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| CITY OF WESTMINSTER | | | |
| PLANNING APPLICATIONS SUB COMMITTEE | Date 7 July 2020 | Classification For General Release | |
| Report of Director of Place Shaping and Town Planning | | Ward(s) involved Vincent Square | |
| Subject of Report | 65 Horseferry Road, London, SW1P 2ED, | | |
| Proposal | Erection of side extension comprising of basement, ground and double height first floor level to provide additional accommodation for Westminster Coroner's Court. Internal alterations to main building at ground and first floor levels; landscaping. | | |
| Agent | Lynch Architects Ltd | | |
| On behalf of | Westminster City Council | | |
| Registered Number | 20/01252/COFUL & 20/01253/COLBC | Date amended/ completed | 25 February 2020 |
| Date Application Received | 20 February 2020 | | |
| Historic Building Grade | II | | |
| Conservation Area | Not in a conservation area (adjacent to Medway Street, Vincent Square, and Page Street Conservation Areas) | | |

1. RECOMMENDATION

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| <p>1. Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992 subject to a S106 legal agreement to secure the following:</p> <ul style="list-style-type: none"> i) all highway works immediately surrounding the site required for the development to occur including any necessary changes to footway levels, on-street restrictions and associated work (legal, administrative and physical) ii) monitoring costs <p>2. If the legal agreement has not been signed within 6 weeks of the date of the Committee resolution, then:</p> <ul style="list-style-type: none"> a) The Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director is authorised to determine and issue such a decision under Delegated Powers; however, if not b) The Director of Place Shaping and Town Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits |
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that would have been secured; if so, the Director is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3 i) That Committee authorises the making of a draft order pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway and creation of new public highway to enable this development to take place.

4. Subject to referral to the Secretary of State, grant conditional listed building consent

5. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

65 Horseferry Road, Westminster Coroner's Court is a grade II listed building. The building lies outside of a conservation area but is within the immediate setting of several conservation areas, including the Medway Street Conservation Area directly to the north, the Vincent Square Conservation Area to the west and Page Street Conservation Area to the south. The site is also within the Pimlico Area of Special Archaeological Priority and the Core Central Activities Zone (CAZ).

Planning permission and listed building consent are sought for the erection of a side extension comprising of basement, ground and a double height first floor level to provide additional accommodation for Westminster Coroner's Court, associated internal alterations to the main building at ground and first floor levels and landscaping around the building.

The applications were on the agenda for Planning Applications Sub- Committee on 26th May 2020 but were deferred in order to carry out further consultations with Ward Councillors and local residents. This has now been done; one objection has been received from a local resident on noise nuisance grounds. The applications are duly reported to committee for decision.

The key considerations are:

- the acceptability of the additional floorspace;
- the impact on the listed building and the streetscape;
- the impact on the amenity of neighbouring residents; and
- the impact on the local highway network.

The Coroner's Court jurisdiction covers the Boroughs of Westminster, Kensington and Chelsea, Wandsworth and Merton. The Mortuary/ Coroner's Court Service has suffered from a lack of office space for a number of years, and temporary permissions have previously been granted to erect and retain portacabins in the east and west courtyards for this purpose. The proposal is for the erection of an extension to the west side of the building to provide a permanent solution.

Objections have been received from The Thorney Island Society and The Victorian Society to the form and design of the extension and its resulting impact on the listed building and townscape. It is considered that the extension offers a well-considered, distinguished piece of architecture that is fitting for a prominent civic building of this status and the impact upon the host listed building is less than substantial but justified by the wider benefits of the scheme.

The applications are considered acceptable in land use, design, amenity and highways terms and

| Item No. |
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comply with the relevant London Plan, City Plan and Unitary Development Plan policies and are accordingly recommended for conditional approval.

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4. PHOTOGRAPHS



Front elevation



West side elevation (location for side extension)



West side elevation



West side elevation



Views of the western side of the site

5. CONSULTATIONS

HISTORIC ENGLAND:

Do not wish to offer any comment.

HISTORIC ENGLAND (ARCHAEOLOGY):

Recommend condition is attached to safeguard the archaeological interest of the site.

NATIONAL AMENITY SOCIETIES:

Any response received from The Ancient Monuments Society, the Council for British Archaeology, The Society for the Protection of Ancient Buildings, The Georgian Group and the Twentieth Century Society will be reported verbally by officers.

THE VICTORIAN SOCIETY:

Do not object to the principle of an extension but the proposed design would cause an unnecessary amount of harm, and alternative designs should be explored to limit this harm. Suggest the setting back of the northern façade and the omission of the barrel vault roof so that the extension is subservient to the existing building; use of brick rather than limestone; link opening should be made through single bay window rather than the triple bay window.

ENVIRONMENT AGENCY

Any response received to be reported verbally by officers.

THAMES WATER

No objection. Advice given to applicant re: waste water and water supply.

THORNEY ISLAND SOCIETY:

Object. Monumental scale and design of the proposed extension is inappropriate. The extension should be set back from the street frontage and reduced in height. The windowless north façade is aggressive, and the barrel vault roof seems unnecessary. Extension should pick up on the brick colour of the original building.

WESTMINSTER SOCIETY:

Any response received to be reported verbally by officers.

HIGHWAYS PLANNING MANAGER

Cycle parking and waste storage should be secured by condition. The planter which is to be incorporated into the new landscaping is on public highway and will require a stopping up order (pursuant to s247 of the Town and Country Planning Act 1990) in order to enable the development to take place.

ARBORICULTURAL MANAGER:

There is no arboricultural report accompanying the application so there are no details of what is being removed. There are no details of the proposed planting; the landscaping shown is severe and should be softened. Full details of the landscaping and planting should be secured by condition. Tree protection measures should be secured by condition if the garden to the east is to be used for construction purposes

ENVIRONMENTAL SCIENCES:

No objection subject to conditions.

