

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 20 July 2021	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved St James's	
Subject of Report	Premier House, 10 Greycoat Place, London, SW1P 1SB		
Proposal	Partial demolition and remodelling of the principal facades and fifth floor of the building; addition of two storeys for office use and provision of retail, restaurant and gym uses at ground and basement levels. Formation of terraces on sixth and seventh floors for office use and associated plant and cycle parking.		
Agent	Brunel Planning		
On behalf of	Victoria Space (UK) Ltd		
Registered Number	20/05884/FULL	Date amended/ completed	16 June 2020
Date Application Received	17 September 2020		
Historic Building Grade	Unlisted		
Conservation Area	Adjacent to the boundary of the Broadway And Christchurch Gardens Conservation Area		

## 1. RECOMMENDATION

1. Grant conditional permission subject to a Section 106 Legal Agreement to secure the following:
  - i) payment for all highway works immediately surrounding the site required for the development to occur, including reinstatement of the redundant crossovers and associated work to be carried out prior to occupation
  - ii) a financial contribution of £40,058.75 (index linked) to the Westminster Employment Service.
  - iii) a Carbon Offset contribution of £283,575 (index linked) payable prior to commencement of development; and
  - iv) costs of monitoring
2. If the S106 legal agreement has not been completed within six weeks of the date of Sub-Committee's resolution, then:
  - a) The Director of Place Shaping and Town Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Place Shaping and Town Planning is authorised to

determine and issue the decision under Delegated Powers; however, if not;

- b) The Director of Place Shaping and Town Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

## 2. SUMMARY

Premier House, 10 Greycoat Place is a six storey plus basement unlisted building located outside of a conservation area but adjacent to the boundary of the Broadway and Churchill Gardens Conservation Area. The building is currently occupied as a café/restaurant and estate agent on the ground floor, offices on the upper floors with car parking and ancillary services in the basement.

Planning permission is sought for the partial demolition and remodelling of the principal facades and fifth floor; two additional storeys for office use; retail, restaurant and gym uses at ground and basement levels and the formation of terraces on sixth and seventh floors for office use plus associated plant and cycle parking.

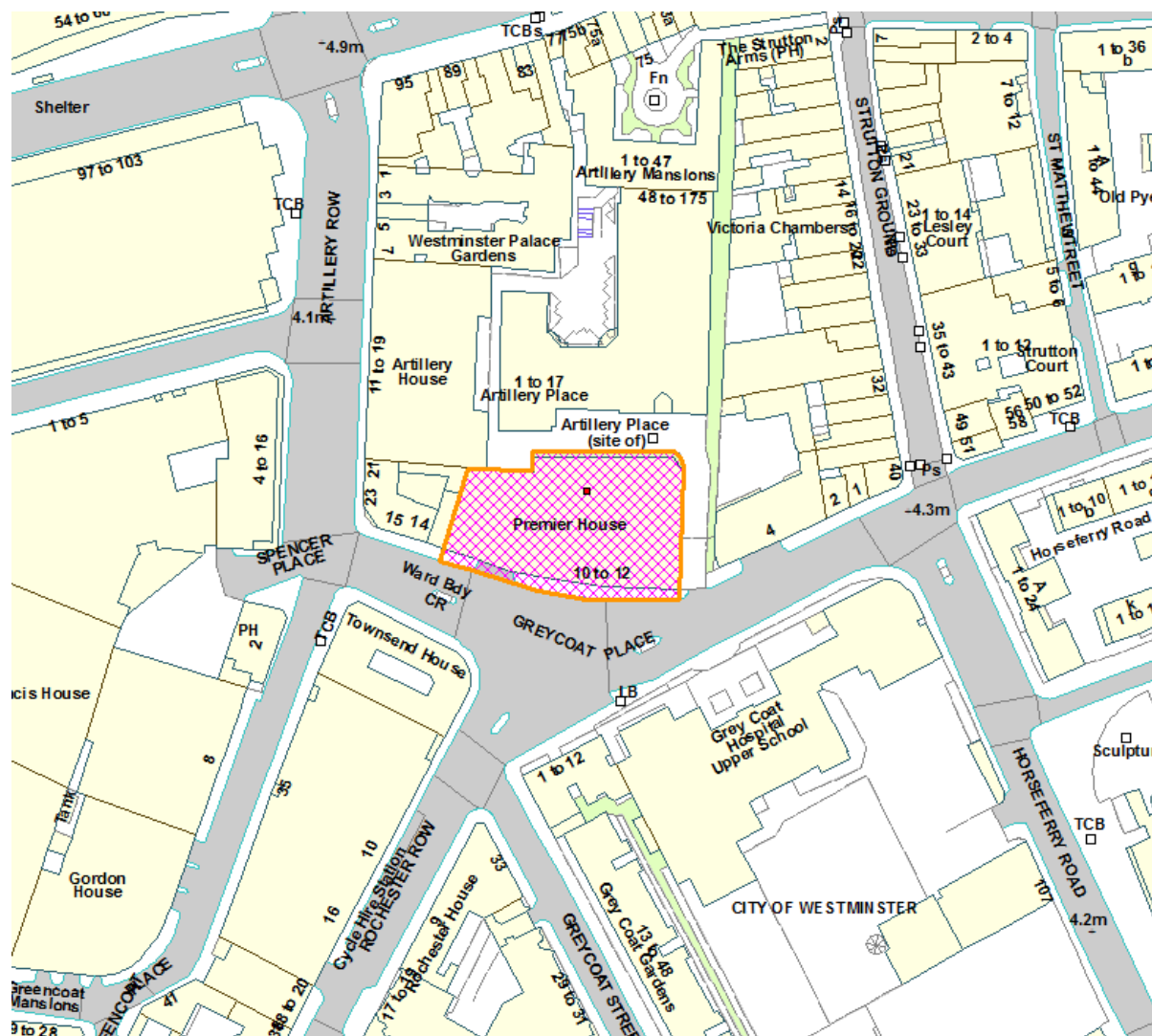
Objections have been received on design and visual amenity grounds from the Westminster Society, the Thorney Island Society and local residents.

The key issue for consideration is:

- The impact of the height, bulk, massing of the building and the detailed design of the principal façade on the character and appearance of the area, the setting of adjacent conservation areas and the setting of designated heritage assets.

For the reasons set out in the report, the proposals are considered acceptable and in accordance with the relevant City Plan policies subject to appropriate conditions and a S106 legal agreement to secure payment for the cost of carrying out all necessary highway works, the financial contribution to the Westminster Employment Service and the carbon off set payment.

### 3. LOCATION PLAN



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#### 4. PHOTOGRAPHS



## 5. CONSULTATIONS

### ORIGINAL APPLICATION

#### HISTORIC ENGLAND ARCHAEOLOGY:

Proposal unlikely to have a significant effect on heritage assets of archaeological interest. No further archaeological assessment or conditions required.

#### ENVIRONMENT AGENCY:

No objection. Satisfied that the developer has assessed the risk from a breach in the Thames tidal flood defences and that there is no sleeping accommodation proposed below the modelled tidal breach flood level.

#### WESTMINSTER SOCIETY:

Object to the appearance of the front elevation and design of the upper two storeys.

#### THORNEY ISLAND SOCIETY:

Consider it beneficial that the building will be retained in commercial use in this mixed-use neighbourhood but object to the proposed façade design, the parapet detail and roof design.

#### CATHERDRAL AREA RESIDENTS GROUP:

Any comments to be reported verbally by officers.

#### VICTORIA WESTMINSTER BUSINESS IMPROVEMENT DISTRICT (BID)

Supportive in principle. Comments provided on sustainability/energy measures, short stay cycle parking, servicing strategy, security and safety measures.

#### THAMES WATER:

No objection subject to informatives advising the applicant with regard to waste water and water network infrastructure capacity.

#### WESTMINSTER ECONOMY TEAM:

Based on the total net uplift in floorspace this scheme needs to provide a financial contribution of £40, 058.75 towards Westminster's Skills and Employment Service.

#### WASTE PROJECT OFFICER:

No objection.

#### HIGHWAYS PLANNING MANAGER:

No objection subject to conditions to secure the cycle parking spaces and off-street servicing. Payment for all necessary highways works including the removal of redundant crossovers to be secured by legal agreement.

#### ENVIRONMENTAL HEALTH:

No objection subject to conditions controlling noise emission levels from mechanical plant, sound insulation measures, time restrictions on use of external terraces, hours of building works and contaminated land.

#### GO GREEN PROGRAMME OFFICER

Satisfied with the updated Energy Strategy which indicates that the development should achieve a 55.10% reduction in CO2 emissions which exceeds the 35% improvement threshold set out in the London Plan and City Plan. The residual emissions for the development will be off set through a financial payment in lieu based on the GLA rate of £95/t CO2.

**DESIGNING OUT CRIME OFFICER:**

Has provided advice with regard to the location of/access to the proposed visitor cycle stores and the fire exit strategy for the building.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED**

No. Consulted: 544

No. of replies: 3

No. of objections: 3 letters raising objections on the following grounds:

**Design**

- Height and massing would have detrimental impact on the adjacent listed Fire Station building and Greycoat Hospital School buildings
- The street elevation is over dominant and has a sombre and darkening effect in views from Rochester Row
- The faux Army and Navy stone fascia signage should be reconsidered

**Amenity**

- Mass and bulk would result in loss of view

**Other**

- Noise and disturbance from construction work
- Resident's liaison group should be set up

**PRESS ADVERTISEMENT / SITE NOTICE:**

Yes.

**REVISED SUBMISSION (DESIGN AMENDMENTS)**

**WESTMINSTER SOCIETY**

The roof design is now more appropriate for a building in this context and scale but would like the form and detailing of the prominent corner fifth floor windows to be considered further.

**THORNEY ISLAND SOCIETY**

Object to alterations to main façade which is over fussy and not an improvement on the old. The heavy roof will be over dominant in views up Rochester Row and would be very much improved by more modest window openings which would help with summer over-heating. See no benefit in replacing a perfectly serviceable façade with one that has no aesthetic appeal and which will result in unnecessary energy use in construction and heat gain in use.

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

Premier House, 10 Greycoat Place is a six storey plus basement building currently occupied as a café/restaurant, estate agent and office entrance/reception area on the ground floor, offices on the five upper floors and car parking and ancillary services in the basement. To the rear, is Artillery Mansions, a group of residential blocks, which have frontages on Artillery Row and Victoria Street. Immediately adjacent to the east is the Grade II listed former Westminster Fire Station where work is underway to convert the building to residential flats: six on the upper floors and eleven in a new five-storey building to the rear plus a restaurant.

