

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 31 May 2022	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Hyde Park	
Subject of Report	25-27 Southwick Street, London, W2 1JQ,		
Proposal	Installation of air handling unit with acoustic enclosure and installation of boiler flue within rear lightwell (78 - 84 Sussex Gardens and 25-27 Southwick Street) (Retrospective)		
Agent	Jon Dingle		
On behalf of	The Montcalm Hotel Group		
Registered Number	21/05494/FULL& 21/05495/LBC	Date amended/ completed	10 August 2021
Date Application Received	10 August 2021		
Historic Building Grade	Grade II		
Conservation Area	Bayswater		
Neighbourhood Plan	none		

1. RECOMMENDATION

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

2. SUMMARY & KEY CONSIDERATIONS

The building is a Grade II listed building located within the Bayswater Conservation Area, currently in hotel use.

In August 2020, planning permission and listed building consent were granted for the installation of one air handling unit with an associated support structure and acoustic screen within the lightwell at the rear of hotel. Following a complaint received from a nearby resident, the Council has opened an enforcement case into the works, as the air handling unit and acoustic screen have not been installed in the approved position and a kitchen extract unit and boiler flue have also been installed without planning permission or listed building consent.

The current applications seek to regularise the works, retaining the air handling unit with acoustic

enclosure and boiler flue within the rear lightwell in their current positions and removing the kitchen extract unit. Enforcement action is being held in abeyance pending the determination of the applications.

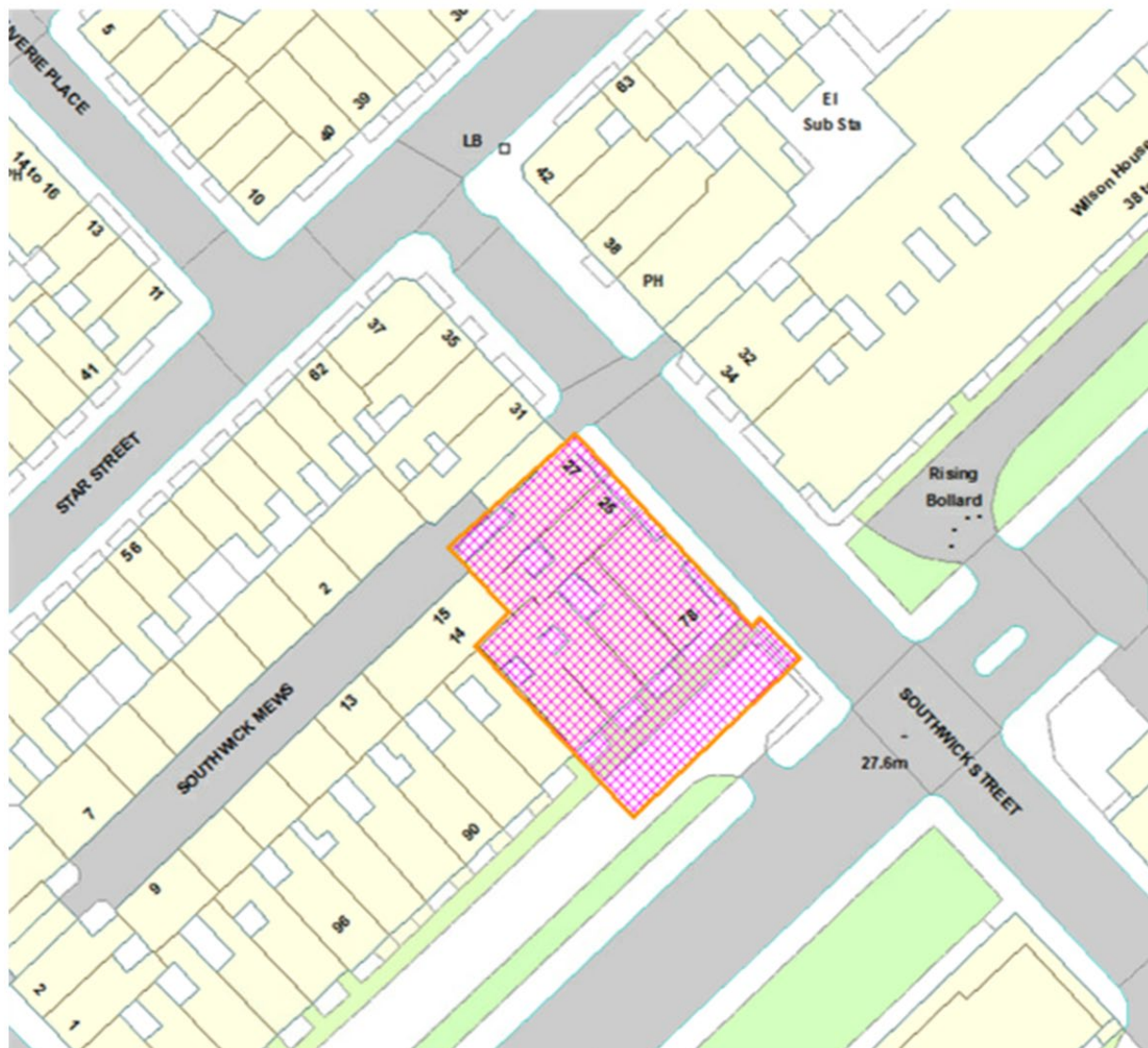
Objections have been received from the Hyde Park Estate Association, the Southwick Mews Residents Association and three neighbours on the grounds of the noise impact on resident's amenity.