BUILDING CONTROL:

Structural method statement is acceptable.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

Initial neighbour consultation:

No. Consulted: 113

No. of replies: 0

Further/additional neighbour consultation:

No. Consulted: 261

No. of replies: 1

One objection on the grounds of noise nuisance

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Westminster Coroner's Court is an Arts and Crafts style grade II listed building dating from 1893. The building is not located within a designated conservation area but lies within the immediate setting of several conservation areas, including the Medway Street Conservation Area directly to the north, the Vincent Square Conservation Area to the west and Page Street Conservation Area to the south. The site is within the Pimlico Area of Special Archaeological Priority and the Core Central Activities Zone (CAZ).

Attributed to GRW Wheeler, the building dates from 1893 and expresses a neo Jacobean Arts and Crafts Style. Comprising three storeys with a modest basement, the building has a domestic scale with a handsome red bricked façade, with Portland stone dressings and distinct first floor oriel window topped by a shallow domed roof above a covered porch. The building is completed by a heavy dentil cornice at the eaves of a slate covered shallow pitched roof. A two and a half storey, stock brick addition, with a lantern roof, houses the Court on the first floor and features three arched windows on the western elevation. Adjoining the building, directly to the south is the mortuary, which originally was a much more modest building to the south east of the building.

Internally, the building's original functional plan form with compartmental rooms is largely intact with many original joinery and interior details. The building's most significant space is its courtroom located on the first floor which is a large open space with ribbed vaulted roof form with glazed lantern roof. Dark wood features heavily with generous panelling lining the walls, wood ribs define the spring vaulted ceiling and heavy beams spanning the lantern. A glazed ceramic tiled fire surround is a prominent feature in the room.

The building's significance is attributed to its architectural and aesthetic quality both externally and internally and communal value as a high-profile municipal building within

the City.

6.2 Recent Relevant History

2002, 2007 & 2009: Temporary permissions granted for the siting of portacabins in the east and west courtyards (RNs: 02/06554/COFUL, 07/07955/COFUL, & 09/08089/COFUL).

28 March 2006 & 03 May 2006: Planning permission and listed building consent granted for 'Erection of extension at ground and first floor level to public mortuary' (RNs: 06/00609/COFUL & 06/00610/COLBC).

22 September 2009 & 18 November 2009: Planning permission and listed building consent granted for 'Erection of a single storey extension to the side elevation, installation of new gates and construction of a wall to the front elevation and associate internal alterations' (RNs: 09/06087/COFUL & 09/06088/COLBC).

17 April 2018: Planning permission and listed building consent granted for 'Installation of two gateway openings in the brick boundary walls enclosing the mortuary car park, comprising one large vehicular opening and one smaller gateway' (RNs: 18/00319/COFUL & 18/00442/COLBC).

7. THE PROPOSAL

Planning permission and listed building consent are sought for the erection of a side extension comprising of basement, ground and a double height first floor level to provide additional accommodation for Westminster Coroner's Court, associated internal alterations to the main building at ground floor level and landscaping around the building.

The new accommodation will be housed in a side extension, comprising of a plant room at basement level, and new office rooms at both ground and double height first floor levels.

Internal remodelling of the existing building is proposed together with the works associated with connecting the new extension with the existing building along the west façade.

New landscaping is also proposed around the building with two courtyard gardens for remembrance and reflection: one is for general use and is already in use (The Garden of Remembrance constructed in 2018); and the other will be accessed from the new waiting room.

The aims of the proposal are set out in the accompanying Design and Access Statement which states:

"The accommodation in the existing Coroner's Court building is inadequate for current needs, meaning that there is insufficient space to accommodate all members of staff working for HM Senior Coroner. Consequently, a number of staff members are currently located in a satellite office in Tachbrook Street. The extension will provide additional office space; a new larger Juror's Room, which could be used as a second courtroom when needed; two new offices for the Coroner and her PA; as well as a family room (which could also serve as a waiting room). By providing this much needed extra space, the proposed

works will enable the building to meet the demands placed upon the Coroner’s Service by contemporary legislation, and thus preserve the historic use of the building, i.e. allowing it to continue functioning as a Coroner’s Court, as it has always done.”

8. DETAILED CONSIDERATIONS

8.1 Land Use

The Mortuary/Coroner's Court Service has suffered from a lack of office space for a number of years, and permission has previously been granted to erect temporary portacabins in the east and west courtyards for this purpose. The proposal is for the erection of a formal extension to the west side of the building to provide a permanent solution.

The extension will provide 183 sqm of additional ancillary office space; a new larger Juror’s Room, which could be used as a second courtroom when needed; two new offices for the Coroner and her PA; as well as a family room (which could also serve as a waiting room).

The additional space and improved facilities for an essential community service is supported.

8.2 Townscape and Design

Key considerations in assessing the proposals are the impact upon the significance of the grade II Coroner’s Court, and the setting of neighbouring conservation areas.

Legislation and Policy

Proposals have been assessed against the National Planning Policy Framework (NPPF), specifically chapters 12, 16, as well as policies S25 and S28 of the City Plan: Strategic Policies (2016), policies DES 1, DES5, DES7, DES9 and DES10 of our Unitary Development Plan (2007) and the guidance contained within Westminster’s Repairs and Alterations to Listed Buildings SPG.

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 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 same 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 same 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 DES 9 (F) in the UDP requires that where development will have a visibly adverse effect upon a conservation area’s recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area, it will not be permitted.

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

Assessment

The proposed extension lies to the west of the existing building and has been designed to be architecturally distinctive whilst acknowledging the architectural significance and townscape importance of the host listed building. The additional space being created will enhance the functionality of the building and provide much needed public and administrative spaces without significantly altering the interior of the principal listed building.

The extension will be principally clad in contrasting beds of Jura Limestone and feature a zinc covered barrelled roof with an elongated central roof light at its apex. The front of the limestone building is quiet and void of openings, whilst on the prevailing elevation to the west, will be articulated by a succession of vertical window openings.

The extension is connected to the listed building with a recessed glazed link, incorporating stained glass designed by Artist Brian Clarke. In response to officer advice, the link has been set back further to provide more of a separation. In terms of height, scale and townscape impact, the extension aligns with the eaves cornice of the listed building and in combination with the recessive link, allows the original form of the listed building to be appreciated. It is considered that the scale of the extension is proportionate to its context and whilst a significant addition, would not compete with the principal listed building.

