

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 27 October 2020	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved West End	
Subject of Report	John Lewis, 278-306 Oxford Street, W1C 1DX		
Proposal	Dual/alternative use of part sub-basement, part ground, third, fourth, fifth, sixth, seventh and eighth floors for either continued retail (Class A1) and/or office use (Class B1). External alterations including the installation of a new office entrance to the corner of Holles Street and Cavendish Square elevations and installation of a lift over-run at roof level.		
Agent	CBRE Planning & Development Team		
On behalf of	John Lewis Partnership		
Registered Number	20/05403/FULL	Date amended/ completed	26 August 2020
Date Application Received	26 August 2020		
Historic Building Grade	Unlisted		
Conservation Area	Harley Street		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

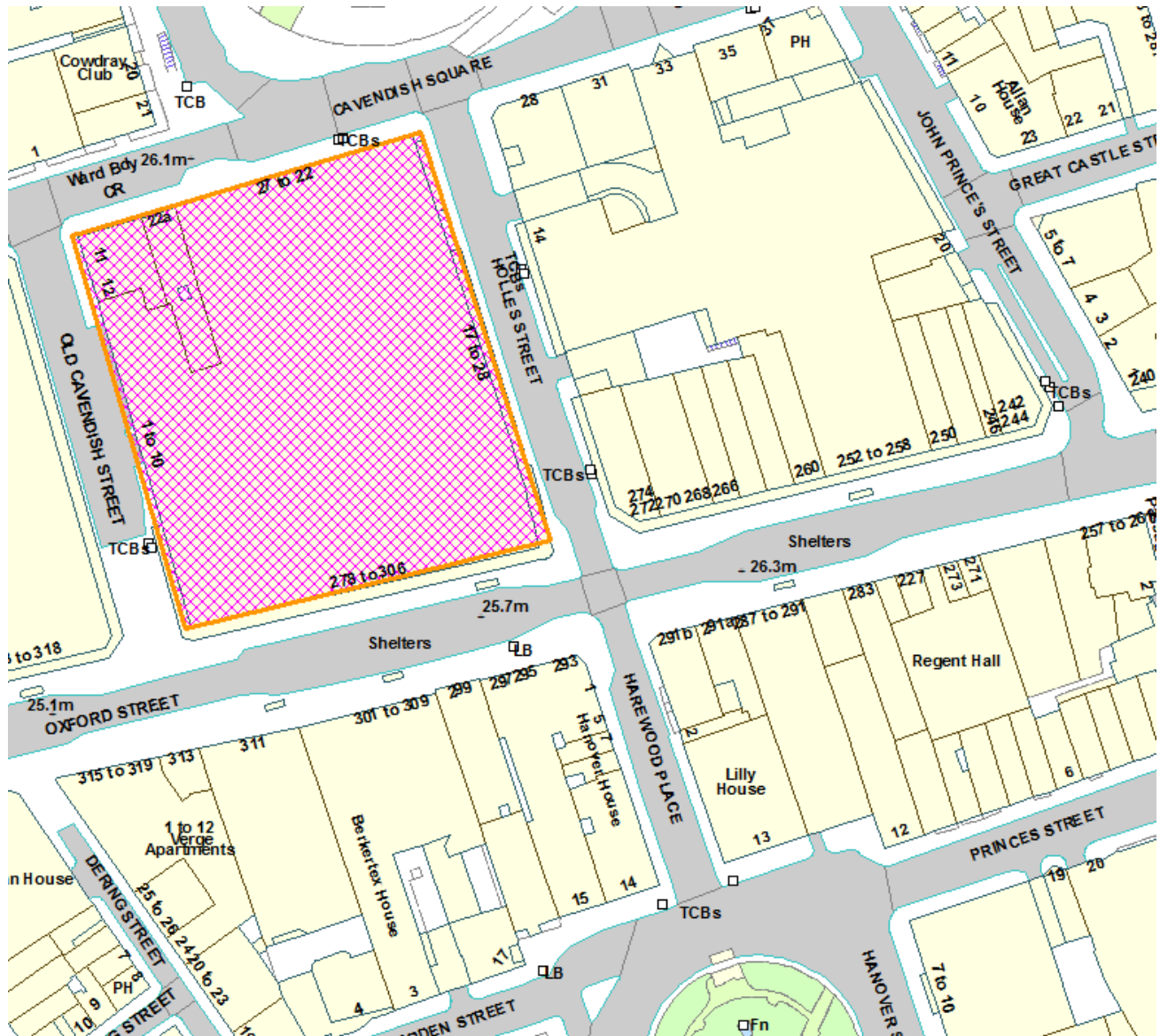
The application relates to the John Lewis department store located on the West End International Shopping Frontage. Permission is sought for the dual/alternative use of the part sub-basement, part ground and third to eighth floors for either continued retail use and/or for office purposes accessed via a new entrance the corner of Holles Street and Cavendish Square.

