

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 St James's	
Subject of Report	33 St James's Square, London, SW1Y 4LB		
Proposal	Partial demolition and reconstruction of enlarged rear extension with additional storey; formation of terraces at ground, fourth, fifth and sixth floor levels; excavation to extend existing basement level; installation of plant machinery and associated external alterations in connection with increase in office floorspace (Class B1). Internal alterations including installation of new grand stair.		
Agent	Gerald Eve		
On behalf of	Celvam Management Ltd		
Registered Number	20/03222/FULL and 20/03223/LBC	Date amended/ completed	22 June 2020
Date Application Received	22 May 2020		
Historic Building Grade	II*		
Conservation Area	St James's		

1. RECOMMENDATION

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

2. SUMMARY

The application site is a grade II* listed building located on a prominent corner position within the St James's Conservation Area and Core Central Activities Zone, with frontages onto St James's Square to the west and Charles II Street to the north. The building is in office use and the surrounding area is predominantly commercial.

The proposals seek to demolish most of the existing ten storey 1980's extension at the rear of the site and to construct a larger extension with an additional storey, to the same height as the existing extension and plant room, with terraces at ground, fourth, fifth and sixth floor levels. The existing basement level will also be extended. Internally, alterations are proposed to the listed building throughout, including the reinstatement of a 'grand stair' to link the lower ground and first floor levels. Associated works include the installation of plant machinery at basement, lower-ground and sixth

floor mezzanine level; façade cleaning to the listed building; and the installation of rooftop photovoltaic panels and a biodiverse roof.

The purpose of the works is to provide better quality office floorspace with a continuous and more accessible floorplate throughout the site. Overall there would be an uplift in office floorspace of 595sqm.

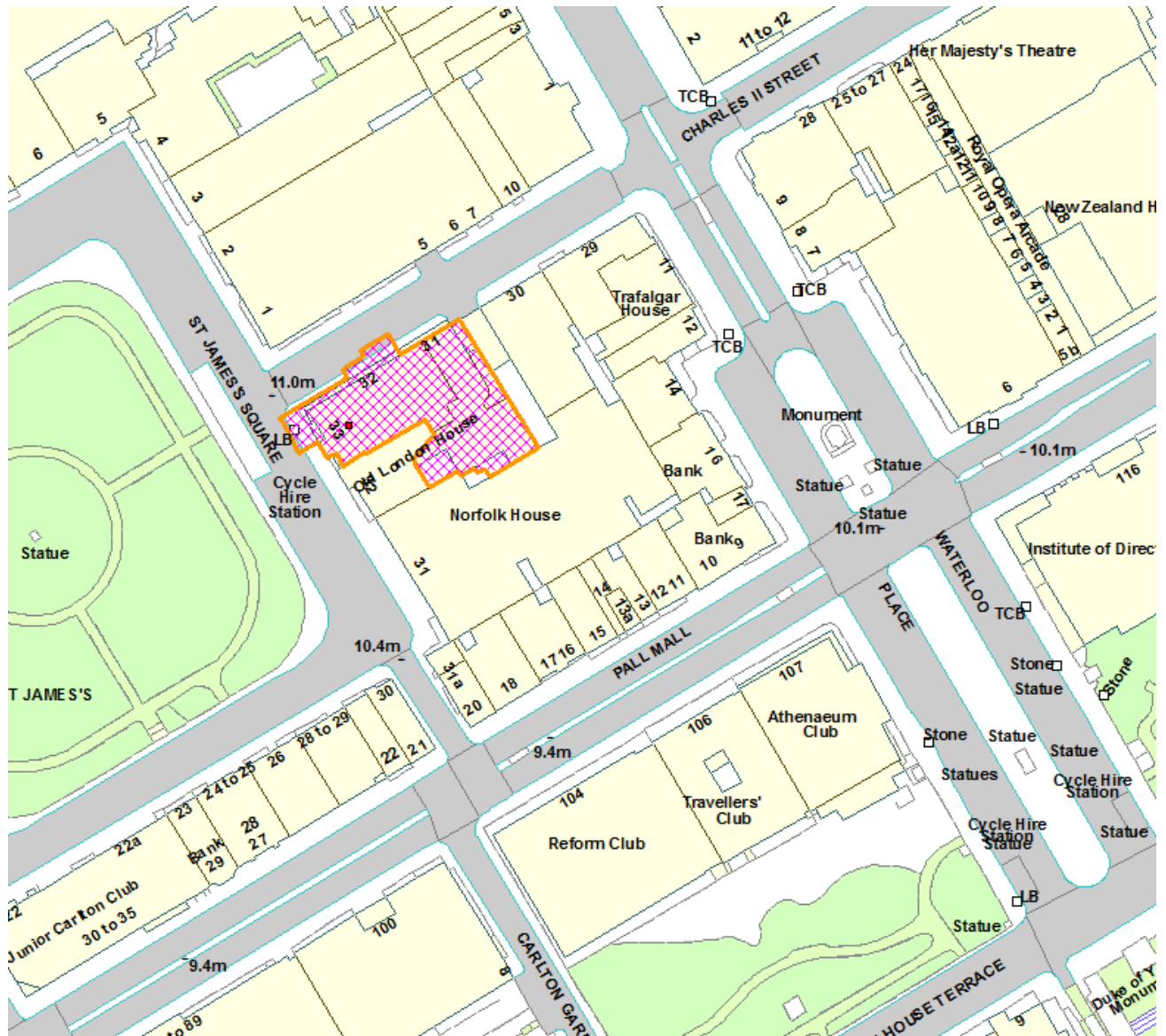
The main issues for consideration are:

- The impact on the character and appearance of the St James's Conservation Area;
- The impact on the special interest of the Grade II* listed building and setting of nearby listed buildings; and
- The impact on the amenity of neighbouring properties.

The application has received support from two local amenity societies and one objection from the neighbouring office building. Supporters consider the proposals to be well considered and enhance the building. The objector has raised concern about the impact of the proposals on the amenity of the neighbouring office building at 32 St James's Square and the residential accommodation that occupies part of the building.

The proposed development is considered acceptable in land use, design, highways and amenity terms and would accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan). As such, it is recommended that conditional planning permission and listed building consent is granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



33 St James's Square

5. CONSULTATIONS

HISTORIC ENGLAND

Authorisation to determine the application received.

HISTORIC ENGLAND (ARCHAEOLOGY)

The proposals are unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

ST. JAMES'S CONSERVATION TRUST

Support the application.

WESTMINSTER SOCIETY

No objection to the demolition of the 1980's rear extension, slight changes in massing on the roof or external appearance of the new rear extension. The society understands that all neighbouring issues with surrounding landowners and tenants have been taken into consideration and resolved and consider that the scheme will enhance the building and ensure its long term viability.

PROJECTS OFFICER (WASTE)

No objection to the storage arrangements for waste and recyclable materials for the development. A condition is recommended to ensure that the storage arrangements are made permanently available and used for no other purpose.

BUILDING CONTROL

The revised information submitted is considered to be acceptable.

ENVIRONMENTAL HEALTH

No objection subject to imposition of relevant conditions.

HIGHWAYS PLANNING MANAGER

No objections but concern is raised that cycle parking is below London Plan standards (when taking into account the retained office floorspace).

POLICY & PROJECTS

The revised energy strategy is compliant with the policy requirements set out in the London Plan and no objections raised on energy or carbon emissions grounds.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 143

Total No. of replies: 1

No. of objections: 1

An objection on behalf of the owner of 32 St James's Square raises the following points:

*Impact on the amenity of the three no. residential units within 32 St James's Square in terms of loss of privacy and overlooking; noise disturbance to people using the existing roof terrace; loss of daylight and sunlight; and sense of enclosure from the proposed roof terraces.

*Overlooking from proposed fifth floor terrace onto the ancillary residential terrace at 32 St James's Square. Mitigation measures and a condition should be secured to prevent this happening.

*Light pollution/ light spill from the proposed new office windows to residential windows within 32 St James's Square. Mitigation measures should be secured by condition.

*The extension at lower ground floor would have an oppressive and overbearing impact on windows at lower ground floor level at 32 St James's Square.

*The ground floor terrace is very close to the rear office windows at 32 St James's Square and could cause disruption. The hours of use of the terrace should be limited to 0800 to 1900 daily and secured by condition..

*The glazed terracotta tiling for the courtyard façade has not been fully specified at this stage and a concern is raised may be reduced with a prejudicial impact on the development as a whole and in terms of light reflection. A condition should be imposed to ensure that only high quality glazed reflective terracotta tiles should be used and the opportunity to comment on the material choice would be welcome.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

REVISED APPLICATION

Neighbours, contributors and amenity societies re-notified on 30 September, about provision of an Operational Management Plan for External Spaces; revised Energy Strategy; updated Air Quality Assessment; and Structural Planning Report Addendum provided. Drawings amended, including introduction of PV panels at roof level; gate to escape stairs on fifth floor terrace added; ground floor terrace reduced in size and lower-ground floor enclosure pulled back from wall of no. 32 St James's Square.

No. Consulted: 144

Total No. of replies: 0

No. of objections: 0

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is a grade II* listed building located in a prominent corner position within the St James's Conservation Area and Core Central Activities Zone (Core CAZ). The building is in office use and has a frontage on to St James's Square to the west and Charles II Street to the north. Part of the site is located within the development plane of the strategic view from Primrose Hill to the Palace of Westminster.

The original townhouse building was constructed in the 1770s by Robert Adam and subsequently extended and altered by John Soane in the early 19th century. The building was extended upwards by a single attic storey towards the end of the 19th century and a further mansard storey was added in c1910. A new wing was added to the rear during the 1930s which was subsequently replaced by the existing ten storey rear block in the 1980s.

The site is located immediately adjacent to another grade II* listed building at 32 St James's Square (London House) to the south and the Norfolk House redevelopment (site includes 31 St James's Square and 30 Charles II Street) to the east and south.

A narrow (single-width) vehicle ramp on Charles II Street provides access to an existing parking area located at lower ground floor level which offers parking for up to 4 cars.

6.2 Recent Relevant History

On 20 January 2015 permission and listed building consent were granted for "Change of use from offices to 23 residential units (4 x 1 bed, 6 x 2 bed, 12 x 3 bed and 1 x 4 bed flats), incorporating internal and external alterations, including excavation to create an enlarged basement floor level with off-street parking, swimming pool, and mechanical plant; demolition of the existing 10 storey rear wing extension and replacement with a new 11 storey rear wing extension with terraces and balconies (RN: 14/12035 and 14/12036). This permission has now expired.

Other Relevant History to Adjoining Buildings

32 St James's Square

On 2 July 2012 planning permission and listed consent were granted for external alterations to the front and rear elevation of the building. Formation of an outdoor terrace area at fourth floor level and installation of mechanical plant at basement and roof level. Installation of roof lights, satellite dishes and access stairs at roof level. Installation of ventilation grilles at rear/side elevation at lower ground floor (RN:12/02023 and 12/02024).

The works were associated with refurbishing the existing office space and creating two ancillary flats for use by company directors and staff.

31 St James's Square (Norfolk House)

On 3 November 2017 planning permission was granted for demolition of existing building and reconstruction of 31 St James Square and 30 Charles II Street facades to provide an office building over single basement, ground and first to seventh floors, a lightwell and railings to the front of 31 St James Square, basement car and cycle parking, plant at basement and roof levels, alterations to existing access on Charles II Street and associated works (RN:16/09591). The site has now been cleared and works have begun.

7. THE PROPOSAL

The purpose of the works is to provide a high quality office floorspace, with a continuous and more accessible floorplate throughout the site. The proposals would involve the following principal elements:

- Demolition of most of the existing ten storey 1980's extension at the rear of the site and erection of a larger extension with an additional storey (to the same height as the existing extension and plant room), plus the extension of the existing basement for office use.