The key considerations in this case are:

- The impact of the proposed plant on the Grade II listed building and the character and appearance of the Bayswater Conservation Area.
- The impact on the amenity of neighbouring residential properties.

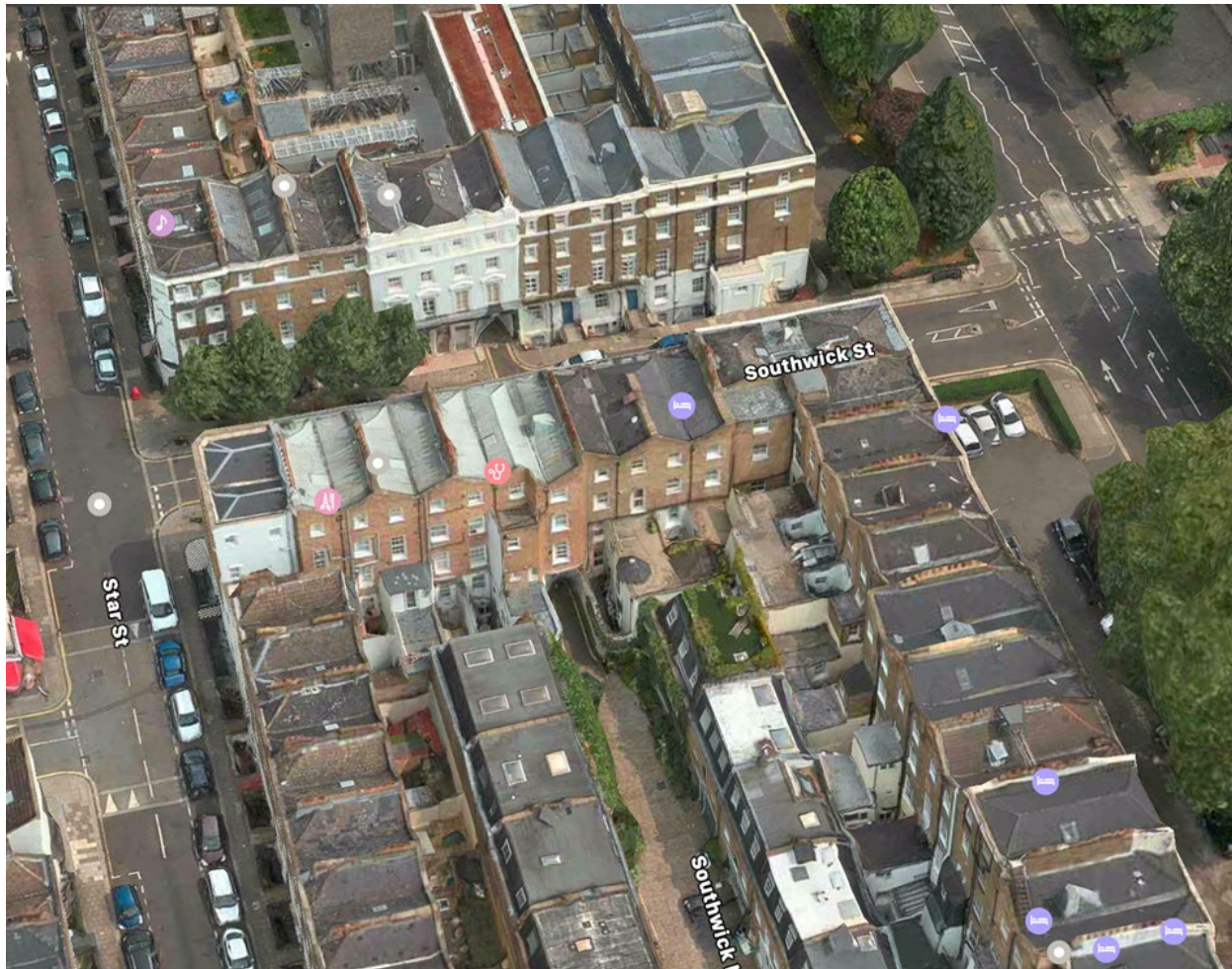
It is considered that the proposal is acceptable in design and amenity terms and complies with Policy 7, 33, 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and therefore is recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Aerial photograph of context of lightwell plant



Photograph of the building from Southwick Mews



Photograph down to lightwell from window of building.



Photograph from within the lightwell

5. CONSULTATIONS

5.1 Application Consultations

HYDE PARK ESTATE ASSOCIATION

Objection on the grounds of noise in close proximity to residential properties. Object to number of times application has been amended and varied. Units could be located roadside, not in the Mews.

ENVIRONMENTAL SCIENCES

No objection on noise nuisance grounds subject to standard noise conditions.