The key issues for consideration are:

- Whether the loss of retail floorspace will maintain the unique status and offer of the West End Special Retail Policy Area; and
- Whether the external alterations are acceptable in design terms.

For the reasons set out in this report, despite the building not being long-term vacant, it is considered that exceptional circumstances exist to justify the loss of retail floorspace in this instance. The proposed external alterations are also considered acceptable in design terms. For these reasons, it is recommended that conditional planning permission be granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Cavendish Square



5. CONSULTATIONS

MARYLEBONE ASSOCIATION

Support the potential adaption to flexible use and office use and the associated changes to the building and support the long-term presence of John Lewis on the site. Welcome the addition of the cycle hub for 274 cycles, and associated facilities to suit but question if a single lift is sufficient to access these facilities.

HIGHWAYS PLANNING MANAGER

Requests that the waste collection process is revised to ensure it occurs off-street, that additional cycle parking is included within the proposal to ensure compliance with the minimum standards set out within the London Plan (2016) and the submission of a Servicing Management Plan.

WASTE PROJECT OFFICER

No objections raised.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 7: Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The site occupies a full street block with elevations on Oxford Street, Holles Street, Cavendish Square and Old Cavendish Street. Along with Regent Street and Bond Street, Oxford Street forms part the West End International Shopping Centre. The site is also located within the West End Special Retail Policy Area. The site is not within a stress area.

The building is located within the Harley Street Conservation Area and is identified as an unlisted building of merit in the Harley Street Conservation Area Audit. The building is unlisted but includes a Grade II * listed sculpture "The Winged Figure" by Barbara Hepworth on the Holles Street elevation.

The building comprises over 63,000sqm of floorspace over sub-basement, basement, ground and eight upper floors, all of which are in retail use and occupied by John Lewis. There are a number of ancillary restaurants and cafes on the upper floors, and a publicly accessible roof garden at sixth floor level and a supermarket (Waitrose) at part ground and basement level. Both of these areas are unaffected by the proposals.

The main customer/sales areas are located at basement, ground and first to fifth floor levels. Within these lower floors there is a large amount of non-trading floorspace along with the whole of sixth-eighth floors, amounting to 50% of the total floorspace (as shown in the floorspace table below).

Records indicate that there are very few residential units in the vicinity of the site; the nearest being the apartments on the opposite side of Oxford Street on the corner with Dering Street.

6.2 Recent Relevant History

There are a number of applications for minor alterations and refurbishment works but none are of relevance to the current proposals.

Relevant History of adjacent sites

On 22nd October 2019 planning permission was granted for the use of the fourth and fifth floors at 334 – 348 Oxford Street as part office (Debenhams).

On the 14th February 2019 planning permission was granted for the of part basement, part ground, part first, part second, part third, fourth, fifth, sixth and part seventh floors of 318 Oxford Street as offices (Use Class B1) (including waste storage and cycle parking at ground and basement floor levels. Use of part ground and part seventh floors as restaurant (Class A3). Alterations at roof level including new louvred screen to plant and increase in height to the lift over-run (House of Fraser).

On the 12th March 2019 planning permission was granted for the use of the part ground, first and second floor of 9 Holles Street as a food court (sui generis) comprising elements of restaurant, bar and hot food takeaway, use of part ground floor as a gym (Class D2). External alterations at second floor level to include a retractable roof, installation of plant at roof level and associated works (former BHS store).

On the 18th September 2017 planning permission was granted for the dual/alternative use of part ground floor level, part first floor and part second floor of 252-258 Oxford Street as a composite use comprising a mini-golf leisure facility with associated restaurant and bar (sui generis) or retail accommodation (Class A1); external works to ground floor entrance on John Princes Street and replacement roof plant within existing roof plant enclosure and erection of extract duct (site known as 15 John Princes Street (former BHS store).

