

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 8 February 2022	<b>Classification</b> For General Release	
<b>Report of</b> Director of Place Shaping and Town Planning		<b>Ward(s) involved</b> West End	
<b>Subject of Report</b>	<b>38 Bruton Place, London, W1J 6NX</b>		
<b>Proposal</b>	Use of the ground floor as a retail unit (Class E) and associated alterations.		
<b>Agent</b>	Gerald Eve		
<b>On behalf of</b>	Tila London Ltd.		
<b>Registered Number</b>	21/06509/FULL and 21/0610/LBC	<b>Date amended/ completed</b>	22 September 2021
<b>Date Application Received</b>	22 September 2021		
<b>Historic Building Grade</b>	II		
<b>Conservation Area</b>	Mayfair		

## 1. RECOMMENDATION

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

## 2. SUMMARY

38 Bruton Place is a Grade II listed former stable building of the late nineteenth century in the Mayfair Conservation Area. Built in a Queen Anne Style it represents the last generation of mews buildings created for horses and horse drawn vehicles rather than motor vehicles. The ground floor of the unit is commercial garaging whilst the first and second floors are in use as a single residential unit. Bruton Place is a mixed use mews style street with commercial activities in the form of retail / restaurants and office uses with some residential properties along the street.

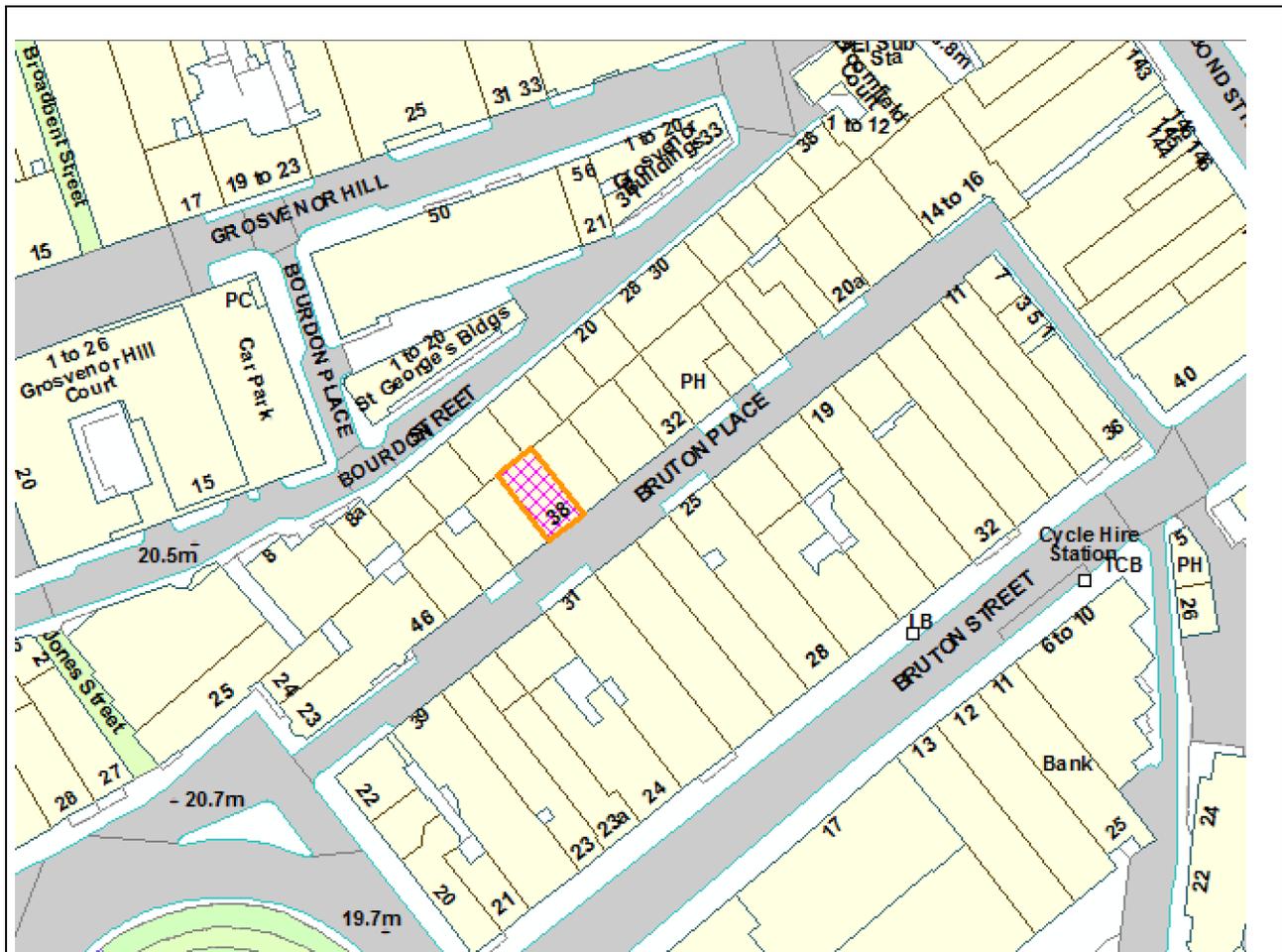
Planning permission is sought for the change of use of the commercial garaging at ground floor level to a retail unit. Internal alterations are proposed but the application does not propose any external alterations, with the existing garage doors being repaired and glass doors provided internally.