ADJOINING OWNER/OCCUPIERS & NEIGHBOURS

No. Consulted: 30

Total No. Responses received: 4

4 objections (including 1 on behalf of Southwick Mews Residents Association) on one or all of the following grounds

Amenity

- Noise and vibration
- Noise measurements should be taken independently

Other

- Existing installations do not meet what proposed in the drawings
- Distance to nearest residential property is 6 meters, not 10 meters as stated
- Lack of trust in submitted calculations.
- States that previous report by environmental Health referred to 10 meters between AC unit in question and nearest window where in fact was 6 meters.
20/05548/LBC

SITE NOTICE

Yes

5.2 Applicant's Pre-Application Community Engagement

The Early Community Engagement Guidance encourages developers carrying out development to engage with those living adjacent or very close to the site at an early stage prior to the submission of a formal application. However, given the nature of the development, and that permission and consent are sought retrospectively, the application is not required to submit details of the engagement they have undertaken with their application. Therefore, whilst details of any pre-application engagement with neighbours that may have taken place has not been submitted, this is not contrary to the expectations of the guidance for development of this scale

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London 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 Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 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.

6.2 Neighbourhood Planning

The application site is not located within an area covered by a Neighbourhood Plan.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (July 2021) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

The application site, which comprises 78 - 84 Sussex Gardens and 25-27 Southwick Street is a Grade II listed Building located on the corner of Sussex Gardens and Southwick Street. The rear of the building is visible and has a boundary on Southwick Mews. The site is located within the Bayswater Conservation Area.

7.2 Recent Relevant History

There is planning history concerning plant equipment on the application site that goes back over a decade. Enforcement notices concerning the unlawful installation of plant equipment were served on 17.03.2009 (RN: 08/40111/K) and on 19.02.2013 (RN: 12/50395/N).

A planning application for six air conditioning condenser units within the two rear lightwells at first floor level was refused on 01.05.2012 because of its impact on neighbour amenity (RN: 10/06776/FULL) and it was dismissed at appeal on 01.05.2013 (RN: APP/X5990/A/12/2186685).

Planning permission and listed building consent were granted for the installation of one air handling unit in the basement lightwell on Sussex Gardens and one air handling unit in the basement lightwell on Southwick Street on 08.06.2020 (RN: 20/01902/FULL and 20/01903/LBC). In addition, planning permission and listed building consent were granted for the installation of one air handling unit with an associated support structure and acoustic screen within the lightwell at the rear of hotel on 18.08.2020 (RN: 20/03450/FULL and 20/03451/LBC).

Enforcement notices were served on 24.01.2020 concerning the unauthorised installation of 3 air handling units in the basement lightwell adjoining Southwick Mews (RN: 19/71938/K). These units have since been removed.

Planning Permission and listed building consent were then granted for the installation of three air handling units and associated acoustic louvres in basement lightwells on Sussex Gardens and Southwick Street and creation of en suite bathroom within hotel bedroom at basement level on 10.11.2020 (RN: 20/05457/FULL and 20/05548/LBC).

There is currently an open enforcement case relating to the incorrect installation of the works permitted in August 2020 (RN:20/03450/FULL and 20/03451/LBC) plus the installation of a boiler flue and kitchen extract. The case is being held in abeyance pending the determination of the current application.

8. THE PROPOSAL

Retrospective planning permission and listed building consent is sought for the installation of air handling unit with acoustic enclosure and installation of boiler flue within rear lightwell. The submitted drawings also show the removal of a kitchen extract unit.

9. DETAILED CONSIDERATIONS

9.1 Land Use

The site is in lawful use as a hotel (Class C1). The proposal does not involve a change of use.

9.2 Environment & Sustainability

The submitted acoustic report, which has been assessed by a City Council Environmental Sciences officer, has demonstrated that the proposed plant will comply with the council's Noise Thresholds as set out in the Environment SPD, and therefore Policy 33 C of the City Plan in terms of its local environmental impacts in preventing adverse effects of noise and vibration to residential properties. Conditions have been recommended to ensure continued compliance with the City Council's vibration and noise thresholds.

9.3 Biodiversity & Greening

The proposal is of insufficient scale to provide biodiversity and greening.

9.4 Townscape, Design & Heritage Impact

The key legislative requirements in respect to designated heritage assets are as follows: Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

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

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

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting.

Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

The proposal is considered against Development Plan (Policy 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021),

Planning permission and listed building consent are retrospectively sought for the installation of an air handling unit with an acoustic enclosure and boiler flue within rear lightwell.

Application reference no. 20/03450/FULL and 20/03451/LBC previously approved the installation of one air handling unit, support structure and acoustic screen within the same lightwell to the rear of the hotel. This was not installed in accordance with the approved plans plus an additional flue and kitchen were also installed. This application has subsequently been submitted in order to regularise the works.

The principle of one air handling unit in this location has already been considered acceptable. The equipment is needed to provide heating and cooling of the building. In the first instance, the unit is freestanding and is not fixed to the listed building, therefore the unit is considered to be minimally invasive in terms of impact on fabric and can be removed from the building without damage. Therefore, the impact of the installation on

historic fabric with regards to the external unit is considered to be minimal.