7. THE PROPOSAL

Permission is sought for the dual/alternative use of the part sub-basement, part ground and third, fourth, fifth, sixth, seventh and eighth floor for either continued retail use and/or for office purposes.

External alterations are proposed to create a new office entrance on the corner of Holles Street and Cavendish Square, including a new lift over-run at roof level. The existing retail entrances on Oxford Street, Holles Street and Cavendish Square are unaffected by the proposals.

The office floorspace would benefit from off-street cycle parking and staff changing facilities (showers/lockers) at sub-basement level. Dedicated lifts would allow access to the lower and upper floors. There would be shared facilities between the retail and office uses including the internal plant, stairs and the existing off-street servicing bay.

As a result of the proposals and if the third to eighth floor levels are occupied as office floorspace, there would be a maximum of 28,135sqm of office floorspace and a minimum of 34,919sqm of retail floorspace as shown in the table below:

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Use (retail)	63,054 (31,569 tradable – 50% of building floorspace)	34,919 (19,104 tradeable – 55% of A1 floorspace)	-28,135 (-12,465 tradeable A1 floorspace)
Use (office)	0	28,135	+28,135
Total	63,054	63,054	0

8. DETAILED CONSIDERATIONS

Procedural matters

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020 amending the Town and Country Planning (Use Classes) Order 1987, amending the system of use classes. The amendments include the creation of a new Commercial, Business and Service use class (Class E). The new Class E incorporates previous use classes A1, A2, A3, B1, some of D1 and D2 and therefore both shops and offices would fall into a single 'business, commercial and services' use (Class E). Whilst the application was submitted just prior to the amendment to the Use Class Order (UCO), the proposed office use of these floors would not now require planning permission. This is because changes of use within a use class does not constitute development.

There is currently a legal challenge to these Regulations that is due to be heard on 14-15 October. If a decision is made on this legal challenge before the Committee, Members will be updated verbally. Regardless of the outcome of this legal challenge, as the application was submitted before these Regulations came into force, the application has been assessed and must be determined by reference to the use classes as they were specified on 31 August 2020 – in this case retail (Class A1) and offices (Class B1).

8.1 Land Use

Loss of retail use

The international shopping centres are London's globally renowned retail destinations with a wide range of high-order comparison and specialist shopping with excellent levels of public transport accessibility. For these reasons, the West End International Shopping Centre (of which Oxford Street forms part) sits at the top of the retail hierarchy.

London Plan Policy 2.15(C) states that development proposals in town centres should (inter alia):

- (i) Sustain and enhance the vitality and viability of the centre;
- (ii) Accommodate economic and/or housing growth through intensification and selective expansion in appropriate locations;

(iii) Support and enhance the competitiveness, quality and diversity of town centre retail, leisure, employment, arts and cultural, other consumer services and public services.

London Plan Policy 4.8 requires the City Council to, ‘...support a successful, competitive and diverse retail sector which promotes sustainable access to the goods and services that Londoners need and the broader objectives of the spatial structure of this Plan, especially town centres’. Further support for retail floorspace is provided within London Plan Policy 2.10(A)(f) that requires the City Council to, ‘...support and improve the retail offer of CAZ for residents, workers and visitors, especially Knightsbridge and the West End as global shopping destinations’.

Policy SD4 (The Central Activities Zone) of the draft new London Plan states, “the vitality, viability, adaptation and diversification of the international shopping and leisure destinations of the West End (including Oxford Street, Regent Street, Bond Street and the wider West End Retail and Leisure Special Policy Area) and Knightsbridge together with other CAZ retail clusters including locally-oriented retail and related uses should be supported’.

City Plan Policy S7 requires the maintenance and enhancement of the unique status and offer of the West End Special Retail Policy Area. City Plan Policy S21 provides blanket protection of existing retail floorspace throughout the City except where the council considers that the unit is not viable, as demonstrated by long-term vacancy despite reasonable attempts to let.

UDP Policy SS3 sets out more specific policy for the site. It protects retail floorspace at basement, ground and first floor levels. Only in the most exceptional circumstances does the policy allow a departure from this in-principle objection. At third-floor level and above, the policy states that change of use from retail use will be acceptable.