- Internal alterations are proposed throughout the listed building including the reinstatement of a “grand stair” to link the lower ground and first floor levels, with the lift lobby moved to new extension; the demolition of all partitions to create entirely open plans at third and fourth floor levels; and demolition of the existing modern ceiling structure within the fourth floor mansard in order to expose the roof structure above.
- Roof terraces at ground, fourth, fifth and sixth floor levels to provide space for office occupiers.
- Installation of plant machinery at basement and lower ground floor levels (the below ground plant area is a double height space) and within wells at sixth-floor mezzanine level open to atmosphere at roof level. The existing UKPN substation at basement level will be retained.
- Installation of biodiverse roof and PV panels at roof level.
- The provision of waste and recycling facilities and 53 cycle parking spaces with associated facilities (showers and lockers) at lower-ground floor level.

	Existing GIA (sqm)	Proposed GIA (sqm)	Demolished GIA (sqm)	+/-
Office (B1)	5,718	6,313	2,500	+595
Total	5,718	6,313	2,500	+595

8. DETAILED CONSIDERATIONS

8.1 Land Use

The site is located within the Core Central Activities Zone and under the terms of policy S1 (Mixed Use in the Central Activities Zone) and S20 of the City Plan an increase in office floorspace is acceptable in principle.

Policy S1 states:

“For development within Core CAZ, the Named Streets, and Opportunity Area, which includes net additional B1 office floorspace:

- A) Where the net additional floorspace (of all uses) is;
 - i. less than 30% of the existing building floorspace, or
 - ii. less than 400sqm; (whichever is the greater),

or where the net additional B1 office floorspace is less than 30% of the existing building floorspace (of all uses), no residential floorspace will be required.

In this case the net additional floorspace (of all uses) is 595sqm, which is 10.4% of the total floorspace of the existing site, therefore the proposal does not trigger a requirement for residential floorspace.

8.2 Townscape and Design

The key legislative requirements in respect to the 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."*

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.

Internally, the historic part of the proposal site retains some excellent Adam interiors on the principal levels, albeit some areas are understood to be high quality replicas which remain of significant interest. The internal plan form has been successively altered throughout the building's history. The principal room volumes of Adam and subsequently Soane's plan form remain largely legible at ground and first floors. However, Adam's original 'Great Stair' and secondary staircase have been replaced by a lift motor room and a pair of small modern staircases which have significantly disrupted the original layout in the central circulation space. The lower ground floor and upper levels retain little historic or architectural significance. The significance of this building is therefore largely derived from its association with Adam and Soane, the surviving and high quality replica areas of fabric and plan form particularly on the principal levels and the external appearance of the historic part of the site.

Demolition and replacement of rear extension

The ten storey 1980s extension at the rear of the site relates poorly to the earlier townhouse building both internally and externally.

Internally, differential levels facilitate poor access arrangements and the poorly sited core currently splits the historic and modern parts of the site resulting in inefficient, piecemeal wayfinding and a convoluted plan form with several staircases. The 1980s element also has low ceiling heights and relates awkwardly to the proportions and layout of the historic part of the building.

Externally, the 1980s extension has poor aesthetic quality and is mundane in its appearance, with an unsightly, utilitarian louvred plant enclosure at high level which is prominent in views from the square and provides an unattractive backdrop to the grade II* listed buildings fronting on to the square. The composition of the extension has a horizontal emphasis with squat fenestration proportions in contrast to the characteristic vertical composition of the historic building. It is notably taller and bulkier than the historic part of the site with a high level overhang to the north increasing its prominence from street level. The block is therefore not considered to be of significant design merit nor is it considered to contribute positively to the significance of this grade II* listed building or the character and appearance of the conservation area. The principle of its demolition and replacement is not considered harmful and represents an opportunity to enhance its contribution to the significance of designated heritage assets, subject to the quality of the proposed replacement.

The applicant has demonstrated that neither the existing nor proposed extensions breach the development plane of the strategic view from Primrose Hill to the Palace of Westminster, within which part of the site is located. Whilst the proposed replacement extension is to incorporate one additional storey, it does not exceed the overall height of the existing extension and plant room and the only projections above roof level are proposed PV panels which incorporate a 10 degree pitch. The applicant has demonstrated that these PV panels will not be visible when viewed from the square. All plant is to be accommodated internally within the double height designated plant space spanning the basement and lower ground floors and wells located at sixth-floor mezzanine level.

Whilst not exceeding the overall height of the existing 1980s structure, the proposed extension involves an enlargement in high level massing in order to accommodate the additional storey. Given the unsightly high level treatment of the existing extension and plant enclosure, which detracts from the appearance of the roofscape, the slightly enlarged replacement extension will serve to rationalise the appearance of the backdrop to the pair of grade II* listed townhouses significantly. The existing structure already dominates the scale of the existing townhouse and the minor increase in high level massing in order to achieve the rationalisation proposed is considered acceptable, particularly given the significant set back from the square. The new extension is also to extend further towards the square at fifth floor level, with a minor projection westwards in place of existing external plant. Verified views submitted in support of the application demonstrate that this small increase in footprint will have very limited visibility from street level and, when viewed against the backdrop of the taller massing behind, this projection will not result in any meaningful increase in high level bulk.

The footprint of the replacement extension is enlarged to the east to infill an existing gap between the proposal site and 30 Charles II Street (part of Norfolk House redevelopment) which is not considered to be of any townscape merit. This enlarged

footprint to the east will not be visible from any public vantage points and is considered uncontentious in design and listed building terms. The extension will also encroach further towards grade II* listed London House at lower ground floor level to the rear. However, information provided by the applicant demonstrates that the lower ground floor rooms affected within London House are modern kitchens of limited significance. The external outlook from these rooms is not considered to make an important contribution to their special interest. The partial infill of this gap between the existing extension and London House is therefore not considered harmful to the neighbouring building's significance or setting. The replacement extension will also encroach slightly further towards London House at the uppermost level where the additional storey proposed will be flush to the storeys below, unlike the existing plant enclosure which is set back from the north and west. This is also not considered harmful to the setting of London House given the improved appearance and rationalisation of the roofscape as described above.

To the north elevation, the existing high level overhang is not replicated in the proposed replacement extension, which is set slightly further back when compared to the existing arrangement. This is considered a design improvement that will improve the relationship between the historic and contemporary parts of the site when viewed from street level. The new extension incorporates a curved corner at high level to provide a softer transition between the historic and contemporary facades. The removal of the existing high level railings which contribute to the unsightly visual clutter is supported. Whilst this elevation incorporates two double height dormers, which result in an uncharacteristic extent of glazing, verified views confirm that only the uppermost section of these dormers is to be visible in public views. In summary, when viewed from the junction of Charles II Street and St James's Square, the proposed replacement structure represents a notable decrease in high level massing and a more rationalised form which will relate more successfully to the appearance of the historic building below.

In terms of its detailed design, the replacement extension is to be clad in a glazed terracotta tile with a changing colour gradient within the courtyard. The detailing of the facing treatment includes small vertical ridges which will provide texture, visual interest and articulation to the new facades. Samples of the proposed tile will be secured via condition. Rounded dormers are proposed to the east and north frontages of the new extension and a green roof is proposed at main roof level. The three high level arched dormers facing towards the square are designed to relate to the tripartite composition of the foreground building at 32 St James's Square. Likewise, the double height arched dormer to the north elevation have been designed to relate to the positioning of the arched window reveals at first floor level. The full height glazing within the courtyard elevation will not be visible from any public vantage points (only the dormer termination to the uppermost storey will be visible from street level) and is considered appropriate for the contemporary style of the proposed extension.

Overall, the rationalisation of the form and the removal of the unsightly high level plant enclosure are significant design benefits, as well as the use of high quality materials which will add visual interest. The contemporary extension will enhance the appearance of the roofscape when viewed from the square and the proposed massing is considered no more harmful than the existing, particularly when viewed in context of the nearby development currently under construction at Norfolk House. The proposed extension will not therefore harm the significance of the listed building nor the character and appearance of the conservation area.

External terraces

Permission is sought to create terraces at ground, fourth, fifth and sixth floor levels. The fourth and sixth floor terraces are located at the rear of the site in a highly enclosed position within the new extension facing 32 Charles II St and are considered uncontentious in design terms given their very limited visibility. Likewise, the ground floor terrace on the flat roof of the enlarged lower ground floor footprint is not considered harmful to the character and appearance of the conservation area given its very discreet location. The fifth floor terrace fronts on to the square and is sunken below the ridge of the historic part of the site, which is to remain unaltered. Given that this terrace is set well back from the front and below the roof form of the mansard, visibility of associated visual clutter and activity is likely to be very limited from street level. However, strong concerns have been raised regarding the visual impact of using the roof of the fifth floor extension as a terrace. Verified views submitted in support of the application have confirmed that a terrace in this location would be highly visible from the square given its highly exposed and elevated position. Given that it would be viewed immediately behind the historic part of the building, the level of activity associated with terrace use and associated visual clutter would detract from the appearance of the listed building and would fail to preserve or enhance the character and appearance of the conservation area. The applicant has therefore agreed to a condition preventing this area of roof to be used as a terrace and the drawings and Operational Management Plan for External Spaces have been updated to reflect this.

Internal works

Internally, various alterations are proposed although these are largely within areas of secondary significance, namely the lower ground and upper levels. The principal ground and first floor rooms are retained largely unaltered, but a key proposal involves the reinstatement of a 'grand stair' to link the lower ground and first floor levels, with the lift lobby moved to the new extension. The demolition of the existing inappropriate modern staircases between these levels is welcomed and the principle of reinstating a grand stair from ground floor level upwards, in a similar position to the original, is considered a heritage benefit, particularly given the archival evidence which shows an original Adam grand staircase. The proposed layout is elliptical, which does not emulate the original staircase form. Following extensive discussions with the applicant, it is considered reasonable that the original form cannot be reinstated as an exact replica due to the presence of existing later openings which would be partially blocked by the reinstatement of the original staircase layout. The applicant has also demonstrated that greater interference would be required to existing original loadbearing walls in order to support the new staircase. It has also been demonstrated that Adam used the elliptical layout in other buildings. The principle of a new staircase in the layout proposed is therefore considered acceptable in principle, subject to the imposition of a condition to secure further details of the staircase and surrounding lobby.

Strong concerns were raised by officers regarding lowering the new grand staircase down to the lower ground floor level. It is evident from archival drawings that a secondary staircase originally existed to provide access to the lower ground floor, which is characteristic of a domestic townhouse of this age. The lower ground floor is entirely modern in character and whilst still cellular in its layout, comprises almost entirely of modern fixtures and fittings with suspended ceilings and modern floor finishes. The

proposed scheme seeks to enhance the appearance of this lower ground floor level, which is to be used as office space, and in view of this seeks to bring the 'grand stair' down to the lower ground floor. The principle of extending a grand stair down to the lower ground floor is historically inaccurate. However, the historic domestic character of the lower ground floor has already been heavily compromised, and the original staircase layout has also been lost. Following negotiations with the applicant, the design of the staircase has been amended to ensure that, when standing in the ground floor stairwell, the visual emphasis is upwards rather than downwards. The upwards flight from ground floor level will be constructed using stone treads whilst the downwards flight will be timber, with subtle variations in detailing to help reinforce a differential sense of hierarchy between the levels. On balance, given the benefits of reinstating a grand stair from ground floor upwards, the design measures which have been undertaken to maintain this visual emphasis and the limited interest of the lower ground floor level, the proposed staircase is considered acceptable in listed building terms and will not cause harm to its overall significance.

Consent is also sought to increase the lintel height of one door opening within the ground floor stair lobby, which separates this space from the corridor formed in the 1980s works. The door opening forms part of the original rear wall but is plain in its appearance. The proposed works will not affect any decorative detailing of interest and a minor increase in height is not considered harmful to the proportions or character of this space which has already been much altered.

