

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 9 August 2022		Classification For General Release
Report of Director of Place Shaping and Town Planning			Ward(s) involved St James's
Subject of Report	Grosvenor Gardens House, 35-37 Grosvenor Gardens, London, SW1W 0BS,		
Proposal	Variation of conditions 1, 22, 29 and 30 of planning permission dated 03 July 2013 (RN: 12/07764/FULL) for the: 'Demolition and rebuilding of rear section of building, excavation to create a two storey basement, extensions and associated refurbishment of Grosvenor Gardens House, to provide 42 residential units (Class C3) on first to seventh floors; reconfiguration at ground floor level to provide mixed retail use (Class A1 and/or Class A3); wellness facility, residential storage, plant, car and cycle parking at basement levels; and public realm works to Eaton Lane (23-47 Grosvenor Gardens and 44-52 Buckingham Palace Road)'. Namely, to amend the housing mix,, basement excavation, building entrances, reduction of retail units and car parking provision, additional plant equipment and revised energy strategy.		
Agent	Gerald Eve		
On behalf of	Belgravia Mansions Estates Limited		
Registered Number	21/06372/FULL 21/07165/LBC	Date amended/ completed	16 September 2021
Date Application Received	16 September 2021		
Historic Building Grade	II		
Conservation Area	Grosvenor Gardens		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent, subject to the completion of a Deed of Variation to the S106 legal agreement dated 03 July 2013 (RN: 12/07764/FULL) to secure the following in addition to the previously secured planning obligations:

i Financial contribution of £5,985 towards the Council's Carbon offset fund (Index linked and payable on commencement of construction works).

2. If the deed of variation to the original s106 legal agreement has not been completed within

six weeks of the date of the Committee resolution, then:

a) The Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Place Shaping and Town Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of Place Shaping and Town Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that 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.

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

2. SUMMARY & KEY CONSIDERATIONS

Grosvenor Gardens House is Grade II listed and forms a whole street block bounded by Grosvenor Gardens, Beeston Place, Eaton Lane and Buckingham Palace Road. In July 2013, planning permission and listed building consent were granted for the demolition and rebuilding of the rear section of the building with a new frontage to Eaton Lane, excavation to create two new basements levels and refurbishment to provide 42 residential units at first to seventh floors, retail and restaurant uses at basement and ground floors and wellness facility, storage, plant, cycle and car parking for 51 cars within a stacker system at new basement levels and public realm improvements to Eaton Lane.

Following the grant of permission and consent the property has been largely vacant, however, sufficient works were undertaken in 2016 to commence the development and the permission can therefore be implemented in perpetuity. New owners have recently acquired the site and it is their intention to deliver the 2013 development. The principle of the development will remain unchanged with no alterations proposed to the extent of demolition and the permitted envelope (in height or design terms), with the same total floorspace (13,722sqm) and number of residential units. However a number of changes are proposed which the applicant states are necessary to ensure that the scheme meets updated energy requirements, building regulations and general technical requirements.

The current applications seek to make minor material amendments to the 2013 permission under section 73 of the Town and Country Planning Act 1990 and listed building consent to amend the housing mix, car parking provision, basement excavation, building entrances, reduction of retail units, additional plant equipment and a revised energy strategy.

There has been a change in the policy regime since the original permission was granted with the adoption of the City Plan 2019-2040 in April 2021, which has seen a shift in the Council's approach in a number of key policy areas. However, given that the 2013 permission has been implemented, consideration of these policies is limited to the proposed changes only.

Policy 8 of the City Plan seeks to ensure that site capacities for residential development are optimised, with a requirement that no new homes in Westminster exceed 200sqm (GIA). The total

residential area and number of units will remain unchanged (42 units). Minor configuration changes are proposed to apartment layouts, with a slight change to the mix of units (consented: 5x1-bed, 16x2-bed 17x3-bed and 4x4-bed and proposed: 1-bed, 15x2-bed 10x3-bed and 10x4-bed and 1x5-bed). The number of family sized dwellings will remain unchanged, but with an increase in four and five-bed dwellings. The unit sizes, however, are very similar to that consented and no units permitted under 200sqm will rise above the 200sqm threshold.

As part of the consented scheme the Council accepted the applicant's financial viability case for providing a financial contribution of £7,136,0000 towards the Council's affordable housing fund rather than on-site provision (secured through the original s.106 legal agreement). The Council have appointed Avison Young to review the financial viability of the current application, who have concluded that the scheme could not viably support any additional payment towards the affordable housing fund.

It is proposed to reduce the retail floorspace by 134sqm to create a larger residential entrance to Grosvenor Gardens. 1385sqm of retail floorspace will be retained with shopfronts/active uses to all street frontages, and the reduced retail floorspace is therefore considered acceptable.

The consented scheme delivered a 17% improvement in carbon emissions based on the Building Regulations in place at the time, and contained no renewable energy. The applicant has now updated their Energy Strategy given the technological advancements made since the permission was originally granted and in view of the requirements of the City Plan and London Plan which promotes zero carbon development and the expectation that all developments reduce on-site energy demand.