The building is unlisted building and is located outside of a conservation area but immediately adjacent to the boundary of the Broadway and Christchurch Gardens Conservation Area.

### 6.2 Recent Relevant History

04/02442/FULL

Continued use of Unit 2 (ground floor) for Class A3 purposes (cafe/restaurant).

Application permitted 11 November 2004

96/08371/FULL

6 GREYCOAT PLACE- Change of use from car showroom to Class A2 use (Estate Agency) and alterations to the shopfront.

Application Permitted 3 December 1996

90/00507/FULL

Renewal of planning permission dated 13 May 1985 for the redevelopment of the site to provide offices and car parking

Application Permitted 6 August 1990

## 7. THE PROPOSAL

Planning permission is sought for the partial demolition and remodelling of the principal facades and fifth floor level of the building; two additional storeys of office accommodation with roof terraces; retail, restaurant and gym uses at ground and basement levels and mechanical plant in a sunken well on the roof.

Land use floorspace table:

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
<b>Office</b>	8,485	9,248	+763
<b>Estate Agent</b>	111	0	-111
<b>Retail</b>	0	115	+115
<b>Restaurant</b>	106	474	+368
<b>Gym</b>	0	434	+434
<b>Total</b>	8,702	10,271	1,569

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The application seeks to provide two additional floors of office accommodation and to internally remodel the ground and basement floors to provide a reconfigured office entrance, retail, restaurant and gym uses.

#### Office use

Part A of Policy 13 (Supporting economic growth) of the City Plan 2019-2040 (April 2021) states that new and improved office floorspace will be supported to provide capacity for at least 63,000 new jobs over the Plan period, enabling the continued growth and clustering of the creative, knowledge, and research-based sectors. Additional office floorspace will be directed to 1. Parts of the Central Activities Zone (CAZ) with a commercial or mixed-use character, including the West End Retail and Leisure Special Policy Area (WERLSPA) and Opportunity Areas; 2. North West Economic Development Area (NWEDA) and Church Street / Edgware Road Housing Renewal Area; and 3. Town centre hierarchy.

The application site is located within the Central Activities Zone (CAZ) and therefore the additional 763sqm of office floorspace is acceptable in principle.

#### Restaurant, retail and gym use

Currently, there is an estate agent (111sqm) and a café/restaurant (106sqm) at ground floor level plus the entrance/reception area to the offices on the upper floors. The proposed scheme provides a new retail unit (115sqm), restaurant (474sqm), a new gym (434 sqm) at basement level with entrance/reception area at ground floor level and reconfigured office entrance/reception area.

Further to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which came into force on the 1<sup>st</sup> September 2020, the proposed retail, restaurant and gym uses all now fall within Class E.

City Plan Policy 14 B requires uses with active frontages which serve visiting members of the public at ground floor level throughout the town centre hierarchy including CAZ. The applicant has therefore agreed to a condition which will restrict those areas of the ground floor currently shown on the submitted plans as retail, restaurant and gym to uses within Class E (a) (retail), (b) (café/restaurant), (c)(i), (c)(ii), (c)(iii), (financial and professional services) and (d) (indoor sport/fitness)

There is no identified operator for the proposed restaurant at the present time. The applicant has submitted a draft restaurant operational management plan. The current proposal is for restaurant opening hours from 0700 to 2300 hours daily. The 474sqm of restaurant floorspace could accommodate 195 covers and it is anticipated that there will be approximately 7-10 kitchen staff and 7-10 front of house staff. Provision has been made for a full height kitchen extract ventilation duct which will discharge at roof level. Given the existing café/restaurant use on the ground floor and the number of other



café/restaurant uses nearby, there is no objection in principle to the proposed restaurant subject to conditions restricting the hours of opening to those currently proposed and requiring the submission of a further restaurant operational management plan prior to occupation once a restaurant operator has been secured.

## 8.2 Townscape and Design

The site is located close to the boundary of the Broadway and Christchurch Gardens Conservation Area which lies immediately to the east, the Westminster Cathedral Conservation Area which lies to the west and the Vincent Square Conservation Area located to the south. There are also several listed buildings in the immediate vicinity of the site, including grade II listed buildings immediately adjacent at the Westminster Fire Station, Artillery House and Westminster Palace Gardens (1-7 Artillery Row), as well as directly opposite at the Greycoat Hospital School. The building also forms part of the settings of the Church of St Stephen which is a grade II star listed building to the south and the Westminster College, which is also grade II star listed.

The proposal site is therefore located in a highly sensitive location in heritage asset terms. The key legislative requirements in respect to designated heritage assets affected by the proposed development are as follows:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.'*

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 39 of the adopted Westminster City Plan 2019-2040 requires development to conserve features that contribute positively to the settings of conservation areas and take opportunities taken to enhance their settings, wherever possible.

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 settings. 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.

In addition, Policies 38 (Design Principles), 39 (Westminster's Heritage) and 40 (Townscape and Architecture) of the adopted City Plan 2019- 2040 are of relevance to this application. Policy 38 requires new development to incorporate exemplary standards of high quality, sustainable and inclusive urban design and architecture. Policy 39 seeks to value and celebrate Westminster's unique heritage, requiring development to optimise the positive role of the historic environment, ensuring heritage assets and their settings are conserved and enhanced, in a manner appropriate to their significance. Finally, Policy 40 requires development to be sensitively designed, having regard to the prevailing scale, heights, character, building lines and plot widths, materials, architectural quality and degree of uniformity in the surrounding townscape.

The existing building was constructed in circa 1900 to the designs of Reginald Blomfield and was one of a number of warehouses constructed in the area for the Army and Navy Stores. The steel framed building was six storeys in height in addition to a basement, with a gently curved red brick faced façade fronting on to Greycoat Place and a flat roof capped by ball finials. Portland stone quoins accented the vertical piers which were linked horizontally by triple height brick columns, arched at fourth floor level. The uppermost attic storey incorporated quirky circular windows above an expressed cornice line. Loading bays were incorporated at ground floor level, framed by granite Tuscan columns, and the main staircases rose within the two end bays.

The heritage assessment provided in support of the application describes how the building was well received in the contemporary architectural press. However, it is evident when compared to historic photographs of the building that the façade in situ today has been very heavily altered. Windows have been substantially altered, arched window openings have been removed, architectural detailing has been lost and the original brickwork has been rendered. Major alterations appear to have been undertaken to the façade during the 1960s; archival drawings included in the supporting heritage impact assessment indicate that the arched fourth floor windows were removed, the parapet was rebuilt with new stone copings, the finials were removed, the end bays were rebuilt from the fourth floor, the central bays rebuilt from the third floor up and the front of the building was covered with panels of opaque glass. Whilst the original building was evidently of high design quality and formed one of a series of warehouses that contributed to the distinctive character of this area, the alterations carried out in the 1960s caused significant harm to the character of the original building and it is no longer considered to make a positive contribution to the appearance of the area. The principle of partially demolishing and remodelling its façades is therefore considered acceptable and is an opportunity to enhance the appearance of the building and the contribution it makes to the appearance of the streetscape.

There are several nearby designated heritage assets in close proximity to the proposal site. The significance of the grade II listed Westminster Fire Station immediately to the east of the proposal site is largely derived from being one of a series of fire stations built by London County Council, each executed to a bespoke design, as well as the architectural interest of its external treatment as a fine interpretation of the 1700 English Baroque style. Its architectural relationship to the application site, which was constructed at a similar time, has been severed following the alterations which were carried out to 10 Greycoat Place during the 1960s and there is no longer a strong or positive relationship between the two buildings. Its setting and relationship to the proposal site is not therefore considered an inherent aspect of the special interest of this listed building.

In addition, the Church of St Stephen located to the south of the proposal site dates to mid- 19<sup>th</sup> century and is grade II star listed. The significance of this listed building is largely derived from its architectural interest as an early example of the Decorated Gothic Style and its historic interest as a social, spiritual and communal centre to the community which it served. Its high architectural and historic significance in the local context is reinforced by its architectural prominence within the local streetscape, namely through the treatment of its distinct palette, dominant height and its positioning within the plot. Parts of its interior and original painted decoration are also considered to be of

special interest. However, there is no association between the application site and the Church of St Stephen, the former of which dates from the commercialisation of the area to the north of the church during the early 20<sup>th</sup> century. Whilst the application site is viewed within the context of the church, it is not considered to make an important contribution to the setting or special interest of this listed building. Likewise, the application site does not contribute to the special interest and setting of the grade II listed Greycoat Hospital School to the south east of the application site beyond forming part of its existing townscape context, which is characterised by a variety of built forms and scale of buildings.

Artillery House and Westminster Palace Gardens are also grade II listed buildings located to the north of the application site. The supporting heritage statement identifies some stylistic similarities between Blomfield's original warehouse building at the application site and Artillery House. However, the two sites are not easily appreciated together from a single vantage point and given the extent to which the application site was altered during the 1960s, its relationship to these listed buildings and their settings is negligible. In summary, whilst the application site is located in close proximity to many nearby listed buildings, it is not considered to make any contribution to their special interest or settings beyond forming part of a varied and diverse townscape within which they are located.

The proposal involves partial demolition and remodelling of the front facade with larger metal framed glazed openings, replacement windows throughout and the addition of two new storeys at sixth and seventh floor levels with a 1.2m high roof level plant enclosure above which conceals a projecting lift overrun and access stairs. The proposed two storey roof extension incorporates a 45-degree pitch with glazed 'tunnels' set between areas of bronze coloured metal roof coverings, with a concealed double height plant area incorporated at the rear. High level recessed terraces are proposed to the east elevation, facing towards the Westminster Fire Station.

The proposed development represents a significant increase in height and bulk through the addition of two new roof storeys and a plant enclosure above, the visual impact of which is most significant in local views from the south on Rochester Row. As highlighted above, the roof extension incorporates a 45-degree angle and is set behind the parapet line. The plant enclosure above is modest in height at 1.2m and is set well back from the front of the roof, with the majority of plant concealed within a sunken plant enclosure to the rear at sixth and seventh floor levels. The flat roof currently accommodates various structures, all of which are to be removed. The proposed contemporary design incorporates double height 'tunnels' of glazing set within a solid metal roof. Initial proposals for perforated cladding between the glazing were resisted on design grounds, due to the visual impact of backlighting from the interior which would have appeared visually jarring. The revised design, which shows a greater degree of solidity at roof level with metal cladding between the glazed openings, is considered more appropriate.