Other key works proposed internally include the demolition of all partitions to create entirely open plans at third and fourth floor levels. As set out above, these storeys are later additions to the building and do not form part of the Adam or Soane phases. It also appears that the third and fourth floors and the roof were all rebuilt behind retained facades as part of the 1980s works, evidenced by archival drawings. Cellular layouts, such as those that currently exist, are typical of the upper levels of townhouses of this age. However, in this instance, these later storeys are entirely modern in character and fabric and the plan form at these levels is not considered to make an important contribution to the significance of the listed building. There is little to differentiate between the historic and 1980s parts of the building at these levels and a line of columns is shown retained to demarcate the historic rear building line. In this particular instance therefore, the proposal to create open plans to the third and fourth floor levels is not considered harmful to the significance of the building and the proposed layout is recommended for approval. Likewise, the proposed demolition of modern partitions at lower ground floor is considered uncontentious.

Consent is also sought to demolish the existing modern ceiling structure within the fourth floor mansard in order to expose the roof structure above. This aspect of the proposals is not historically accurate and will increase the floor to ceiling heights significantly which is not characteristic of the uppermost storey of a townhouse of this type. The proposed works will also expose a roof structure which was not intended to be seen. However, as set out above, the mansard was rebuilt during the 20th century and is of entirely modern construction with a steel roof structure. It retains no features of historic or architectural interest nor is it historic in character. The exposure of the underside of the roof structure would help delineate between the historic and modern building lines and aid legibility of the original position of the rear wall. In this particular instance therefore, whilst the proposal is not characteristic of a building of this age and type, given the significant level

of intervention which has been undertaken and the very limited contribution made to the significance of the building, the exposure of the steel roof structure is not considered to cause an unacceptable degree of harm and approval is recommended.

Details of proposed internal servicing arrangements have been provided in the supporting documents. However, these are not shown in detail on the proposed plans. The imposition of a condition to secure further information on proposed internal servicing routes, and associated interventions into existing fabric, is therefore recommended.

Elsewhere, minor repair works to the historic street facing facades include cleaning of brickwork and stonework which is considered acceptable subject to the imposition of conditions. The proposed drawings also show the replacement of existing stone paving with decking within the front lightwells, which is not considered an historically appropriate material for the lightwell of a townhouse of this age. The applicant has therefore agreed to an amending condition requiring this proposal to be omitted from the drawings.

In summary, the proposed works will not cause harm to the special interest of the listed building nor the setting of nearby listed buildings. They will also serve to preserve (or enhance) the character and appearance of this part of the conservation area. As such, the proposal is considered acceptable, mindful of policies DES 1, DES 5, DES 9 and DES 10 of the Unitary Development Plan, and therefore, a recommendation to grant conditional permission and listed building consent would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.3 Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties. The nearest residential use is at 32 St James's Square located at second, third and fourth floor level. The planning history for this property indicates that the residential use is ancillary to the main office use of the property. Despite this, the impact on the residential occupiers of this property is a material consideration. The owner of 32 St James's Square has raised concerns about the amenity impact to the residential use within their property.

Sunlight and Daylight

A daylight and sunlight report has been submitted with the application to assess the impact on the residential use within 32 St James's Square.

Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication "Site layout planning for daylight and sunlight" (second edition 2011). The applicant has undertaken a daylight and sunlight assessment in accordance with the BRE guidelines.

With regard to daylight, Vertical Sky Component (VSC) is the most commonly used method for calculating daylight levels and is a measure of the amount of sky visible from the centre point of a window on its outside face. This method does not need to rely on internal calculations, which means it is not necessary to gain access to all the affected

properties. If the VSC achieves 27% or more, then the BRE guide advises that the windows have the potential to provide good levels of daylight. If however, the light received by an affected window, with the new development in place, is both less than 27% and would be less than 0.8 (i.e. a loss of 20%) then the reduction in light to that room will be noticeable. Where rooms are served by more than one window of the same size, any loss of light to these individual windows can be considered as an average.

The No-Sky Line (NSL) method has also been used, which measure the daylight distribution within a room, calculating the area of working plane inside the room that has a view of the sky. The BRE advises that a room may be adversely affected if the area of the room beyond the NSL is less than 80% of its former value.

In terms of sunlight, the BRE guidelines state that if any window received more than 25% of the Annual probable Sunlight Hours (APSH) including at least 5% during the winter months (21 September to 21 March) then the room should receive enough sunlight. The BRE guide suggests that any reduction in sunlight beyond this level should be kept to a minimum. If the proposed sunlight is below 25% (and 5% in winter) and the loss is greater than 20% of the original sunlight hours either over the whole year or just in the winter months and has a reduction in sunlight received over the whole year greater than 4% of APSH, then the occupants of the existing building will notice the loss of sunlight. Windows are tested if they face 90 degrees of due south.

In terms of daylight, 11 of the 12 windows assessed would comply with BRE guidelines for VSC. One window, serving a second floor kitchen, would experience a loss in VSC slightly over 20% (22.34%). However, given that the window already experiences a low level of VSC (5.73% falling to 4.45%) and the room is served by another window that would comply with the guidelines, it is considered that the loss is unlikely to be noticeable. All three rooms assessed will comply with the BRE guidelines for daylight distribution (NSL).

In terms of sunlight, 7 of the 8 relevant windows will fully comply with BRE guidelines for APSH. One window serving a living/kitchen/dining room located at fourth floor level would fall below the recommended BRE guidelines for total sunlight. This window would experience a 33.33% loss in APSH, however as the existing sunlight levels are low (3% falling to 2%) the percentage loss appears disproportionately high, plus the room is served by seven other windows that all comply with BRE guidelines for APSH. Accordingly, it is considered that the loss is unlikely to be noticeable.

Overall the scheme demonstrates good levels of compliance with BRE guidelines in terms of daylight and sunlight and given that the guidelines are to be interpreted flexibly in appropriate circumstances, the proposals are considered acceptable in daylight and sunlight terms.

Sense of Enclosure

An increase in sense of enclosure occurs where development would have an adverse overbearing effect that would result in an unduly oppressive living environment.

The objector states that the extension at lower ground floor level in the rear lightwell would have an oppressive and overbearing impact on the lower ground floor level

windows at 32 St James's Square. These windows serve an office kitchen and hallway.

To overcome these concerns, the applicant has amended the proposals so that part of the lower ground floor extension is set back further from the hallway window (from 0.7m to 1.1m). Whilst the proposed lower ground floor extension enclosure will be more visible and closer to the lower ground floor windows at no.32 than existing, it would not be sustainable to refuse the proposals for this reason given that the windows are in commercial use.

The objector also raises a concern that the proposed roof terraces will lead to sense of enclosure to the occupiers of No. 32. In order to overcome privacy concerns, the boundary of the terrace at ground floor level within the lightwell has been set back from the rear wall of No. 32 (see below). It is not considered that either this terrace or the other higher level terraces proposed would result in an unacceptable sense of enclosure to the occupants of No. 32.

Privacy

Terraces are proposed at ground floor level in the lightwell; fifth floor level to the west of the site; and fourth and sixth floor level to the east of the site.

The objector has raised concern that the proposed terrace at ground floor level would be very close to the office windows to the rear of no. 32 and could cause disruption; and that people using the fifth floor terrace would be able to overlook the ancillary residential terrace on the front of the building, if stood on the adjacent fire escape stair.

In response the applicant has set the ground floor terrace back by approx. 2 meters, so that it is now approx. 3.4m from the rear elevation of no.32 (west elevation of courtyard) and reduced its size from approx. 38sqm to 32 sqm (the existing terrace in this location is approx. 25 sqm and set back by approx. 4.7m). The applicant has also submitted an Operational Management Plan for External Spaces and clearly identified the terrace areas on the drawings in pale blue. The management plan, sets out the following measures to ensure the effective management of the external spaces/ terraces:

- The spaces would be carefully managed to ensure the quiet enjoyment of the office and to preserve amenity;
- No live or amplified music would be played in the external spaces;
- Smoking and vaping will not be permitted in the external spaces and non-smoking signs will be placed accordingly;
- In order to prevent occupiers of No. 33 using or obstructing the escape stair, and as shown on the plans, a gate and sign will be added at the bottom of the fire escape stairs at fifth floor level;
- The management agreement would not permit any use of the sixth-floor flat roof (over the fifth-floor extension) beyond repair and maintenance and this external space would not be demised to any tenant.

The applicant is seeking operational hours of the terrace from 8am to 10pm Monday to Saturday and 9am to 8pm on a Sunday. Given that there is a residential use within no. 32 officers consider that the terrace hours should be limited to 8am to 8pm Monday to Friday and 9am to 6pm on a Saturday and not at all on Sundays, public holidays and

bank holidays. It is recommended that these hours of use are secured by condition.

A condition is recommended to ensure that the measures included in the Operational Management Plan for External Spaces are carried out at all times the building is in use. Subject to this condition, it is unlikely that the proposed terraces would cause an unacceptable amount of noise disturbance or loss of privacy to the occupiers of the surrounding buildings.

The objector has also raised concern that there is potential for significant light pollution/light spill from the proposed new office windows, given there will be an increase in fenestration and their proximity to the ancillary residential accommodation at 32 St James's Square. Whilst the proposed extension would involve more glazing, it is considered that the proposals are unlikely to have a detrimental impact in terms of light pollution/spill and overlooking to neighbouring properties, compared to the existing situation.

8.4 Transportation/Parking

The lower ground floor of the building will no longer offer car parking. The existing single vehicle-width (2m kerb to kerb) and height-constrained entrance at the northern frontage on Charles II Street, will be retained to provide access to new cycle parking facilities and a step-free access route to street level for bin transfer. There is no objection to the loss of the four existing commercial car parking spaces.

There is no formal cycle parking provision within the building at present. Cycle parking for circa 53 bikes, including 3 spaces provided by Sheffield Stands for larger and adapted cycles will be provided. Separate male and female changing and showering facilities will also be provided. The London Plan standard for cycle parking for office floorspace (Class B1) is 1 space per 75 sqm. Based on the floorspace for the entire site (6,313sqm), a minimum of 84 cycle spaces would be required and the Highways Planning Manager has suggested a condition to secure the full amount. However, as the area of new-build floorspace is only 3,095sqm (requiring 41 spaces), it would not be considered reasonable to require the applicant to provide cycle parking based on the size of the entire site. A condition is recommended to secure the 53 spaces proposed.

The applicant has provided a Servicing Management Plan, which states that servicing will continue to occur on-street in line with the existing arrangement and that the nearest loading opportunities are provided opposite the site entrance on St James's Square. A condition is recommended to ensure that servicing is carried out in accordance with submitted Servicing Management Plan. The Highways Planning Manager has raised no objection to the proposed servicing arrangements.

The works include the removal of a crossover on Charles II Street and reinstatement of the footway, while keeping a dropped kerb for bin and bike access. A pre-commencement condition is recommended to secure these works, details of when the work be undertaken and how its timing will be guaranteed.

8.5 Access

The main entrance to the site is from St. James's Square where two entrance steps lead up to the front door. Level access cannot be provided at this entrance due to the visual impact on the character and appearance of the Grade II* listed building. A call point is proposed where mobility impaired visitors will be able to speak to reception and gain assistance. A second entrance located on Charles II Street will provide level access.

The internal lift lobby will be moved to the new extension and the proposals will provide a continuous and more accessible floorplate throughout the site.

8.6 Other UDP/Westminster Policy Considerations

Energy Strategy

Policy 5.2 of the London Plan refers to minimising carbon dioxide emissions and states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be Lean – Use less energy
2. Be Clean – Supply energy efficiently
3. Be Green – Use renewable energy

Policy S28 of the City Plan requires developments to incorporate exemplary standards of sustainable and inclusive urban design and architecture.