The rear lightwell is adjacent to the corner of the rear and side elevations and is currently screened in immediate public views from Southwick Mews by the length of the side elevation. This part of the building may be visible in oblique views from the buildings in Southwick Mews and in long views from the Mews. However, this area is not highly apparent. Furthermore, this part of the building has historically been compromised by the insertion of plant equipment and the erection of high walls in association with rear extensions.

The unit has been installed on a platform inserted into the lightwell. Owing to the historic alteration in this area, the impact of the platform is considered to be limited. The unit is screened from view by the acoustic infill which follows the line of the existing high wall and therefore will not have an impact on the character and appearance of the building, nor is it considered to harm the special interest of the listed building.

The proposal also involves the retention of the boiler flue within the existing lightwell. This work remains hidden from the public realm and is considered to preserve the special interest of the Listed Building.

A kitchen extract was installed without the benefit of Listed Building Consent. This application confirms the removal of it from within the enclosure and is considered acceptable.

The heritage statement notes that all ducting and pipework will be routed through service routes consented in previous applications and existing routes on the upper levels.

Internally, the hotel has been subject to modernisation historically and therefore minimal fabric or features of interest remain. In this context the use of consented and existing service routes for the ducting is not contentious in listed building terms.

Taking these points into account, the applications are considered to be compliant with the Development Plan (Policy 39 of the City Plan 2019 - 2040 (April 2021), and with the NPPF, and planning permission and listed building consent may therefore be granted. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990, notably Sections 16, 66 and 72 and the requirements set out in Chapters 12 and 16 of the NPPF.

9.5 Residential Amenity

Policy 7 of the City Plan seeks to protect surrounding residences from unacceptable loss of daylight/ sunlight, sense of enclosure, loss of privacy and noise.

Policy 33 aims to minimise local environmental impacts of development.

Policy 38C of the City Plan requires that all development, introduces measures that reduce the opportunity for crime and anti-social behaviour, promoting health, well-being and active lifestyles through design and ensuring a good standard of amenity for new and existing occupiers.

The proposed works are within an existing lightwell which only serves the hotel itself. Accordingly, there would be no significant loss of amenity to neighbouring properties in terms of loss of daylight/sunlight or increased sense of enclosure.

The Hyde Park Estate Association, the Southwick Mews Residents Association and three neighbours have objected to the proposal on the grounds of the noise impact on residents amenity. The submitted acoustic report has been assessed by a City Council Environmental Health Officer who has no objection to the proposal on noise nuisance grounds subject to standard noise conditions being applied to any permission.

9.6 Transportation, Accessibility & Servicing

The proposal has no transportation implications.

9.7 Economy including Employment & Skills

Whilst the development is of insufficient scale to require an employment and skills plan, if approved, the proposed plant will aid in providing upgraded good quality hotel accommodation which will support the local economy through increased local spending, thereby supporting local employment and services.

9.8 Other Considerations

Objections have been received on the grounds that the existing installations do not meet what is shown on the proposed in the drawings. The submitted drawings are an accurate representation of the plant positions, as confirmed by officers on site. The proposed drawings do not show the existing kitchen extract flue because this is proposed to be removed.

Objections have been received on the grounds that there has been a history with regards to previous plant installations where they have not been implemented in accordance with the associated planning permissions. There is currently a planning enforcement investigation relating to the site and plant installations. The consideration of this planning application can only relate to the proposal put forward.

Objections have also been received questioning the accuracy of the submitted calculations and requesting that noise measurements are taken independently. The submitted acoustic report has been assessed by the City Councils Environmental Health officer who has raised no concerns regarding the accuracy of the calculations/ measurements contained within it.

An objection has been received in relation to a report by Environmental Health making reference to a 10 meter distance between a AC unit and nearest window where in fact was 6 meters. This appears to relate to a previous withdrawn application (20/05548/LBC) which related to plant within a lightwell and therefore is not relevant to this application.