The lack of protection of retail floorspace at third-floor level and above with UDP Policy SS3, however, must be read in conjunction with City Plan Policy S21. City Plan Policy S21 replaced UDP Policy SS1 and introduced blanket protection for all retail floorspace unless it is demonstrably ‘long-term vacant’. Under Section 38(5) of the Planning and Compulsory Purchase Act 2004, if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. Given City Plan Policy S21 is the most recent policy, unless it is demonstrated that any retail floorspace on site is long-term vacant, there is still a policy objection to the proposed loss of any retail floorspace on site. This applies even at third, fourth, fifth, sixth and seventh floor levels, despite this not being in conflict with UDP Policy SS3.

In light of the entire building still being in retail use (i.e. not vacant, let along ‘long-term vacant’), the loss of 28,135 sqm of retail floorspace (44.6% of existing) is contrary to City Plan Policy S21. Furthermore, the most exceptional circumstances are required to justify a departure from the strong policy protection within UDP Policy SS3(A) in respect to the loss of retail floorspace at basement, ground and first floor levels.

Only if it were demonstrated that the loss of retail floorspace would not harm the unique status and offer of the West End Special Retail Policy Area, that the vitality and viability

of the West End International Centre would be sustained and that it would continue its role as a successful, competitive and diverse retail destination, would the development proposal be in accordance with City Plan Policy S7 and London Plan Policies 2.10, 2.15 and 4.8.

Whilst the loss of 28,135 sqm GIA of retail floorspace is contrary to City Plan Policy S21, it is considered that there are exceptional circumstances to depart from this policy. Furthermore, the most exceptional circumstances are considered to exist to depart from the presumption against the loss of retail floorspace at basement, ground and first floor levels within UDP Policy SS3. These most exceptional circumstances are as follows:

- A substantial retail offer (34,919 sqm GIA) would be retained on site, including the whole of the basement, the majority of the ground (excluding a 540 sqm office entrance at rear ground floor), and almost the entirety of the first and second floors (with the exception of three new lifts that run through the retail floor plate);
- Ancillary retail floorspace (stockrooms, offices, plant, staff facilities etc) is currently located at each of the basement to fifth floors and occupies the whole of the sub-basement, sixth and seventh floor level, resulting in only 50% of the retail floorspace actually used as tradeable floorspace (customer sales/displays etc). The proposals would result in a greater percentage of tradeable floorspace than the existing situation and would enable John Lewis to offer customers a similar number of product lines. The amount of tradeable floorspace is recommended to be secured by condition.
- The dual use approach that is being applied for allows the applicant the opportunity to invest in the retail store for its long-term future.
- In the event that the whole of the upper floors are used for office purposes, the remaining retail floorspace comprising 34,919 sqm is greater than the existing retail floorspace at House of Fraser and Debenhams and will continue to provide a meaningful department store.
- The introduction of office floorspace would bring a new customer base above the retail floorspace and to the wider West End International Centre and may result in a greater number of linked shopping trips.
- The economic benefit of an additional 28,135 sqm of office floorspace within the Core CAZ.

It is also acknowledged that the issues surrounding the future vitality of retailing on Oxford Street are well known and other retailers along Oxford Street have already sought to introduce other land uses above their retail floorspace in reflection of the reduced need for such space.

For these reasons, it is considered that the building will still contribute significantly to the International Shopping Centre as a retail destination, maintaining its vitality and viability and role as a successful, competitive and diverse retail destination. Furthermore, it is not considered that the unique status and offer of the West End Special Retail Policy Area would be harmed. For these reasons, the proposal is considered not to be in conflict with City Plan Policy S7 or London Plan Policies 2.10, 2.15 and 4.8.

Proposed office floorspace

The provision of an additional 28,135 sq.m (GIA) of office floorspace within the Core CAZ is welcome, contributing to the office floorspace and job targets within City Plan

Policies S18 and S20.

Despite the large increase in office floorspace proposed, as no increase in floorspace is proposed, the development is not mixed-use liable (i.e. there is no requirement to provide any residential accommodation or make a contribution towards the City Council's Affordable Housing Fund).

To ensure that the development is carried out in accordance with the use sought and assessed and to ensure that the upper floors of the building are not used for other uses within Class E that may have different or unacceptable waste storage, servicing, amenity or transportation requirements and / or impacts, it is recommended that a condition be imposed requiring the floorspace sought for use as offices to be used for this purpose only and for no other purpose within Class E.