It is proposed to replace the consented gas fired combined heat and power (CHP) solution, with a highly efficient air source heat pump system. The proposed 'electric led' system will take advantage of the projected decarbonisation of the national grid and is therefore expected to be lower in Whole Life Carbon terms than a traditional gas boiler servicing strategy. These measures will result in an overall annual carbon reduction of 60% relative to the Building Regulations Part L 2013 'baseline' using the latest SAP 10 carbon factors, which is a significant improvement over the consented scheme. The applicant has agreed to make a carbon offset payment for the shortfall in carbon savings relative to the zero carbon target for the new build elements of £5,985, which will be secured through a deed of variation to the original s.106 legal agreement.

As a result of the revised energy strategy alternative plant equipment is proposed at roof level. Objections have been received on behalf of the Goring Hotel and one resident within Victoria Square on townscape grounds with regards to the visibility of the proposed rooftop plant and the west lift overrun (this formed part of the consented scheme, but was omitted from the proposed elevations in error).

The main roof plant will remain contained within the attenuated central plant 'turret'. Plant proposed on the open part of the roof will be set back and at low level - no higher to that permitted (1.4m as consented/1.35m as proposed). A safety handrail is to be set back as far as possible from the outer edges of the roof and be of black painted metal to minimise its visual impact. Three satellite dishes and low level rooflights are also proposed. With regards to the lift overrun, the applicant has looked at alternative positions, however, this would have other heritage and practical implications. Its height has been kept to a minimum rising 1.35m above the rear roof parapet and will be in materials and coloured grey to match the surrounding roofscape.

The applicant has provided verified views which demonstrate that the proposed changes at roof level

will be barely visible from key viewpoints and will have a modest visual impact, which is not considered harmful to the special interest of the listed building or to the character or appearance of the Grosvenor Gardens Conservation Area. The lift overrun is located opposite the flank elevation of the Goring Hotel which contains bathrooms, corridor and service stair and will not be visible from the hotel bedrooms. It will only be visible from the mid/lower end of the hotels garden, and will not impact on its enjoyment.

Other external alterations are proposed to improve the street level accesses into the building and canvas canopies over the main entrance. These changes are modest and will not detract from the appearance of the building. Alterations to the internal layout will affect areas already proposed to be reconfigured, with no overall harm being caused to significant interiors. A slight increase in proposed to the extent of basement excavation (940mm) due to design and technical requirements of the car stacker and water proofing system. In accordance with policies 38, 39 and 40 of the City Plan the proposed amendments will not harm the special interest (significance) of the building or the character and appearance of the conservation area.

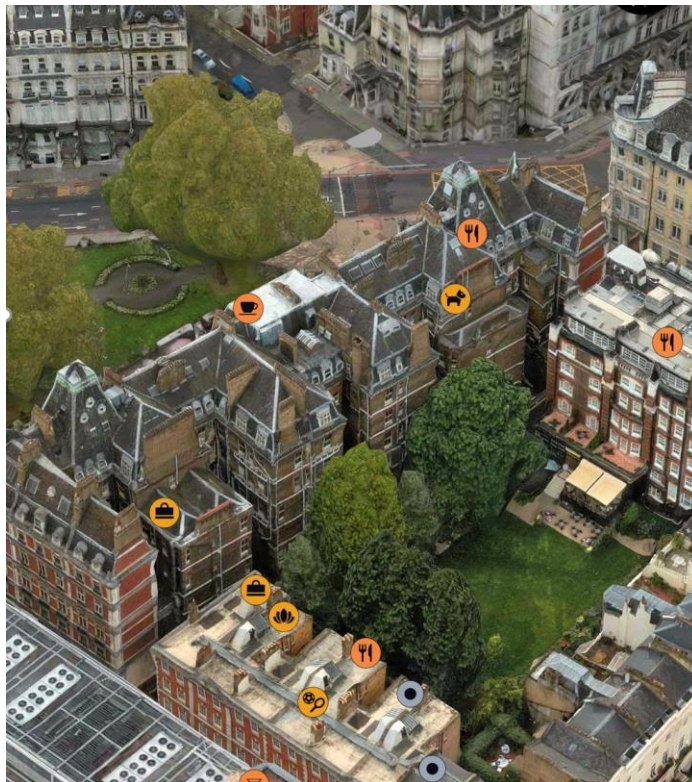
Environmental Health Officers are satisfied that the proposed plant will comply with the Council's standard noise conditions. Following concerns raised by the Goring Hotel about the location of the emergency generator vents on Eaton Lane, the applicant has agreed to a condition restricting testing for up to one hour in a calendar month, between 10.00am to 12.00pm or 2.00pm to 4.00pm Monday to Friday only.

A reduction in car parking is proposed from 51 spaces as consented to 46 spaces, with integrated electric vehicle charging points in the car stacker system. This reduction is welcomed, given that Council policy 27 now expects new residential developments to be car free. Cycle parking is to be increased from 42 spaces to 64 and it is recommended that the details are secured by condition.

Accordingly, the proposed amendments to the 2013 permission are considered acceptable in land use, environmental, design, heritage, conservation, amenity and highways terms and it is therefore recommended that conditional permission and consent are granted, subject to the completion of a deed of variation to the original s106 legal agreement.

