

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 8 December 2020	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved St James's	
Subject of Report	25 Craven Street, London, WC2N 5NT		
Proposal	Demolition of the existing three storey rear extension and erection of a new part-three and part-four storey rear extension, lowering of the existing basement level floor, replacement of an existing side elevation window with two new windows, and internal alterations.		
Agent	H Planning Ltd		
On behalf of	Mr James Lapushner		
Registered Number	20/03625/FULL & 20/03626/LBC	Date amended/ completed	11 November 2020
Date Application Received	11 June 2020		
Historic Building Grade	Grade II		
Conservation Area	Trafalgar Square		

1. RECOMMENDATION

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

2. SUMMARY

25 Craven Street is a grade II listed, late 18th century terrace house within the Trafalgar Square Conservation Area. The site is within the Core Central Activities Zone. The site also lies within the tier 1 archaeological priority area. The building is in use as a single family dwelling house, comprising of basement, lower ground, ground and three upper floors

The proposal seeks permission and listed building consent for alterations and extension including the demolition of an existing three storey rear extension and its replacement with a new part-three and part-four storey rear extension; excavation to lower the existing basement floor level; replacement of a side elevation window with two new windows; and internal alterations.

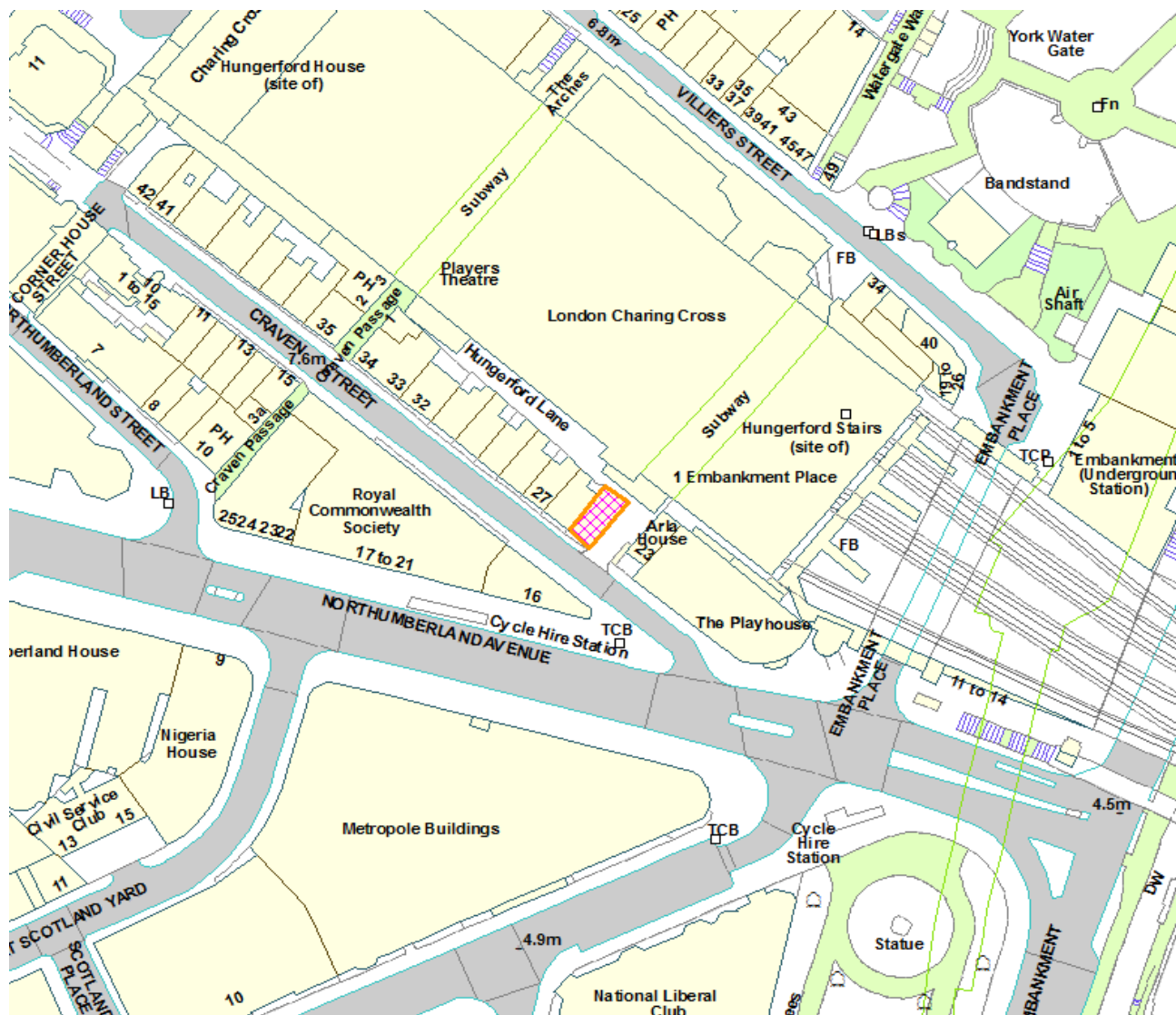
The key issues in this case are:

- The impact of the alterations and extensions on the significance of the listed building and the character and appearance of the Trafalgar Conservation Area; and
- The impact of the extensions on the amenity of neighbouring residents.

There has been objections from four neighbours in the adjoining building relating to the impact on the design and appearance of the building, impact on the amenity of neighbours, and the impact of excavation works on neighbouring properties and residents.

Subject to appropriate conditions as set out in the draft decision letter appended to this report, the proposals are considered to comply with the relevant design and conservation, basement, and amenity policies in Westminster's City Plan adopted in November 2016 (the City Plan) and the Unitary Development Plan adopted in January 2007 (UDP). As such, the application is recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front Elevation



Side Elevation

5. CONSULTATIONS

WESTMINSTER SOCIETY:

Any response to be reported verbally.

NETWORK RAIL:

Advise the applicant must contact Network Rail to discuss the proposals and informatives should be attached explaining what is required to ensure Network Rail's asset (Charing Cross Station) is protected.

HISTORIC ENGLAND (ARCHAEOLOGY):

Recommend a condition to safeguard the archaeological interest of the site.

LONDON UNDERGROUND LIMITED:

No comment .

WASTE PROJECT OFFICER:

Recommends a condition required to secure acceptable waste and recycling storage arrangements.

HIGHWAYS PLANNING MANAGER:

Recommends conditions in relation to cycle storage, waste and recycling storage and construction.

BUILDING CONTROL:

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on the water table has been found negligible. The basement works are to be constructed using a mixture of mass and reinforced concrete piers integrated into a raft slab foundation, which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

The means of escape from the basement is unacceptable because the floors are open to the stairs. This will likely be resolved as part of a later Building Control submission.

ADJOINING OWNERS/OCCUPIERS & OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 23

Total No. of replies: 4

Objections from neighbours in the adjoining building on all or some of the following grounds:

Design:

- The visualisations the applicant provided are inaccurate, and misrepresent the existing terrace;
- The height of the proposed extension will not match its neighbours, it would be up to 1.5metres higher;
- The proposal does not respond to existing symmetry on the terrace;

Amenity:

- Loss of light to the adjoining Flats as a result of the larger rear extension;
- Rooms which the applicant's daylight and sunlight report considers uninhabitable are in fact an office and library;
- If permission is granted, a condition should ensure the roof of the extension is not used as a roof terrace.

Other issues:

- Some of the works relate to a party wall, and therefore the other joint owners of this wall have a right to dissent under the Party Wall Act;
- There have been structural issues with the building and adjoining buildings and the proposed excavations could worsen this;
- If permission is granted, conditions should require the applicant to adhere to the Party Wall Act; require a programme of works to be submitted and approved prior to commencement; and require the early involvement of Building Control;
- Noise and disturbance from building works.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

25 Craven Street is a grade II listed, late 18th century terrace house within the Trafalgar Square Conservation Area. The building sits on the north-east side of Craven Street. The street comprises of similar grade II listed town houses, and no. 25 is at the end of the terrace, close to the grade II listed Playhouse Theatre. Immediately to the side and rear of the property is a private road known as Hungerford Lane, and beyond that is Charing Cross Station.