Verified views have been submitted in support of the application. Whilst the proposed development does represent a significant increase in height and high-level bulk, the verified views demonstrate that the large scale of the existing building enables it to comfortably accommodate the additional height proposed. In shorter views from the south, the application site terminates the vista northwards and is flanked by buildings of a substantial scale to both sides of Rochester Row (namely, Rochester House and

Stockton Court to the east and Emanuel House and 10 Rochester Row to the west), all of which are modern buildings of a substantial scale that are of low heritage value. In this context, the proposed height and bulk of the upwards extension relates comfortably to the scale of the surrounding townscape and is not considered visually dominating.

The proposed roof extension creates a more rationalised appearance, obscuring the lift overrun projection to Artillery Place which currently projects unattractively above the flat roof of the application site. When viewed further from the south, including from within the Vincent Square Conservation Area on Rochester Row, the site is viewed at the end of a long vista alongside many other buildings of a larger scale than the existing, such as the grade II star listed St Stephen's Church, the tower of which remains the prominent feature, and the flank wall to grade II star listed Westminster Kingsway College. The additional height and bulk is accommodated comfortably in this context and does not appear visually dominant or out of scale with the surrounding townscape and would be further concealed by tree canopy coverage during the summer months. The verified views demonstrate how, when viewed in long vistas from the south, the additional height and bulk proposed is viewed against the backdrop of the significantly taller scale of development on Victoria Street to the north. The views also demonstrate that the proposed plant enclosure will have very limited visibility given its location set well back from the front. Overall the proposed increase in height and bulk is not considered harmful in local views from the south nor is it considered harmful to the setting of the Vincent Square Conservation Area, St Stephen's Church or Westminster Kingsway College.

Verified views have also been submitted which demonstrate the impact of the proposed development on local views from the east, including from within the Broadway and Christchurch Gardens and Peabody Estate: South Westminster Conservation Areas and within the context of grade II listed Westminster Fire Station immediately to the east of the proposal site. Given the reasonably shallow pitch of the proposed roof form, which incorporates a 45 degree angle, the views demonstrate that the proposed roof extension will not have a harmful impact on these local views from within the adjacent conservation areas and will comfortably relate to the large scale of the existing building. The east facing roof structure has a greater degree of solidity than the south facing roof and the reduced degree of glazing will ensure the additional roof storeys will blend in discreetly with the composition of the main building. The proposed terraces will be visible from street level but will be partly obscured in many views by the adjacent fire station building. Given that the proposed terraces are recessed into the form of the roof and are well set back from the front of the building, they will not appear intrusive in street level views and are not considered harmful to the setting of the adjacent designated heritage assets or the appearance of the building. The proposed increase in height will represent an increase in massing and height within the backdrop of the grade II Westminster Fire Station. Notwithstanding this increase in massing, the Fire Station will remain prominent within the streetscape and appreciation of its fine, highly significant façade will remain unaffected, causing no harm to the setting or special interest of this listed building.

When viewed from the west, the proposal site curves away and around the corner north eastwards out of sight, due to the street layout and curved plot. The verified view taken from the junction between Greencoat Place, Artillery Row and Greycoat Place demonstrates that the proposed roof extension will not be visible from these short local

views due to its 45-degree pitch and will cause no harm to the appearance of the streetscape.

The proposed façade design has been subject to extensive negotiations and largely seeks to reinstate some of the original design features that were lost as a result of the 1960s work, albeit not in facsimile. For example, circular windows are proposed at fifth floor, indicative of the original composition, and the use of red brick facing is informed by the historic warehouse character of the original building as well as the predominant palette of the wider area and is considered an enhancement in this context compared to the existing rendered finish. The new façade is to be expressed with projecting cornices and articulated window reveals, framing deep set windows will achieve a greater sense of depth, shadow and visual interest than the existing façade which appears considerably flatter. The original proposal for a broken cornice line to the corners has been omitted following negotiations and the resulting façade design terminates more simply and successfully than that originally proposed. The proposed double height glazing in the central bays is not a typical characteristic of solid to void ratios of the commercial buildings in the immediate vicinity, nor of the original warehouse building, and will have a dramatic visual impact in local views. Following negotiations with the applicant, the large scale of the window openings originally proposed has been broken down through the introduction of brick spandrels to the central bays and brick mullions to the outer bay windows. Given that the application site is very much a standalone site of a substantial scale which does not relate strongly to any other buildings nearby, the composition of the remodelled facade is not considered harmful to the appearance of the existing streetscape.

The applicant has confirmed that the doors leading out to the small area of flat roof behind the parapet at sixth floor level are intended for maintenance purposes only. The imposition of a condition preventing this area of roof from being used as a terrace is recommended in order to prevent unsightly high-level clutter in this prominent location.

Replacement shopfronts are proposed at ground floor level. The existing ground floor frontages are modern, inconsistently treated and of poor design quality. The principle of removing them is considered uncontentious and represents an opportunity to enhance the street level presence of the site. Following negotiations, the design now incorporates a tripartite arrangement to reflect that of the fenestration design to the upper levels with a consistent metal stallriser throughout. The existing original Tuscan columns and granite base are to be retained. The proposed replacement shopfronts introduce a consistent design across the width of the site and represent an enhancement to the street frontage. The shopfronts are therefore considered acceptable in design terms, subject to detail which can be secured via condition.

Objections were received on design grounds from the Westminster Society and the Thorney Island Society to the original application. The Westminster Society consider the revised roof extension and façade designs as positive improvements compared to the original scheme. However, concerns are maintained regarding the two wrap around windows at fifth floor level which were to break the cornice line. Following further negotiations, this aspect of the design has been revised to address the comments raised. Overall, it is considered that the concerns raised by the Westminster Society have been addressed.

The Thorney Island object to the revised scheme on the grounds that the new façade is 'over fussy' and confused, not representing an improvement to the existing arrangement. The Thorney Island Society also object to the proposed roof design which they consider will be dominant in views from Rochester Row to the south. Concerns are also raised regarding the broken parapet to both corners, which has been addressed in the most recent revisions. However, for the reasons set out above, it is considered that the proposed materiality, greater articulation to the façade, improvements to the ground floor level frontages and the expressed cornices will represent improvements compared to the existing rendered, flat façade which was so drastically altered during the 1960s. The originally submitted design was over- complicated but it is considered that the revised scheme has a simplified façade design, which introduces a greater degree of solidity compared to the original submission. Whilst it is accepted that the proposed roof design and its use of glazed 'tunnels' is unusual and will not relate to the typical roofscape in the immediate vicinity, the building appears as a standalone site particularly in local views from the south and in this context, a contemporary roof design is not considered harmful. The extent of glazing has been reduced considerably following negotiations and the revised design, whilst contemporary, is not considered harmful in this context. Whilst the Thorney Island Society's objection to the broken cornice line has been addressed, other aspects of their objection are not therefore supported.

An objection from a local resident echoes the Thorney Island Society's objection and considers the design to be overbearing and the street facing elevation to be too dominant. The objector also considers the existing building to be worthy of appropriate conservation which should be restored rather than re-fronted, or alternatively to replicate the original warehouse frontage. As set out above, the original warehouse façade was dramatically altered during the 1960s and the existing arrangement bears little resemblance to its historic appearance. The existing facade is not considered to make an important contribution to the appearance of the local streetscape and the loss of the existing façade would not represent sustainable grounds for refusal in design terms. Whilst the architectural merit of the original warehouse building is acknowledged, the proposal to partially demolish and remodel the front façade of the building must be assessed on its own merits and the application under consideration does not propose to replicate the original warehouse building. For the reasons set out in detail above, the proposed new façade is considered more appropriate than the existing and therefore, the objections put forward by the local resident and their desire to replicate the original warehouse building cannot be supported.

For the reasons set out above, the proposed development has regard to the prevailing context in the immediate vicinity of the site, in compliance with Policy 40 of the City Plan 2019- 2040, causing no harm to the setting of nearby heritage assets in compliance with Policy 39. The proposed new façade is considered to be of better design quality than the existing façade and will make a more positive contribution to the appearance of the streetscape, in compliance with Policy 38. As such, the proposal is considered acceptable and compliant with policies 38, 39 and 40 of the Westminster City Plan 2019- 2040 and therefore, a recommendation to grant conditional permission 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**

Part A of Policy 7 (Managing development for Westminster's people) of the City Plan 2021 states that developments will be neighbourly by protecting and where appropriate enhancing amenity, by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking.

The site is located adjacent to residential properties at Artillery Mansions, specifically 11-19 Artillery House and, to the rear, at 1-17 Artillery Place, Artillery Row. A further seventeen flats are currently under construction on the former Westminster Fire Station site. There have been no objections on loss of daylight/sunlight, sense of enclosure or loss of privacy grounds from the residents of these buildings.

### **Sunlight and Daylight**

The application is supported by a daylight and sunlight assessment carried out in accordance with BRE guidelines.

Of the 805 windows tested, five windows at seventh and eighth floor levels of Artillery Mansions will experience VSC daylight losses marginally in excess of the BRE recommended guideline of 20% (20.65% - 25.86%). However, these windows are either to bedrooms or dual aspect rooms and the minor daylight losses will not therefore have a harmful impact on residential amenity. There will be no material impact on sunlight to rooms in Artillery Mansions as result of the proposed extensions to the building.

### **Sense of Enclosure**

The proposed two storey extension has been designed with a 45-degree angle set behind the parapet which slopes inwards away from the face of the building. Consequently, although there will be additional massing at sixth and seventh floor levels, due to the angled roof slope and distance from adjacent buildings (8.4m from 1-17 Artillery Mansions and 7.7m from the former Westminster Fire Station) this will not result in an increased sense of enclosure to adjoining residential occupiers.

### **Privacy**

Two terraces are proposed at sixth and seventh floor level on the east elevation of the building (53sqm each) for use by office occupiers.

There are three columns of existing windows from ground to fifth floor level on the east elevation of the building facing the side elevation of the former fire station. As the proposed terraces would be located several storeys above the height of the former Fire Station, there will be no direct overlooking caused to the future occupiers of these flats. As recommended by the Council's Environmental Sciences Team a condition is to be attached restricting the use of these terraces to 08.00 to 21.30 hours Monday to Friday and not at all on Saturday, Sunday or Bank Holidays, except in the case of an emergency.

### **Noise from plant**

All new mechanical plant is to be located within a concealed area at rear sixth and seventh floor level with the exception of the emergency generator which will be located

in the basement. The application is supported by a noise assessment report. The Council's Environmental Services Team are satisfied with the noise assessment and have confirmed that the plant is capable of complying with the Council's noise requirements subject to conditions controlling noise emission levels and hours of testing of the emergency generator.