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4. PHOTOGRAPHS



5. CONSULTATIONS

5.1 Application Consultations

HISTORIC ENGLAND (ARCHAEOLOGY)

No Archaeological requirement.

TRANSPORT FOR LONDON

TFL administers Crossrail 2 safeguarding direction. The application relates to land within the limits of land subject to the safeguarding direction.

The ground borne vibration check submitted should form part of the approved documents. The development will need to be carried out in accordance with this document.

LONDON UNDERGROUND LIMITED

Any response to be reported verbally.

ENVIRONMENT AGENCY

Any response to be reported verbally.

NATIONAL AMENITY SOCIETIES (Georgian Group, Victorian Society; 20th Century Society; Design Council; Society for the Protection of Ancient Buildings and Council for British Archaeology)

Any response to be reported verbally.

BELGRAVIA RESIDENT'S ASSOCIATION

Any response to be reported verbally.

THE BELGRAVIA SOCIETY

Any response to be reported verbally.

VICTORIA NEIGHBOURHOOD FORUM

Any response to be reported verbally.

ENVIRONMENTAL HEALTH

No objection on environmental noise or nuisance grounds subject to conditions. The development meets the required Air Quality Neutral benchmarks and is considered air quality neutral.

HIGHWAYS PLANNING OFFICER

No objection. City Plan policy now requires residential developments to have no car parking. Given that the proposal is to amend an existing scheme which has commenced, the reduction in car parking and electric vehicle charging into the car stacking system is welcomed. Cycle parking spaces have been increased during the course of the application.

The layout for the car park entrance and exit has been improved to provide a more

generous swept path and refinement of the Eaton Lane entrance for wheelchair access which is acceptable.

WASTE PROJECT OFFICER

No objection.

BUILDING CONTROL

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 221

Total No. of replies: 5 (from 2 occupiers)

No. of objections: 2

No. in support: 0

Letters of objection have been received from the Goring Hotel and one resident in Victoria Square. The applicant has sought to address the concerns raised and revised drawings and Design and Access statement have been submitted, however the following concerns remain:

Design

- The removal of the original "French Renaissance" roof structure should not have been permitted. The new rear elevation will loom over Victoria Square and is entirely out of keeping with it.
- The proposed plant equipment and lift overrun will further obscure the pavilion towers, chimney stacks and the cresting's. No further degradation of the 2013 design should be permitted.
- Concern whether roof plant will be visible from The Goring Hotel.
- The lift overrun is not shown on the approved drawings and is therefore a new addition.
- The lift overrun cuts into the mansard roof which accentuates the visibility of the addition from the hotel and houses on Victoria Square.
- The lift needs to be relocated southwards, deeper into the building away from the edge.

Amenity

- Noise impact from the proposed emergency generator vents located on Eaton Lane. Request that testing days and times are limited to Monday to Friday only, between either 10.00am to 12.00pm or 2.00pm to 4.00pm.

Other

- The lift overrun will impact on the Goring Hotel's Right to Light.
- Question finished floor levels and the parapet heights to 5th and 6th floor balconies and whether there is sufficient tolerance in this to allow for necessary insulation and drainage of the terraces and whether the necessary landscape screening can be delivered.

PRESS NOTICE/ SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Grosvenor Gardens House includes Nos. 23-47 Grosvenor Gardens and Nos. 44-52 Buckingham Palace Road. It comprises basement, ground and seven upper floors and forms a whole street block bounded by Eaton Lane to the north, Buckingham Palace Road to the east, Grosvenor Gardens to the south, and Beeston Place to the west.

Grosvenor Gardens House is a Grade II listed building dating to the mid-19th century. It was designed around 1868 by the architect and surveyor Thomas Cundy III as a block of serviced apartments with shops at street level in the French Renaissance style. At the time, it was the first example in Britain of furnished, serviced apartments based on the continental model. The building was converted to a hotel in the 1920s. More recently, the property has been in retail/ Class A2/A3/A4 uses at basement and ground floor levels and offices on the upper floors (converted in the 1930s), however, it has been largely vacant for a number of years.

It lies within the Grosvenor Gardens Conservation Area and the Core Central Activities Zone (CAZ).

6.2 Recent Relevant History

12/07764/FULL and 12/07766/LBC

Demolition and rebuilding of rear section of building, excavation to create a two storey basement, extensions and associated refurbishment of Grosvenor Gardens House, to provide 42 residential units (Class C3) on first to seventh floors; reconfiguration at ground floor level to provide mixed retail use (Class A1 and/or Class A3); wellness facility, residential storage, plant, car and cycle parking at basement levels; and public realm works to Eaton Lane (23-47 Grosvenor Gardens and 44-52 Buckingham Palace Road).

Planning permission and listed building consented Permitted 3 July 2013.

16/00948/NMA

Non-Material Amendments to planning permission dated 3 July 2013 (RN: 12/07764/FULL), namely, amendment to wording of Condition 38 to allow the removal and replacement of shopfronts on the Grosvenor Gardens elevation prior to the acoustic mitigation measures being put into place during deconstruction and construction works. Application Permitted 2 March 2016

16/04922/CLEUD

Confirmation that the proposed demolition and works constitute a material operation to implement the extant planning permission and listed building consents dated 03 July 2013 (RN: 12/07764/FULL and 12/07766/LBC). Application Permitted 6 July 2016.