The key issue is:

- The impact on residential amenity in terms of potential noise nuisance arising from the customers and deliveries.

Subject to appropriate conditions including restricting the use of the premises to retail use in Class E, no primary cooking within the premises and no delivery service being provided, the proposal is considered acceptable. The application complies with relevant adopted City Plan 2019-2040 policies and is therefore recommended for approval.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS

Front elevation:



Interior of the ground floor:



View along Bruton Place:



## 5. CONSULTATIONS

### MAYFAIR RESIDENTS GROUP

Any response to be reported verbally.

### RESIDENTS SOCIETY OF MAYFAIR AND ST. JAMES'S

Any response to be reported verbally.

### HIGHWAYS PLANNING TEAM – CITY HIGHWAYS

No objection.

### WASTE PROJECTS OFFICER

Objection – further information required.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 32

Total No. of replies: 4

No. of objections: 3

No. in support: 0

Neutral: 1

Objections on some or all of the following grounds:

#### Amenity:

- Commercialised street is impacting on residential amenity.
- Having the stable doors open to the retail unit will impact upon access to the adjoining door accessing another property.
- Potential for odour nuisance resulting from the use due to a lack of extraction.
- Potential noise implications due to the entrance doors being open.

#### Highways:

- Noise disturbance from vehicle movements associated with the use – both deliveries and servicing.
- Delivery drivers could be 'unnerving for young teenagers coming home'.

#### Other:

- Adverse impact of commercial use on the special interest of the building and may set a precedent.
- No advertising has been included on the application.
- Freeholder - leaseholder issues in relation to freeholder obligations in the lease.
- Concern in relation to the location of the waste / recycling storage areas.
- An unrestricted Class E use could change to other uses with more detrimental implications.
- Implications on the 'Mayfair Green Route'

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

38 Bruton Place is on the north side of Bruton Place. The building comprises garaging at ground floor level (two separate garages) and a residential property at first and second floor levels, which is the same arrangement as the adjoining properties. The garages are not subject to any planning controls and the applicant advises that the garage subject to this application has been used by a local office user. The second garage is used by the resident living in the upper part of the building.

Bruton Place is mixed use in character with a number of retail and restaurant units at ground floor level including a public house on the north side of the street at 30 Bruton Place. A number of buildings accommodate garaging at ground floor level and the upper floors are either office or residential accommodation.

The property is Grade II listed, located in the Mayfair Conservation Area and the Central Activities Zone. The property is also located within the West End Retail and Leisure Special Policy Area.

### 6.2 Recent Relevant History

None

## 7. THE PROPOSAL

Planning permission is sought for the change of use of one of the commercial garages at ground floor level to a retail unit measuring 73sqm. Internal alterations are proposed that require listed building consent but the application does not propose any external alterations. The second garage will be retained for use by the resident living in the upper part of the application site. The intention is that the unit will be used as a delicatessen: there is a specific user, Tila London, the same operator as the restaurant under construction at 27 Bruton Place. There will be no on-site cooking: all food will be cooked off-site and brought in. The preparation area shown at the back of the unit will be used for warming soup / paninis, and boxing up salad. There will be no seating at all on site, something explicitly stated by the applicant as the site is small and there is not the capacity. Glazed doors are set within the unit, creating a lobby in the front area with some limited storage. The applicant is keen to minimise interventions to the building and the downstand beam naturally divides the unit, even if that creates a slightly larger lobby than might otherwise be expected.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

#### **Loss of commercial garaging / servicing**

The applicant states the garage has been used for car parking on a commercial basis and was most recently used for storage by a nearby business occupier. The loss of off-

street car parking resulting from the proposal accords with Policy 27 of the City Plan 2019 – 2040, which encourages car free living to encourage use of more sustainable modes of transport. The City Council has no policies seeking the retention of commercial storage floorspace. No objections have been received to the application on the grounds of retaining the existing use.