8.2 Townscape and Design

The John Lewis store is an unlisted building in the Harley Street Conservation Area. It is identified in the Harley Street Conservation Area Audit as an unlisted building of merit. Most of the store dates from a post-war reconstruction of 1955–60 by John Slater and Reginald Uren, following destruction of the Oxford Street building during the Second World War, but the Cavendish Square front, which survived the blast, is an earlier phase of development (also by Slater, with Arthur Moberly) from 1938–9.

The attractive stone fronted facade to Cavendish Square of 1939 terminates one side of Cavendish Square and therefore has an important impact on the character of the only square within the Harley Street Conservation Area.

External alterations are proposed to create a new office entrance on the corner of Holles Street and Cavendish Square and a new lift over-run at roof level. The proposed alterations affect the exterior of the building both on the Cavendish Square elevation and the Holles Street elevation. In both instances existing 'voussoir' display windows are to be replaced with fully glazed windows, with new openings introduced in the Cavendish Square elevation. The existing display windows are surrounded by projecting black glazed frames which would be lost. The existing canopy on Holles Street is also proposed to be removed. The loss of the existing canopy and windows is not considered to be contentious. While the window surrounds are of a piece with the existing building, they do not make a significant contribution to its appearance. The proposed new windows and doors are considered to be acceptable and add animation to a section of the shopfront which currently has no visibility into the building.

The new lift overrun is set back from the parapet at seventh floor level (itself set back) and will not be a prominent feature in views from the public realm.

Overall the proposed works would preserve the character and appearance of the Harley Street Conservation Area and are therefore considered to be acceptable in design terms.

8.3 Residential Amenity

The roof level alterations will not adversely impact on residential amenity.

8.4 Transportation/Parking

Off-street servicing, including waste collection, within the Old Cavendish Street servicing bay for the office and retail accommodation is secured by condition.

A total of 287 cycle parking spaces are to be provided, of which 13 will be short-stay (visitors) with 274 for long-stay (staff) users in accordance with London Plan requirements. The cycle parking spaces will be provided at basement level accessed via a new dedicated lift. Whilst the comments of the Marylebone Association are noted it is considered that the provision of single dedicated lift which is large enough to carry all types of cycle would be in compliance with the London Plan which requires cycle parking to be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards.

Lockers, showers and changing facilities are also to be provided and these facilities are welcomed and are to be secured by condition.

8.5 Economic Considerations

The economic benefits associated with the proposed office floorspace are welcome.

8.6 Access

Level access is provided throughout.

8.7 Other UDP/Westminster Policy Considerations

Refuse /Recycling

A shared refuse / recyclable material store is proposed at sub-basement level with a holding area adjacent to the loading area onto Old Cavendish Street. This includes a rotary compactor and cardboard baler. A communal lift provides access from all floors to this shared refuse / recyclable material store. Subject to a condition requiring this shared refuse / recyclable material store to be provided prior to occupation of the office, this provision is acceptable.

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. The Examination in Public took place between 28 September and 2 October and 12 October and 16 October. Having regard to the tests set out in paragraph 48 of the NPPF, whilst the draft City Plan has now been through an Examination in Public, it will generally continue to attract very limited weight at this present time prior to the publication of the Inspector's report.

8.9 Neighbourhood Plans

The site is within an area where the Marylebone Forum is the designated neighbourhood planning forum. The neighbourhood plan is currently on hold pending the adoption of the replacement City Plan. Given its very early stage in development, it can therefore be afforded no weight at the present time.

8.10 London Plan

This application raises no strategic issues and is not referable to the Mayor of London.

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.

8.12 Planning Obligations

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

As no increase in floorspace is proposed, the development does not generate a CIL payment.

8.13 Environmental Impact Assessment

The scheme is of insufficient size and impact to require assessment under the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015.