22/02282/NMA

Non-Material Amendments to planning permission dated 03 July 2013 (12/07764/FULL),
Namely, Internal works at basement level one.

Application Permitted 29 April 2022

22/02153/LBC

Internal works at basement level one for alterations to the layout of the swimming pool area.

Application Permitted 29 April 2022

22/03512/LBC

Variation of Condition 12 (i) of listed building consent dated 3 July 2013 (RN:12/07766/LBC), Namely, to amend the wording of Condition 12(i) to enable the removal and storage of historical doors during the construction phase of the development.

Application Permitted 7 July 2022

22/03711/NMA

Amendments to planning permission dated 3 July 2013 (RN:12/07764/FULL), Namely, to amend the trigger on Condition 30 to allow excavation and demolition works to take place prior to applying to discharge condition 30 for an updated energy strategy.

Application Permitted 14 July 2022

7. THE PROPOSAL

The current applications seek to make minor material amendments to the 2013 permission under section 73 of the Town and Country Planning Act 1990 and listed building consent to make the following changes:

- Minor reconfiguration to apartments (to accommodate disabled access requirements and accommodate revised servicing, heating and cooling strategies and sprinklers throughout apartments) and unit mix (see table below).
- Omission of retail units 5 and 6 with an overall reduction in retail floorspace of 134sqm to create a more spacious residential entrance.
- Provision of step free access from Eaton Lane.
- Reduction in car parking spaces from 51 to 46 with integrated electric vehicle charging points into the car stacker system, and improved car park entrance on Eaton Lane to provide a more generous swept path.
- Increase in the extent of basement excavation (940mm) due to design and technical requirements of the car stacker and water proofing system.
- Rearrangement of cycle and waste storage.
- Revised energy strategy given the technological advancements made since the permission was originally granted. Combined Heat & Power (CHP) solution replaced with an air source heat pump system.
- Three satellite dishes, rooflights and roof access update.

Consented (2013) and proposed land uses:

Use	Permitted (sqm)	Proposed (sqm)	Change (sqm)
Residential (C3)	11,449	11,599	+150
Class A1 / A3	1,519	1,385	-134
Wellness Centre	754	738	-16
Total	13,722	13,722	0

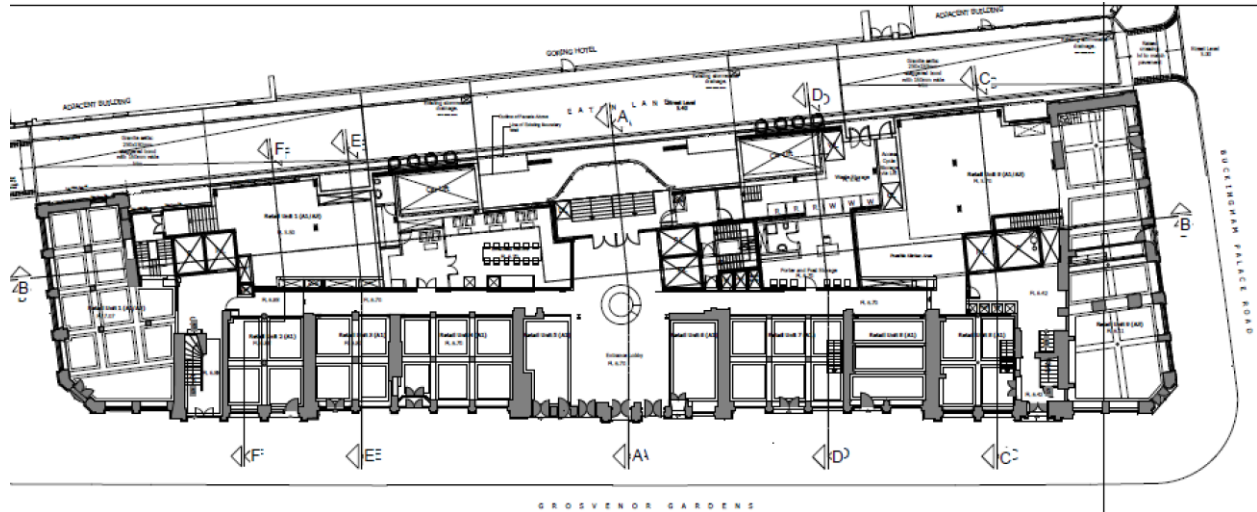
Consented (2013) and proposed residential unit mix:

Dwelling type	Permitted units	Proposed units	Proposed % split (permitted %)
1-bed	5	6	14 % (12 %)
2-bed	16	15	36 % (38 %)
3-bed	17	10	24 % (40 %)
4-bed	4	10	21 % (10 %)
5-bed	0	1	5 % (0 %)
Total	42	42	100 %

(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: MATHEW MASON BY EMAIL AT MMASON@WESTMINSTER.GOV.UK.