### **Creation of a retail unit**

Policy 2 of the City Plan (Spatial Development Priorities: West End Retail and Leisure Special Policy Area and Tottenham Court Road Opportunity Area) states that; "the intensification of the West End Retail and Leisure Special Policy Area (WERLSPA) over the Plan period will deliver the following priorities: ....

B. An improved retail and leisure experience that responds to innovation and change in the sector, including the transformation of the Oxford Street District."

Policy 14 'Town centres, high streets and the CAZ' states the following:

"Part A: The intensification of town centres, high streets and the CAZ to provide additional floorspace for main town centre uses is supported in principle, subject to impact on townscape and heritage. Proposals in existing town centres and high streets will enhance and diversify their offer as places to shop, work and spend leisure time.

Part G: Town centre uses will also be supported in principle throughout the parts of the CAZ with a commercial or mixed-use character, having regard to the existing mix of land uses and neighbourhood plan policies. In the parts of the CAZ that are commercial or mixed-use in character, the loss of town centre uses from the ground floor will be resisted."

Bruton Place is mixed use in nature with ground floor uses primarily comprising garaging, restaurant and retail uses and the upper floors offices and residential. Permission was granted as recently as October 2021 for the conversion of the ground floor garage at 46 Bruton Place to a restaurant (with a restriction on primary cooking), with a new shopfront. Accordingly the objection that Bruton Place is an increasingly commercialised street that is impacting on residential amenity is not considered to be sustainable objection, especially with a small, low-key use like a delicatessen.

Retail accommodation now falls within Use Class E, being 'Commercial, Business and Service', which includes a range of uses including retail, restaurant, financial and professional services, medical, offices, indoor sports and "any other services which it is appropriate to provide in a commercial, business or service locality". The applicant has sought consent for retail use (being a delicatessen) and provided information based on this with an assessment on that basis. Proposed other uses such as restaurant, indoor sports and creche could have un-intended consequences in amenity and highways terms which have not been considered. This issue has also been raised by objectors who have commented on the potential for the unit to change to other uses in Class E with more detrimental impacts. A condition is therefore included to restrict the use of the premises as retail within Class E and this is considered to address the objectors' concern about this issue.

Objectors have raised concerns as to the potential for cooking to take place on the premises, which could result in an odour nuisance to neighbouring residential occupiers given that no extraction is shown on the proposed drawings. Whilst the use of the premises as a restaurant has been conditioned out, and the current applicant has confirmed that there is no intention to do any cooking, the situation might change in the future and there is still the potential for some form of cooking to take place within the retail use at a future date with a different occupier. Part D of Policy 33 of the City Plan 'Local Environmental Impacts' states that 'development will effectively address the adverse impact of odour through the incorporation of appropriate mitigation measures using a precautionary approach.' Given the applicant has provided no information on a potential odour extract system and any future primary cooking might result in an amenity impact on neighbouring occupiers, a condition is included stating that no primary cooking can occur within the premises.

Objectors are concerned that leaving the garage doors open (as is shown on the drawings) could result in noise disturbance to local occupiers. The garage doors need to be retained for design and historic building reasons but the floorplan shows that just past the internal lobby a glazed screen with door would be installed. The applicant has confirmed that the premises would only be open between 08:00 and 21:00 daily. Given the proposed use as retail shop, it is not considered the use would result in unacceptable noise from customers or staff such that it would impact on other occupiers within the street, especially given it will only be open during the day. A condition is attached to restrict the shop opening times to those specified. Given this the objections on these grounds are not considered sustainable.

## 9 Townscape and Design

### 9.1 Legislation and Policy

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

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

Section 66 of the same Act requires that "*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*"

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

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 38 in the City Plan requires that where development will have a visibly adverse effect upon a conservation area's recognised special character or appearance,

including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area, it will not be permitted.

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

## 9.2 Assessment

38 Bruton Place is a grade II listed former stable in the Mayfair Conservation Area, constructed in the late nineteenth century. It is one of a group of three former stables. As the list description notes, this group of stables represents the final chapter in the story of town stables; these were the last generation of mews buildings purpose-built for horses and horse drawn vehicles rather than motor vehicles (though they have been subsequently adapted to automobile garage use).