Jura stone is durable and of an appropriate aesthetic quality to provide a suitable contrast without competing with the quality and aesthetic of the red bricked listed building. The quality of the proposed materials, both externally and internally are essential in delivering a high-quality scheme. Any effort to use substandard materials would compromise the design intent and quality of the scheme to the detriment of the listed building and townscape.

This is an architecturally distinguished building which requires a commitment to quality materials and finishes. A condition is therefore recommended to secure these.

Alterations to the facade and interior of the listed building are minimal but do include the removal of an enclosed secondary staircase between the ground and first floor. This loss is unfortunate; however, it makes a modest contribution to the significance of the building and will improve functionality and accessibility.

Permission/consent is also sought for alterations to window openings and the loss of window joinery along the western side of building. These works are necessary to provide access into the extension. Whilst historic fabric will be lost, the width of the window openings is maintained, providing a visual separation between the old and new buildings and an understanding of the original fenestration arrangement.

The loss of the staircase and window joinery and the modifications to the openings, are considered justified by the wider public benefits of the scheme.

Objections have been received from the Thorney Island Society and the Victorian Society with regards to the form and design of the extension and its resulting impact on the listed building and townscape.

Both Societies feel that the building's free-standing composition is compromised by the extension and would conceal a large extent of the west facing flank obscuring the building's form and details. They object to the vaulted roof form and feel that a flat roof would be more appropriate. Also, they oppose the lack of fenestration on the northern facade which they consider to be unwelcoming. They feel the extension should be set back further and extended westward.

In response, it is acknowledged that the extension conceals a large extent of the western elevation, though it is retained. Historically the western side of the site was largely concealed by neighbouring development, evidence that it is a secondary façade that was never intended to be as visually prominent.

The glazed link has been set back further to increase the visual separation between the old and new buildings which in turn allows more of the western facade to be viewed.

In terms of its height, the apex of the vaulted roof sits in line with the cornice of the listed building and is not considered to compete with or visually overwhelm the listed building. The suggestion of having a flat roof would greatly diminish the architectural quality of the extension and its interior, which is of a fitting scale for the building's civic standing.

The northern facade has been intentionally designed to be visually quiet and unadorned with the attention diverted to stained glazed panels of the link, designed by distinguished Artist Brian Clarke.

Setting the building back further as suggested would compromise the usability of the internal space, whilst extending further to the west has been avoided in order to provide an external space for users of the building for quiet reflection and tranquillity.

Both Societies also object to the materials used on the extension, however they are considered acceptable as detailed in this assessment.

Conclusion

The extension provides a well-considered, distinguished piece of architecture that is fitting for a prominent civic building of this status. The impact upon the host listed building is less than substantial but justified by the wider benefits of the scheme. Subject to securing the intended materials, the scheme is supported on design grounds.

As such, whilst being mindful of policies DES1, DES5, DES7, DES9, DES10 of the UDP/City Plan, given the substantial public benefits that would be delivered, which comprise improvements to the building's functionality, improved public spaces and accessibility, the proposal is considered acceptable in terms of its impact on the designated heritage asset(s). Therefore, the recommendation to grant conditional permission and consent is compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.3 Residential Amenity

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to residential dwellings and that development should not result in a significant increase in sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of the City Plan aims to protect the amenity of residents from the effects of development.

The nearest residential properties are located on the other side of Horseferry Road and to the rear of the site facing Regency Street. In this location the proposed side extension is not considered to adversely affect the amenity of any nearby residential properties.

Access into the building will continue to be from Horseferry Road and all new plant is contained within the building at basement level. It is not therefore considered that there will be any significant increase in noise or activity which would cause a nuisance to local residents.

8.4 Transportation/Parking

The increase in floorspace will not have a detrimental impact on the safety and operation of the highway network in terms of servicing, trip generation and parking.

The proposed uplift in floorspace would normally require a minimum of two cycle parking spaces. However, given the listed nature of the building and the difficulty of providing cycle parking within the building or the gardens that are to surround it, it is not considered reasonable to require secure cycle parking in this instance.

The new landscaping works to create the new garden of reflection involve incorporating an existing external planter located on the highway to the west of the site into the landscaping design. The loss of this area of highway is acceptable in this instance but will require a stopping up order pursuant to s247 of the Town and Country Planning Act 1990 to enable this development to take place. The stopping up of the highway will be required prior to commencement of development; this and the associated costs and the cost of the associated highways works will be secured by S106 legal agreement (unilateral undertaking).

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

The access to the extension would be through the main building.

8.7 Other UDP/Westminster Policy Considerations

Plant

It is proposed to house new mechanical plant at basement level within the new extension. The Council's Environmental Sciences Team recommend that a condition is attached requiring full details of all plant and a further acoustic report confirming plant selection with acoustic specifications and details of noise/vibration attenuation measures prior to installation. It is therefore considered that subject to these conditions the proposal is in line with policies ENV6 and ENV7 of the UDP and S32 of the City Plan.

Trees

New landscaping is proposed around the site with two courtyard gardens for remembrance and reflection: one is for general use and is already in use (The Garden of Remembrance constructed in 2018); and the other will be accessed from the new waiting room. Conditions are recommended requiring detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs and details of tree protection measures if the garden on the east side of the building is to be used for construction purposes.

Basement

The proposed extension includes a new excavated single storey basement level to house plant equipment.

Policy CM28.1 requires the submission of a structural methodology statement in relation to the proposed excavation works, together with a signed proforma Appendix A which demonstrates that the applicant will comply with the relevant parts of the Council's Code of Construction Practice (CoCP).

The applicant has submitted a method statement relating to the proposed excavation works. The statement has been assessed by Building Control officers who have confirmed that it is generally acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The proposals to safeguard adjacent properties during construction are also acceptable. The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, 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. Its purpose is to show, with professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter.