#### **8.4 Transportation/Parking**

The application site is located north on Greycoat Place, which leads into Horseferry Road and immediately north of the mini-roundabout junction of Artillery Row and Rochester Row.

There are a number of existing access points at ground floor level into the building. To the west are two fire exit doors and two roller shutters in front of a crossover, which provides access into the internal service yard/loading bay. On the other side of the building is an existing roller shutter which provides a ramped access down to the basement car parking area. All vehicle accesses have associated footway crossovers. The basement currently has parking for 13 vehicles all associated with the office use.

##### **Car parking**

The proposed use of the basement area for gym, retail and restaurant uses will result in the loss of 13 car parking spaces. Policy 27 (G) of the City Plan supports the development of existing car parks to alternative uses and therefore the loss of car parking associated with the office use is acceptable.

The site is within a controlled parking zone, which means anyone who drives to the site will be subject to those controls. The impact of the loss of off street car parking will be minimal and consistent with the aims of Policy 27.

##### **Cycle parking**

Policy T.5 of the London Plan (2021) requires 1 space per 175m<sup>2</sup> of retail, 1 space per 75m<sup>2</sup> of office and 1 space per 8 staff for gym type uses. The scheme provides 137 long term cycle parking spaces in the basement accessed via the existing car park vehicle ramp.

Additional short term cycle parking is provided in the basement. This is welcomed and considered a benefit of the proposed scheme. While some additional cycle parking is indicated on the highway, given the footway widths and pedestrian volumes in the area, it is unlikely this could be taken forward. The number of cycle spaces and welfare provision is acceptable and will be secured by condition

##### **Servicing**

Policy 29 (Freight and Servicing) of the City Plan requires provision and retention of convenient access to all premises for servicing vehicles with this facility accommodated on-site and off-street and freight consolidation. The largest regular service vehicle expected to be associated with this development is the refuse collection vehicle.



The existing site has a large off-street internal loading bay. The initial proposals had resulted in the reduction in size of the loading bay but the scheme has been amended to retain the existing size of the loading bay.

Compared to the existing situation there will be an additional nine vehicles, which will service the site. This is largely attributed to the new restaurant use. It is accepted that the proposal is unlikely to worsen the existing situation and a condition is recommended to secure details of a servicing management plan and operational management plan.

The proposed alterations will result in part of the existing vehicle crossovers becoming redundant, and therefore all necessary highway works including the cost of reinstatement of the redundant crossovers as a shared surface, must be secured by S106 legal agreement. This will improvement the environment for pedestrians and other highway users, consistent with Policies 25, 28 and 43 of the City Plan.

### **Trip Generation**

It is accepted that the majority of trips to the site (excluding servicing activity) will be via public transport and other sustainable modes of transport (walking and cycling). The applicant's trip generation model indicates this could be in the region of an additional 74 trips to the site. However, given the site's high accessibility and linkages to other areas around the site, this is not considered to have a detrimental impact on the safety or operation of the highway network or the amenity of adjoining properties.

Given the existing use of the site, it is considered that with conditions and existing parking restrictions in place, that the servicing of the site is unlikely to worsen the existing situation.

### **Storage for Waste and recyclables**

The Council's Waste Project Officer is satisfied with the dedicated waste and recycling store which is located in the basement area. Waste will be transferred to the ground floor 'loading bay, during collection times. The provision and retention of the waste store is to be secured by condition.

## **8.5 Economic Considerations**

The economic benefits associated with the refurbishment and extension of the existing building which will create jobs for Westminster residents is welcomed.

A financial contribution of £40,058.75 towards the City Council's Employment, Training and Skills service is to be secured by S106 legal agreement.

## **8.6 Access**

The refurbishment of the building provides level access into the building.

## **8.7 Other UDP/Westminster Policy Considerations**

### **Sustainability**

Policy SI.2 of the London Plan (April 2021) requires all new developments to be net zero-carbon. A minimum on-site reduction of at least 35% Building Regulations is required for major developments. Residential development should achieve 10% and non-residential development should achieve 15% through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

- 1) through a cash in lieu contribution to the borough's carbon offset fund, or
- 2) off-site provided that an alternative proposal is identified, and delivery is certain.

Policy 36 (Energy) of the City Plan states that the Council will promote zero carbon development and expects all development to reduce on-site energy demand and maximise the use of low carbon energy sources to minimise the effects of climate change. Policy 38 (Design principles) states that development will enable the extended lifetime of buildings and spaces and respond to the likely risks and consequences of climate change by incorporating principles of sustainable design.

The application is supported by an Energy Report and Sustainability Statement. The scheme is not a zero-carbon development but is providing a 55.10% reduction in carbon emissions which is above the Building Regulations and City Plan 2021 threshold of 35%. This is being achieved through the use of mechanical ventilation, air source heat pumps for heating and hot water, CO2 sensor controls of fresh air, LED lighting with dimming control, leak detection system and use of low water fixtures and fittings and provision of a brown roof.

The existing structural frame of the building is retained; this is one of the main principles of the circular economy. A pre-refurbishment audit of the existing building has been undertaken and has identified that 99.7% of the materials can be reused or recycled and thus diverted from landfill.

The construction waste will be separated into separate key waste groups either on site or through a licensed contractor for recovery. The completed development will also adhere to an operational waste management plan, which will identify volumes and types of waste that will be generated by the development.

The development aims to reduce water consumption by 40%. This will be achieved through the use of leak detection system to detect major water leaks and flow-controlled devices will be fitted to each toilet facility to prevent minor water leaks. In addition, remotely readable water meters to monitor and reduce mains water use will be utilised, as well as accessible sub-meters installed to monitor mains water supply to major water consuming plants and building areas. The development will also seek to minimise unregulated water consumption in sanitary applications and irrigation.

The existing office accommodation is to be refurbished to a high quality thus creating a flexible workspace for future occupiers of the building, thereby creating a more sustainable use of the building. The ground floor will see the introduction of more active frontages through the mix of uses on site.

The target BREEAM score for the scheme is excellent (74.06%).

The sustainability features proposed will be secured by condition and the carbon off set contribution of £283,575 will be secured by S106 legal agreement.

### **Air Quality**

Policy 32 of the City Plan states that Major developments should be at least Air Quality Neutral, and that Air Quality Assessments will be required.

The applicant has submitted an Air Quality Assessment. The assessment of the construction phase concludes that without any mitigation, there is a medium risk from dust impacts from construction/demolition activities. Assessment of construction vehicle movements against relevant thresholds concludes that these are not considered to be significant. Due to the scale of the development, the developer will be required to comply with the Council's Code of Construction Practice and a site-specific Site Environmental Management Plan will be required and agreed prior to the commencement of works. The developer has agreed to a pre-commencement condition requiring the works to be carried out in accordance with the Council's Code of Construction Practice.

The Air Quality Neutral Assessment shows that the development will involve the removal of the existing gas boilers and installation of air source heat pumps. The proposal will also include a life safety generator. The existing car parking spaces on site are to be removed.

### **Light Pollution**

The office accommodation is capable of 24 hour use but is mostly likely to be used during standard office hours (0700 to 1900 hours). No additional glazed windows are proposed in the rear elevation of the building nor in the rear of the new sixth and seventh floor levels facing towards Artillery Mansions.

The office accommodation will be equipped with an intelligent lighting system, whereby the lights will automatically switch off when inactive for a period of time. Accordingly, the internal lighting of the building is unlikely to have a material impact on residential amenity.

### **Overheating**

The development has been designed following the GLA's guidance on energy assessment (April 2020) following the cooling hierarchy to mitigate any risk from overheating. The London Plan (2021) requires all major developments to reduce the risk of internal overheating and the reliance on mechanical ventilation.

Heat generation within the development is minimised through the provision of fully insulated pipework to reduce heat losses and the use of highly efficient LED lighting to reduce internal heat gains. The windows at new sixth and seventh floor levels will be fitted with integral blinds (within the frames) to reduce solar heat gain. It is anticipated that the office accommodation will generally be occupied 0700 to 1900 hours but will be available for 24-hour use. Assessments submitted by the applicant demonstrate that with the provision of mechanical, the building will not exceed 26 degrees for more than

3% of the occupied hours for the period between May to September. The overheating risks for the building are therefore low.

### **Biodiversity**

A brown roof (140sqm) is proposed at roof level, details of which are to be secured by condition.

### **Designing out Crime**

In response to the Metropolitan Police Designing out Crime officer's concerns about 1) the fire exit strategy which, as per the existing situation will be for all tenures but will also now include the independently operated gym in the basement and 2) the visitor cycle store in the basement; the applicant has confirmed that the building will have CCTV coverage at each entry/exit and in the servicing bay and an Access Control System (video intercom), which will reduce the potential for unauthorised access to all areas of the building.

A Security Needs Assessment (SNA) has been developed for the site, in consultation with the Metropolitan Police Preventative Security Operations, Counter Terrorism Officers. The assessment concluded that, whilst there was no specific threat to the building, due to its proximity to the Palace of Westminster and other iconic tourist locations, it could suffer collateral damage and, whilst a threat from a hazardous vehicle could not be dismissed, the building does not have any high indicators that would suggest it is a primary target. The building will have Loss Prevention Standard (LPS) rated doors and security rated glass in order to increase the general security of the building.

## **8.8 Westminster City Plan**

The City Plan 2019 - 2040 was adopted at Full Council on 21 April 2021. Therefore, in accordance with s.38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan adopted in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 8.9). As set out in s.38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

## **8.9 London Plan**

This application raises no strategic issues.

## **8.10 National Policy/Guidance Considerations**

The City Plan 2019 - 2040 (April 2021) policies referred to in the consideration of this application are considered to be consistent with the NPPF 2019 unless stated otherwise.

Further to the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the City Council cannot impose a pre-commencement condition (a condition which

must be discharged before works can start on site) on a planning permission without the written agreement of the applicant, unless the applicant fails to provide a substantive response within a 10 day period following notification of the proposed condition, the reason for the condition and justification for the condition by the City Council.

During the course of this application a notice was served relating to the proposed imposition of pre-commencement conditions to secure the applicant's adherence to the Council's Code of Construction Practice and requiring detailed contaminated land site investigation, remediation and validation reports. The applicant has agreed to the imposition of these conditions.