Externally the building retains all the characteristic elements of a Mayfair livery mews; pairs of double doors with long strap hinges and multi-pane glazing to the upper parts, an entrance to the accommodation above and at first floor a winch-door. Internally no 38 features remarkably good survival of the stable fittings; glazed brick in green, brown and cream, the original floor covering, simple panelling and cast iron stable fittings. These internal elements contribute greatly to the historic interest of the building.

There will be no external changes to the external appearance the building, subject to any subsequent future applications for shop signs. Internally, the proposals are for the installation of freestanding furniture and shop equipment, a glazed screen with steel frame. These elements will not involve the removal of any historic fabric, and will not detract from an appreciation of the original function of the stable.

Nor will the proposals harm the plan form of the building. Glazed screens will divide the front from the rear of the unit. It will be a lightweight and largely transparent addition, which leaves the entirety of the interior visible. It is reversible, providing that the fixings into the walls, floor and ceiling are carefully considered. A condition should require submission of details of the screen. An existing door will be fixed shut; again, this is reversible in the future.

The change of use from storage to retail will not have a harmful impact on the special interest of the building or the character of the area, particularly given that Bruton Place is home to a variety of commercial uses already.

The applicants argue that there is a public benefit in opening up a private unit to a public use. It is considered that this is indeed a minor public benefit.

If new shop signs are required for the new unit, further listed building consent will be required, even if they have deemed advertisement consent.

Of the three objections received, one touches upon heritage issues. The objection is that the use of the building as a commercial premises would be harmful to the special interest of the building, and may set a precedent for similar properties in Bourdon Street, Mount Row and Adam's Row.

As discussed above, Bruton Place is already home to a number of commercial units. The change of use would not alter the appearance of the building outside trading hours, and the open doors and visible shop fittings during trading hours would not be harmful to the appearance of the building, or indeed to the character and appearance of the conservation area. In terms of concerns about this setting a precedent, each case must be assessed on its own merits. A very similar scheme including significant stable interiors has previously been permitted in Bourdon Street (15/10035/FULL).

One of the objectors has noted that the application does not include any external alterations but they consider at some stage external advertising would be required. This is likely to be the case but has not been included on the application, and is often the case. An informative advises the applicant that should they wish to install signage at a future date they will require Listed Building Consent and possibly Advertisement Consent (depending on the nature of the sign, including whether or not it is illuminated).

As such, the proposal is considered acceptable, mindful of policies 38 and 39 of the City Plan; 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.

## 10.0 **Transportation/Parking**

The loss of off-street car parking resulting from the proposal accords with the City Plan 2019-2040 Policy 27, which encourages car free living to encourage use of more sustainable modes of transport.

The Highways Planning Manager has reviewed the proposal and considers that given the small size of the unit, the change of use to retail is unlikely to result in a significant increase in the pedestrian or vehicular traffic movements within the mews. The site is also within a Controlled Parking Zone so anyone driving to visit the unit or servicing the premises will be subject to the on-street parking / loading restrictions. Given the unit is so small, no further information is required with regard the servicing of the premises. The Highways Planning Manager has expressed concern that should the unit operate a delivery service, vehicles and drivers associated with the deliveries could result in noise nuisance or congestion and no Delivery Management Plan has been provided to show how this could be mitigated. Objections have been received to the application with regard to potential highways and amenity issues resulting from delivery drivers and their vehicles frequenting the property. A condition is therefore included stating that no delivery service can operate from the premises. This also addresses the objection that delivery drivers could be 'unnerving for young teenagers coming home'.

The application has been negotiated since it was originally submitted so that the garage doors, which currently open outwards, will open inwards so as not to cause an obstruction to pedestrians, vehicles or to impede access to the neighbouring properties. Objections were received on these grounds, but given the amendments to the

application so the doors open inwards the proposal is now acceptable in this regard and the objection overcome.

#### 11.0 **Economic Considerations**

There will be a slight economic benefit resulting from the creation of the retail unit as opposed to the existing use as garaging, which is welcomed.

#### 12.0 **Access**

There is existing level access to the unit which will be retained.

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

Refuse /Recycling

The Waste Projects Officer has requested further information with regard the provision of storage capacities for waste and recycling. Objections have also been received with regard the storage of waste and recycling at the premises and a condition is therefore included requiring the submission of amended drawings to show suitable waste / recycling capacity and storage provision before the premises can operate.