The building is in use as a single family dwelling house, comprising of basement, lower ground, ground and three upper floors. The property has an existing three storey rear extension at basement, lower ground and ground (although only the lower ground and ground floor levels are visible from the public realm). The property also has a roof terrace at main roof level.

The site is within the Core Central Activities Zone. The site also lies within the tier 1 archaeological priority area.

6.2 Recent Relevant History

None relevant.

7. THE PROPOSAL

The applicant seeks permission and listed building consent for alterations and extensions including:

- Demolition of the existing three storey rear extension and replace it with a new part-

- three and part-four storey rear extension;
- Excavation to lower the existing basement level floor;
- Replace a side elevation window with two new windows; and
- Internal alterations.

During the course of the application, the applicant provided further information in relation to the basement excavation as well as a daylight and sunlight assessment. Neighbouring residents were re-consulted to allow an opportunity to consider and comment on the new information.

Following officer advice that a full width extension at first floor level would be harmful to the significance of the listed building, the applicant reduced the size of first floor rear extension so it is half width rather than full width.

Floorspace figures:

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Residential (C3)	398	415	+17

8. DETAILED CONSIDERATIONS

8.1 Land Use

The alteration and enlargement of a single family dwelling house is acceptable in land use terms and accords with Policies S14 in the City Plan and Policy H3 in the UDP.

8.2 Townscape and Design

Legislation and Policy

Key considerations are the impact upon the significance of the listed building, including its appearance, and the character and appearance of the conservation area. The proposed works will be assessed against the National Planning Policy Framework (NPPF), policies S25 and S28 of the City Plan, policies DES 1, DES 5, DES 6, DES 9 and DES 10 of our UDP, and the guidance contained within Westminster's 'Repairs and Alterations to Listed Buildings' SPG.

The key legislative requirements in respect to designated heritage assets are as follows:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that *"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 66 of the same Act requires that *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special*

regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72 of the same Act requires that *“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

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.

Consideration

25 Craven Street is a Grade II listed, late 18th century terrace house within the Trafalgar Square Conservation Area. Constructed in the 1790s the building has sustained some alterations, predominantly in the later-half of the 20th century. Notable alterations include a full width three storey rear extension and the creation of the roof terrace on top of the main building, which may have resulted in the loss of the front section of roof. Internally the building is relatively well preserved, with some loss of plan form and replicated details.

Internal Alterations

Of most significance internally is the surviving fragments of the original plan form and interior of the first floor. New partitions are generally isolated to within altered or modern areas of the building, avoiding harmful interventions to the principal floor levels and more sensitive interiors. In relation to the creation of a larger opening between the rear ground floor room and the extension, nibs and a down stand so the original rear wall can still be appreciated is proposed and welcomed.

In terms of the new lift from basement to first floor level, the lift has been re-positioned because the application originally proposed it to abut the original rear elevation line, which would have meant the original rear window at first floor level would have been partially blocked. The amended position of the lift means that it is now set away from the first floor window meaning it can be retained, unblocked. In this form, the internal arrangements appear relatively sympathetic in listed building terms and are not opposed.

Alterations to the floor level within the basement would alter the internal proportions and character of the space. That said, the floor level throughout the basement has already been partially lowered, and the proposals would seek to retain the characteristic vaulted ceilings. Overall it is considered that the internal character of the basement would be moderately impaired, but the significance of the space not harmed.

Lowering the floor level would require an extension to the basement level staircase. The applicant has demonstrated that the staircase is not historic, and therefore no historic fabric would be impaired. Further design details are recommended to be secured by

condition to insure it is suitably detailed to reflect the internal character and hierarchy of the building. Details of interior features are recommended to be secured by condition.

Rear Extension

Constructed in the 1990s, the full width rear addition, which extends at basement, lower ground and ground floor levels, replaced an earlier extension of a comparable form. Similar additions were also approved and constructed along the terrace during the same period in conjunction with their refurbishment.

The other properties on the terrace have extensions which appear somewhat similar to that which currently exists at the application site, but there are notable differences. The extensions to nos. 26 - 30 are half width (although appear similar in width to the application site's existing extension because they are in 'pairs') and they are higher than the existing extension at the application site. Because of its end of terrace location, the application site does not form part of a 'pair' of houses like the others and this means it is not possible for the application building to provide a symmetrical closet wing. It is also the only property with an extension that currently only raises to the ground floor.

The applicant notes that originally nos. 26 - 30 Craven Street were speculatively built, whereas the application site was built by its owner and occupier John Lucie Blackman and note this may account for it some of the application building's variance from its neighbours on the terrace. Whatever the historical situation may have been, the site is certainly distinct and unique from them now. In addition to a different rear form, the flank wall includes stuccoed bows and the front façade is modestly different.

The proposals seek to demolish and reconstruct the rear extension with an additional level of accommodation at first floor level. During the course of the application this was reduced to half width (rather than full width as exists at ground floor level and below). Full width extensions above ground floor level are generally uncharacteristic of a property of this period – extensions would typically be half width closets wings – and half widths extensions have greater subservience to the main building, obscuring it less and better reflecting the scale of its surroundings. This amendment has also reduced the impact on the significance of the listed building because it reduces the amount of historic fabric required to be removed and does not alter the historic plan form internally in the same way.

Rebuilding the extension in brick is not opposed and the feature courses, whilst unusual, are not felt to be detrimental on an evidently modern addition to the building. The rear of the site is largely inaccessible due to Hungerford Lane being a private (and gated) road and whilst there will be some harm resulting from the loss of historic fabric and fenestration, the height, width, bulk and detailed design of the extension is considered appropriate. Objectors consider it inappropriate that the extension would be of a different height to the adjacent extensions, terminating higher (up to 1.5 metres higher) than the neighbours. This variance, because the building already is distinct from its neighbours, would not be harmful to the townscape because the highly enclosed nature of the site means public views of the rear are limited, nor would the extension harm the significance of the listed building for the reasons discussed above (The impact on the amenity of neighbours is discussed in section 8.3).

Other external works include fenestration alterations to the south elevation at ground floor level, including the replacement of a non-original sash window with two traditionally proportioned sash windows to align with the window arrangement above. The overall composition of the fenestration is felt to be complimentary to the building's architectural significance and not opposed.

Summary

The proposals seek to maintain elements of the building which contribute to the building's significance. Whilst the rear extension will affect the form and appearance of the building the overall impact is felt to be modest in this context. As such, the proposal is considered acceptable when assessed against design policies S25 and S28 of the City Plan and policies DES 1, DES 5, DES 6, DES 9 and DES 10 of the UDP. In design terms, 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 Residential Amenity

The rear of the property backs onto the private road of Hungerford Lane, beyond which is Charing Cross Station. There are residential properties to the north west on Craven Street, including no. 26 immediately adjacent, and also to the south east on the opposing side of the entrance to Hungerford Lane, no. 23 Craven Street.

There has been objections from four neighbours in the adjoining building relating to the impact on the amenity of these neighbours in terms of loss of light. Objectors also state the roof of the new extension should not be used as a roof terrace.

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy and enclosure and encourages development that enhances the residential environment of surrounding properties.

Sunlight and Daylight

The applicant has carried out an assessment of the neighbouring residential windows/rooms based on the various numerical tests laid down in the Building Research Establishment (BRE) guide "Site Layout Planning for Daylight and Sunlight: a guide to good practice". It assesses the impact on the adjacent building at no. 26 Craven Street (where the objectors reside). It does not assess the impact on 23 Craven Street (on the opposing side of the entrance to Hungerford Lane), but this is not required because orientation and layout of that building means there are no windows which could be significantly impacted. The assessment is based on the original and larger scheme, but given the extension was reduced in width by reducing the first floor element from the south (and neighbours of concern are to the north), any improvement to figures within the assessment is unlikely to be significant.

The BRE guide stresses that the numerical values are not intended to be prescriptive in every case and should be interpreted flexibly depending on the circumstances since natural lighting is only one of many factors in site layout design. For example, in a dense urban environment, more obstruction may be unavoidable if new developments are to

match the height and proportions of existing buildings. The BRE guide principally seeks to protect light to principal habitable rooms, and it accepts that bedrooms are of less importance.