### 8.11 Planning Obligations

The draft 'Heads' of agreement are proposed to cover the following issues:

- Payment for all highway works immediately surrounding the site required for the development to occur, including reinstatement of the redundant crossovers and associated work to be carried out prior to occupation
- a financial contribution of £40,058.75 (index linked) to the Westminster Employment Service
- A Carbon Offset Contribution £283,575 (index linked) payable prior to the commencement of development
- costs of monitoring

The estimated CIL payment is:

Mayoral CIL = £125,520 (MCIL 2) (**£117,147.31(MCIL1)**)  
Westminster CIL = £290,265

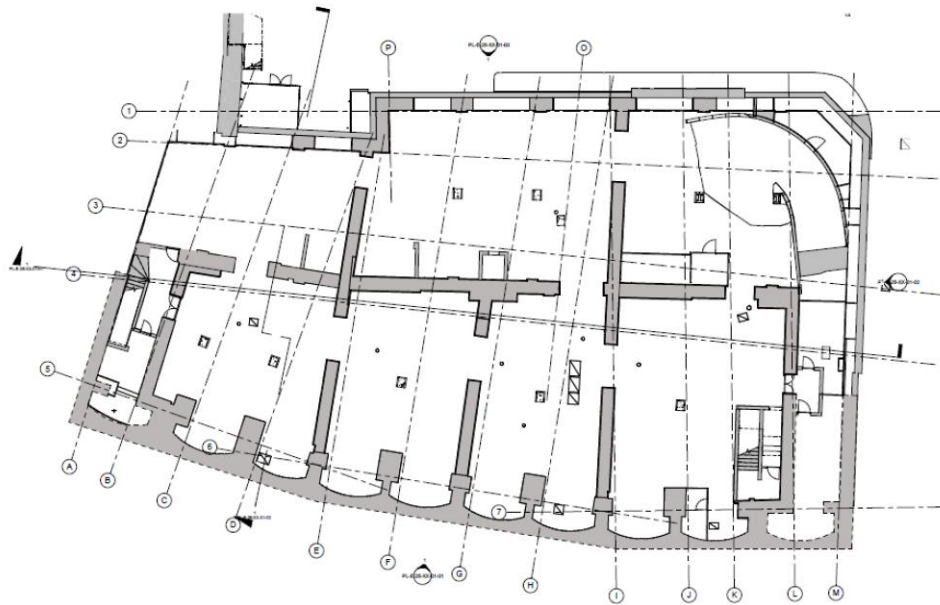
### 8.12 Environmental Impact Assessment

Environmental Impact Assessment is not required for a development of this size. Environmental issues are considered in Sections 8.3 and 8.7 above.

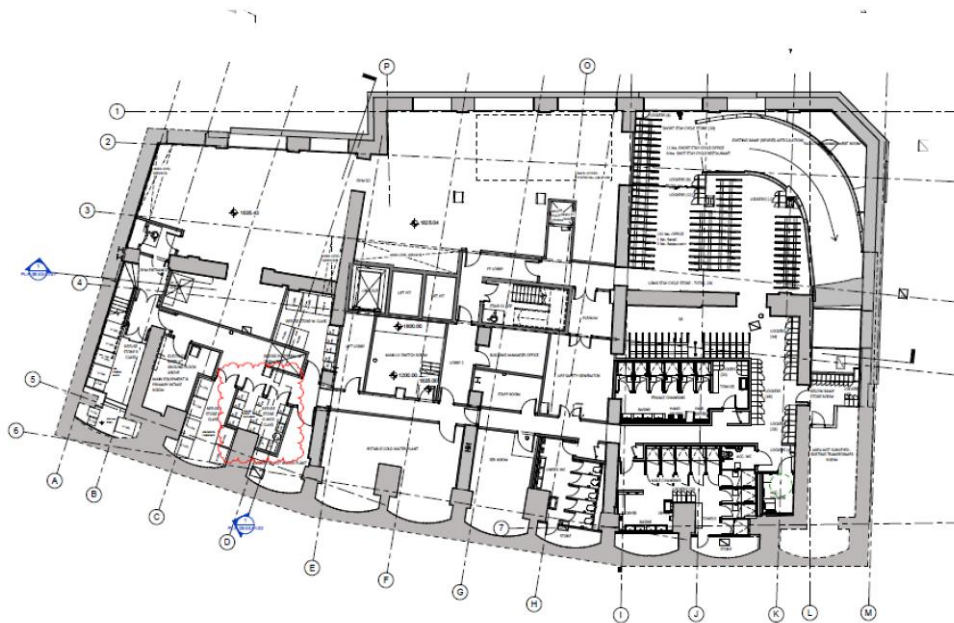
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