#### 14.0 **Westminster City Plan**

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. 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.

#### 15.0 **Neighbourhood Plans**

The Mayfair Neighbourhood Plan includes policies on a range of matters including character, heritage, community uses, retail, offices, housing, cultural uses, transport and the environment. It has been through independent examination and supported at referendum on 31 October 2019, and therefore now forms part of Westminster's statutory development plan. It will be used alongside the council's own planning documents and the Mayor's London Plan in determining planning applications in the Mayfair Neighbourhood Area. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed elsewhere in this report. Policy MSG1 encourages sustainable growth within Mayfair, including efficient use of existing floorspace and "activity (by providing restaurants, cafés, galleries, shops, and other uses which animate the street scene for the public). Paragraph 4.1.13 also states the following: "The requirements of the local population also need to be maintained, managed and enhanced.<sup>52</sup> As well as

providing for the day-to-day needs of people in the area, local shops encourage people to walk and provide opportunities for social interaction. People who are old or less mobile are particularly dependent on local shops and services.”

#### 16.0 **London Plan**

This application raises no strategic issues.

#### 17.0 **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.

There are no proposed pre-commencement conditions.

#### 18.0 **Planning Obligations**

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

#### 19.0 **Environmental Impact Assessment**

Not relevant.

#### 20.0 **Other Issues**

An objector has raised the issue about stipulations in their lease which provide for their ‘quiet enjoyment’ of their home. Issues within leases are private matters between the freeholder / leaseholder and not necessarily material planning considerations. The impact of the proposal on the amenity of neighbouring residents has been given consideration above and is considered to be low-key.

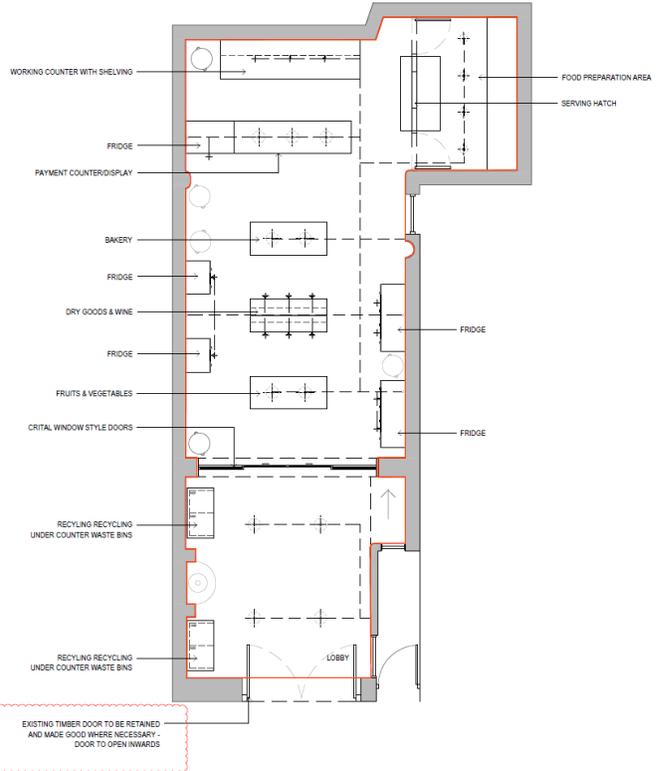
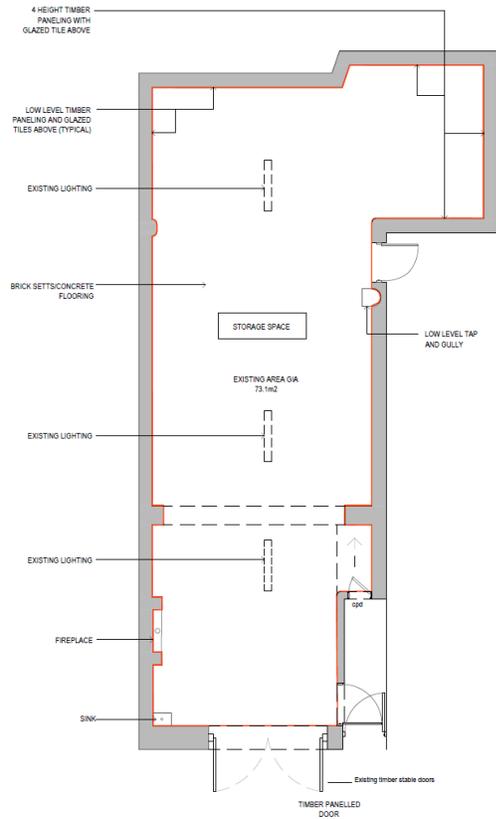
Comments have been received with regard the potential impact of the development on a Mayfair Neighbourhood Forum initiative, that being the Mayfair Green Route. This envisages a series of projects along various streets in Mayfair, including Bruton Place. For Bruton Place the scheme focuses on planters and green roofs and the proposal would have no impact on this initiative and vice versa.