Policies 5.7 of the London Plan and S40 of the City Plan require all major development to maximise on-site renewable energy generation and reduce carbon dioxide emissions, where feasible.

The applicant has submitted the required Energy Strategy to support the application and proposes a number of measures to reduce energy use through on-site renewable energy technologies including Air Source Heat Pumps (ASHP) and solar photo voltaic (PV) panels. The PV panels have been incorporated into the proposals during the course of the application, following officer advice, and will be located at main roof level.

The measures the applicant proposes would meet the requirement for an on-site reduction of at least 35% baseline of part L of the current Building regulations and so is acceptable in this respect. The proposed measures are welcomed and will be secured by condition.

The Energy Strategy confirms that the development is targeting a BREEAM “Very Good” rating. A condition is recommended to ensure that an independent review of the energy efficiency measures is provided prior to the commencement of works.

Policies 5.6 of the London Plan and S39 of the City Plan require major development to be designed to link to and extend existing heat and energy networks in the vicinity, except where it is not practical or viable to do so. The Energy Strategy demonstrates that there are no existing heat and energy networks in the vicinity that it would be practical to connect to at present.

Air Quality

City Plan Policy S31 (Air Quality) states that the council will require a reduction of air pollution, with the aim of meeting the objectives for pollutants set out in the national strategy and that developments will minimise emissions of air pollution from both static and traffic-generated sources.

The applicant has provided an Air Quality Assessment, which demonstrates that during the operational phase of the development the overall effect on air quality will be not significant.

The assessment of the impacts of the construction phase concludes that the dust impacts will not be significant subject to mitigation. As a major development, the site will have to comply with the Council's Code of Construction Practice and a site-specific Site Environmental Management Plan will be required and agreed with the council prior to starting works.

The assessment states that combustion plant is proposed as the energy provision will be sourced from Air Source Heat Pumps and that the total transport emissions will be below the required benchmark and the development will be air quality neutral.

Biodiversity

City Plan Policy S38 (Biodiversity and Green Infrastructure) states that biodiversity and green infrastructure will be protected and enhanced throughout Westminster and opportunities to extend and create new wildlife habitat as part of development will be maximised.

A biodiverse roof is proposed on top of the extension which is welcomed. A condition is recommended to ensure that it is provided, maintained and retained.

Plant

Plant machinery is proposed at basement and lower ground floor levels (the below ground plant area is a double height space) and within wells at sixth-floor mezzanine level open to atmosphere at roof level. The applicants noise assessment report notes that the plant design and layout will be subject to change as the design progresses. Accordingly, further information is required to demonstrate that the proposals can meet the City Council's policies for noise. To address this, a condition is recommended requiring a supplementary acoustic report to be approved before work starts on this part of the development. Environmental Health officers are satisfied with this approach.

Refuse /Recycling

There will be provision for the storage of waste and recyclable materials at lower-ground floor level. The storage provision is considered to be in line with the requirements of the City Council and a condition is recommended to ensure that it is made permanently available and used for no other purpose.

8.7 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.

8.8 Neighbourhood Plans

Not applicable to this application.

8.9 London Plan

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

8.10 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 City Council's Code of Construction Practice; a construction contract with a builder to complete the redevelopment work or an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building; and approval of an independent review of the environmental sustainability features of the development. The applicant has agreed to the imposition of the conditions.

8.11 Planning Obligations

In relation to Community Infrastructure Levy payments, the development is estimated to be liable for:

- Mayoral CIL: £110,185.00 (index linked)
- Westminster CIL: £147,560.00 (index linked)
- Total CIL: £257,745.00 (index linked)

8.12 Environmental Impact Assessment

The application is not of a sufficient scale to require its own environmental impact assessment.

8.13 Other Issues

Basement

The proposals involve the extension of the existing basement level by 12 sqm and the deepening of part of the basement by 30cm. The proposals are considered to be in accordance with the Council's basement policy, CM28.1 of the City Plan, as set out below.

Part A. 1-4

These parts of the policy relate to ground conditions, structural methodology, the Code of Construction Practice, structural stability and flood risk. The applicant has provided an assessment of ground conditions for this site and this has informed the structural methodology statement prepared by an appropriately qualified structural engineer. These documents have been reviewed by Building Control who advise that the structural methodology proposed is appropriate for the ground conditions that are likely to be on this site and the likelihood of local flooding or adverse effects on the water table has been found negligible. Accordingly, it is considered that as far as is reasonable and practicable at this stage, the applicant has satisfactorily investigated the site and surmised the likely existing ground conditions and provided a suitable structural methodology report in light of it.

The purpose of the structural methodology report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act. Therefore, we are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. 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 draft decision letter.

Part A.5

The City Council adopted its Code of Construction Practice (CoCP) at the end of July 2016 and if permission is granted the applicants will be required to comply with the CoCP. This is a fundamental shift in the way the construction impacts of developments are dealt with relative to the position prior to July 2016. Previously conditions were attached to planning permissions requiring Construction Management Plans to help protect the amenity of neighbours during construction. The CoCP expressly seeks to move away from enforcement via the planning system. It recognises that there is a range of regulatory measures available to deal with construction impacts, and that planning is the least

effective and most cumbersome of these. The Environmental Inspectorate has been resourced in both numbers and expertise to take complete control over the monitoring of construction impacts.

A condition is recommended requiring evidence to be submitted of compliance with the CoCP. This must be submitted before work starts on site, subject to which the proposals are considered acceptable. This condition is consistent with environmental protection legislation and will help to alleviate disturbance to neighbours.

Part A. 6

The application site is located within the Tier 2 “Great Estates” Archaeological Priority Area and, based on the applicant’s Archaeological desk based assessment, Historic England (Archaeology), have advised that no further assessment or conditions are required.

The basement development would not adjoin residential properties where there is potential for an impact on those adjoining properties or be under the adjacent highway, so sections B,C and D of the policy are not relevant.

Overall, the proposed basement is considered to comply with City Plan Policy CM28.1.

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

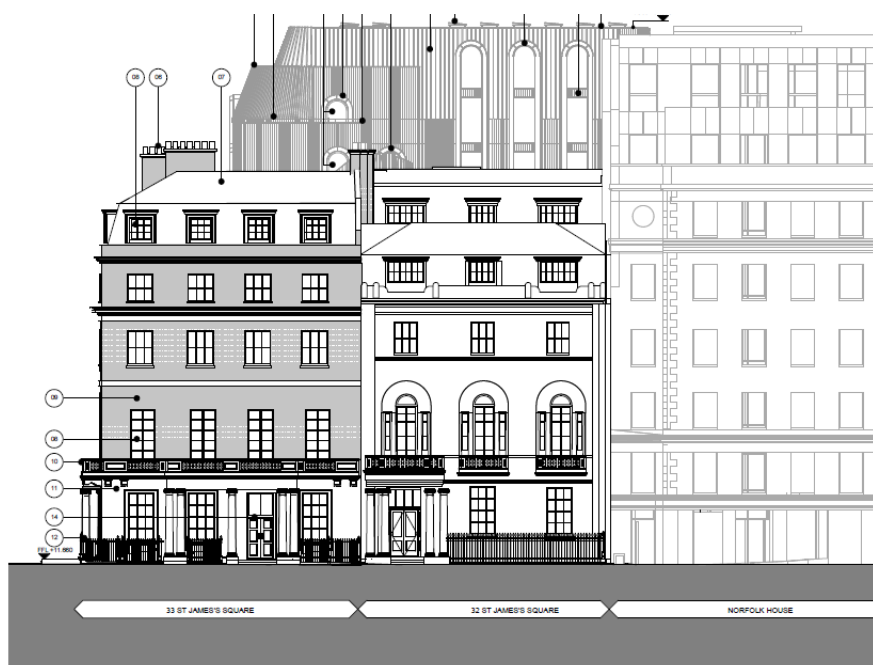
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MATTHEW MASON BY EMAIL AT mmason@westminster.gov.uk