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

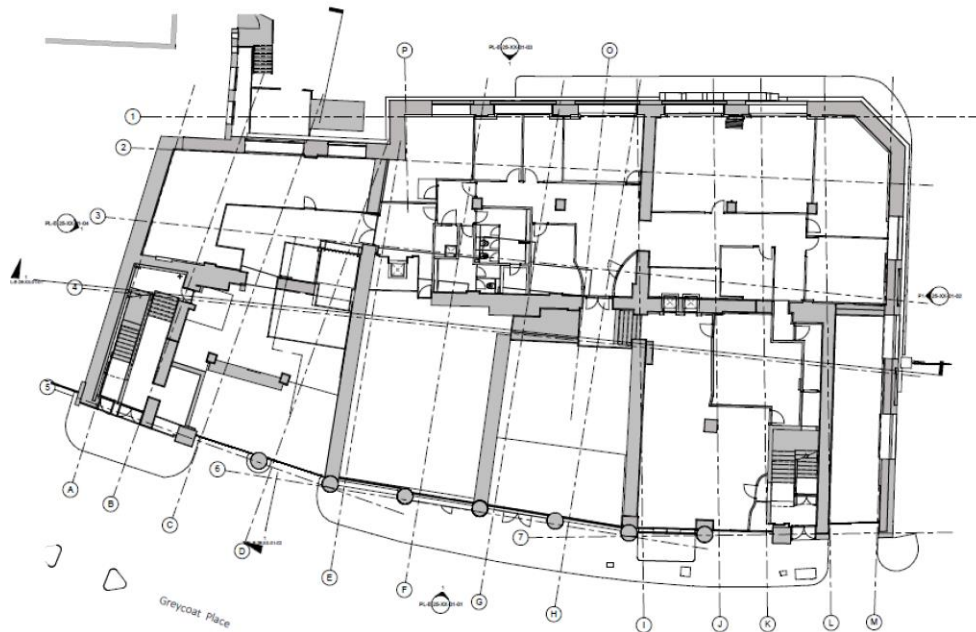
## 9. KEY DRAWINGS



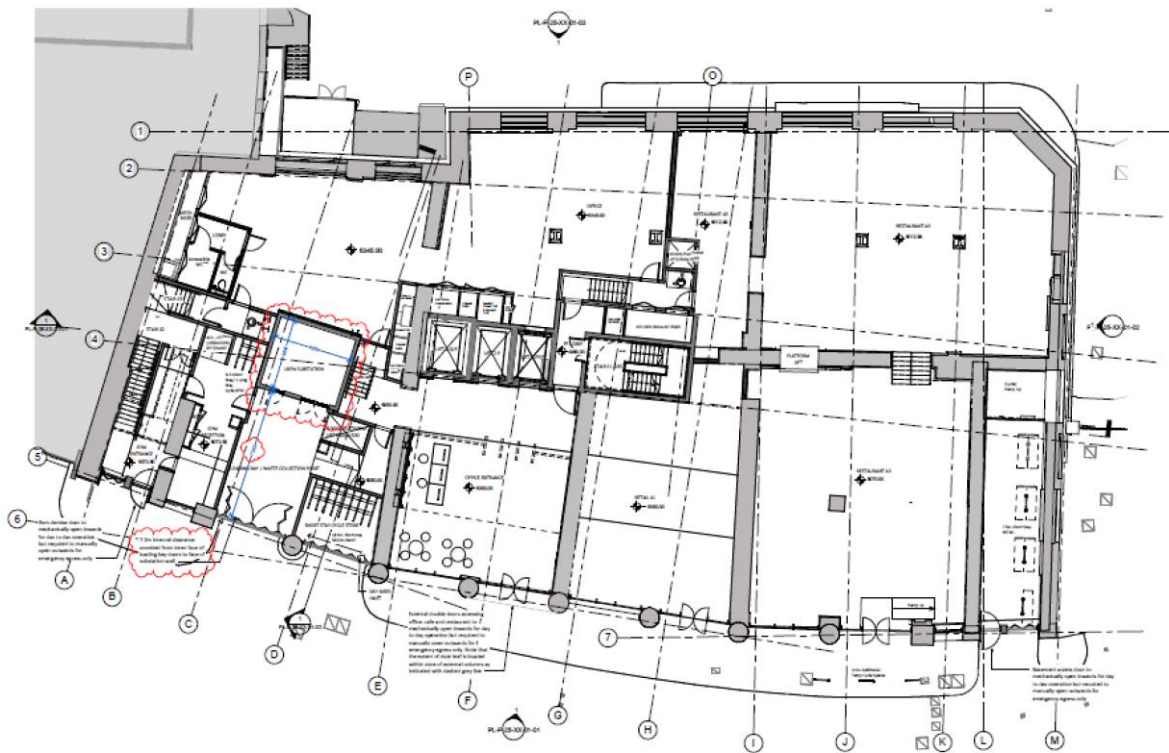
Existing basement plan



Proposed basement plan

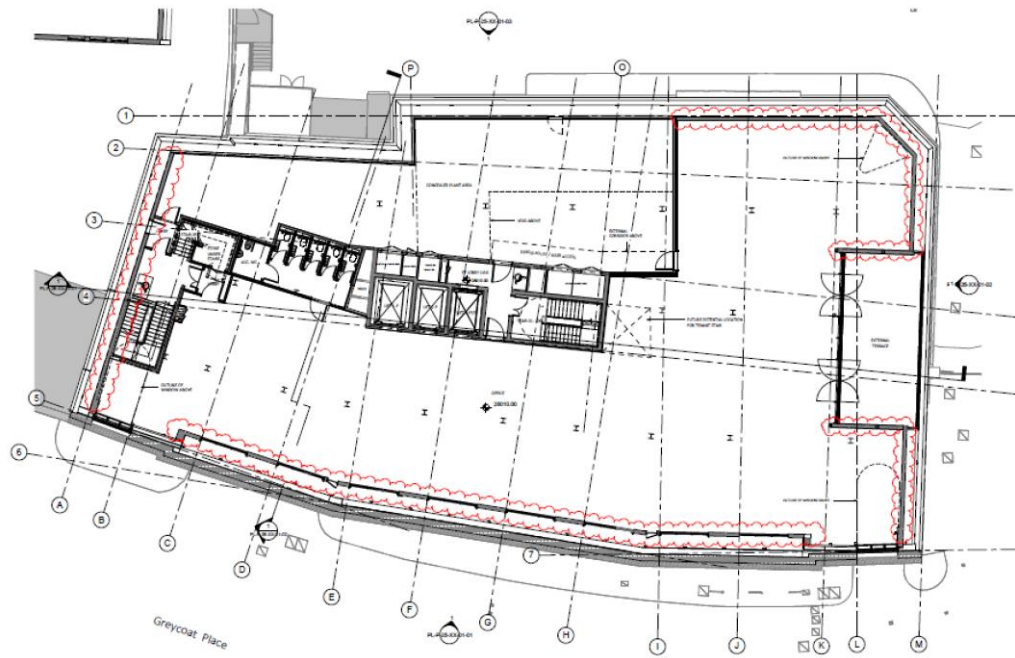


Existing ground floor plan

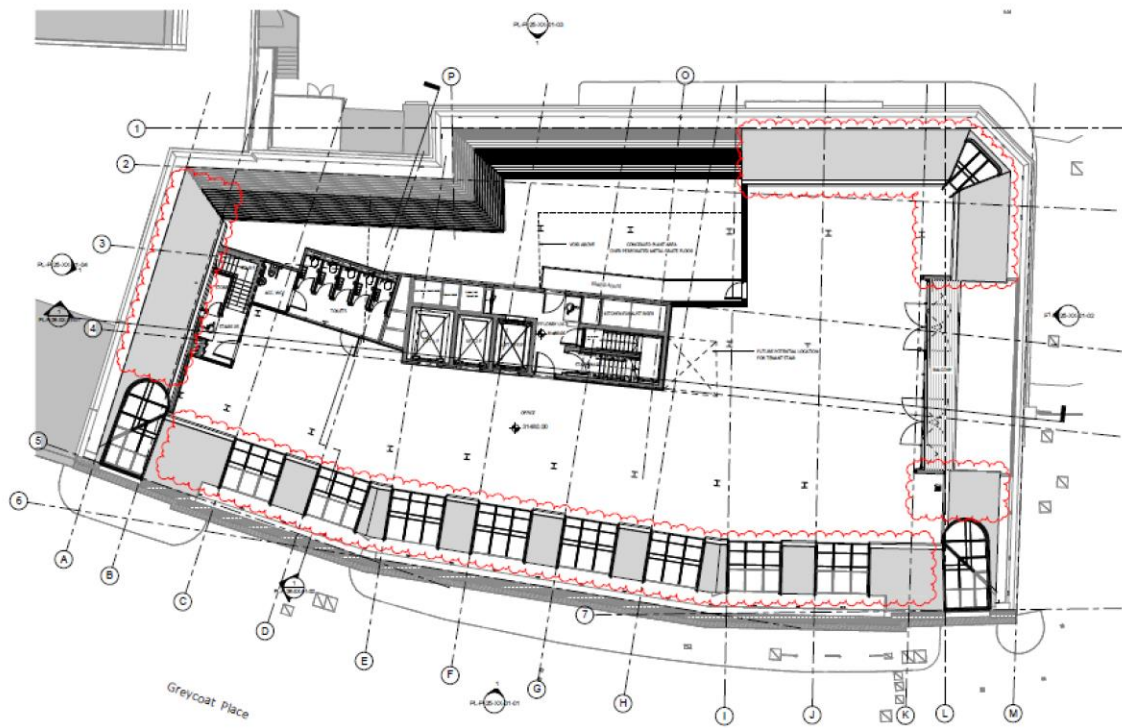


Proposed ground floor plan



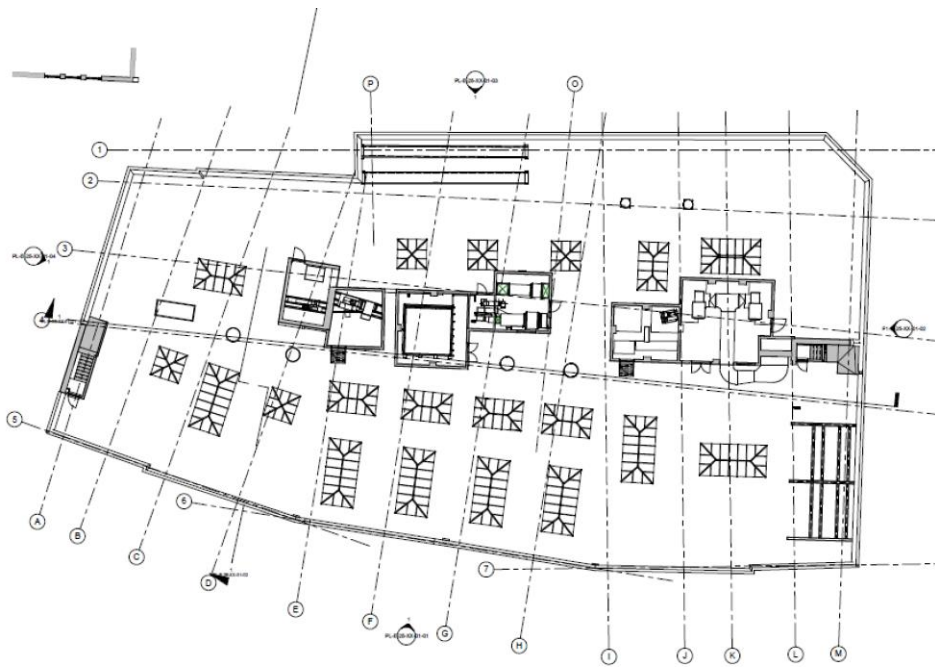


Proposed sixth floor plan

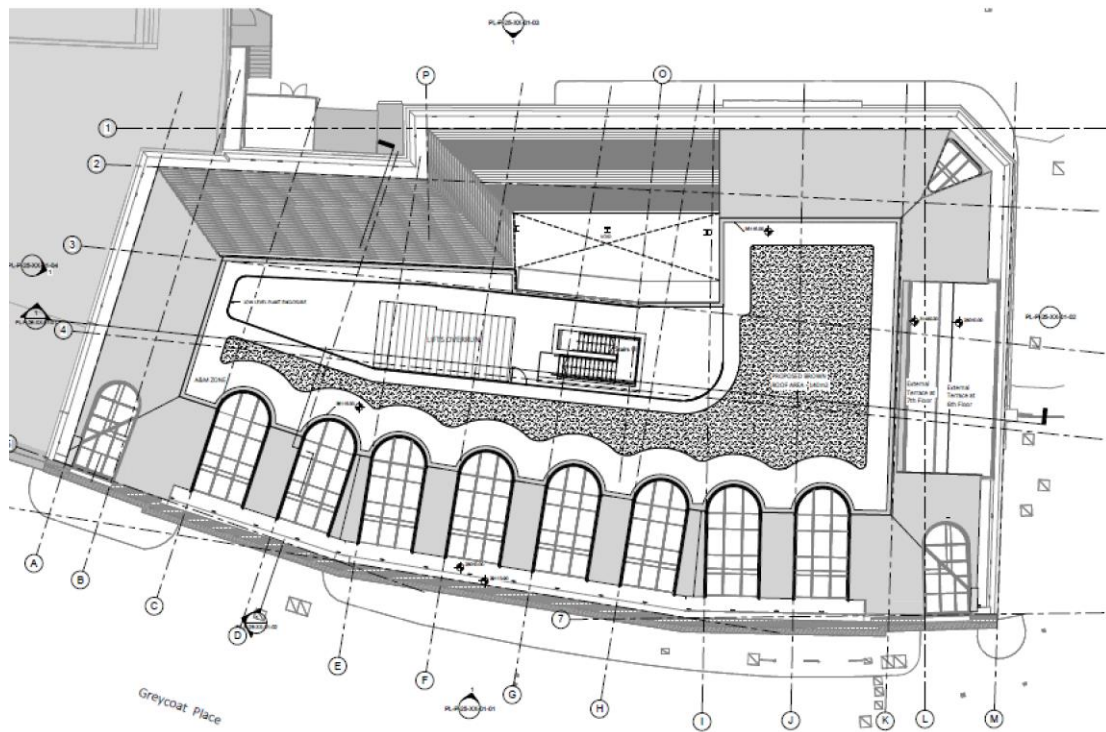


Proposed seventh floor plan





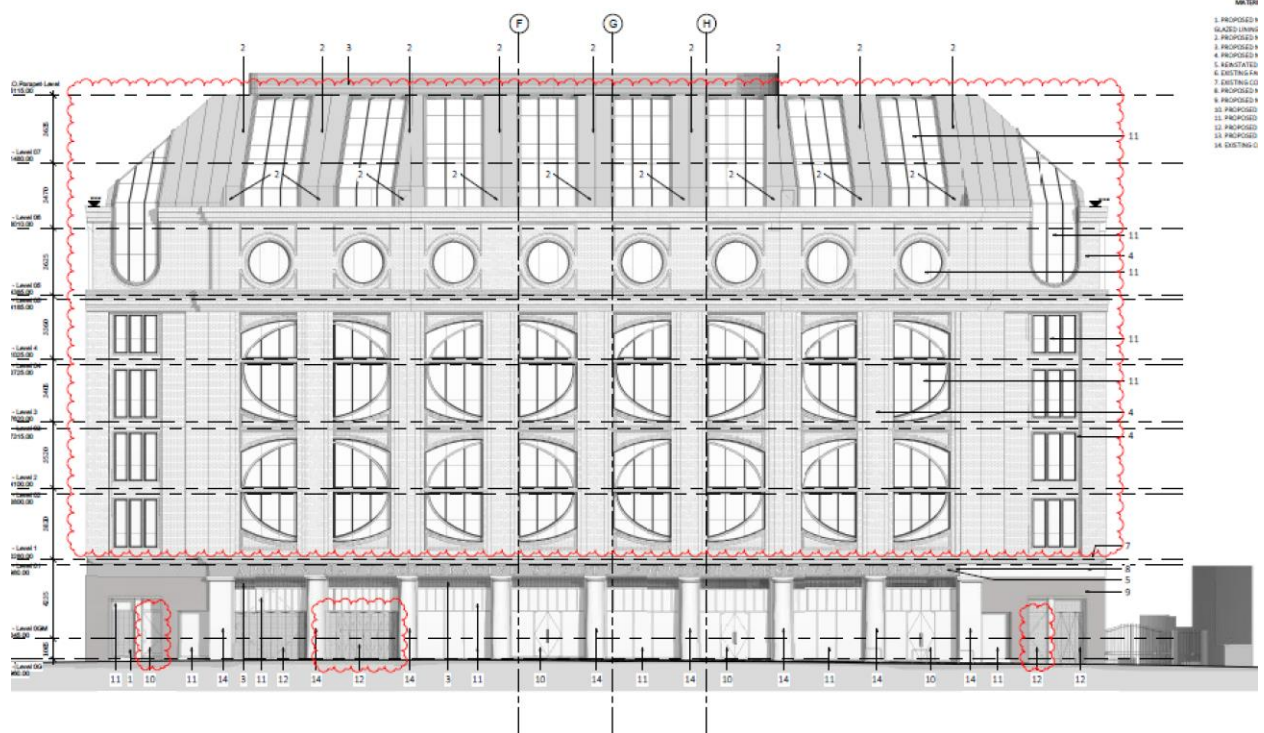
Existing roof plan



Proposed roof plan



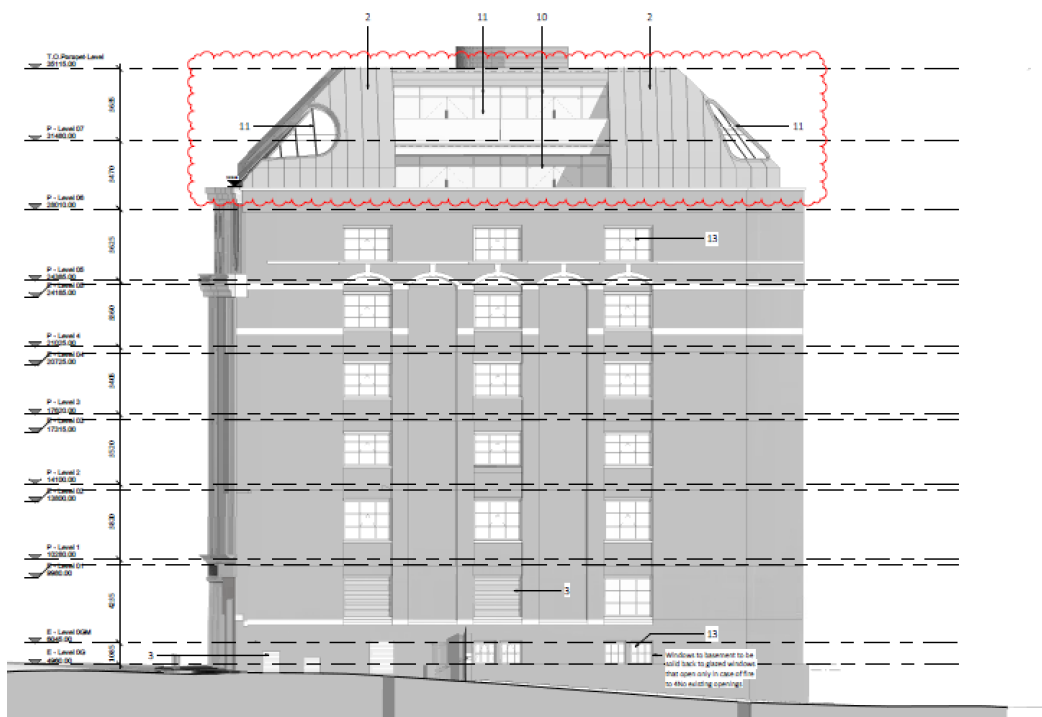
Existing Front (South) Elevation



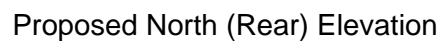
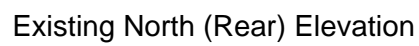
Proposed Front (South) Elevation



Existing East Elevation



Proposed East Elevation



**DRAFT DECISION LETTER**

**Address:** Premier House, 10 Greycoat Place, London, SW1P 1SB

**Proposal:** Partial demolition and remodelling of the principal facades and fifth floor and addition of two storeys for office use and provision of retail, restaurant and gym uses at ground and basement levels. Formation of terraces on sixth and seventh floors for office use and associated plant and cycle parking.

**Reference:** 20/05884/FULL

**Plan Nos:** 1905-SPP-DR-A-PL-E-00-XX-01-01 Rev. P01, 1905-SPP-DR-A-PL-P-20-XX-01-01 Rev. P02, 1905-SPP-01-DR-A-PL-E-20-B1-01-01 Rev. P01, 1905-SPP-01-DR-A-PL-E-20-0G-01-01 Rev. P01, 1905-SPP-DR-A-PL-E-20-01-01-01 Rev. P01, 1905-SPP-DR-A-PL-E-20-02-01-01 Rev. P01, 1905-SPP-DR-A-PL-E-20-03-01-01 Rev. P01, 1905-SPP-DR-A-PL-E-20-04-01-01 Rev. P01, 1905-SPP-DR-A-PL-E-20-05-01-01 Rev. P01, 1905-SPP-DR-A-PL-E-20-0R-01-01 Rev. P01, 1905-SPP-DR-A-PL-E-25-XX-01-01 Rev. P01, 1905-SPP-DR-A-PL-E-25-XX-01-02 Rev. P01, 1905-SPP-DR-A-PL-E-25-XX-01-03 Rev. P01, 1905-SPP-DR-A-PL-E-25-XX-01-04 Rev. P01, 1905-SPP-DR-A-PL-E-26-XX-01-01 Rev. P01, 1905-SPP-DR-A-PL-E-26-XX-01-02 Rev. P01, 1905-SPP-01-DR-A-PL-D-20-B1-01-01 Rev. P01, 1905-SPP-01-DR-A-PL-D-20-0G-01-01 Rev. P01, 1905-SPP-01-DR-A-PL-D-20-01-01-01 Rev. P01, 1905-SPP-01-DR-A-PL-D-20-02-01-01 Rev. P01, 1905-SPP-01-DR-A-PL-D-20-03-01-01 Rev. P01, 1905-SPP-01-DR-A-PL-D-20-04-01-01 Rev. P01, 1905-SPP-01-DR-A-PL-D-20-05-01-01 Rev. P01, 1905-SPP-01-DR-A-PL-D-20-0R-01-01 Rev. P01, 1905-SPP-01-DR-A-PL-D-25-XX-01-01 Rev. P02, 1905-SPP-01-DR-A-PL-D-25-XX-01-02 Rev. P02, 1905-SPP-01-DR-A-PL-D-25-XX-01-03 Rev. P02, 1905-SPP-01-DR-A-PL-D-25-XX-01-04 Rev. P02, 1905-SPP-01-DR-A-PL-D-26-XX-01-01 Rev. P02, 1905-SPP-01-DR-A-PL-D-26-XX-01-02 Rev. P02, 1905-SPP-01-DR-A-PL-P-20-B1-01-01 Rev. P03, 1905-SPP-01-DR-A-PL-P-20-0G-01-01 Rev. P04, 1905-SPP-01-DR-A-PL-P-20-01-01-01 Rev. P02, 1905-SPP-01-DR-A-PL-P-20-02-01-01 Rev. P02, 1905-SPP-01-DR-A-PL-P-20-03-01-01 Rev. P02, 1905-SPP-01-DR-A-PL-P-20-04-01-01 Rev. P02, 1905-SPP-01-DR-A-PL-P-20-05-01-01 Rev. P03, 1905-SPP-01-DR-A-PL-P-20-06-01-01 Rev. P03, 