Daylight

The BRE methodologies for the assessment of daylight values is the 'vertical sky component' (VSC) and 'no sky line' (NSL). VSC measures the amount of light reaching the outside face of a window. Under this method, a window achieving a VSC value of 27% is well lit. If, because of the development, light received to an affected window is below 27%, and would be reduced by 20% or more, the loss could be noticeable. NSL measures the proportion of a room that will receive light. If, because of the development, the proportion of the room that receives light reduces by 20% or more, the loss could be noticeable.

In terms of VSC, the existing rear windows at no. 26 Craven Street receive very low levels of daylight, particularly on the lower levels. This is because of the enclosed nature of the rear as a result of the large Charing Cross Station building. The rear windows at lower ground receive a VSC value of 0.21, 0.45 and 0.57 and at ground floor they receive 0.5 and 1.35 (a well-lit window would receive 27). Of these five windows, four would see the value reduce by more than 20% (up to 63% reductions). The rear windows above these at first, second and third floors would comply with the BRE guide. The infringements are summarised below.

Floor level at 26 Craven Street	Room at 26 Craven Street	Window No.	Existing VSC figure	Proposed VSC figure	Absolute Loss	Percentage Loss (%)
Lower Ground	Library/ Reading Room (in closet wing)	W2/99	0.45	0.17	0.28	62
		W3/99	0.57	0.24	0.33	58
Ground	Living Room (in main building)	W1/100	0.5	0.37	0.13	26
	Office (in closet wing)	W2/100	1.35	0.5	0.85	63

Whilst the reductions in VSC for these four windows are in excess of BRE guidance, the existing daylight levels are low due to the proximity of Charing Cross Station, and therefore the actual reduction in daylight levels is relatively low.

Objectors cite at lower ground the room affected is a library/ reading room within the closet wing, and at ground level the affected rooms are the living room within the main building and an office within the closet wing. In relation to the ground floor living room, which will be the principal habitable space of the flat, the room is dual aspect and also enjoys light from the front of the property. Officers understand that the library/ reading room at lower ground is not dual aspect, although this room is small and would not be the main space within the flat, and in any case the absolute loss of light here is very small – and this is the same for the office above. An objector noted that this room and the office was described as 'unhabitable' in the applicant's daylight and sunlight report – in planning terms a habitable room is a room used for sleeping, living, eating etc,

whereas uninhabitable rooms can be toilet facilities, service rooms, corridors, laundries etc – officers have considered the proposal on the basis that the office and library are habitable rooms, but are not the main habitable rooms of the flat they are a part of.

In terms of NSL, there are two rooms (one at lower ground and one at ground) where the proportion of the room receiving light would be reduced by more than 20% - they would be reduced by 61.5% and 71.1%. The rooms affected are the office at ground floor and the library/ reading room at lower ground floor, both in the closet wing, which are the same rooms most impacted in terms of VSC. However, again the absolute change is relatively modest at a loss of around 0.6 sqm for each of the rooms, and they are not the main habitable spaces of the flat.

The applicant has also conducted an Average Daylight Factor (ADF) assessment of the neighbouring rooms affected. Under the BRE guide, if a room enjoys less than 2% ADF then electrical lighting will be required in that room. The existing rooms affected by losses in VSC and NSL experience less than 2% ADF now, and so electrical lights are already required to ensure the rooms are lit. Therefore, even if the small absolute losses in VSC and NSL values were perceptible, the pattern of use for these rooms would remain unchanged as electrical lighting would continue to be used. Further, the resultant extension would be similar in height (albeit modestly higher than) to others on the terrace (including at no. 26).

Sunlight

The BRE methodology for the assessment of sunlight is Annual Probable Sunlight Hours (APSH). It is a measure of sunlight that a given window may expect over a year period. The windows at no. 26 Craven Street comply.

Summary

In these circumstances, given that the BRE guidelines are to be interpreted flexibly in appropriate circumstances, the proposals are considered acceptable in daylight and sunlight terms in this case.

Sense of Enclosure

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

In this case, the rear of this part of Craven Street is already highly enclosed by Charing Cross Station. The proposed extension, while adjacent to neighbouring residential windows at no. 26 Craven Street, would unlikely worsen the situation significantly. This is because the depth of the extension at first floor is relatively modest and so would not be readily visible from within the larger rooms within the main building of no. 26 Craven Street. Further, the resultant extension would be similar in height to the rear additions to other properties within this part of the terrace, including at no. 26 Craven Street.

Privacy

The new windows would not provide direct views into neighbouring residential properties

so would not result in a loss of privacy. Objectors raise concern regarding the potential to use the roof of the new extension as a roof terrace, a condition is recommended that would prevent this.

8.4 Transportation/Parking

The proposal would modestly increase the building's floorspace but does not introduce new residential units or new uses. As such, there would be no additional impact in terms of on-street car parking demand.

The Highway Planning Manager recommends that cycle parking should be secured by condition. Whilst cycle parking provision would be desirable, given that the proposal only relates to the extension of an existing dwelling house it would not be reasonable to secure this by condition (it would not be relevant to the development). However, there is enough space on site for bicycles to be stored should the applicant wish to do so.

8.5 Economic Considerations

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

8.6 Access

The access into the building would remain unchanged, however internally access would be improved through the installation of a lift.

8.7 Other UDP/Westminster Policy Considerations

Basement

Policy CM28.1 relates to all basement excavation in the City. In this case, the works involve excavation to lower the existing basement floor level (it would not result in a new basement). The construction works associated with excavations can often have a serious impact on quality of life and often last longer than other developments with the potential to cause significant disruption to neighbours during the course of the works, and this is why the City Council adopted the basement policy which in part sought to reduce the impacts associated with this type of development.

Part (B) and (C) of policy CM28.1 relates to the design and scale of development involving new excavation. This includes limiting the extent and depth of basement developments so to reduce both the risks associated with basement development and to mitigate any negative environmental and amenity impacts. These works would comply with the basement policy's limits on depth and extent. The basement level floor would be lowered by up to 1.3 metres, and it would not create a new storey nor would it be extended in width or length.

Structural Impact

The applicant has submitted a detailed structural methodology statement as required by the basement policy. Objectors have raised concern on structural impact grounds, arguing harmful impacts on the structural integrity of the building and adjoining buildings.

The council's Building Control team have confirmed that the applicant's structural method statement is satisfactory and raise no concerns. The applicant has investigated existing structures and geology and Building Control consider this to be of sufficient detail. Further, the applicant proposes to construct the new basement floor using a mixture of mass and reinforced concrete piers integrated into a raft slab foundation, which Building Control confirm is appropriate, and so too are the plans to safeguard adjacent properties during construction. In these circumstances, there are no grounds to withhold permission because of the structural impacts on neighbouring properties.

It should be noted that 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 the developer must use during construction which may need to be altered once the site investigation/ 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.

Construction Impact

Objectors raise concern regarding the noise and disturbance that could be generated from the building works. The applicant has agreed to comply with the council's Code of Construction Practice (CoCP). The CoCP 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.

The CoCP strongly encourages early discussions between developers and those neighbouring the development site. It notes that the developer should carry this out if and when the City Council grants planning permission and throughout the construction process. By providing neighbours with information about the progress of a project, telling them in good time about when works with the potential to cause disruption will take place and being approachable and responsive to those with comments or complaints will often help reduce the impact of the construction.

Flood Risk

The site is located within Flood Risk Zone 3. While the proposal involves excavation in a flood risk zone, because this is only to lower the floor (rather than create a new storey) the occupiers would not be at any greater risk of flood. The basement would continue to be used as ancillary areas and the bedrooms would continue to be on higher floors. Moreover, this part of London is protected to a very high standard by the Thames Tidal flood defences up to a 1 in 1000 (0.1%) chance in any year flood event.

Archaeological Impact

The site is within a Tier 1 Archaeological Priority Area (Lundenwic and Strand) and the area is known to contain the potential for remains of moderate to high significance dating to the early medieval (Saxon) and later. There are also prehistoric and Roman remains recorded nearby to the north. The site is also close to another Tier 1 Archaeological Area (Westminster and Whitehall) where remains of Whitehall Palace have been found.

Given this potential for remains of significance, Historic England's Greater London Archaeological Advisory Service (GLAAS) have advised that field evaluation is needed to determine appropriate mitigation. GLAAS have said that this work can happen after any permission is granted and have therefore recommended a two stage archaeological condition which would ensure that this work is undertaken, and that the remains are safeguarded.