9.9 Environmental Impact Assessment

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

9.10 Planning Obligations & Pre-Commencement Conditions

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

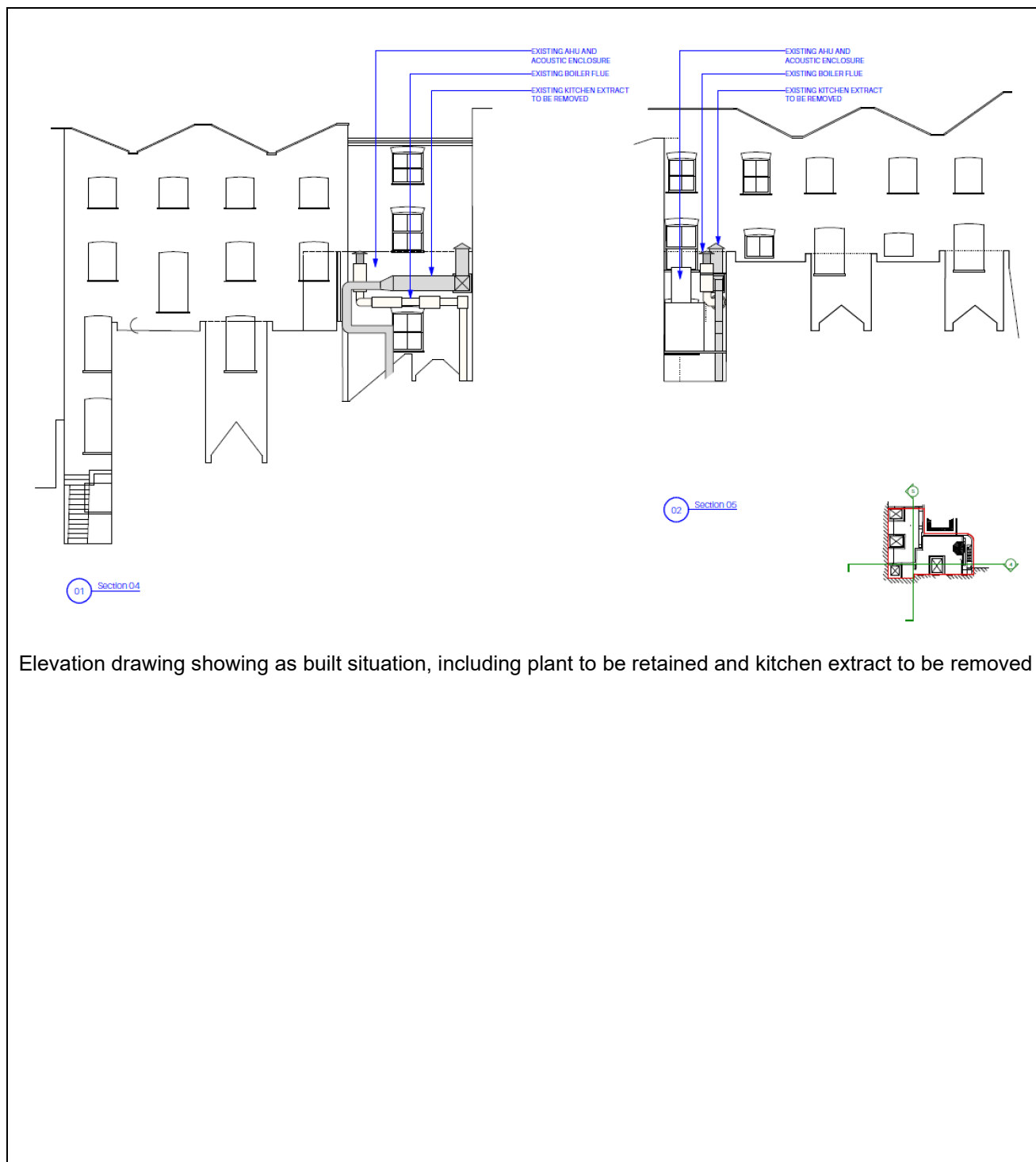
10. Conclusion

It is considered that the proposal is acceptable in design and amenity terms and complies with Policy 7, 33, 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and therefore is recommended for approval.

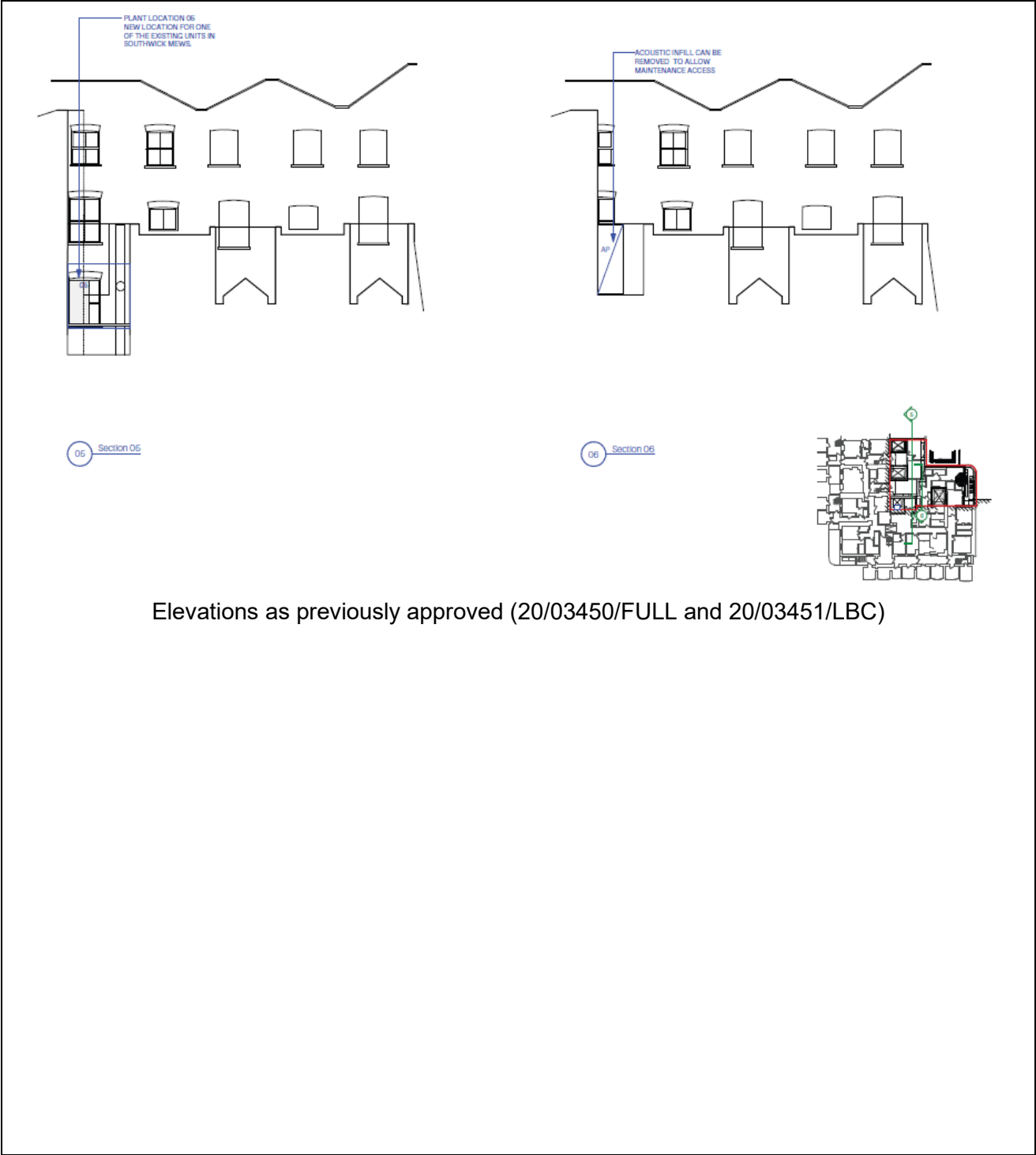
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