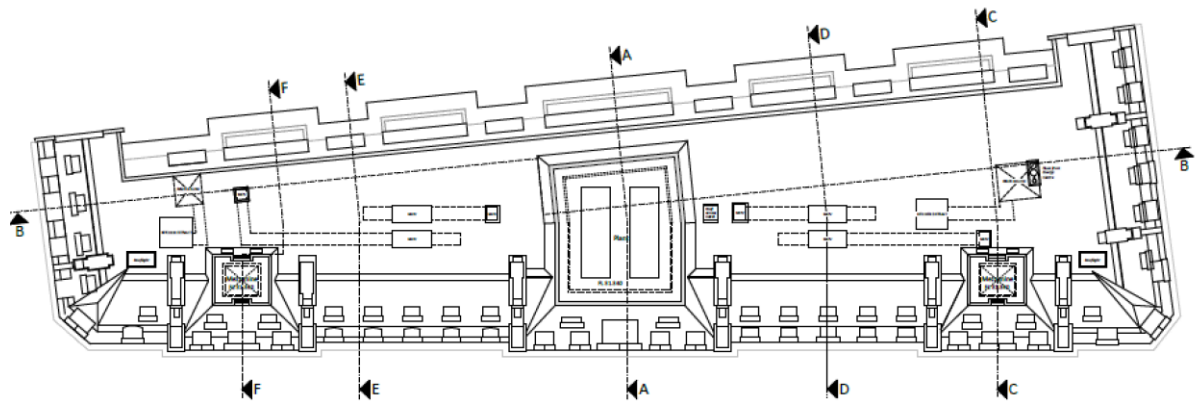
8. KEY DRAWINGS



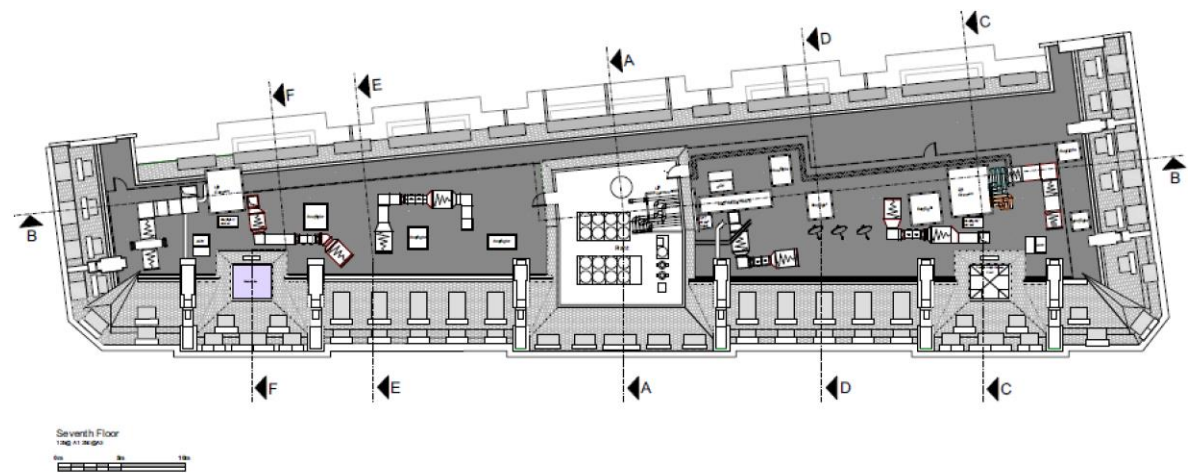
Consented (2013) Ground Floorplan



Proposed Ground Floorplan



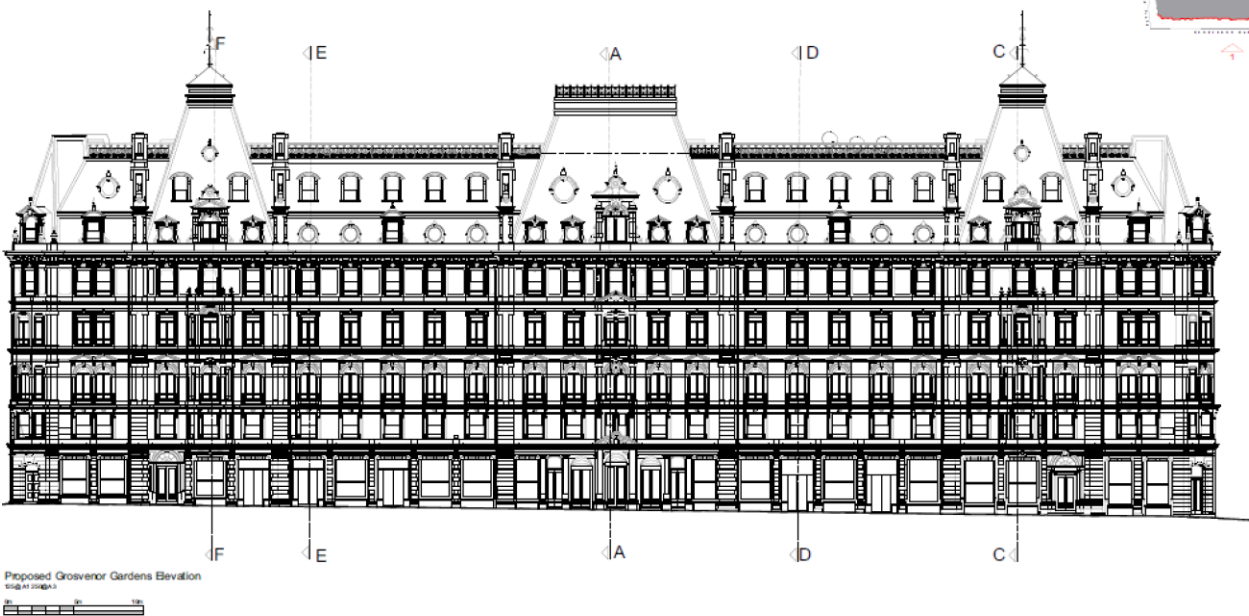
Consented (2013) seventh/roof plan



Proposed seventh floor/roof plan



Consented (2013) Grosvenor Gardens elevation