8.14 Other Issues

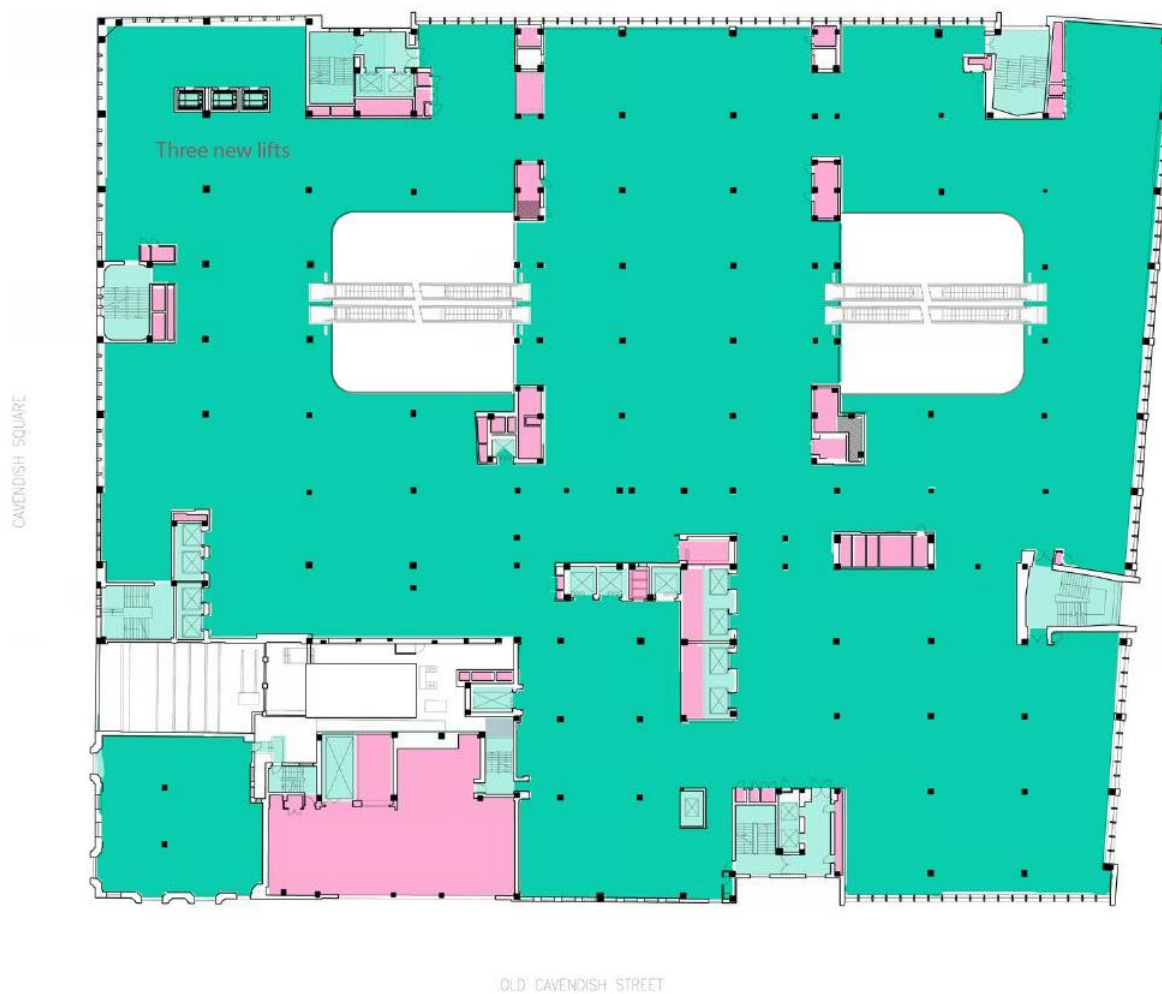
None.

(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: JO PALMER BY EMAIL AT jpalme@westminster.gov.uk