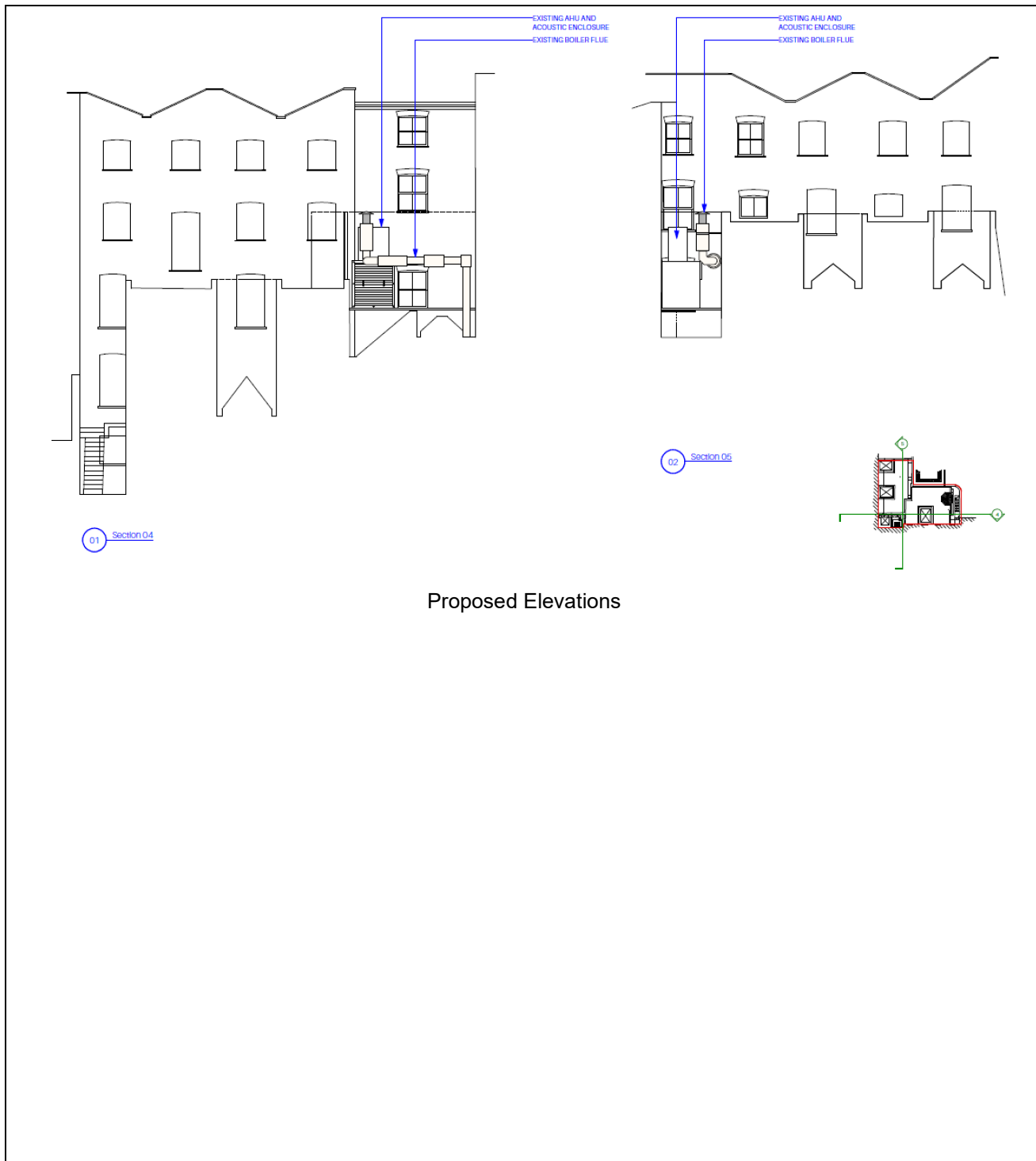
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: IAN CORRIE BY EMAIL AT icorrie@westminster.gov.uk