Refuse /Recycling

The Waste Projects Officer recommends details of waste and recycling storage should be secured by condition. However, because this application only relates to the extension of an existing dwelling house it would not be reasonable to secure this by condition (it would not be relevant to the development). It is expected that the existing waste and recycling arrangements are maintained.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Formal consultation on Westminster's City Plan 2019-2040 was carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between 19 June 2019 and 31 July 2019. On 19 November 2019 the plan was submitted to the Secretary of State for independent examination. The Examination in Public took place in September and October 2020. Following the Examination, a letter from the Inspectors was received on 29 October 2020 stating that the draft City Plan was not sound but that a number of 'main modifications' could be made to make Plan sound. These main modifications will be subject to public consultation and, only once responses have been received and considered, will the Inspectors' report be drafted. Having regard to the tests set out in paragraph 48 of the NPPF, whilst the draft City Plan has now been through an Examination in Public, it will generally continue to attract very limited weight at this present time prior to the publication of the Inspector's report.

8.9 Neighbourhood Plans

None relevant.

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are

considered to be consistent with the NPPF unless stated otherwise.

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

During the course of this application a notice was served relating to the proposed imposition of two pre-commencement conditions relating to the council's Code of Construction Practice and archaeological fieldwork. The applicant has agreed to these conditions.

8.12 Planning Obligations

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

The application is not liable for to pay the Community Infrastructure Levy (CIL).

8.13 Environmental Impact Assessment

An Environmental Impact Assessment is not required.

8.14 Other Issues

Party Wall Act

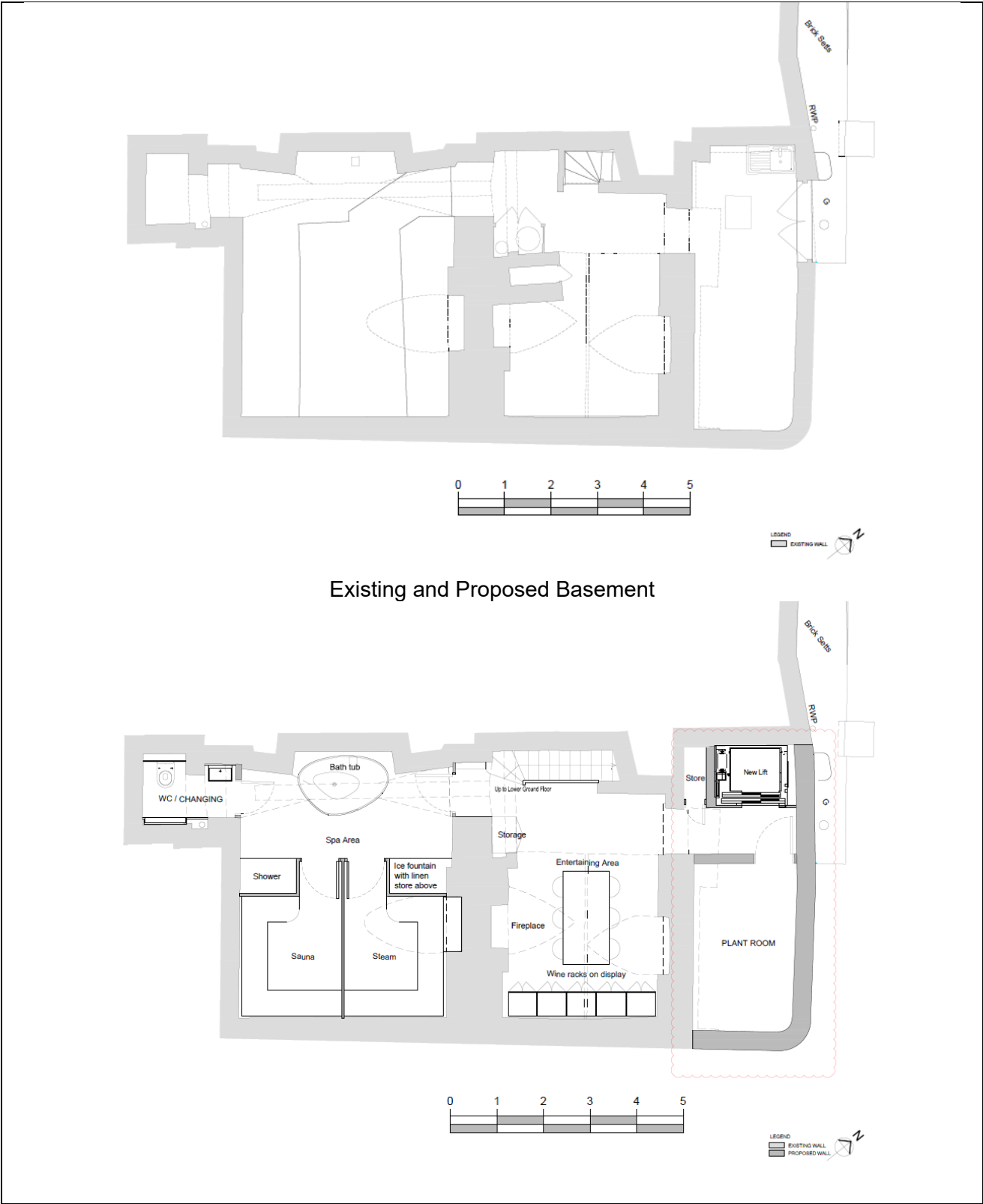
Objectors raise concern regarding Party Wall Act issues, noting that the applicant would be bound by it and that they, as adjoining owners, would need to engage with that. The provisions of the Party Wall Act are a private matter for building owners and adjoining owners to resolve. The objectors raise these party wall issues in relation to structural concerns, this issue is considered in section 8.7 above.

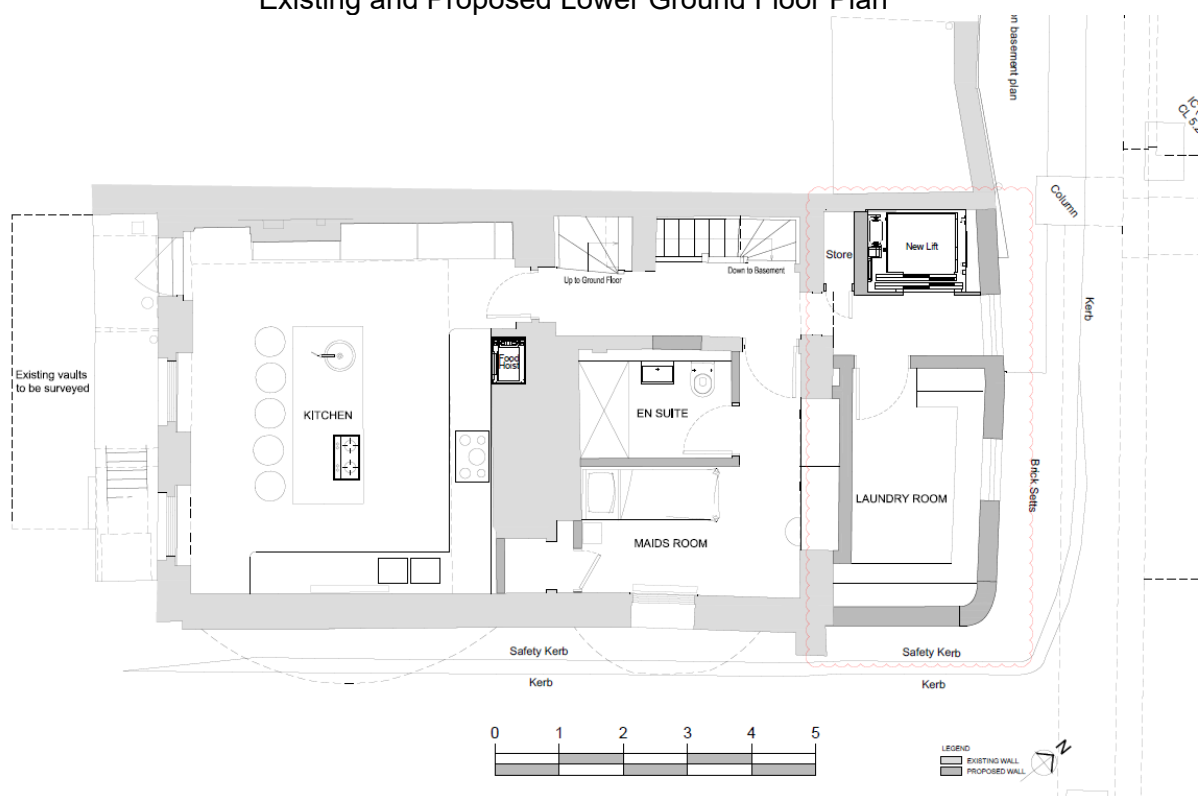
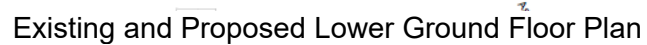
Objectors also consider that Building Control should be involved at an early stage. Building Control have been consulted on these proposals and raise no objection. Should permission be granted the applicant will be required to comply with Building Regulations.