9. KEY DRAWINGS

Existing West Street Elevation



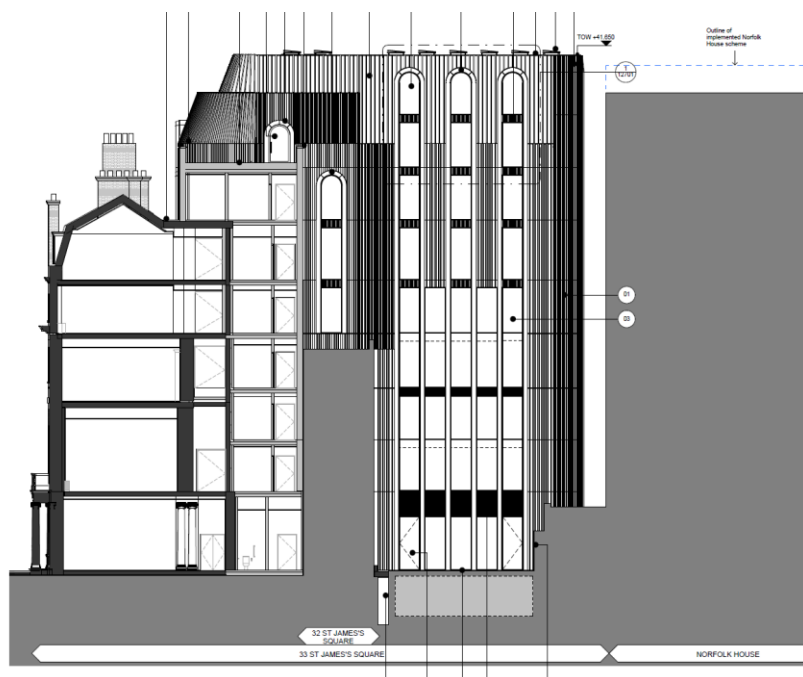
Proposed West Street Elevation



Existing West Elevation



Proposed West Elevation



Existing North Elevation



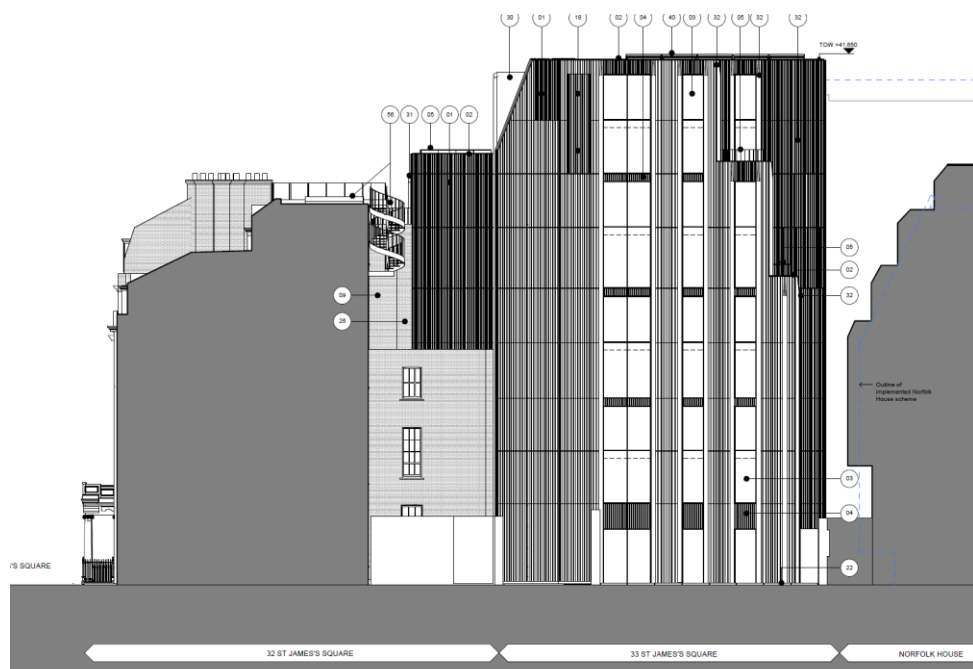
Proposed North Elevation



Existing South Elevation



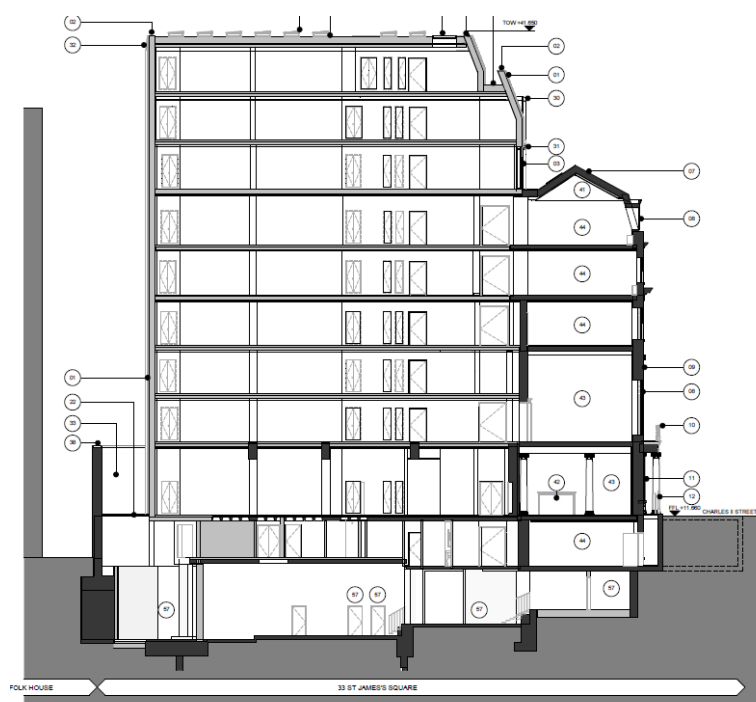
Proposed South Elevation



Existing Section AA



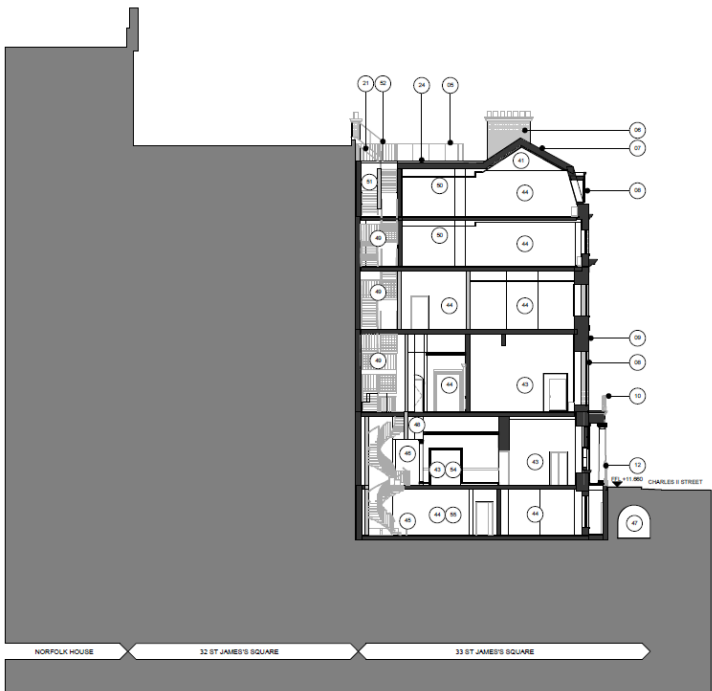
Proposed Section AA



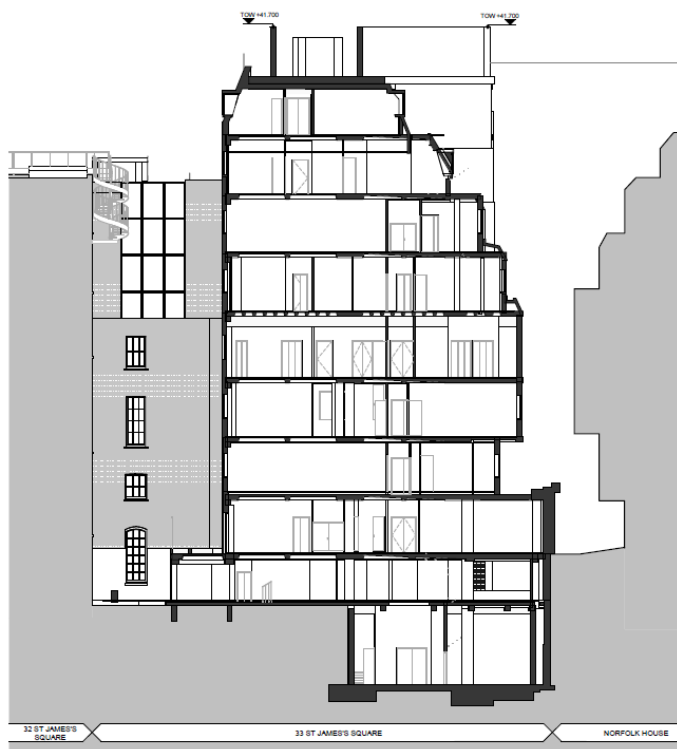
Existing Section BB



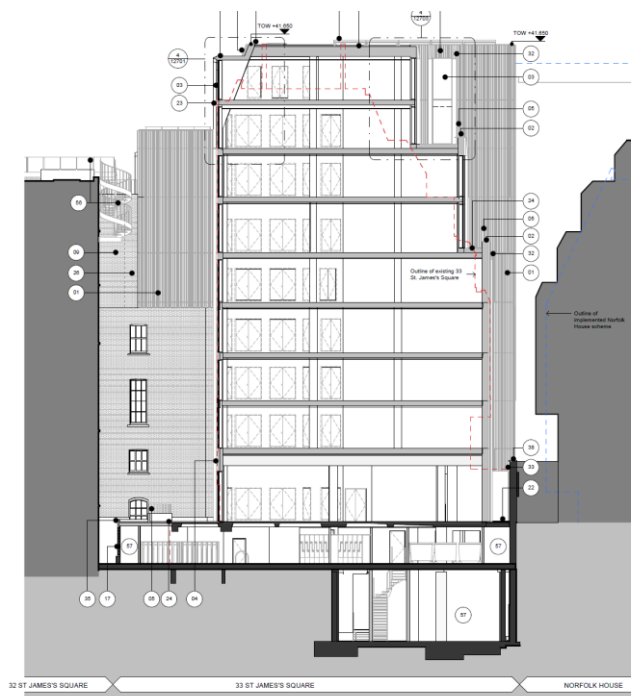
Proposed Section BB



Existing Section CC