9. KEY DRAWINGS

Proposed Ground Floor PlanGround Floor Office Area - GIA 540m²

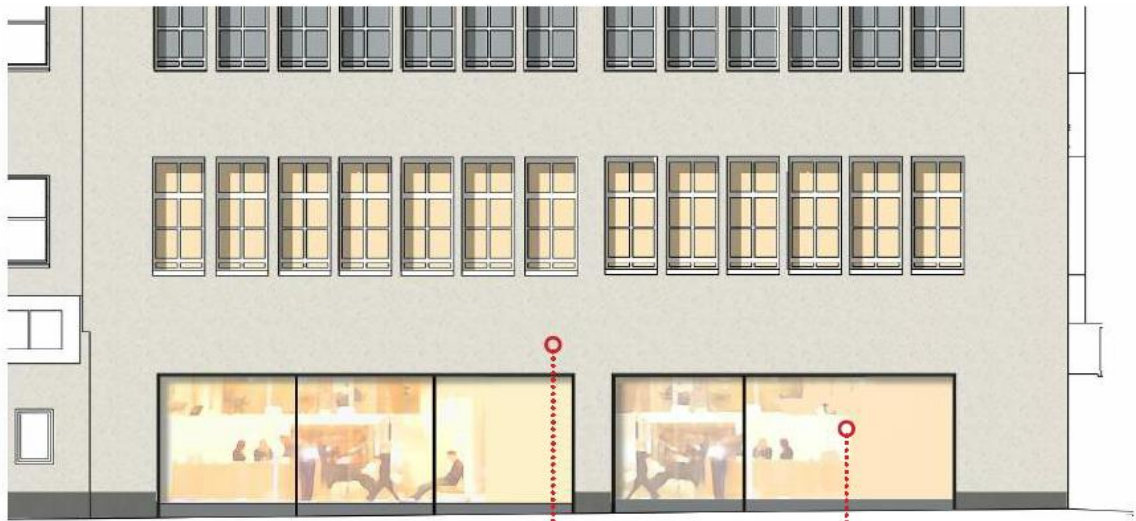
Proposed Third Floor PlanThird Floor Office Area - GIA 6,078m²

Proposed Eighth Floor PlanEighth Floor Office Area - 776m²

East Elevation



Existing



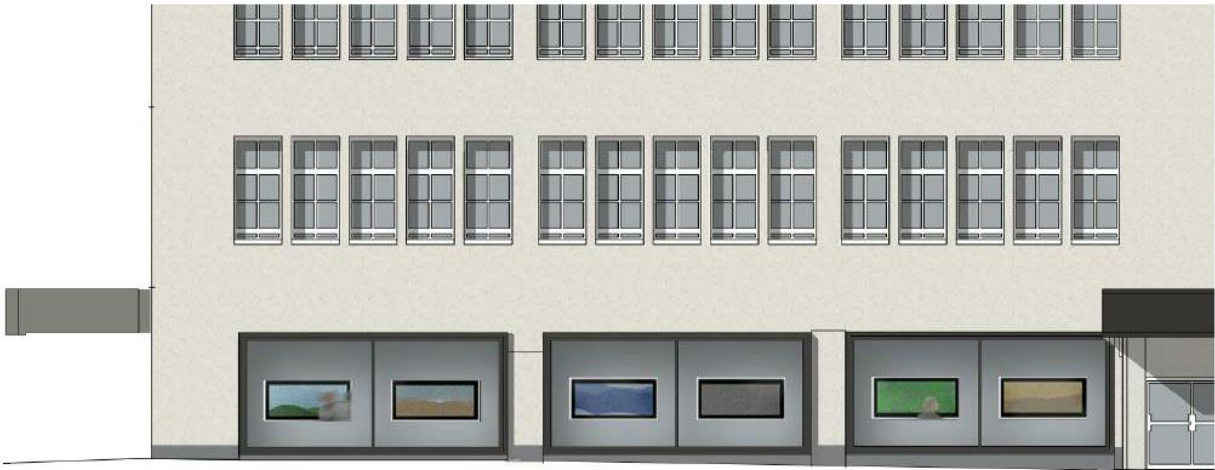
Proposed

Existing canopy removed,
stonework made good

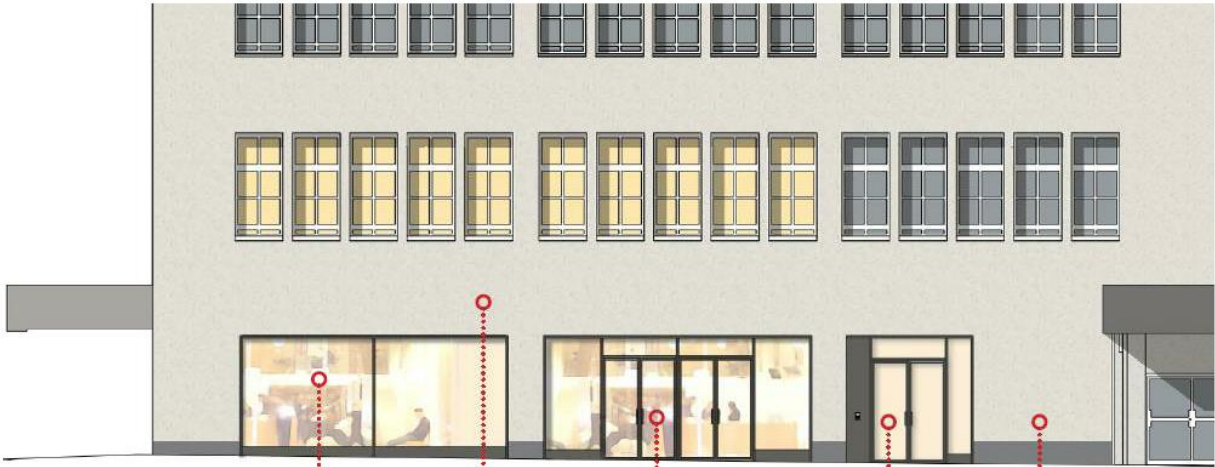
New full height
glazing to existing
openings