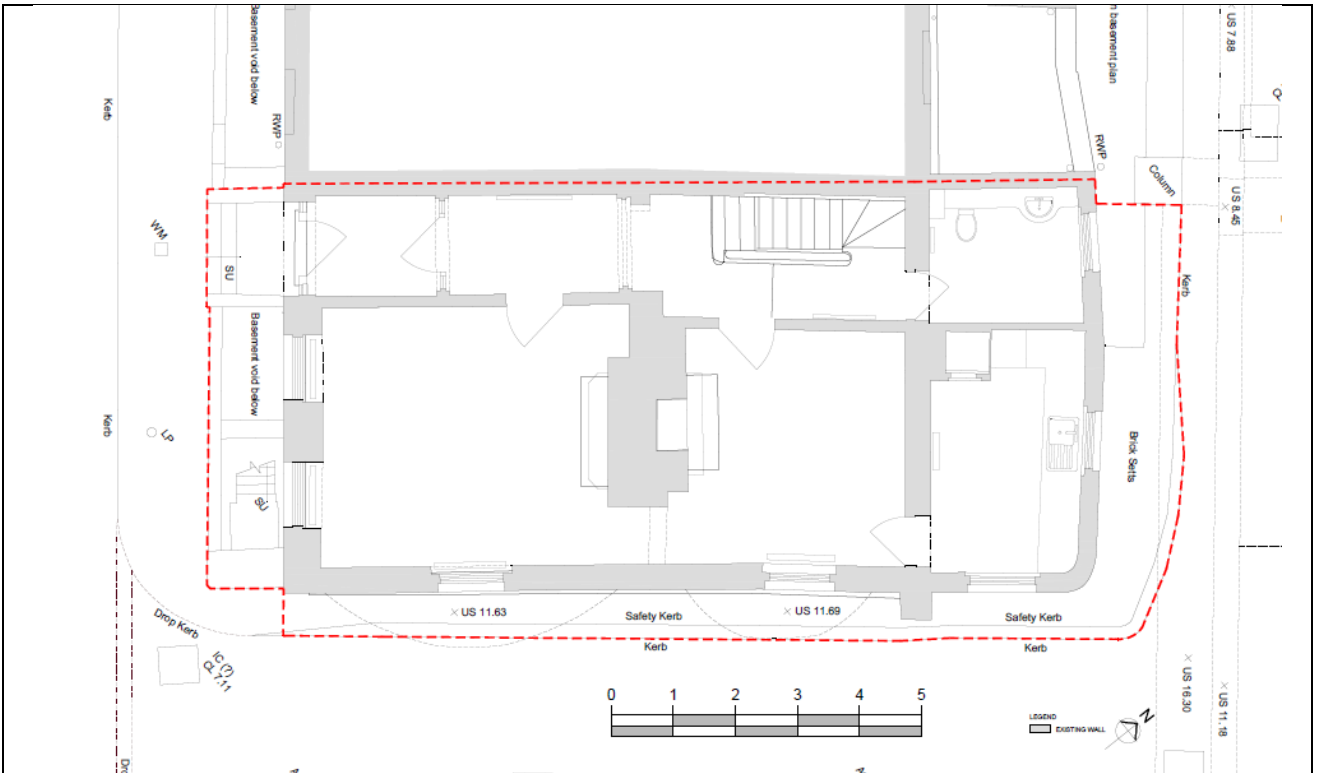
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk

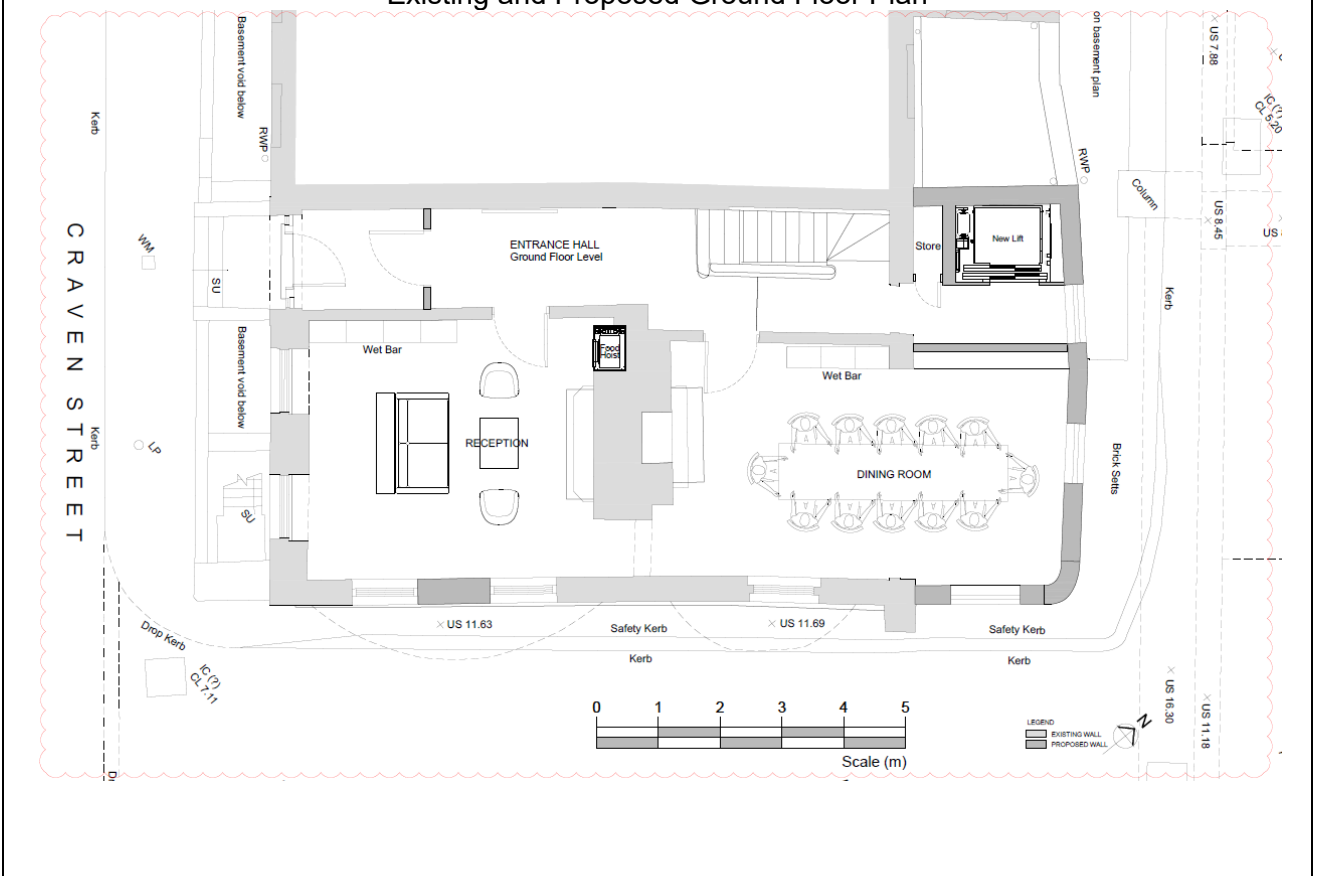
9. KEY DRAWINGS

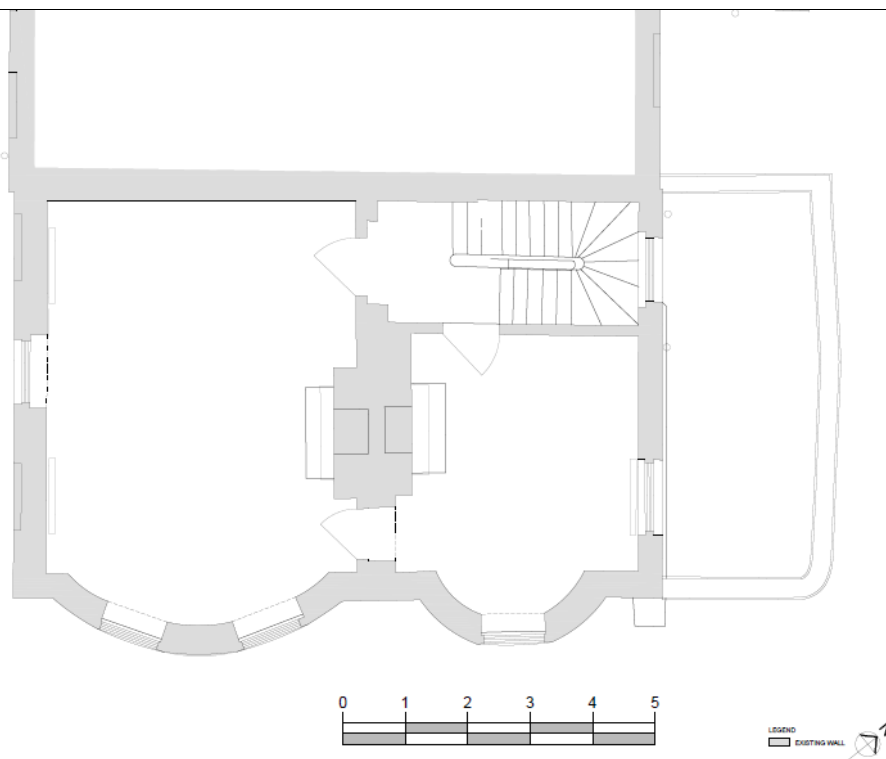




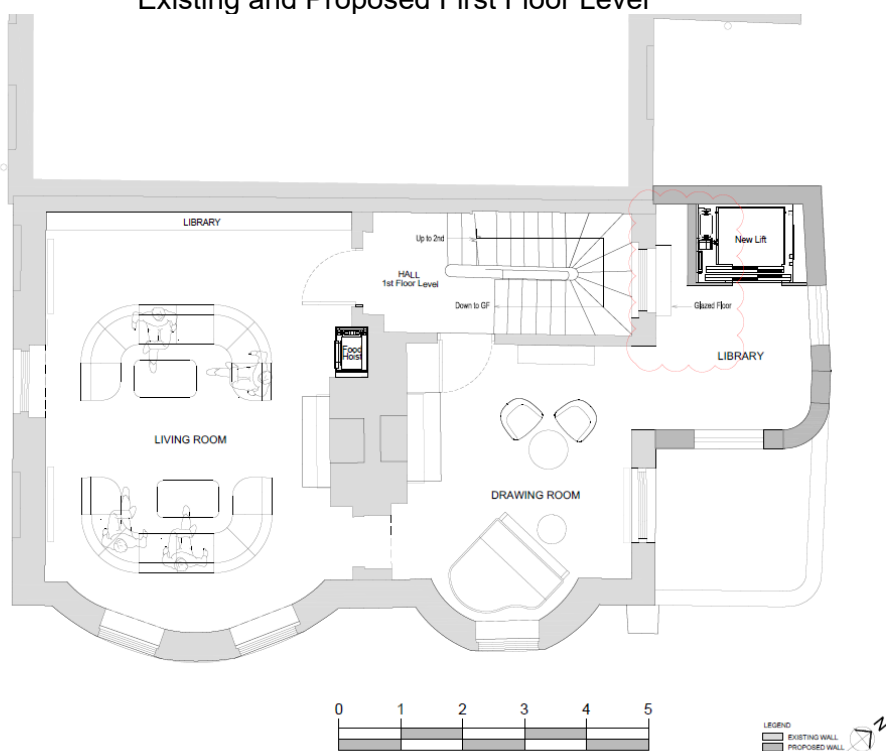


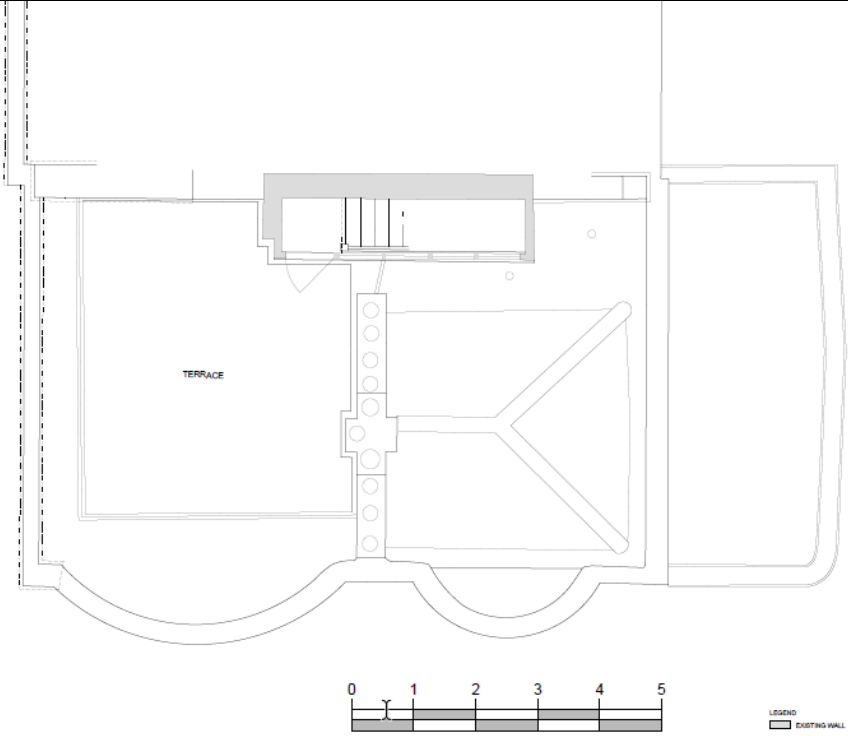
Existing and Proposed Ground Floor Plan





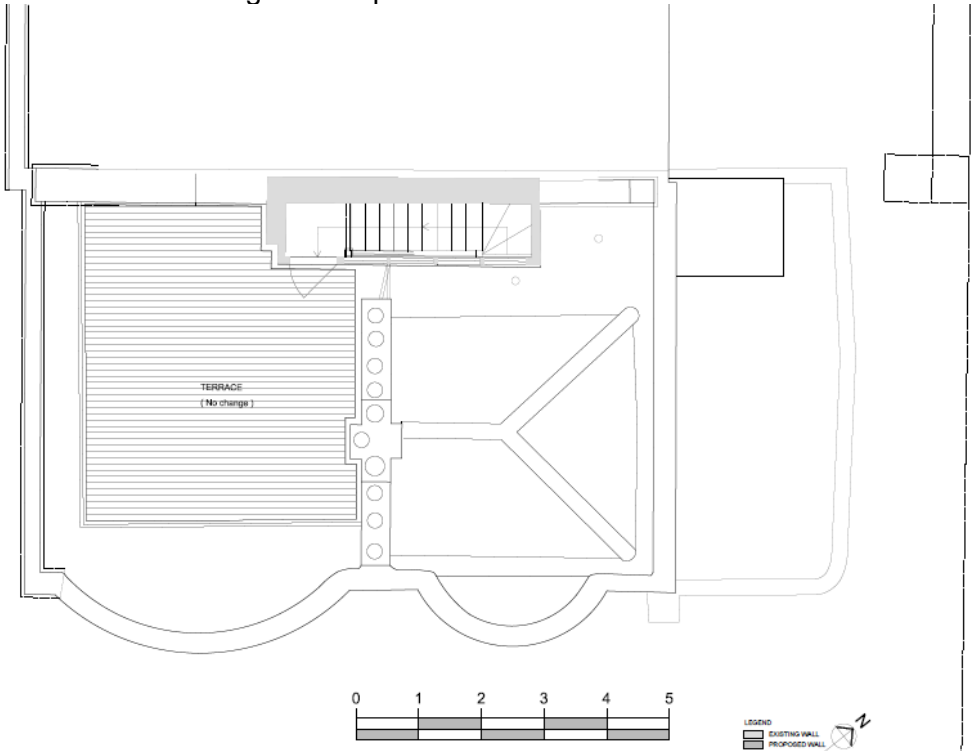
Existing and Proposed First Floor Level





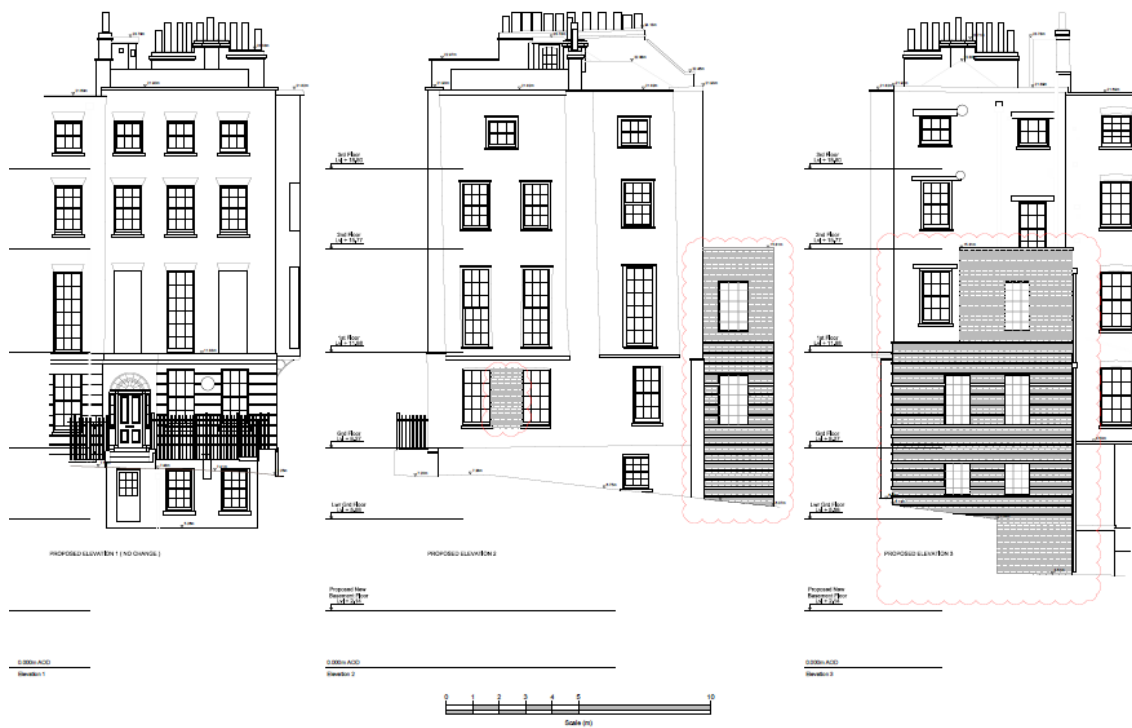
Existing and Proposed Roof Plan

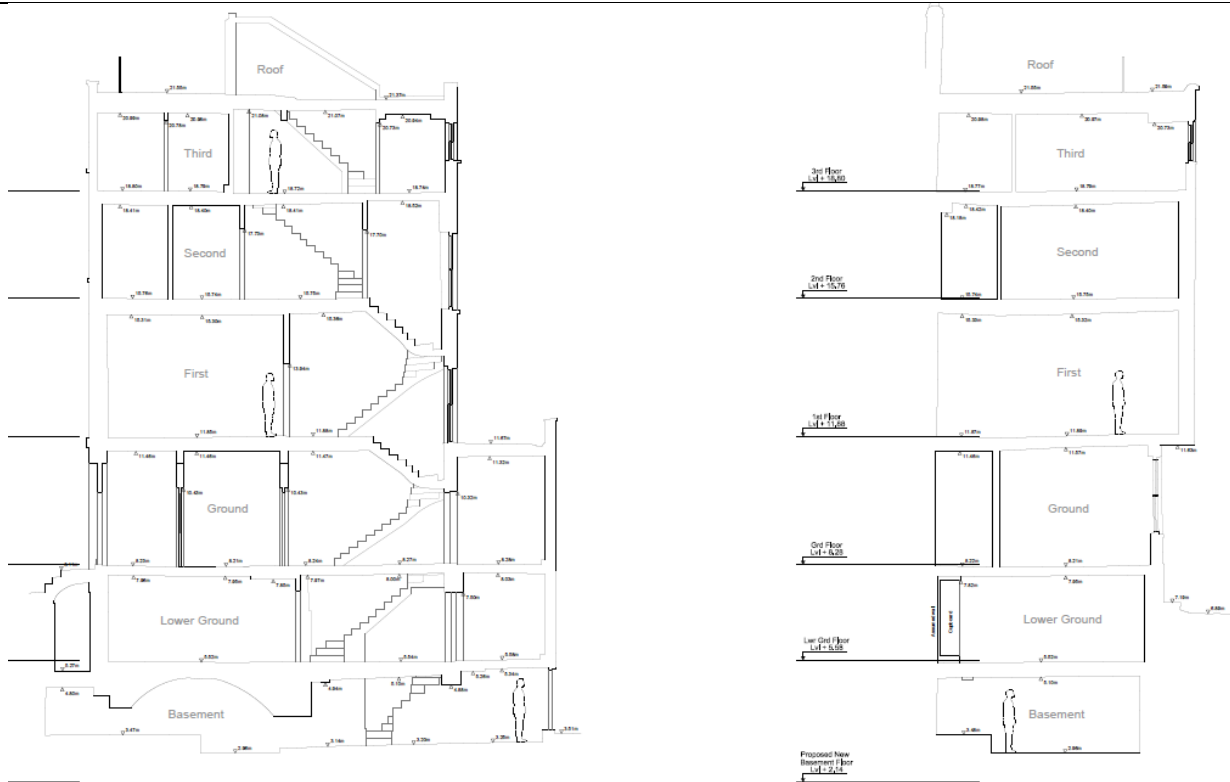
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Existing and Proposed Elevation





DRAFT DECISION LETTER – Planning Permission

Address: 25 Craven Street, London, WC2N 5NT

Proposal: Demolition of the existing three storey rear extension and erection of a new part-three and part-four storey rear extension, lowering of the existing basement level floor, replacement of an existing side elevation window with two new windows, and internal alterations.

Reference: 20/03625/FULL