Code of Construction Practice (CoCP)

A condition is recommended to ensure that the development complies with the CoCP, which will require the developer to provide a Construction Management Plan (CMP) and funding for the Environmental Inspectorate to monitor the 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. The key issues to address as part of the CoCP and production of a CMP are liaison with the public, general requirements relating to the site environment, traffic and highways matters, noise and vibration, dust and air quality, waste management and flood control. Subject to conditions limiting the hours of work in relation to the proposed excavation works and requiring the applicant to adhere to the council's Code of Construction Practice, the proposed basement extension complies with the requirements of Policy CM28.1.

Archaeology

The site is located within a Tier III Archaeological Priority Area (Pimlico) With Tier II Victoria Street immediately situated north of the boundary site on Horseferry Road. As there is potential for surviving medieval and post-medieval features, Historic England (Archaeology) have recommended that a condition is attached requiring a programme of archaeological work to investigate further and mitigate impact.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Formal consultation on Westminster's City Plan 2019-2040 was carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between Wednesday 19 June 2019 and Wednesday 31 July 2019 and on the 19 November 2019 the plan was submitted to the Secretary of State for independent examination. In the case of a draft local plan that has been submitted to the Secretary of State for Examination in Public, under Regulation 22(3) of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.9 Neighbourhood Plans

Not applicable.

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

Further to the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the City Council cannot impose a pre-commencement condition (a condition which must be discharged before works can start on site) on a planning permission without the written agreement of the applicant, unless the applicant fails to provide a substantive response within a 10 day period following notification of the proposed condition, the reason for the condition and justification for the condition by the City Council.

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 Council's Code of Construction Practice and to secure a programme of archaeological work. The applicants have accepted the conditions.

8.12 Planning Obligations

The stopping up of the highway and the costs associated with this and the associated highway works which are required to facilitate the new landscaping scheme and planter (which is on the highway) are required to be carried out prior to the commencement of development and secured by S106 legal agreement. The draft heads of terms area as follows:

- i) all highway works immediately surrounding the site required for the development to occur including any necessary changes to footway levels, on-street restrictions and associated work (legal, administrative and physical)
- ii) monitoring costs

The estimated CIL payment is £15,029.

8.13 Environmental Impact Assessment

The proposal is of insufficient scale to require an environmental assessment.

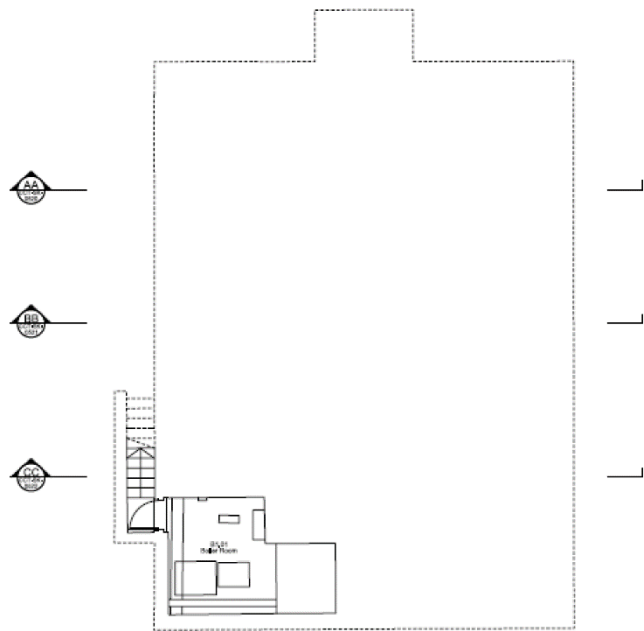
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: AMANDA JACKSON BY EMAIL AT ajackson@westminster.gov.uk