1905-SPP-01-DR-A-PL-P-20-07-01-01 Rev. P03, 1905-SPP-01-DR-A-PL-P-20-0R-01-01 Rev. P02, 1905-SPP-01-DR-A-PL-P-25-XX-01-01 Rev. P03, 1905-SPP-01-DR-A-PL-P-25-XX-01-02 Rev. P03, 1905-SPP-01-DR-A-PL-P-25-XX-01-03 Rev. P03, 1905-SPP-01-DR-A-PL-P-25-XX-01-04 Rev. P02, 1905-SPP-01-DR-A-PL-P-26-XX-01-01 Rev. P02, 1905-SPP-01-DR-A-PL-P-26-XX-01-02 Rev. P02, Air Quality Assessment (Ref: J399I A/I/F5) prepared by Air Quality Consultants dated 7 August 2020, Air Quality Assessment Response (Ref: J399I A/2/F1) prepared by Air Quality Consultants dated 11 March 2021, Restaurant Operational Management Plan dated August 2020, Verified Views Document dated April 2021, Flood Risk Assessment 219159-RP-001 prepared by Mason Navarro Pledge dated June 2021, Energy Statement Revision 3.0 prepared by Norman Disney and Young dated 19 February 2021, Letter from Venta Acoustics (Ref: VA2851.210507.M1) dated 07 May 2021 including Noise Impact Assessment Report (VA2851.200805.NIA 1.2) prepared by Venta Acoustics dated 14 September 2020, Ventilation and Extract Statement prepared by Norman Disney and Young dated 10 September 2020, Sustainability Statement (Revision 3.1) prepared by Norman Disney and Young dated 10

September 2020, Transport Statement (R01-DW-Transport Statement 200914) prepared by Vectos dated September 2020, Delivery and Servicing Management Plan (R03-DW-Delivery and Servicing Management Plan 200914) prepared by Vectos dated September 2020, Daylight and Sunlight and Light Pollution Report Version V2 dated September 2020 prepared by Point 2 Surveyors and Daylight and Sunlight and Light Pollution Report Part 2 (Ref: P2156 V2) dated August 2020 prepared by Point 2 Surveyors.

For information only: Planning Statement dated September 2020, Statement of Community Involvement dated January 2021, Design and Access Statement (1905-SPP-01-DR-A-PL-P-20-DAS-01) Version I prepared by SPAARC dated September 2020, Heritage and Townscape Appraisal prepared by The Heritage Practice dated August 2020, Exterior Lighting Report prepared by NDYLIGHT Lighting Design dated August 2020, Archaeological Desk Based Assessment prepared by RPS Group dated September 2020, Verified Views Document dated September 2020, Appendix A Code of Construction Practice, SPAARC Designing out Crime Clarification Document Version 1 dated 22.02.2021, Travel Plan (R02-DW-Travel Plan 200914) prepared by Vectos dated September 2020, Structural Statement (Report No. 219159-R010-00) prepared by Mason Navarro Pledge dated September 2020 and Draft Construction Management Plan Rev. 1.1 dated July 2020.

**Case Officer:** Zulekha Hosenally

**Direct Tel. No.** 07866037615

### **Recommended Condition(s) and Reason(s)**

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
  - o between 08.00 and 18.00 Monday to Friday;
  - o between 08.00 and 13.00 on Saturday; and
  - o not at all on Sundays, bank holidays and public holidays.