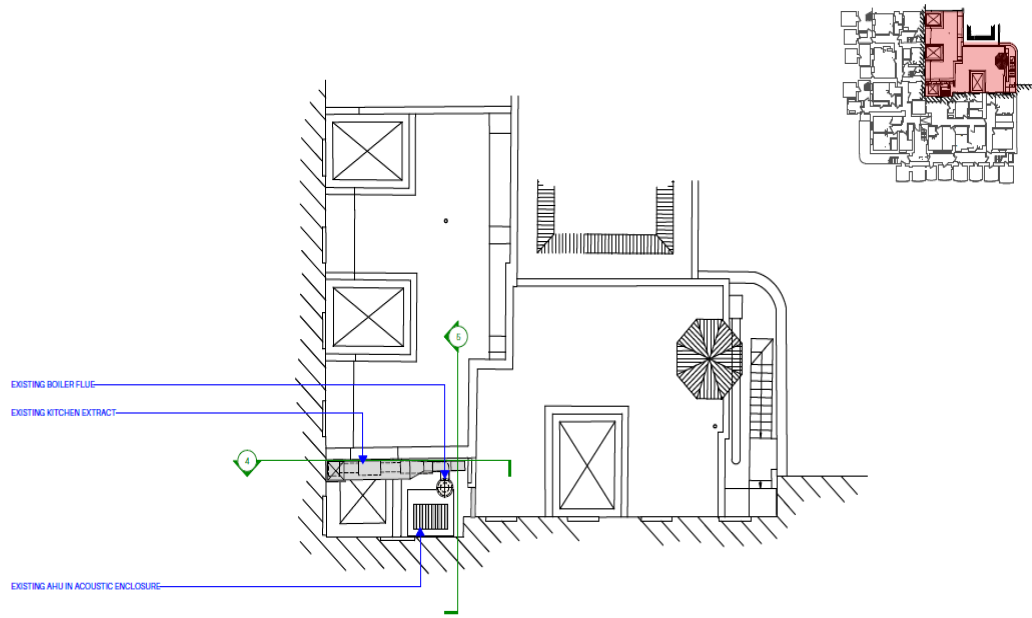
11. KEY DRAWINGS



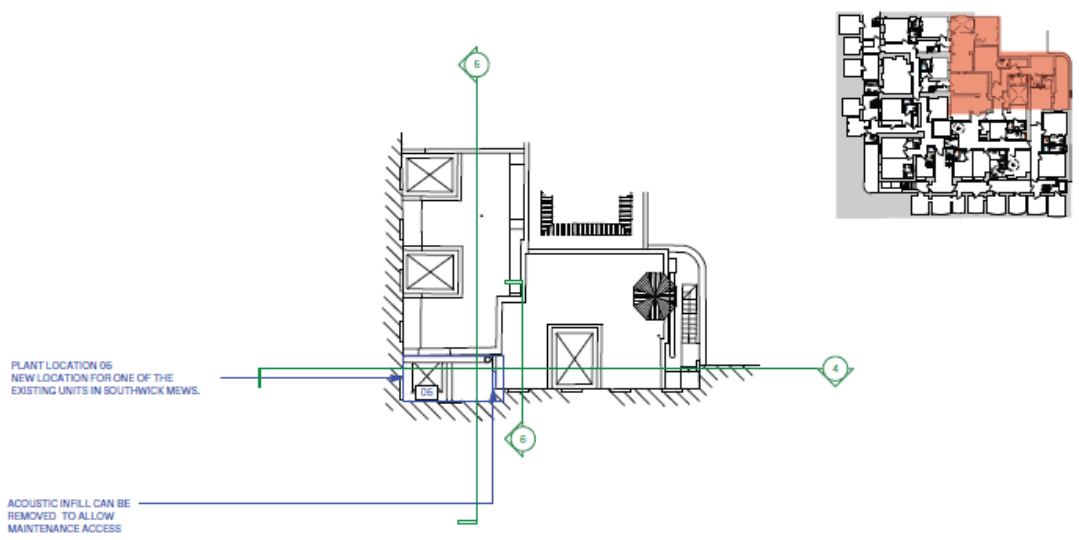
Elevation drawing showing as built situation, including plant to be retained and kitchen extract to be removed