Proposed Grosvenor Gardens Elevation



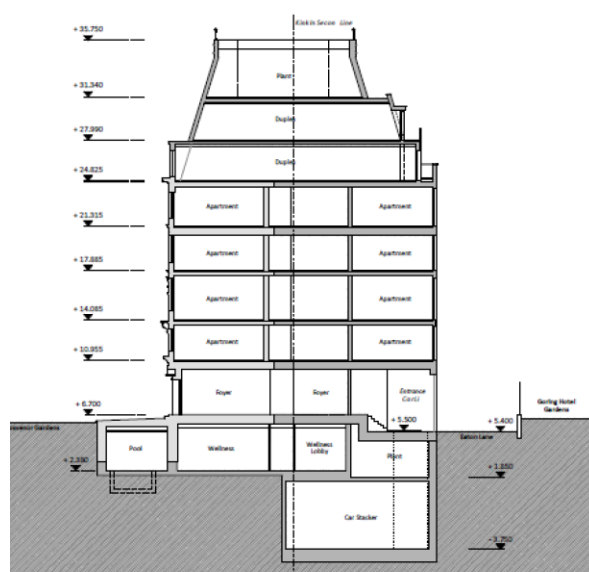
Example of canopies to front entrance



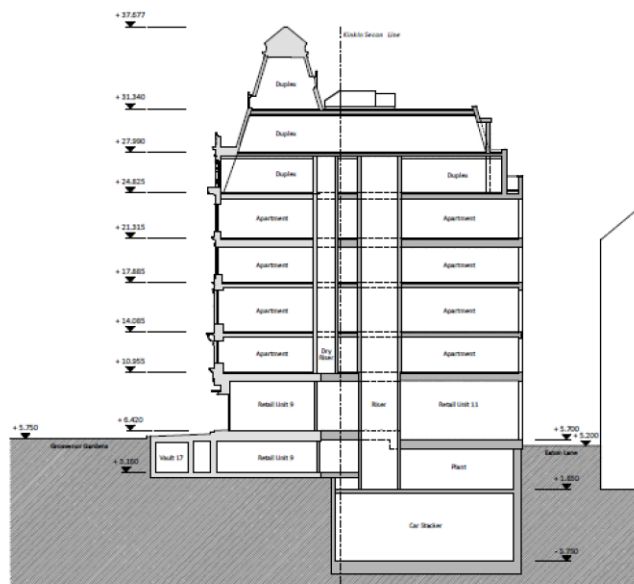
Consented (2013) Eaton Place Elevation



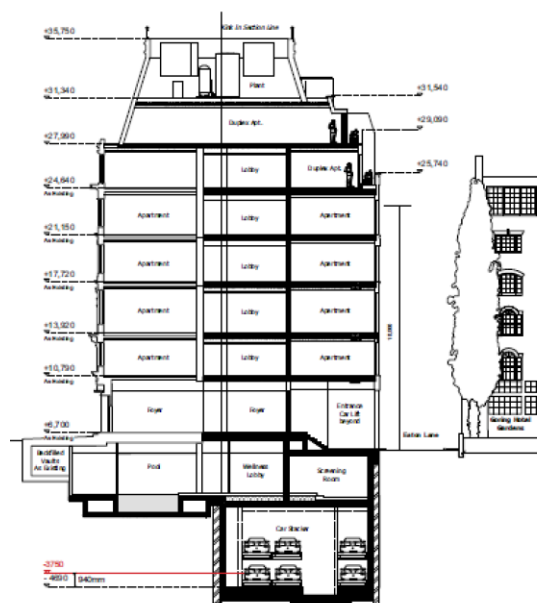
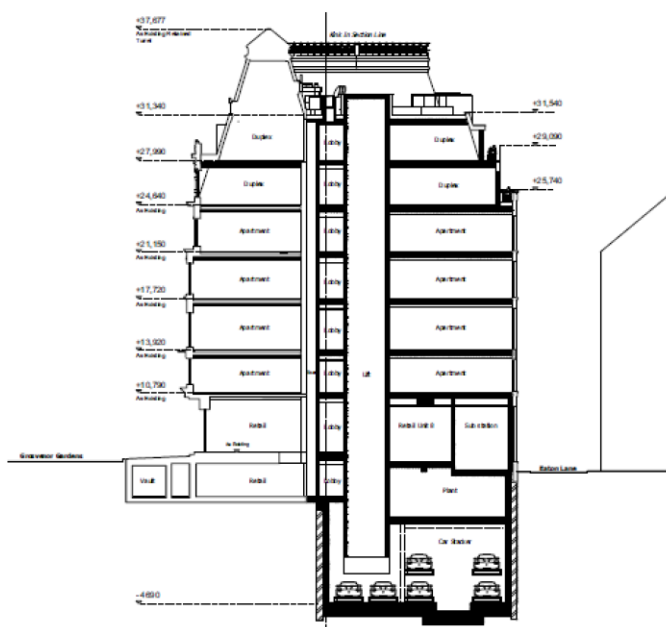
Proposed Eaton Place Elevation