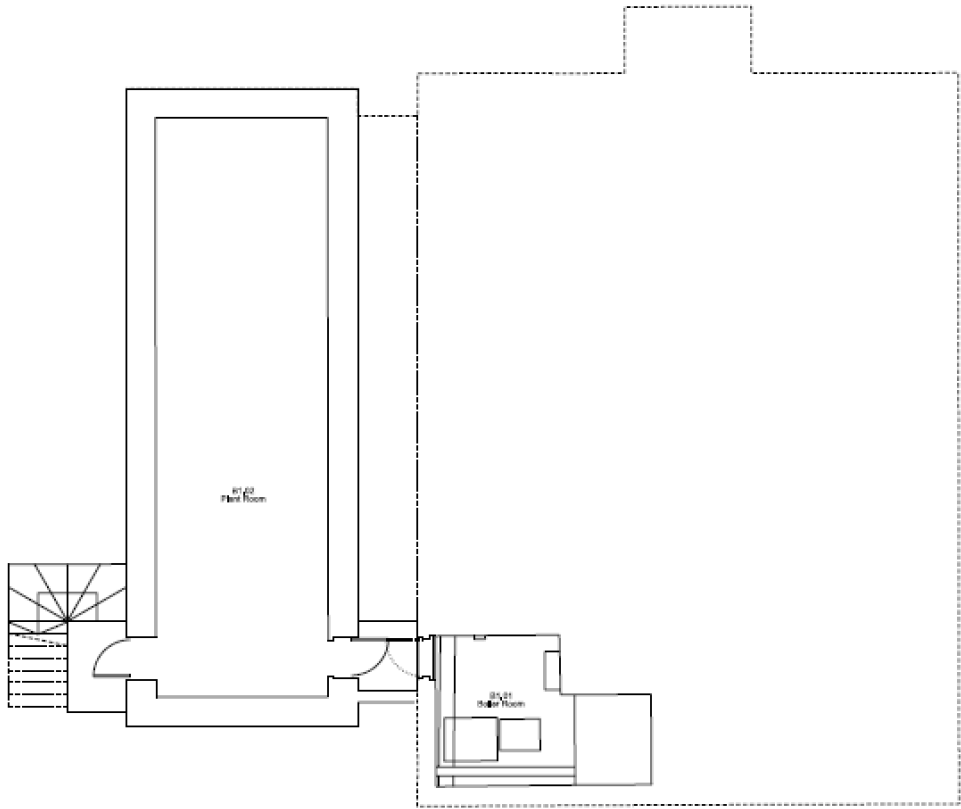
9. KEY DRAWINGS



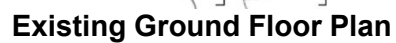
Proposed visuals

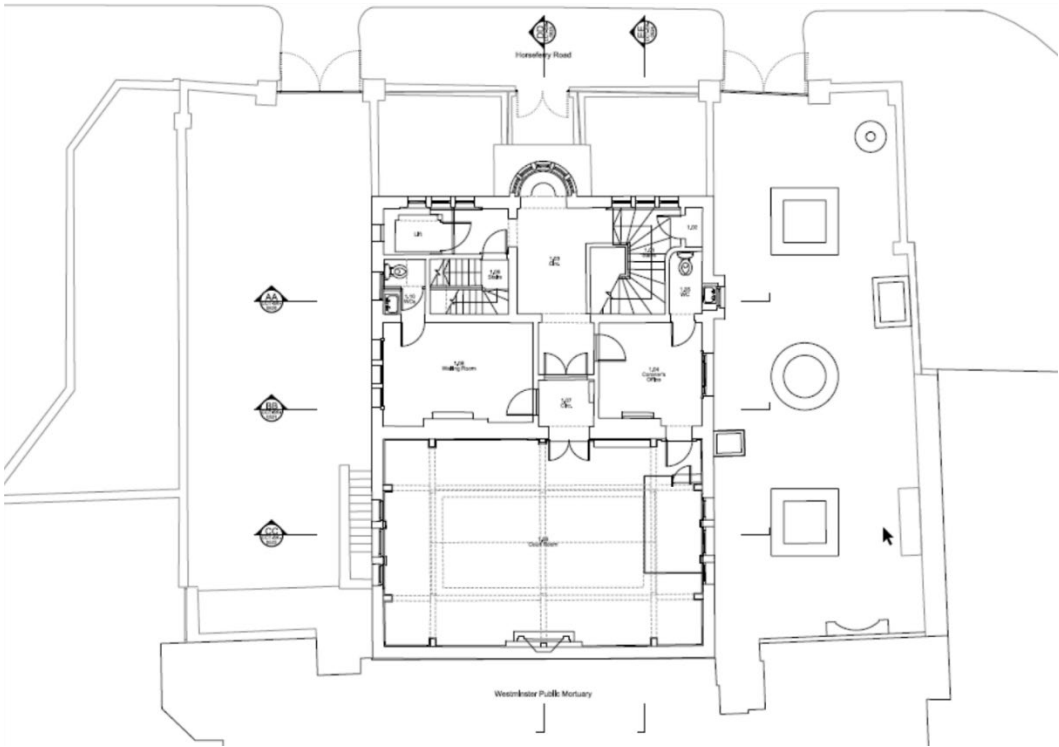


Existing basement Plan

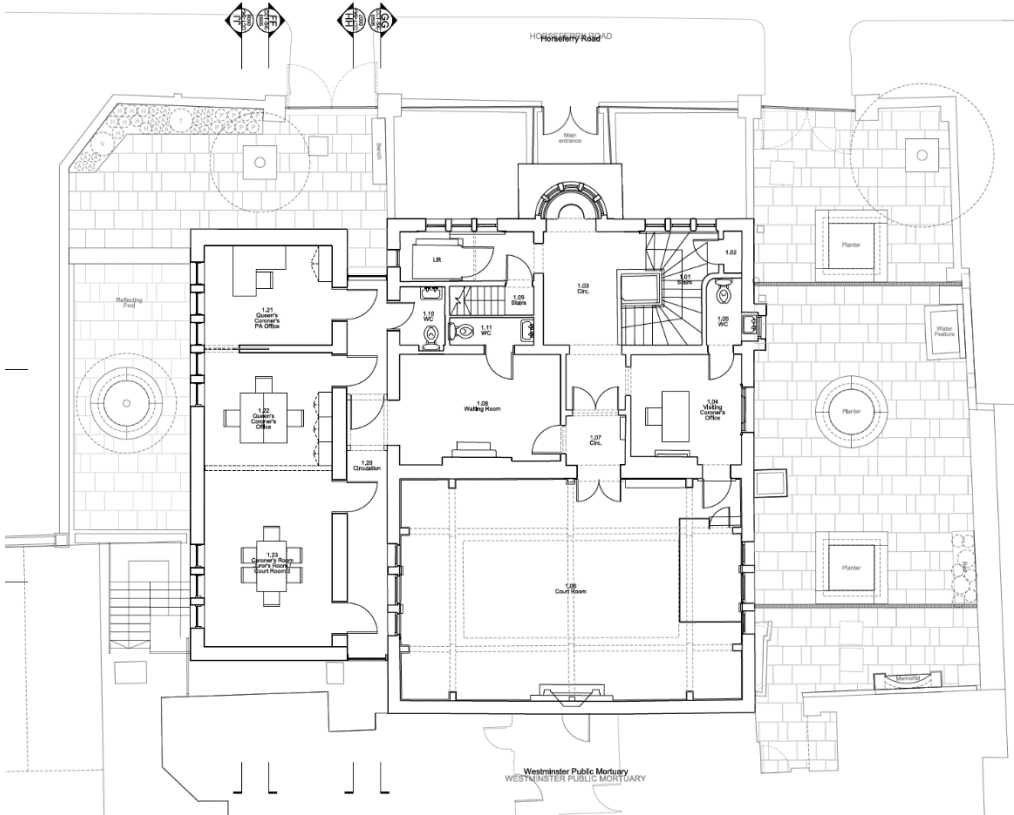


Proposed Basement Plan

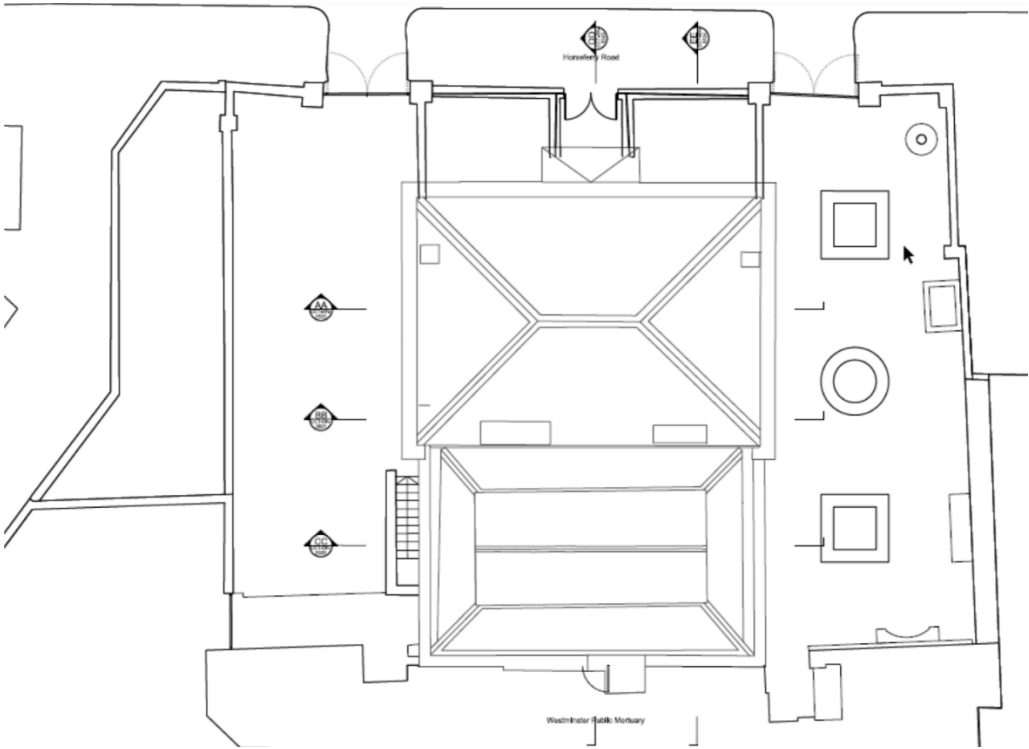




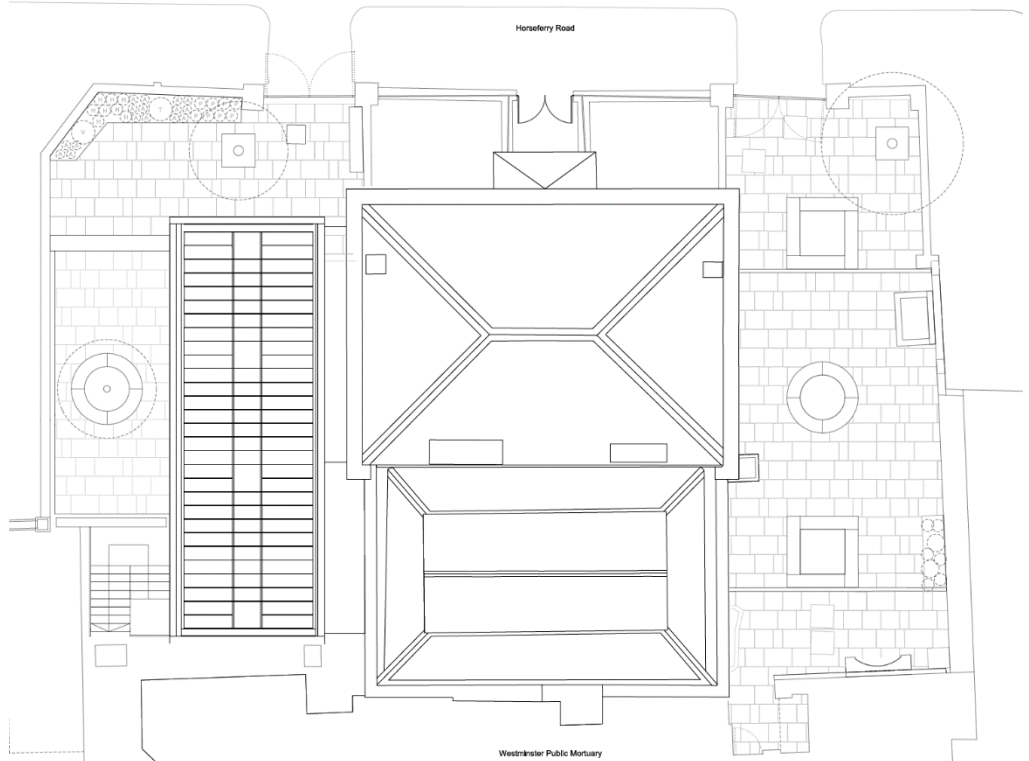
Existing First Floor Plan



Proposed First Floor Plan

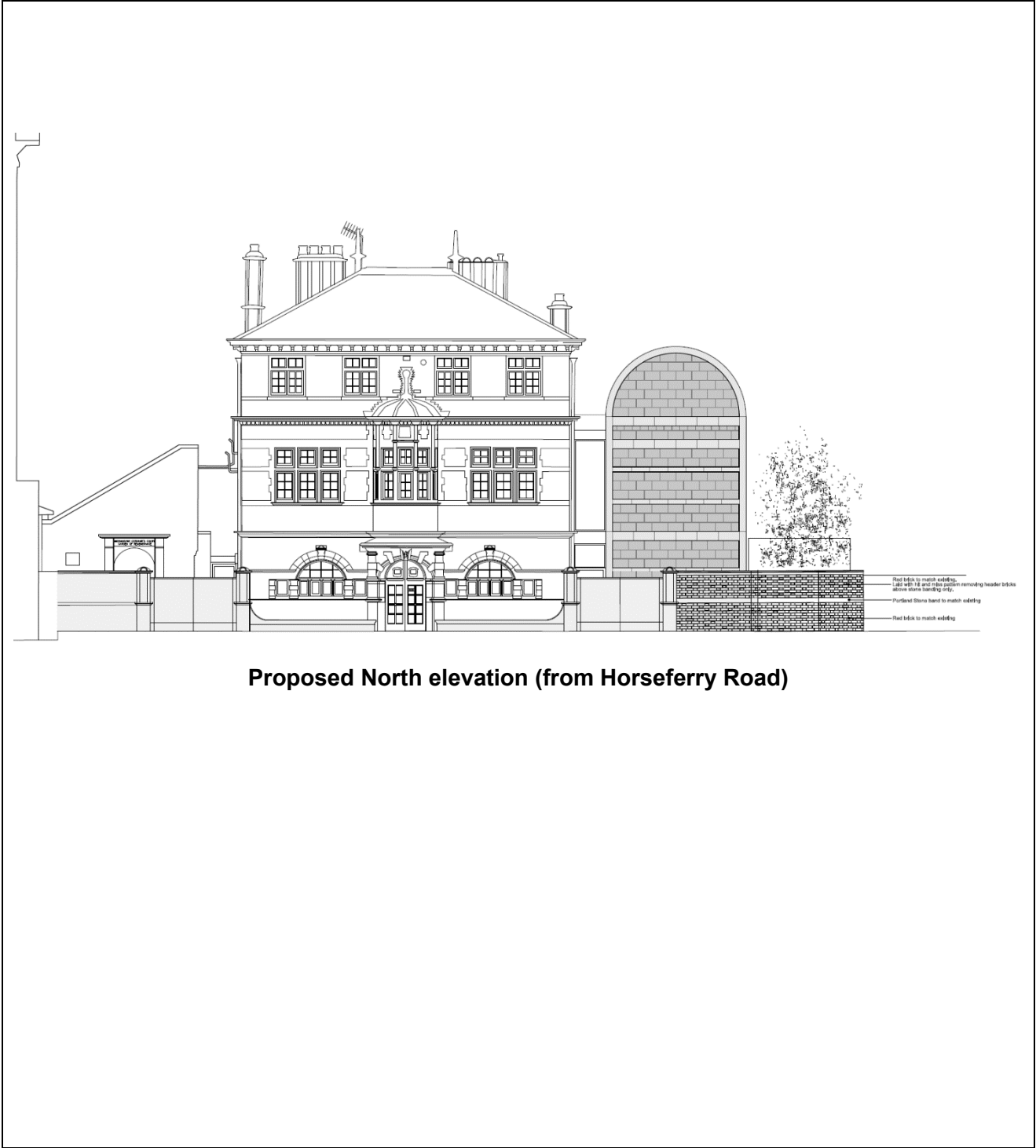


Existing Roof Plan



Proposed Roof plan







Existing West Elevation



Proposed West elevation

PLANNING PERMISSION DRAFT DECISION LETTER

Address: 65 Horseferry Road, London, SW1P 2ED,

Proposal: Erection of side extension comprising of basement, ground, and double height first floor level to provide additional accommodation for Westminster Coroner's Court. Internal alterations to main building at ground and first floor levels and landscaping.

Reference: 20/01252/COFUL

Plan Nos: LA-089-CCT-TP-100 Rev.01; LA-089-CCT-TP-110 Rev.01; LA-089-CCT-TP-120 Rev.01; LA-089-CCT-TP-200 Rev.04; LA-089-CCT-TP-0201 Rev.02; LA-089-CCT-TP-0202 Rev.02; LA-089-CCT-TP-0203 Rev.02; LA-089-CCT-TP-210 Rev.02; LA-089-CCT-TP-220; LA-089-CCT-TP-221; LA-089-CCT-TP-222; LA-089-CCT-SK-223; LA-089-CCT-TP-230; A-089-CCT-TP-401 Rev.02; A-089-CCT-TP-402 Rev.02; A-089-CCT-TP-403 Rev.03; A-089-CCT-TP-404 Rev.02; A-089-CCT-TP-405; A-089-CCT-TP-420; A-089-CCT-TP-421; A-089-CCT-TP-422; A-089-CCT-TP-501 Rev.01; A-089-CCT-TP-502 Rev.01; A-089-CCT-TP-505 Rev.03; A-089-CCT-SK-506 Rev.02; A-089-CCT-TP-507 Rev.02; A-089-CCT-TP-508 Rev.03; A-089-CCT-SK-520; A-089-CCT-TP-521; A-089-CCT-TP-522; A-089-CCT-TP-523; A-089-CCT-TP-524; A-089-CCT-TP-120 Rev.01; A-089-CCT-TP-620 Rev.01; A-089-CCT-TP-621; A-089-CCT-TP-622 Rev.01; A-089-CCT-TP-630 Rev.01; Checklist appendix A; Noise impact assessment issue P04 dated 11 March 2020 prepared by Max Fordham; Appendix M - Planting schematic and schedule revised; 7 photographs of staircase.