Heckel

North elevation



Existing



Proposed

- New full height glazing to existing openings
- Existing stonework cleaned and repaired
- New glazed double entrance doors
- New glazed entrance door to cycle parking
- New stone infill to match existing

Urbex

DRAFT DECISION LETTER

Address: John Lewis, 278-306 Oxford Street, London, W1C 1DX,

Proposal: Dual/alternative use of part sub-basement, part ground, third, fourth, fifth, sixth, seventh and eighth floors for either continued retail (Class A1) and/or office use (Class B1). External alterations including the installation of a new office entrance to the corner of Holles Street and Cavendish Square elevations, installation of a lift over-run at roof level.

Reference: 20/05403/FULL

Plan Nos: 3239-A-1200 Rev P01, 1201 Rev P01, 1202 Rev P01, 1203 Rev P01, 1204 Rev P01, 1205 Rev P01, 1206 Rev P01, 1207 Rev P01, 1208 Rev P01, 1209 Rev P01, 1210 Rev P01, 3203 Rev P01, 3204 Rev P01

Case Officer: Jo Palmer **Direct Tel. No.** 020 7641 07866040238

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 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 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 this part of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must provide each cycle parking space, lockers, showers and changing facilities shown on the approved drawings prior to occupation of the building for office purposes. Thereafter the cycle spaces, lockers, showers and changing facilities must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2016 (R22FA)

- 5 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24BC)

- 6 Before you use the building for office use, you must provide the separate stores for waste and materials for recycling shown on drawing number 3239-A-1200 Revision P01 and 3239-A-1202 Revision P01. You must clearly mark them and make them available at all times to everyone using the building. (C14FB)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 7 No goods, including fuel, delivered or collected by vehicles arriving at or departing from the building shall be accepted or despatched if unloaded or loaded on the public highway. You may accept or despatch such goods only if they are unloaded or loaded

within the curtilage of the building. (C23BA)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 8 Prior to the occupation of the building for office use you shall submit and have approved in writing by the local planning authority, a detailed servicing management strategy for the development. All servicing shall be undertaken in accordance with the approved strategy unless otherwise agreed in writing by the local planning authority.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 9 In the event that all of the third to eighth floors are occupied as office floorspace, then a minimum 55% of the floorspace on the remaining floors shall be retained as tradable retail floorspace accessible to visiting members of the public.

Reason:

To minimise the loss of tradable retail floorspace, to maintain the vitality and viability of the West End International Shopping Centre and to maintain the unique status and offer of the West End Special Retail Policy Area, in accordance with London Plan (2016) Policies 2.15 and 4.8, Policies S7 and S21 of the Westminster City Plan (2016) and Policy SS3 of our Unitary Development Plan that we adopted in January 2007.

- 10 You must only use the part sub-basement, part ground, third, fourth, fifth, sixth, seventh and eighth floors for either retail or office use. You must not use it for any other purpose, including any uses 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.

Reason:

To ensure that the development is carried out in accordance with the use sought and assessed and to ensure that the parts of the building are not used for other uses within Class E that may have different or unacceptable waste storage, servicing, amenity or transportation requirements and / or impacts, contrary to Policies S24, S29, S31, S32, S41 and S42 of Westminster's City Plan (November 2016) and ENV 5, ENV 6, ENV 12, ENV 13 and TACE 8 or TACE 9 or TACE 10 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National

Item No.
2

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 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.

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.