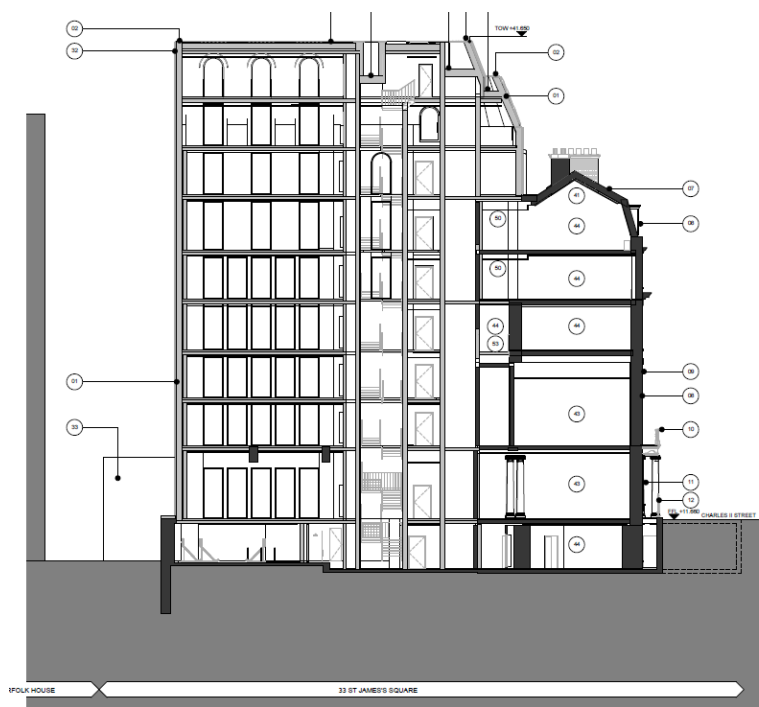
Proposed Section CC



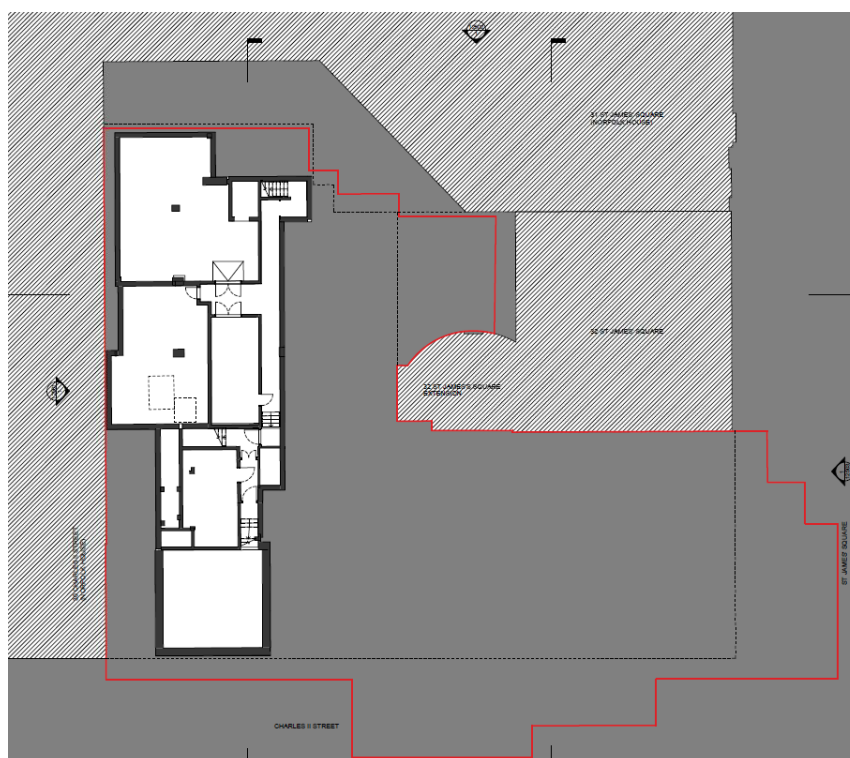
Existing Section DD



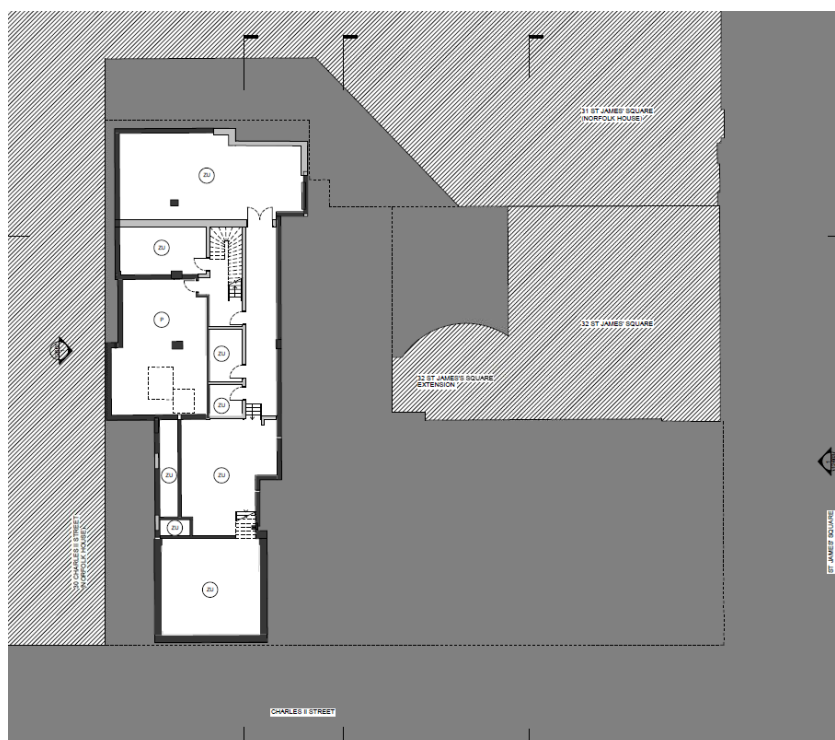
Proposed Section DD



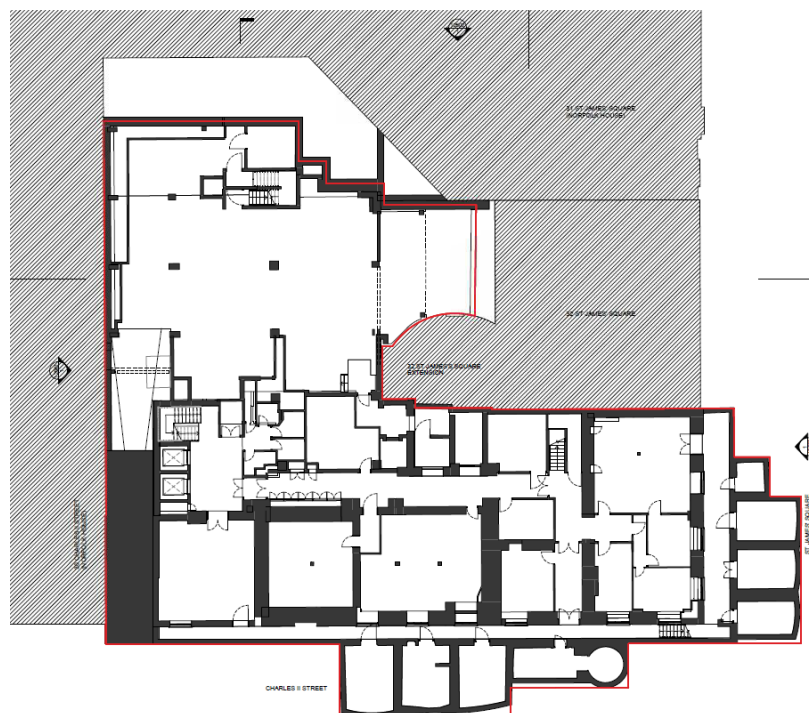
Existing Basement Plan



Proposed Basement Plan



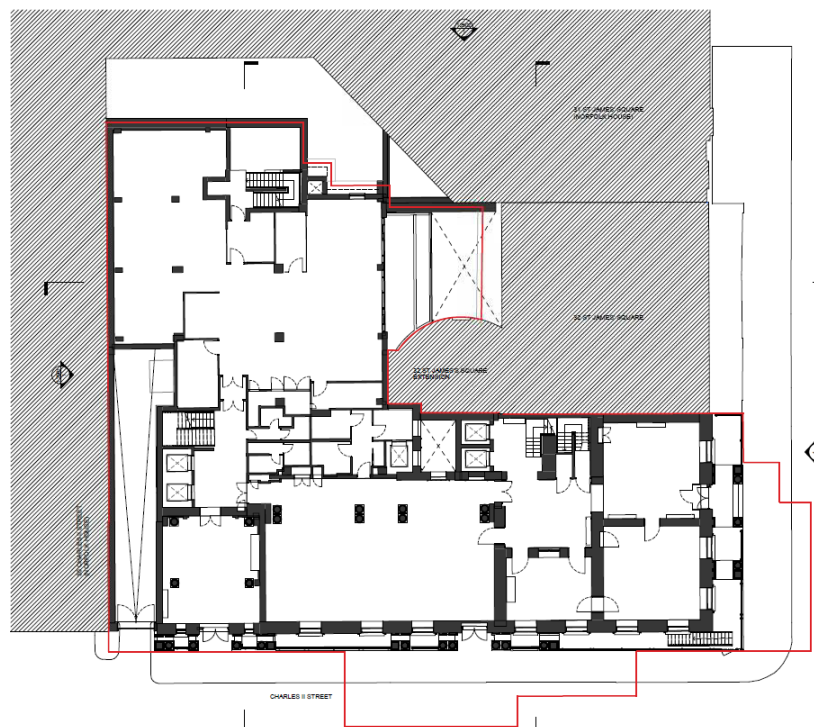
Existing Lower Ground Floor Plan



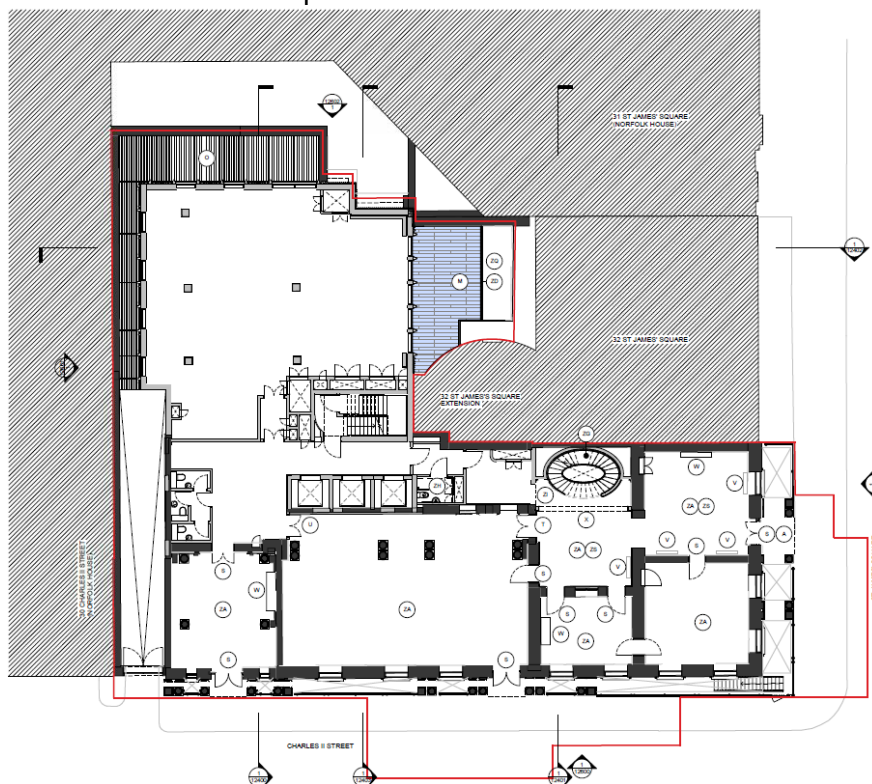
Proposed Lower Ground Floor Plan



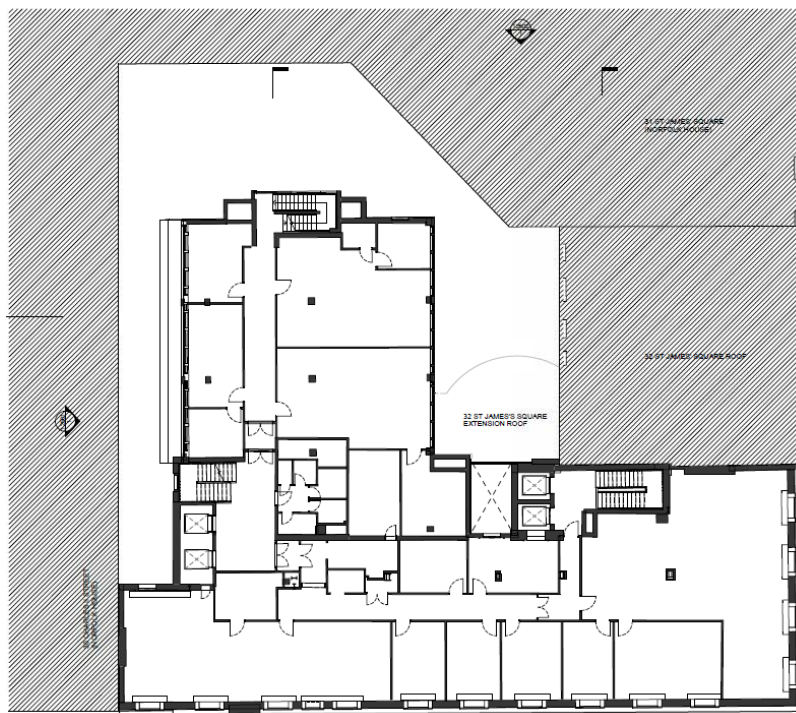
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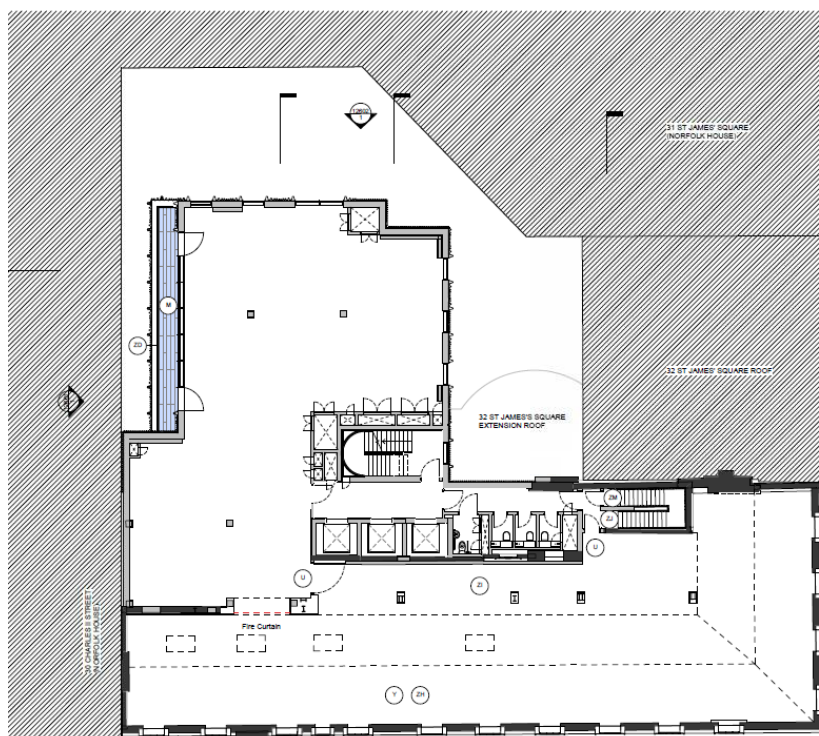
Proposed Ground Floor Plan