Plan Nos: Site and Location Plans; CS-D-20-02-01-01 rev IN2; CS-D-20-B1-01-01 rev IN2; CS-D-25-MF-01-01 rev IN3; CS-D-20-01-01-01 rev IN2; CS-D-20-0G-01-01 rev IN3; CS-D-20-LG-01-01 rev IN2; CS-D-20-0R-01-01 rev IN2; CS-D-26-MF-01-01 rev IN1; CS-D-20-03-01-01 rev IN2; CS-E-20-B1-01-01 rev IN2; CS-E-25-01-01-01 rev IN1; CS-E-20-01-01-01 rev IN2; CS-E-20-0G-01-01 rev IN2; CS-E-20-LG-01-01 rev IN2; CS-E-20-0R-01-01 rev IN2; CS-E-20-02-01-01 rev IN2; CS-E-26-MF-01-01 rev IN1; CS-E-20-03-01-01 rev IN2; CS-P-20-B1-02-04 rev P2; CS-P-25-MF-02-04 rev P4; CS-P-20-01-02-04 rev P3; CS-P-20-0G-02-04 rev P1; CS-P-00-MF-01-01 rev P1; CS-P-20-LG-02-04 rev P1; CS-P-20-0R-02-04 rev P2; CS-P-20-02-02-04 rev P1; CS-P-26-MF-04-04 rev P1; CS-P-20-03-02-04 rev P2; 1810-SPP-01-DR-A-E-80-XX-01-01 rev P2; Cover Letter by H Planning dated 11 June 2020 Design and Access Statement by Spparc dated 08.06.2020; Heritage Statement by KM Heritage dated May 2020; Supporting Planning Statement by H Planning dated June 2020; Archaeological Desk Based Assessment by rps dated April 2020.

