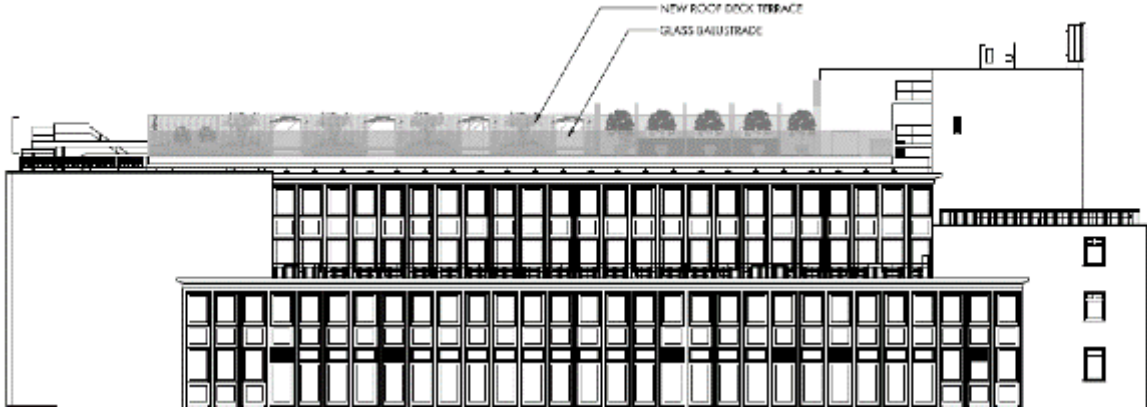
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: PAUL QUAYLEBY EMAIL AT pquayle@westminster.gov.uk

11. KEY DRAWINGS

Proposed Roof Plan:



Proposed James Street elevation:



Landscaping Axonometric:



DRAFT DECISION LETTER

Address: 1 James Street, Marylebone, London, W1U 1DR,

Proposal: Installation of replacement plant at roof level and creation of a new external roof terrace with pergola and green walls and additional landscaping in association with the existing office accommodation.

Reference: 23/01601/FULL

Plan Nos: Drawings: AP(04)0410 RevP05, AP(05)1540 RevP01, AP(05)1541 RevP03, AP(05)1542 RevP03, AP(06)1610 RevP03. Documents: Landscape Design Statement Rev2, Acoustic Report Rev4 dated 7th March 2023.

Case Officer: Matthew Giles

Direct Tel. No. 07866040155

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 You must provide, maintain and retain the following energy efficiency measures before you start to use any part of the development, as set out in your application:

Photovoltaic panels.

You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021). (R44AD)

- 4 You must provide the green walls on the approved terrace in accordance with the details shown in the Landscape Design Statement Revision B. You must carry out the work according to the specification in this document and thereafter retain and maintain the green walls in accordance with the approved management plan.

Reason:

To increase the biodiversity of the environment, as set out Policy 34 of the City Plan 2019 - 2040 (April 2021). (R43FC)

- 5 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 0.2m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property. (C48AB)

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)

- 6 (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 in writing 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 in writing 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 written 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 LA90, 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. (C46AC)

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)

- 7 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition(s) 6 of this permission. You must not start work on this part of the development until we have approved in writing what you have sent us. (C51AB)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and 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.

(R51AC)

- 8 The emergency plant and generators hereby approved shall only be used for the purpose of public safety and life critical systems and shall not be used for backup equipment for commercial uses such as Short Term Operating Reserve (STOR). The emergency plant and generators shall be operated at all times in accordance with the following criteria: , (1) Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the LA90, 15 mins over the testing period) by more than 10 dB one metre outside any premises. , (2) The emergency plant and generators hereby permitted may be operated only for essential testing, except when required in an emergency situation. , (3) Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays. (C50AC)

Reason:

Emergency energy generation plant is generally noisy, so in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), a maximum noise level is required to ensure that any disturbance caused by it is kept to a minimum and to ensure testing is carried out for limited periods during defined daytime weekday hours only, to prevent disturbance to residents and those working nearby. (R50AC)

- 9 Notwithstanding the provision within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended September 2020) or any equivalent class in any order that may replace it, the terrace area hereby approved at main roof level associated with the office use can only be used by office occupants and only between the hours of 07:00 and 20:00 Monday to Friday. You cannot use the terrace area outside of these hours other than in the case of an emergency.

Reason:

To protect neighbouring residents from noise nuisance, as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R13FC)

- 10 Unless shown on the approved drawings, you must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

- 11 The plant enclosures hereby consented must be painted or otherwise coloured dark grey and maintained in that condition.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26CE)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

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 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance.

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.