(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: PAUL QUAYLE BY EMAIL AT [PQUAYLE@WESTMINSTER.GOV.UK](mailto:PQUAYLE@WESTMINSTER.GOV.UK)

# KEY DRAWINGS

## Existing and Proposed Floor Plans:



Proposed Front Elevation :



1 PROPOSED FRONT ELEVATION  
1:25@A1, 150@A3

**DRAFT DECISION LETTER**

**Address:** 38 Bruton Place, London, W1J 6NX  
**Proposal:** Use of the ground floor as a retail unit (Class E).  
**Reference:** 21/06509/FULL  
**Plan Nos:** Drawings: AP-200 Rev PI-2, AE200 Rev PI-2.

**Case Officer:** Matthew Giles

**Direct Tel. No.** 07866 040155

**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 You must apply to us for approval of details of how waste is to be stored on site and how materials for recycling will be stored separately. You must not occupy the retail use hereby approved until we have approved what you have sent us. You must then provide the waste and recycling storage prior to occupation of the development and thereafter permanently retain the stores according to these details. You must clearly mark them and make them available at all times to everyone using the retail unit. You must not use the waste and recycling store for any other purpose. (C14GB)

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)

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

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)

- 4 You must not operate a food delivery service, even as an ancillary part of the primary retail use (Class E)

**Reason:**

To make sure that the use will not cause nuisance for people in the area. This is as set out Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021).

- 5 You must not cook raw or fresh food on the premises.

**Reason:**

The plans do not include any kitchen extractor equipment. For this reason we cannot agree to unrestricted use as people using neighbouring properties would suffer from cooking smells. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021).

- 6 You must use the property only for retail. You must not use it for any other purpose, including any within Class E of the Town and Country Planning (Use Classes) Order 1987 as amended September 2020 (or any equivalent class in any order that may replace it).

**Reason:**

To ensure that the development is carried out in accordance with the use sought and assessed, to ensure that the parts of the building are not used for other uses within Class E that may have different or unacceptable waste storage, servicing, air quality, amenity or transportation requirements and / or impacts in accordance with Policies 16, 17, 18, 24, 26, 28, 29, 25, 32, 33, 34, 37 and 38, of the City Plan 2019 - 2040 (April 2021).

- 7 Customers shall not be permitted within the retail premises hereby permitted outside of the following hours: 08:00 and 21:00 daily.

**Reason:**

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

**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 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)

- 3 For advice on how you can design for the inclusion of disabled people please see the guidance provided by the Equality and Human Rights Commission, the Centre for Accessible Environments and Habinteg. The Equality and Human Rights Commission has a range of publications to assist you ([www.equalityhumanrights.com](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.
- 4 If you want to install external advertising you will likely require Listed Building Consent and possibly Advertisement Consent.

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

**DRAFT DECISION LETTER**

**Address:** 38 Bruton Place, London, W1J 6NX  
**Proposal:** Internal alterations at ground floor level.  
**Reference:** 21/06510/LBC  
**Plan Nos:** Drawings: AP-200 Rev PI-2, AE200 Rev PI-2.

**Case Officer:** Matthew Giles

**Direct Tel. No.** 020 7641  
07866040155

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

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

**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 3 You must not disturb existing historic features relating to the stable use including fireplace, tiling, setts, panelling, doors and ironmongery. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

**Reason:**

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 4 You must apply to us for approval of detailed drawings of the following parts of the development - internal glass screen including fixings. 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 approved details. (C26DB)

**Reason:**

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

**Informative(s):**

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan (March 2021), the City Plan (April 2021), as well as relevant supplementary planning guidance, representations received and all other material considerations. The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building. In reaching this decision the following were of particular relevance: Policies 38, 39 and 40 of the City Plan 2019 - 2040 adopted in April 2021 and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.
- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
- \* any extra work which is necessary after further assessments of the building's condition;
  - \* stripping out or structural investigations; and,
  - \* any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents. It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

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