For Information Only:

Daylight and Sunlight Report by Point 2 Surveyors dated August 2020; Structural and Civil Engineering Report Structural Methodology Statement and Desk Study Report both by evolve dated 28/04/2020 and associated Measured Survey Drawings, Existing Structural Drawings, Proposed Structural Drawings, Supporting Calculations and Construction Sequence; Draft Appendix A of CoCP; Site Photographs.

Case Officer: Joshua Howitt**Direct Tel. No.** 07866038007**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 **Pre Commencement Condition.** Prior to the commencement of any:

- (a) Demolition, and/or
- (b) Earthworks/piling and/or
- (c) Construction

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

Reason:

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

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

Reason:

To 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 Trafalgar

Square 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 apply to us for approval of detailed drawings of the following parts of the development:

i) New external windows (sections and elevations scaled 1:10)

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 drawings (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 Trafalgar Square 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 apply to us for approval of a sample panel of brickwork which shows the colour, texture, face 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 Trafalgar Square 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)

- 7 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 8 No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits.

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, neighbourhood plan (where relevant), supplementary planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 With reference to condition 3 please refer to the Council's Code of Construction Practice at (www.westminster.gov.uk/code-construction-practice). You will be required to enter into an agreement with the Council appropriate to this scale of development and to pay the relevant fees prior to starting work.

Your completed and signed Checklist A (for Level 1 and Level 2 developments) or B (for basements) and all relevant accompanying documents outlined in Checklist A or B, e.g. the full Site Environmental Management Plan (Levels 1 and 2) or Construction Management Plan

(basements), must be submitted to the City Council's Environmental Sciences team (environmentalsciences2@westminster.gov.uk) **at least 40 days prior to commencement of works** (which may include some pre-commencement works and demolition. The checklist must be countersigned by them before you apply to the local planning authority to discharge the above condition.

You are urged to give this your early attention as the relevant stages of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval of each of the relevant parts, prior to each stage of commencement., , Where you change your plans after we have discharged the condition, you must re-apply and submit new details for consideration before you start work. Please note that where separate contractors are appointed for different phases of the project, you may apply to partially discharge the condition by clearly stating in your submission which phase of the works (i.e. (a) demolition, (b) excavation or (c) construction or a combination of these) the details relate to. However please note that the entire fee payable to the Environmental Sciences team must be paid on submission of the details relating to the relevant phase.

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

- 3 Pursuant to condition 8, written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 4 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, for example by issuing regular bulletins about site progress.
- 5 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 and to apply online please visit www.westminster.gov.uk/suspensions-dispensations-and-skips.
- 6 Due to the close proximity of the proposed works to Charing Cross Station, Network Rail requests you contact Network Rail's Asset Protection and Optimisation (ASPRO) team via AssetProtectionLondonSouthEast@networkrail.co.uk prior to works commencing. The ASPRO team will ensure that works can be completed safely. You may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works. More information can also be obtained from their website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>

As well as contacting Network Rail's ASPRO Team, you must also follow the attached Asset Protection informatives set out in informative 7 below (compliance with the informatives does not remove the need to contact ASPRO).

Network Rail would also like to take this opportunity to make you aware that there may be covenants on the land which require the applicant to gain Network Rail approval. It is the responsibility of you to ensure that all works are in line with these existing covenants.

7 Asset Protection Informatives for works in close proximity to Network Rail's infrastructure:

The developer must ensure that their proposal, both during construction and after completion does not:

- o encroach onto Network Rail land
- o affect the safety, operation or integrity of the company's railway and its infrastructure
- o undermine its support zone
- o damage the company's infrastructure
- o place additional load on cuttings
- o adversely affect any railway land or structure
- o over-sail or encroach upon the air-space of any Network Rail land
- o cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

Network Rail strongly recommends the developer complies with the following comments and requirements to maintain the safe operation of the railway and protect Network Rail's infrastructure.

Future maintenance

The applicant must ensure that any construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of/or encroaching upon Network Rail's adjacent land and air-space. Therefore, any buildings are required to be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary.

This requirement will allow for the construction and future maintenance of a building without the need to access the operational railway environment. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works as well as adversely impact upon Network Rail's maintenance teams' ability to maintain our boundary fencing and boundary treatments. Access to Network Rail's land may not always be granted and if granted may be subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant.

As mentioned above, any works within Network Rail's land would need approval from the Network Rail Asset Protection Engineer. This request should be submitted at least 20 weeks before any works are due to commence on site and the applicant is liable for all associated costs (e.g. all possession, site safety, asset protection presence costs). However, Network Rail is not required to grant permission for any third-party access to its land.

Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to

Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point during or post construction should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation within Network Rail's land boundary must not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers' vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

Noise and Vibration

The potential for any noise/vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

Vehicle Incursion

Where a proposal calls for hard standing area/parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Landscaping

Any trees/shrubs to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a detrimental effect on the safety and operation of the railway. Network Rail wish to be involved in the approval of any landscaping scheme adjacent to the railway. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. If required, Network Rail's Asset Protection team are able to provide more details on which trees/shrubs are permitted within close proximity to the railway.

Existing Rights

The applicant must identify and comply with all existing rights on the land. Network Rail request all existing rights, covenants and easements are retained unless agreed otherwise with Network Rail.

If you would like to discuss any of the above, please contact your local Network Rail's Asset Protection team:

Anglia: AssetProtectionAnglia@Networkrail.co.uk

Kent and Sussex: AssetProtectionLondonSouthEast@NetworkRail.co.uk

Wessex: AssetProtectionWessex@NetworkRail.co.uk

To identify your route, please use the link: <https://www.networkrail.co.uk/running-the-railway/our-routes>

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

DRAFT DECISION LETTER – Listed Building Consent

Address: 25 Craven Street, London, WC2N 5NT

Proposal: Demolition of the existing three storey rear extension and erection of a new part-three and part-four storey rear extension; lowering of the existing basement level floor; replacement of an existing side elevation window with two new windows; and internal alterations.

Reference: 20/03626/LBC

Plan Nos: Site and Location Plans; CS-D-20-02-01-01 rev IN2; CS-D-20-B1-01-01 rev IN2; CS-D-25-MF-01-01 rev IN3; CS-D-20-01-01-01 rev IN2; CS-D-20-0G-01-01 rev IN3; CS-D-20-LG-01-01 rev IN2; CS-D-20-0R-01-01 rev IN2; CS-D-26-MF-01-01 rev IN1; CS-D-20-03-01-01 rev IN2; CS-E-20-B1-01-01 rev IN2; CS-E-25-01-01-01 rev IN1; CS-E-20-01-01-01 rev IN2; CS-E-20-0G-01-01 rev IN2; CS-E-20-LG-01-01 rev IN2; CS-E-20-0R-01-01 rev IN2; CS-E-20-02-01-01 rev IN2; CS-E-26-MF-01-01 rev IN1; CS-E-20-03-01-01 rev IN2; CS-P-20-B1-02-04 rev P2; CS-P-25-MF-02-04 rev P4; CS-P-20-01-02-04 rev P3; CS-P-20-0G-02-04 rev P1; CS-P-00-MF-01-01 rev P1; CS-P-20-LG-02-04 rev P1; CS-P-20-0R-02-04 rev P2; CS-P-20-02-02-04 rev P1; CS-P-26-MF-04-04 rev P1; CS-P-20-03-02-04 rev P2; 1810-SPP-01-DR-A-E-80-XX-01-01 rev P2; Cover Letter by H Planning dated 11 June 2020 Design and Access Statement by Spparc dated 08.06.2020; Heritage Statement by KM Heritage dated May 2020; Supporting Planning Statement by H Planning dated June 2020.

Case Officer: Joshua Howitt

Direct Tel. No. 07866038007

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 Trafalgar Square 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 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)

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

Reason:

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

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

- i) New windows and doors (sections and elevations scaled 1:10)
- ii) New basement staircase (scaled 1:5)
- iii) New opening created within the ground floor rear room showing a downstand and retention of interior details (elevations scaled 1:10)
- iv) Any new interior details, such as skirting boards, cornices, dado rails and panelling (sections and elevations scaled 1:10)

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 drawings (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Trafalgar Square 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 apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing (photographs of sample taken in situ against

rear façade will be sufficient). 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 Trafalgar Square 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)

- 7 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

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

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

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

In reaching this decision the following were of particular relevance: S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

Item No.
3

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (159AA)

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.