For information only: Design and access statement dated February 2020; An archaeological desk-based assessment dated May 2020 prepared by Compass Archaeology; Desk-based geoarchitectural deposit model report dated 29 May 2020; LA-089-CCT-SK-0271; LA-089-CCT-TP-600 Rev. 01; LA-089-CCT-TP-601 Rev. 01; LA-089-CCT-TP-0260 Rev.01.

Case Officer: Aurore Manceau

Direct Tel. No. 07866038763

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.

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- 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:

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

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

- 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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC),

- 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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 4 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 S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 5 You must apply to us for approval of samples of the Jura Stone you will use. You must not start work on

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the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

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 S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 6 You must apply to us for approval of samples of the red brick you will use. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

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 S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

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

- i) Detailed construction drawings of the glass link including its connection to the listed building.
- ii) Detailed bay study of the western façade showing windows and reveals, in elevation and section.
- iii) Detailed section drawing showing the construction details and glazing at the apex of the vaulted roof.

You must not start work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved details. (D26DB)

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 S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 8 Notwithstanding approved drawings and supporting documents, alterations to the principal staircase are hereby not approved.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BD)

- 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 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.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), 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. (R46AB)

- 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:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to

ensure that the development is designed to prevent structural transmission of noise or vibration. (R48AA)

- 11 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) 9 and 10 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. (R51AB)

- 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 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 one season 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 the area, and to improve its contribution to biodiversity and the local environment. This is as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30BC)

- 13 If you use the courtyard to the east of the site for access or for storage of material or for any other activity related to the development, you must apply to us for approval of the ways in which you will protect the tree(s) on the site. You must not take any equipment, machinery or materials for the development onto this part of the site until we have approved 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 S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

14 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 S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

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 Westminster's City Plan (November 2016), Unitary Development Plan, neighbourhood plan (where relevant), supplementary planning documents, 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 3 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 Sciences team (environmentalsciences2@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 Sciences team must be paid on submission of the details relating to the relevant phase.