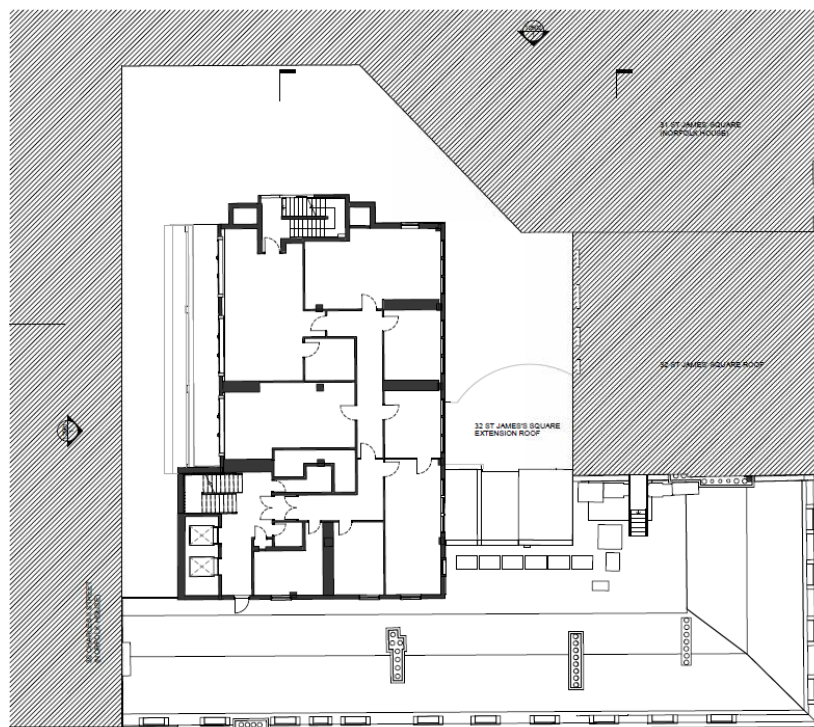
Existing Fourth Floor Plan



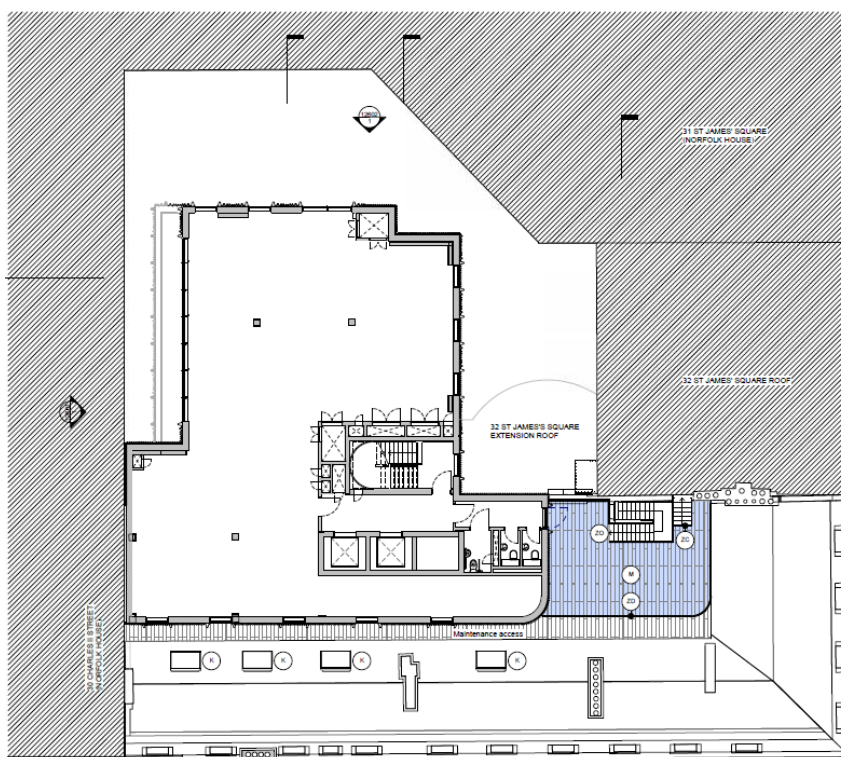
Proposed Fourth Floor Plan



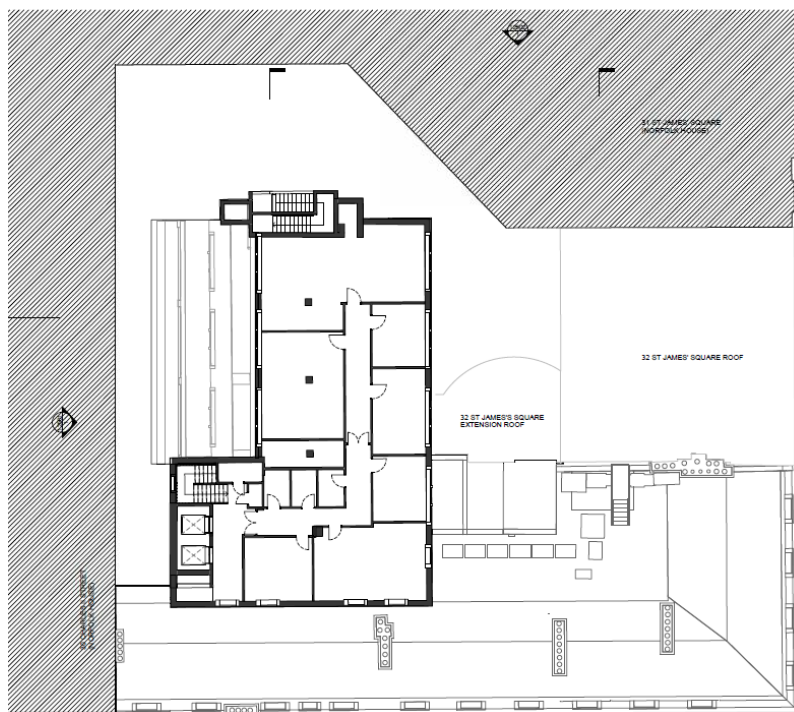
Existing Fifth Floor Plan



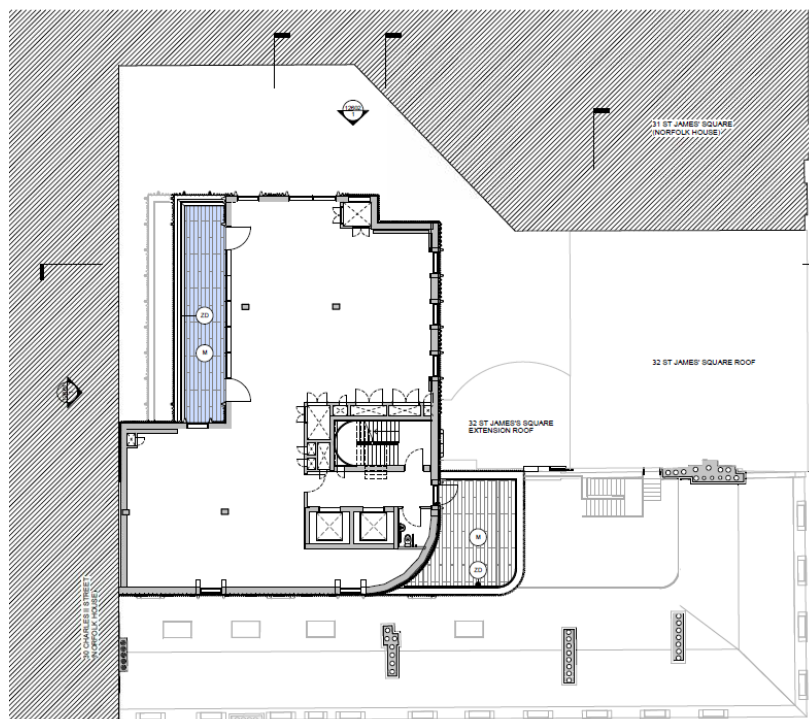
Proposed Fifth Floor Plan



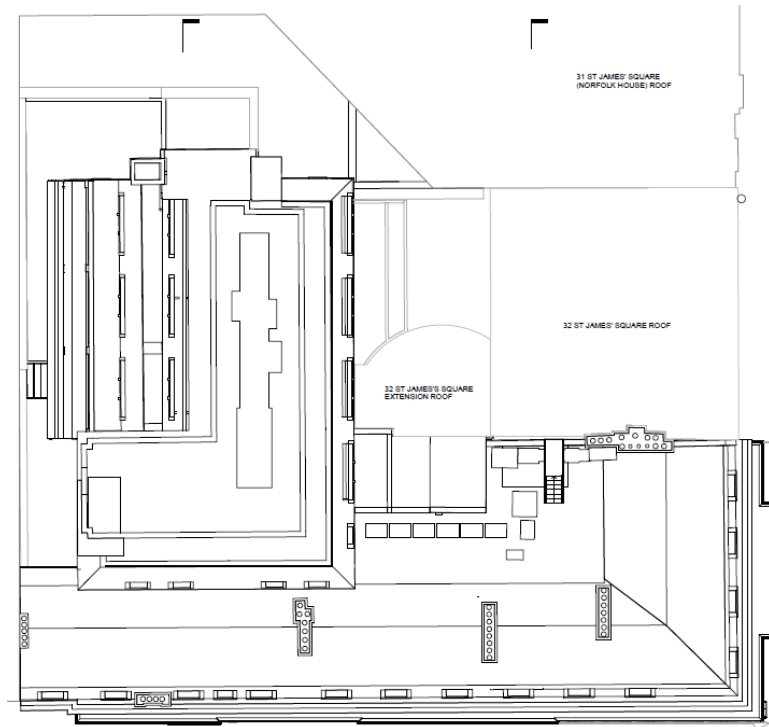
Proposed Sixth Floor Plan



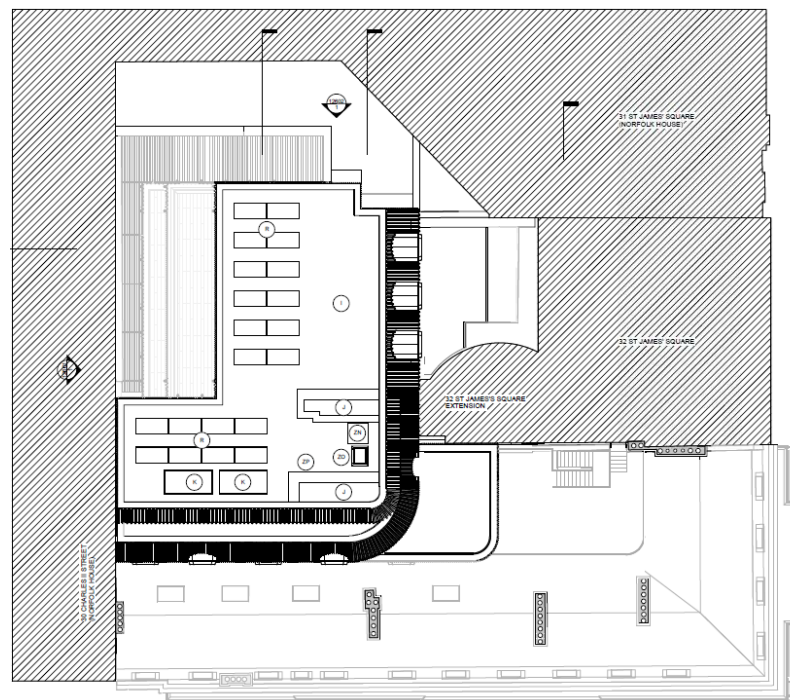
Proposed Sixth Floor Plan



Existing Roof Plan



Proposed Roof Plan



DRAFT DECISION LETTER

Address: 33 St James's Square, London, SW1Y 4LB,

Proposal: Partial demolition and reconstruction of enlarged rear extension with additional storey; formation of terraces at ground, fourth, fifth and sixth floor levels; excavation to extend existing basement level; installation of plant machinery; internal alterations including installation of new grand stair; and associated external alterations in connection with increase in office floorspace (Class B1).