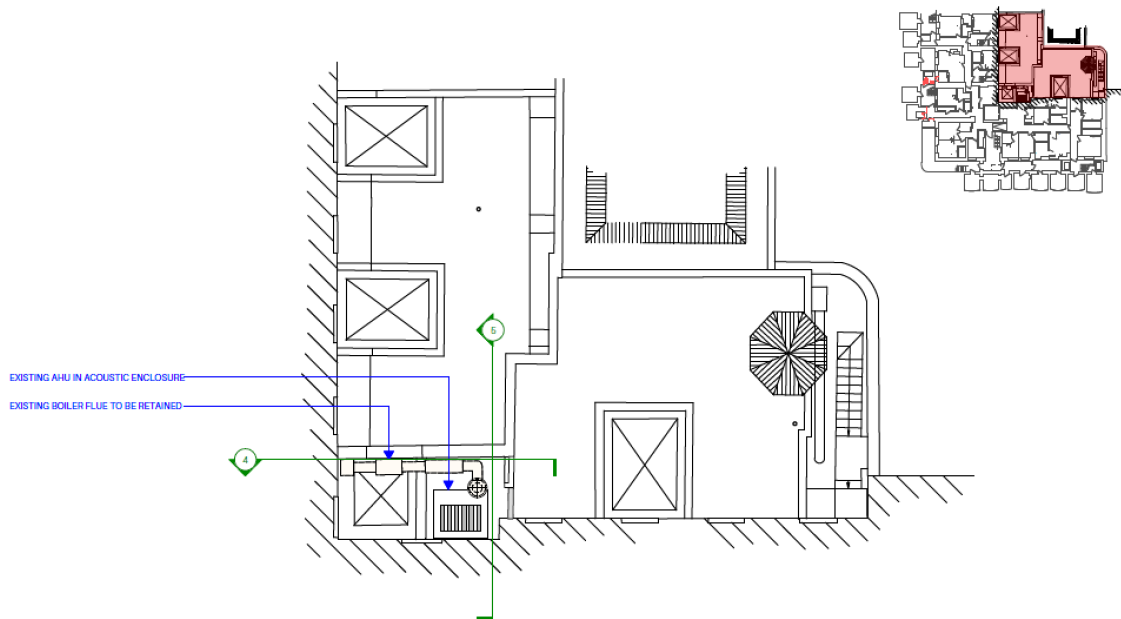




Plan as built



Plan as previously approved (20/03450/FULL and 20/03451/LBC)



Proposed Plan

DRAFT DECISION LETTER

Address: 25-27 Southwick Street, London, W2 1JQ,

Proposal: Installation of air handling unit with acoustic enclosure and boiler flue within rear lightwell (78 - 84 Sussex Gardens and 25-27 Southwick Street) (Retrospective).

Reference: 21/05494/FULL

Plan Nos: Acoustic report by Sandy Brown dated 03 August 2021; Site Location Plan (18013_0100); 0102-P Rev 03; 0103-P Rev 03; 0104-P-Rev02; 1304-P Rev 01; 1303-P Rev 01; 1304-P-Rev01; 1305-P-Rev01; 1307-P; 2102-P Rev 02; 2303-P Rev 01; 2304-P-Rev02., , Cover letter dated 09 August 2021; Planning and Heritage Statement dated August 2021.

Case Officer: Richard Langston

Direct Tel. No. 020 7641
07866036470

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 , onot 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	(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,

	<p>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)</p>
	<p>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 Environmental Supplementary Planning Document (May 2021), 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)</p>
4	<p>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</p>

	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 Environmental Supplementary Planning Document (May 2021). (R48AB)
5	The acoustic enclosure shall enclose the air handling unit hereby approved at all times and be retained and maintained for as long as the plant remains in place.
	Reason: To safeguard the amenity of occupiers of noise sensitive receptors and the area generally and ensure that the plant is in compliance with conditions 3 and 4 of this permission as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R46CC)
6	All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)
	Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

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 3 and 4 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 advised that the existing kitchen extract within the lightwell shown as being removed on your submitted drawings is the subject of an enforcement investigation and should be removed or it may be the subject of formal enforcement action.

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: 25-27 Southwick Street, London, W2 1JQ

Proposal: Installation of air handling unit with acoustic enclosure and boiler flue within rear lightwell (78 - 84 Sussex Gardens and 25-27 Southwick Street) (Retrospective).

Reference: 21/05495/LBC

Plan Nos: Acoustic report by Sandy Brown dated 03 August 2021; Site Location Plan (18013_0100); 0102-P Rev 01; 2102-P Rev 01; 0103-P Rev 01; 1304-P Rev 01; 1303-P Rev 01; 2303-P Rev 01., , Cover letter dated 09 August 2021; Planning and Heritage Statement dated August 2021.

Case Officer: Richard Langston **Direct Tel. No.** 020 7641
07866036470

Recommended Condition(s) and Reason(s)

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

Reason:

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

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater 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 ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on

site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in 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 has had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and has decided that the proposed works would not harm this special architectural or historic interest; or where any harm has been identified it has been considered acceptable in accordance with the NPPF., , 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 are advised that the existing kitchen extract within the lightwell shown as being removed on your submitted drawings is the subject of an enforcement investigation and should be removed or it may be the subject of formal enforcement action.

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.