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

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for

example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

**3 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 neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

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

- 5** You must apply to us for approval of detailed drawings of the following parts of the development:
- a) New external windows and doors (1:5 and 1:20);
  - b) Cill, header and window reveal details (1:5);
  - c) Cornice details (1:5);
  - d) Ground floor frontages on to Greycoat Place including shopfronts, loading bays and ground floor integrated signage (1:20 and 1:10);
  - e) Plant enclosures (1:20); and



f) Terraces to east elevation including details of fall protection (1:20).

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

- 6 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the terraces. (C26NA)

Reason:

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

- 7 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

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

- 8 You must apply to us for approval of a brick sample panel(s) to be viewed on site. You must not start any work on the brick work until we have approved what you have sent us. You must then carry out the work according to these details. (C26DB)

Reason:

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

- 9 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

Reason:

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

- 10 You shall not use the sixth-floor roof area behind the front parapet of the building for



sitting out or for any other purpose. You can however use the roof area for maintenance access and to escape in an emergency. (C21CA)

Reason:

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

- 11 You must install the louvred roof level plant enclosure shown on the approved drawings before you use the machinery, lift overrun or roof access stairs. You must then maintain the louvred screen in the form shown for as long as the machinery, overrun and stairs remain in place. (C13DB)

Reason:

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

- 12 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for written approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
  - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
  - (c) Manufacturer specifications of sound emissions in octave or third octave detail;
  - (d) The location of most affected noise sensitive receptor location and the most affected

window of it;

(e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;

(f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;

(g) The lowest existing LA90, 15 mins measurement recorded under (f) above;

(h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;

(i) The proposed maximum noise level to be emitted by the plant and equipment.

(C46AC)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Noise Technical Guidance Note (November 2019), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46AC)

- 13 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.2m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property. (C48AB)

Reason:

To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Noise Technical Guidance Note (November 2019). (R48AB)

- 14 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the retail, restaurant and gym use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest.
- (2) Where noise emitted from the proposed internal activity in the development will

contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the retail, restaurant and gym use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm and shall be representative of the activity operating at its noisiest.

(3) Following completion of the development, 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 including a proposed fixed noise level for written approval by the City Council. Your submission of a noise report must include

- (a) The location of most affected noise sensitive receptor location and the most affected window of it;
- (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (d) The lowest existing LA90, 15 mins measurement recorded under (c) above
- (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;
- (f) The proposed maximum noise level to be emitted by the activity. (C47AC)

**Reason:**

Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Noise Technical Guidance Note (November 2019), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R47AC)

- 15 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. Inside bedrooms 45 dB L Amax is not to be exceeded more than 15 times per night-time from sources other than emergency sirens. (C49BB)

**Reason:**

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development, as set out Policies 7 and 33 of the City Plan

2019 - 2040 (April 2021) and the draft Noise Technical Guidance Note (November 2019). (R49BB)

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

Reason:

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

- 17 You must apply to us for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the sound insulation will be sufficient to protect noise sensitive receptors from break out of internal activity noise and that the development will comply with the Council's noise criteria set out in Condition(s) 12 and 13 of this permission. You must not start work on this part of the development until we have approved in writing what you have sent us. You must then carry out the work according to the details approved before the residential units are occupied and thereafter retain and maintain. (C51BB)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Noise Technical Guidance Note (November 2019), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. (R51AC)

- 18 The two air source heat pumps referenced 'Rhoss TXAETY 6580 ASDP1' hereby permitted shall not be operated except between 0700 hours and 1900 hours daily. (C46CA)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Noise Technical Guidance Note (November 2019), so that the noise environment of people in

noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46AC)

- 19 The kitchen extract hereby permitted shall not be operated except between 0700 hours and 2300 hours daily. (C46CA)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Noise Technical Guidance Note (November 2019), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46AC)

- 20 The design of the separating wall and/or floor should be such that the received value in the noise sensitive spaces, with music playing, should be 10 dB below that measure without music events taking place, at the quietest time of day and night, measured over a period of 5 minutes and in the indices of Leq & LfMax in the octave bands of 63 Hz & 125 Hz. Maximum noise levels generated by the proposed new gym should be demonstrated not to exceed the NR15 curve LAFmax inside any adjoining noise sensitive properties. This includes noise from all sources (including amplified sound, music, and impact noise from gym activities).

Reason:

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development, as set out Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Noise Technical Guidance Note (November 2019). (R49BB)

- 21 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) 12 and 13 of this permission. You must not start work on this part of the development until we have approved in writing what you have sent us. (C51AB)

Reason:

As set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Noise Technical Guidance Note (November 2019), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. (R51BC)

- 22 The use of the sixth and seventh floor terrace areas hereby approved shall take place in connection with the office use and only between the hours of 0800 hours to 2130 hours Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays. You can however use the terraces to escape in an emergency or for access for maintenance purposes.

Reason:

To protect neighbouring residents from noise nuisance, as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R13ED)

- 23 No amplified music or sound shall be played at any time on the sixth and seventh floor terraces hereby approved.

Reason:

To protect neighbouring residents from noise nuisance, as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R13ED)

- 24 Customers shall not be permitted within the restaurant use hereby approved before 0700 hours or after 2300 hours Monday to Sunday.

Reason:

To protect neighbouring residents from noise nuisance, as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R13ED)

- 25 You must carry out the measures included in your Restaurant Operational Management Plan dated August 2020 at all times that the restaurant is in use.

Reason:

To protect the environment of people in neighbouring properties, as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R13BD)

- 26 You must only use the areas annotated as retail, restaurant and gym as shown on drawings 1905-SPP-01-DR-A-PL-20-B1-01-01 Rev. P03 and 1905-SPP-01-DR-A-PL-P-20-0G-01-01 Rev. P04 for purposes within Class E (a) (retail), (b) (café/restaurant), (c)(i), (c)(ii), (c)(iii), (financial and professional services) and (d) (indoor sport/fitness). You must not use them for any other purposes, including any within Class E (e), (f), (g) (i), (ii) and (iii) of the Town and Country Planning (Use Classes) Order 1987 as amended September 2020 (or any equivalent class in any order that may replace it). (C05BC)

Reason:

We cannot grant planning permission for unrestricted Class E use because it would harm the character and function of CAZ and would not meet Policy 14 of the City Plan 2019 - 2040 (April 2021). (R05HA)

- 27 You must apply to us for approval of detailed drawings and a management plan for the brown roof. This is to include construction method, layout, species, maintenance and

watering regime. You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain the brown roof in accordance with the approved management plan.,

Reason:

To protect and increase the biodiversity of the environment, as set out in Policy 34 of the City Plan 2019 - 2040 (April 2021). (R43CC)

- 28 **Pre Commencement Condition.** You must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment. This site investigation must meet the water, ecology and general requirements outlined in 'Contaminated Land Guidance for Developers submitting planning applications' - produced by Westminster City Council in January 2018. You must apply to us for approval of the following investigation reports. You must apply to us and receive our written approval for phases 1, 2 and 3 before any demolition or excavation work starts, and for phase 4 when the development has been completed but before it is occupied.

Phase 1: Desktop study - full site history and environmental information from the public records.

Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property.

Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution.

Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate., (C18AA)

Reason:

To make sure that any contamination in the building or of the ground under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in Policy 33(E) of the City Plan 2019 - 2040 (April 2021). (R18BB)

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

- a) air source heat pumps for heating and hot water;
- b) CO2 sensor controls of fresh air;
- c) LED lighting with dimming control; and
- d) leak detection system and use of low water fixtures and fittings.

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

Reason:

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

- 30 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 1905-SPP-01-DR-A-PL-P-20-B1-01-01 Rev. P04 prior to occupation and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone using the building. (C14FC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)

- 31 You must provide each cycle parking space and associated facilities for cyclists shown on the approved drawings prior to occupation of the development. Thereafter the cycle spaces and associated facilities for cyclist must be retained and the space used for no other purpose. (C22IA)

Reason:

To provide cycle parking spaces for people using the development in accordance with Policy 25 of the City Plan 2019 - 2040 (April 2021). (R22FB)

- 32 You must apply to us for approval of the following:  
(a) a servicing management plan for the Class E uses and the offices  
(b) an operational management plan for the restaurant

The servicing management plan must identify the process, internal storage locations, scheduling of deliveries and staffing arrangements, as well as how delivery vehicle size will be managed and how the time the delivered times spend on the highway will be minimised. You must not occupy the development until we have approved the servicing management plan and you must not use the ground and basement floors for restaurant purposes until we have approved the restaurant operational management plan. Thereafter you must carry out the servicing according to the approved servicing management plan and operate the restaurant in accordance with the approved operational management plan for the life of the development.

Reason:

In the interests of public safety and to avoid blocking the road as set out in Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021). (R24AD)

- 33 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 ensure that the banners are not hit by high sided



vehicles in accordance with Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021).  
(R24CB)

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Conditions 12 and 13 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 3 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.
- 4 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [sitenquiries@ccscheme.org.uk](mailto:sitenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 5 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.
- 6 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance.
- 7 You are advised this permission does not approve any external lighting to the building.

- 8 With reference to condition 3 please refer to the Council's Code of Construction Practice at ([www.westminster.gov.uk/code-construction-practice](http://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 Inspectorate ([cocp@westminster.gov.uk](mailto:cocp@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 Inspectorate team must be paid on submission of the details relating to the relevant phase. Appendix A must be signed and countersigned by the Environmental Inspectorate prior to the submission of the approval of details of the above condition.
- 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 Habitat. The Equality and Human Rights Commission has a range of publications to assist you ([www.equalityhumanrights.com](http://www.equalityhumanrights.com)). The Centre for Accessible Environment's 'Designing for Accessibility' (2012) is a useful guide ([www.cae.org.uk](http://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](http://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 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. For further information on how to make an application and to read our guidelines on street naming and numbering, please visit our website: [www.westminster.gov.uk/street-naming-numbering](http://www.westminster.gov.uk/street-naming-numbering) (I54AB)
- 11 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point. If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the

carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please email [AskHighways@westminster.gov.uk](mailto:AskHighways@westminster.gov.uk).

- 12 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](mailto: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).
- 13 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please email Jeff Perkins at [jperkins@westminster.gov.uk](mailto:jperkins@westminster.gov.uk).
- 14 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](http://www.westminster.gov.uk/suspensions-dispensations-and-skips).
- 15 You may need separate licensing approval for the restaurant premises. Your approved licensing hours may differ from those given above but you must not have any customers on the premises outside the hours set out in this planning permission. (I61AB)

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.