Section A-A

Proposed Section C-C
Scale 1:250 @ A3

Consented (2013) sections

Section AA
Scale 1:250Proposed Section CC
Scale 1:250 @ A3

Proposed sections

Image A - Fifth Floor Terrace
Eye Height: Ground Floor Level + 23.8m
Rev A



Proposed View from Fifth floor terrace of Goring Hotel

Image B - Central Garden
Eye Height: Ground Floor Level + 2.0m
Rev A



Proposed View from Central Garden of the Goring Hotel

DRAFT DECISION LETTER

Address: Grosvenor Gardens House, 35-37 Grosvenor Gardens, London, SW1W 0BS,

Proposal: Variation of conditions 1, 22, 29 and 30 of planning permission dated 03 July 2013 (RN: 12/07764/FULL) for the: 'Demolition and rebuilding of rear section of building, excavation to create a two storey basement, extensions and associated refurbishment of Grosvenor Gardens House, to provide 42 residential units (Class C3) on first to seventh floors; reconfiguration at ground floor level to provide mixed retail use (Class A1 and/or Class A3); wellness facility, residential storage, plant, car and cycle parking at basement levels; and public realm works to Eaton Lane (23-47 Grosvenor Gardens and 44-52 Buckingham Palace Road)'. Namely, to amend the housing mix,, basement excavation, building entrances, reduction of retail units and car parking provision, additional plant equipment and revised energy strategy. ,

Reference: 21/06372/FULL

Plan Nos: As approved 03 July 2013 (RN:12/07764/FULL):, P01/010, P01/098/F, P099/G, P01/100/L, P01/101/H, P01/102/I, P01/103/B, P01/105/J, P01/106/H, P01/107/D, P01/108/D, P03/100/C, P03/101/C, P03/102/B, P03/110/A, P03/310, P03/311/A, P03/312/A, P03/330/B, P03/350/F, P03/360/A, P03/361/A, P03/362/D, P01/199/A, P01/200/A, P01/201/A, P01/202/A, P01/203/A, P01/204/A, P01/205/A, P01/206/A, P01/207/A, P03/240, P03/241, P03/300, P03/320, P03/340; Planning Statement dated 27 July 2012; Design and Access Statement dated July 2012; Design and Access Statement page 55 revision A; Historic Building Report dated July 2012; Construction Management Plan dated 20 December 2012 Revision H; Construction and Deconstruction Noise Assessment dated 20 December 2012 Ref:12322-R01-D; BREEAM Domestic Refurbishment (2012) Pre-Assessment Report dated 13 March 2013; Environmental Performance Statement dated July 2012; Energy Strategy Report Rev C dated 24 July 2012; Daylight and Sunlight report dated July 2012; Transport Assessment dated July 2012; Structural Report dated July 2012 Rev01; Acoustic Strategy Report RIBA Stage D; Overlooking Study dated November 2012; Eaton Lane Elevation Addendum Document; and Site Specific Flood Risk Assessment dated July 2012.

Non-Material Amendment application dated 2 March 2016 RN:16/00948/NMA:, Letter from DP9 dated 3 February dated 3 February 2016.

Non-Material Amendment application dated 28 April 2022 RN: 22/02282/NMA:, 11181_P01_090_A; 11181 P03_115 Rev A; Design and Access Statement Ref: 2173(02)702 dated 25.03.2022.

Non-Material Amendment application dated 14 July 022 22/03711/NMA

Condition Discharges:

Condition 39 (part - demolition works only) and Condition 40 RN:14/09789/ADFULL dated 15 September 2015.

Condition 4 and 5 (iii) RN:16/00895/ADFULL dated 23 March 2016.

Condition 35 (part) and 37 (part) RN:16/01135/ADFULL dated 12 April 2016.

Condition 39 RN 21/04921/ADFULL dated 13 August 2021.

Condition 35 and 37 RN:21/07408/ADFULL 27 January 2022.

Condition 5 (i) RN:22/04617/ADFULL dated 19 July 2022.

Condition 5 (ii) RN:22/04618/ADFULL dated 19 July 2022.
 Condition 5 (iii) RN:22/04619/ADFULL dated 19 July 2022.
 Condition 5 (iv) RN: 22/04623/ADFULL dated 19 July 2022.