Appendix A must be signed and countersigned by Environmental Sciences 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, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 5 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures:

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

- 6 Prior to the commencement of development, the highway will need to be stopped up under s247 of the Town and Country Planning Act 1990. If works commence prior to the finalisation of the stopping up process, an obstruction of the highway is still occurring. The applicant must contact the Council by writing to Jeff Perkins (JPerkins@westminster.gov.uk) to progress the stopping up order. The applicant will be required to cover all costs of the Council in progressing the stopping up order.

- 7 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: www.westminster.gov.uk/cil

Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an [Assumption of Liability Form](#) immediately. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a [Commencement Form](#)

CIL forms are available from the planning on the planning portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Forms can be submitted to CIL@Westminster.gov.uk

Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.

- 8 When carrying out building work you must take appropriate steps to reduce noise and prevent nuisance from dust. The planning permission for the development may include specific conditions relating to noise control, hours of work and consideration to minimising noise and vibration from construction should be given at planning application stage. You may wish to contact to our Environmental Sciences Team (email: environmentalsciences2@westminster.gov.uk) to make sure that you meet all the requirements before you draw up contracts for demolition and building work.

When a contractor is appointed, they may also wish to contact the Environmental Sciences Team before starting work. The contractor can formally apply for consent for prior approval under Section 61, Control of Pollution Act 1974. Prior permission must be sought for all noisy demolition and construction activities outside of core hours on all sites. If no prior permission is sought where it is required the authority may serve a notice on the site/works setting conditions of permitted work (Section 60, Control of Pollution Act 1974).

British Standard 5228:2014 'Code of practice for noise and vibration control on construction and open sites' has been recognised by Statutory Order as the accepted guidance for noise control during construction work.

An action in statutory nuisance can be brought by a member of the public even if the works are being carried out in accordance with a prior approval or a notice.

- 9 Under the Construction (Design and Management) Regulations 2015, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:

* Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;

* This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high-level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building and tells them about the risks that must be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/risk/index.htm.

It is now possible for local authorities to prosecute any of the relevant parties with respect to non-compliance with the CDM Regulations after the completion of a building project, particularly if such non-compliance has resulted in a death or major injury.

- 10 Working at height remains one of the biggest causes of fatalities and major injuries. You should carefully consider the following.

* Window cleaning - where possible, install windows that can be cleaned safely from within the building.

* Internal atria - design these spaces so that glazing can be safely cleaned and maintained.

* Lighting - ensure luminaires can be safely accessed for replacement.

* Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission).

More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/toolbox/height.htm

Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)

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- You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (including date decision and planning reference number). This will assist in
- 11 future monitoring of the equipment by the City Council if complaints are received.
- 12 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to highway works and stopping up of the highway.

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.

LISTED BUILDING CONSENT DRAFT DECISION LETTER

Address: 65 Horseferry Road, London, SW1P 2ED,

Proposal: Erection of side extension comprising of basement, ground, and double height first floor level and associated internal alterations to main building at ground and first floor levels.

Reference: 20/01253/COLBC

Plan Nos: LA-089-CCT-TP-100 Rev.01; LA-089-CCT-TP-110 Rev.01; LA-089-CCT-TP-120 Rev.01; LA-089-CCT-TP-200 Rev.04; LA-089-CCT-TP-0201 Rev.02; LA-089-CCT-TP-0202 Rev.02; LA-089-CCT-TP-0203 Rev.02; LA-089-CCT-TP-210 Rev.02; LA-089-CCT-TP-220; LA-089-CCT-TP-221; LA-089-CCT-TP-222; LA-089-CCT-SK-223; LA-089-CCT-TP-230; A-089-CCT-TP-401 Rev.02; A-089-CCT-TP-402 Rev.02; A-089-CCT-TP-403 Rev.03; A-089-CCT-TP-404 Rev.02; A-089-CCT-TP-405; A-089-CCT-TP-420; A-089-CCT-TP-421; A-089-CCT-TP-422; A-089-CCT-TP-501 Rev.01; A-089-CCT-TP-502 Rev.01; A-089-CCT-TP-505 Rev.03; A-089-CCT-SK-506 Rev.02; A-089-CCT-TP-507 Rev.02; A-089-CCT-TP-508 Rev.03; A-089-CCT-SK-520; A-089-CCT-TP-521; A-089-CCT-TP-522; A-089-CCT-TP-523; A-089-CCT-TP-524; A-089-CCT-TP-120 Rev.01; A-089-CCT-TP-620 Rev.01; A-089-CCT-TP-621; A-089-CCT-TP-622 Rev.01; A-089-CCT-TP-630 Rev.01; Appendix M - Planting schematic and schedule revised; 7 photographs of staircase.

For information only: Design and access statement dated February 2020; LA-089-CCT-SK-0271; LA-089-CCT-TP-600 Rev. 01; LA-089-CCT-TP-601 Rev. 01; LA-089-CCT-TP-0260 Rev.01.

Case Officer: Aurore Manceau

Direct Tel. No. 07866038763

Recommended Condition(s) and Reason(s)

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

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 All new work 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 listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BD)

- 3 You must apply to us for approval of samples of the Jura Stone you will use. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BD)

- 4 You must apply to us for approval of samples of the red brick you will use. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BD)

- 5 You must apply to us for approval of detailed drawings of the following parts of the development:

- i) Detailed construction drawings of the glass link including its connection to the listed building.
- ii) Detailed bay study of the western façade showing windows and reveals, in elevation and section.
- iii) Detailed section drawing showing the construction details and glazing at the apex of the vaulted roof.

You must not start work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved details. (D26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BD)

- 6 Notwithstanding approved drawings and supporting documents, alterations to the principal staircase are hereby not approved.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BD)

- 7 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 S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BD)

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 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, 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

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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.