Reference: 20/03222/FULL

Plan Nos: 12001 Rev. PL1; 12002 Rev. PL1; 12150 Rev. PL02; 12151 Rev. PL1; 12181 Rev. PL1; 12152 Rev. PL1; 12153 Rev. PL1; 12154 Rev. PL1; 12155 Rev. PL1; 12156 Rev. PL1; 12157 Rev. PL1; 12198 Rev. PL1; 12199 Rev. PL1; 12350 Rev. PL1; 12351 Rev. PL1; 12352 Rev. PL02; 12550 Rev. PL1; 12551 Rev. PL1; 12552 Rev. PL1; 12553 Rev. PL1; 12554 Rev. PL1; 12200 Rev. PL02; 12201 Rev. PL02; 12281 Rev. PL02; 12202 Rev. PL02; 12203 Rev. PL02; 12204 Rev. PL02; 12205 Rev. PL02; 12206 Rev. PL02; 12286 Rev. PL03; 12207 Rev. PL02; 12298 Rev. PL03; 12299 Rev. PL04; 12400 Rev. PL04; 12401 Rev. PL03; 12402 Rev. PL05; 12403 Rev. PL02; 12600 Rev. PL03; 12601 Rev. PL03; 12602 Rev. PL04; 12603 Rev. PL04; 12604 Rev. PL02; 12701 Rev. PL02; 12702 Rev. PL02; 12703 Rev. PL02; 12704 Rev. PL02; Operational Management Plan for External Spaces dated 29 September 2020; Energy Strategy Rev. 02 dated 3 September 2020; Air Quality Assessment Rev. 04 dated 28 August 2020; Servicing Management Plan dated April 2020.

For information:
 Response Statement 03 - Roof PV Feasibility dated 2 September 2020; Cover Letter dated 19 May 2020; Design and Access Statement dated May 2020; Archaeological Desk Based Assessment dated April 2020; Daylight and Sunlight Report dated March 2020; Town Planning Statement dated May 2020; Structural Planning Report Rev.05 dated 2 April 2020; Structural Planning Report Addendum dated 3 August 2020; Statement of Community Involvement dated May 2020; Transport Statement dated April 2020; Travel Plan Statement dated April 2020; Historic Building Report dated April 2020; Sustainability Strategy Rev.01 dated 3 April 2020; Appendix A - Checklists; Noise Assessment Report Rev. 03 dated 31 March 2020; Response to EHO Comment received 7 October 2020.

Case Officer: Ian Corrie

Direct Tel. No. 07866038370

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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. 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 and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the fifth floor terrace. (C26NA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 6 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character and appearance of the St James's Conservation Area and the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 9 (B) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) or Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29CC)

- 7 **Pre Commencement Condition.** You must not start any demolition work on site until we have approved in writing either:

- (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission, or
- (b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building.

You must only carry out the demolition and development according to the approved arrangements. (C29AD)

Reason:

To maintain the character and appearance of the St James's Conservation Area and the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 9 (B) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007

and Section 74(3) or Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29CC)

8 You must apply to us for approval of details of the following parts of the development:

1. Windows including cills and interfaces (1:5 and 1:20 scaled drawings);
2. External doors (1:10 and 1:20 scaled drawings);
3. Dormers and rooflights (1:10 and 1:20)
4. Ventilation and other services terminations on façade (1:10 scaled drawings)
5. Railings and balustrades (1:10 scaled drawings);

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

You must then carry out the work according to these details. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

9 You must apply to us for approval of a sample panel of the glazed tiles which shows the colour, texture, bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

10 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

1. Omission of proposed decking in lower ground floor level front lightwell and retention of stone paving.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 11 You must not use the roof of the fifth floor extension fronting on to St James's Square for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 12 **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)

- 13 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the

minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in 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)

- 14 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)

- 15 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) 13 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)

- 16 You must carry out the measures included in the approved Operational Management Plan for External Spaces at all times that the building is in use, unless a revised Operational Management Plan for external spaces is submitted for approval by the City Council. The approved Operational Management Plan must thereafter be followed by the occupants for the life of the development.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 17 Servicing must be carried out in accordance with the approved Servicing Management Plan dated April 2020 at all times that the office is in use, unless a revised Servicing Management Plan is submitted for approval by the City Council. The approved Servicing Management Plan must thereafter be followed by the occupants for the life of the development.

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)

- 18 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 and to avoid blocking the road 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. (R24AC)

- 19 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces 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)

- 20 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 12299 Rev.PL04. 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)

- 21 You must provide, maintain and retain the following bio-diversity features before you start to use any part of the development, as set out in your application.

- biodiverse roof

You must not remove any of these features. (C43FA)

Reason:

To reduce the effect the development has on the biodiversity of the environment, as set

out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43AB)

- 22 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application, which include:

- Air Source Heat Pumps
- Solar Photovoltaic Panels

You must not remove any of these features, unless we have given you our permission in writing. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44AC)

- 23 **Pre Commencement Condition.** You must apply to us for our written approval of an independent review of the energy efficiency measures to be provided within the development before you start any work on the development. In the case of an assessment using Building Research Establishment methods ('BREEAM'), this review must show that you have achieved a 'very good' rating. If you use another method, you must achieve an equally high standard. You must provide all the energy efficiency measures referred to in the review before you start to use the building. You must then not remove any of these features. (C44BA)

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44BC)

- 24 The external terraces at ground, fourth, fifth and sixth floor levels can only be used between the hours of 0800 to 2000 Monday to Friday and 0900 to 1800 on a Saturday and not at all on Sundays, public holidays and bank holidays

Reason:

To protect neighbouring occupiers from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

25 **Pre Commencement Condition.**

You must not start work on the site until we have approved in writing appropriate arrangements to secure the following:

-removal of crossover on Charles II Street and reinstatement of footway

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements. (C19AB)

Reason:

To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of Westminster's City Plan (November 2016) and in TRANS3 of our Unitary Development Plan that we adopted in January 2007. (R19AC)

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, sitenquiries@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 12 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 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 make contact with 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.

- 5 As this development involves demolishing the buildings on the site, we recommend that you survey the buildings thoroughly before demolition begins, to see if asbestos materials or other contaminated materials are present - for example, hydrocarbon tanks associated with heating systems. You can get a copy of this document at www.westminster.gov.uk/contaminated-land. For further advice you can email Public Protection and Licensing at environmentalsciences2@westminster.gov.uk.
- 6 You must ensure that the environment within a workplace meets the minimum standard set out in the Workplace (Health, Safety and Welfare) Regulations 1992 with respect to lighting, heating and ventilation. Detailed information about these regulations can be found at www.hse.gov.uk/pubns/indg244.pdf. (I80DB)
- 7 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 future monitoring of the equipment by the City Council if and when complaints are received.
- 8 The applicant is required to ensure that all non-road mobile machinery used during the demolition and/or construction phase meet the appropriate emission standards for use. Further information can be found at the following link: <http://nrmm.london/nrmm>. The environmental sciences team can provide further information and can be contacted at: environmentalsciences2@westminster.gov.uk
- 9 For advice on how you can design for the inclusion of disabled people please see the guidance provided by the Equality and Human Rights Commission, the Centre for Accessible Environments and Habinteg. The Equality and Human Rights Commission has a range of publications to assist you (www.equalityhumanrights.com). The Centre for Accessible Environment's 'Designing for Accessibility' (2012) is a useful guide (www.cae.org.uk). If you are building new homes, you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk.

It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

- 10 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please email AskHighways@westminster.gov.uk. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority).
- 11 You will be required to obtain additional licences for the hoarding and any other temporary structure or skip prior to installation. Further advice can be found at www.westminster.gov.uk/licensing/.
- 12 You will need technical approval for any works to the highway (supporting structure) prior to commencement of development. You should contact Louisa Augustine (laugustine@westminster.gov.uk) in Westminster Highways Infrastructure and Public Realm to progress the application for works to the highway.
- 13 Under condition 25, we are likely to accept a legal agreement under section 106 of the Town and County Planning Act to secure the works to the highway as set out in Appendix 1 of the Transport Statement. Please look at the template wordings for planning obligations (listed under 'Supplementary planning guidance') on our website at www.westminster.gov.uk. Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition. (I77AA)

DRAFT DECISION LETTER

Address: 33 St James's Square, London, SW1Y 4LB,

Proposal: Partial demolition and reconstruction of enlarged rear extension with additional storey; formation of terraces at ground, fourth, fifth and sixth floor levels; excavation to extend existing basement level; installation of plant machinery; internal alterations including installation of new grand stair; and associated external alterations in connection with increase in office floorspace (Class B1).

Reference: 20/03223/LBC

Plan Nos: 12001 Rev. PL1; 12002 Rev. PL1; 12150 Rev. PL02; 12151 Rev. PL1; 12181 Rev. PL1; 12152 Rev. PL1; 12153 Rev. PL1; 12154 Rev. PL1; 12155 Rev. PL1; 12156 Rev. PL1; 12157 Rev. PL1; 12198 Rev. PL1; 12199 Rev. PL1; 12350 Rev. PL1; 12351 Rev. PL1; 12352 Rev. PL02; 12550 Rev. PL1; 12551 Rev. PL1; 12552 Rev. PL1; 12553 Rev. PL1; 12554 Rev. PL1; 12200 Rev. PL02; 12201 Rev. PL02; 12281 Rev. PL02; 12202 Rev. PL02; 12203 Rev. PL02; 12204 Rev. PL02; 12205 Rev. PL02; 12206 Rev. PL02; 12286 Rev. PL03; 12207 Rev. PL02; 12298 Rev. PL03; 12299 Rev. PL04; 12400 Rev. PL04; 12401 Rev. PL03; 12402 Rev. PL05; 12403 Rev. PL02; 12600 Rev. PL03; 12601 Rev. PL03; 12602 Rev. PL04; 12603 Rev. PL04; 12604 Rev. PL02; 12701 Rev. PL02; 12702 Rev. PL02; 12703 Rev. PL02; 12704 Rev. PL02.

For Information:

Response Statement 03 - Roof PV Feasibility dated 2 September 2020; Cover Letter dated 19 May 2020; Design and Access Statement dated May 2020; Historic Building Report dated April 2020.

Case Officer: Ian Corrie

Direct Tel. No. 07866038370

Recommended Condition(s) and Reason(s):

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

Reason:

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 building and to make sure

the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 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)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. 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 building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the fifth floor terrace. (C26NA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character and appearance of the St James's Conservation Area and

the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 9 (B) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) or Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29CC)

- 7 **Pre Commencement Condition.** You must not start any demolition work on site until we have approved in writing either:

- (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission, or
- (b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building.

You must only carry out the demolition and development according to the approved arrangements. (C29AD)

Reason:

To maintain the character and appearance of the St James's Conservation Area and the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 9 (B) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) or Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29CC)

- 8 You must apply to us for approval of details of the following parts of the works:

1. Windows including cills and interfaces (1:5 and 1:20 scaled drawings);
2. External doors (1:10 and 1:20 scaled drawings);
3. Dormers and rooflights (1:10 and 1:20)
4. Ventilation and other services terminations on façade (1:10 scaled drawings)
5. Railings and balustrades (1:10 scaled drawings);
6. New principal staircase linking lower ground and first floors in retained building including balustrades, treads and nosings and internal elevations of staircase lobby (1:20 and 1:5 scaled drawings);
7. New floor finishes at ground and first floor levels in retained part of building including photographs of sample materials.
8. New internal servicing routes in retained part of building (1:50 plans)
9. New internal ground and first floor doors (1:20 and 1:10) and details of upgrades to existing internal doors at ground and first floor levels in retained part of building.
10. Details of waterproofing methods in basement vaults.

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

You must then carry out the work according to these details. (C26DB)

Reason:

To protect the special architectural or historic interest of this 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 You must apply to us for approval of a sample panel of the glazed tiles which shows the colour, texture, bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 10 You must apply to us for approval of details of brickwork and stonework cleaning methods including photographs of a 1m x 1m sample of each in a discreet location on the building. You must not start work on the relevant part of the works 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 building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 11 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

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)

- 12 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

1. Omission of proposed decking in front lightwell and retention of stone paving.

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

sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 13 You must not use the roof of the fifth floor extension fronting on to St James's Square for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 14 You must not disturb existing original flooring unless changes are shown on the approved drawings. (C27MA)

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.