As amended by:

Demolition drawings: 11181_P01_209_E; 11181_P01_210_D; 11181_P01_211_D;
 11181_P01_212_D; 11181_P01_213_D; 11181_P01_214_D; 11181_P01_215_D;
 11181_P01_216_D; and 11181_P01_217_D.

Proposed drawings: 11181_P01_098_G; 11181_P01_099_K; 11181_P01_100_P;
 11181_P01_101_I; 11181_P01_102_J; 11181_P01_103_C; 11181_P01_104_A;
 11181_P01_105 Rev L; 11181_P01_106 Rev J; 11181_P01_107 Rev F;
 11181_P01_108 Rev F; 11181_P03_100 Rev E; , 11181_P03_101 Rev E;
 11181_P03_102_D; 11181_P03_110_C; 11181_P03_310_D; 11181_P03_330_C;
 11181_P03_350_G; and 11181_P03_360 Rev E.

Energy Strategy by Sweco Revision 1 dated 30 November 2021; , Noise
 Assessment Report by Sweco revision 3 dated 23 May 2022;; Air Quality
 Assessment by Sweco dated 13 January 2022; , Crossrail 2 Impact Assessment by
 A-squared Studio by April 2022; and Ground Borne Vibration Check by London
 Structures Lab revision 1 dated 28 April 2022.

For Information Only: Design and Access Statement by PDP London
 Ref:2173(02)700 Rev A dated 23 February 2022; Architectural Drawings Response
 Pack by PDP London 2173(02)702 dated 23.02.22; Structural report, prepared by
 London Structures Lab dated July 2021.

Case Officer: Julia Asghar

Direct Tel. No. 020 7641
 07866037964

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 basement excavation work, you must carry out any building work which can be heard at the boundary of the site only:, * between 08.00 and 18.00 Monday to Friday; * between 08.00 and 13.00 on Saturday; and * not at all on Sundays, bank holidays and public holidays., , You must carry out basement excavation work only:, * between 08.00 and 18.00 Monday to Friday; and, * not at all on Saturdays, Sundays, bank holidays and public holidays. Noisy work must not take place

	outside these hours. (C11BA)
	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	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 and documents we have approved or are required by conditions to this permission. (C26AA)
	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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
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 any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)
	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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
5	You must carry out the development according to the details approved under RN:16/00895/ADFULL, RN:22/04617/ADFULL; RN:22/04618/ADFULL; 22/04619/ADFULL; 22/04623/ADFULL; or in accordance with other details subsequently submitted to and approved by the City Council, in relation to:, i) external doors (1:10), ii) windows and dormers (1:10), iii) shopfronts (1:20), iv) external metalwork (1:10)
	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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
6	You must apply to us for approval of detailed drawings at scale 1:50 of the following parts of the development:- (i) Each typical bay on the new rear façade, including specification of materials (including plan, section and elevation), (ii) Canvas canopies to entrances., (iii) Western lift over run. You must not start any work on these

	parts of the development until we have approved what you have sent us. You must then carry out the work according to these details. (C26DB)
	Reason: To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
7	You must apply to us for approval of detailed drawings of the following parts of the development:-, , The proposed restoration work to the front façade including samples and detailed drawings at 1:10 of the new stonework to be reinstated. You must not start any work on these parts of the development until we have approved what you have sent us., , You must then carry out the work according to these details. (C26DB)
	Reason: To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
8	You must apply to us for approval of detailed drawings of a planting scheme which includes the number, size, species and position of trees, shrubs and associated planters. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the planting within one planting season of completing the development (or within any other time limit we agree to in writing)., , If you remove any trees or find that they are dying, severely damaged or diseased within 6 months of planting them, you must replace them with trees of a similar size and species. (C30BB)
	Reason: To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
9	You must apply to us for approval of detailed drawings of the following parts of the development:-, , The design, location and materials of all new external flues, vents and drainage pipework to include the new ventilation panels to the rear of the central roof pavilion. You must not start any work on these parts of the development until we have approved what you have sent us., , You must then carry out the work according to these details. (C26DB)
	Reason: To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040

	(April 2021). (R27AC)
10	You must paint the new railings at roof level black or dark grey and keep them that colour.
	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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
11	The building must not be occupied until the proposed restoration works as set out on pages 29-40 of the Design and Access Statement have been completed.
	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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
12	You must put a copy of this planning permission and all its conditions at street level outside the building for as long as the work continues on site., , You must highlight on the copy of the planning permission any condition that restricts the hours of building work. (C21KA)
	Reason: To make sure people in neighbouring properties are fully aware of the conditions and to protect their rights and safety. (R21GA)
13	You must apply to us for approval of detailed drawings of the design, construction and insulation of the whole ventilation system and any associated equipment, including an acoustic report. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. You must not change it without our permission. (C13BB)
	Reason: To protect neighbouring residents from noise and vibration nuisance, as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R13AD)
14	You must apply to us for approval of details of the ventilation system to get rid of cooking smells for the restaurant (Class A3) uses, including details of how it will be built and how it will look. You must not begin any restaurant uses allowed by this permission until we have approved what you have sent us and you have carried out the work according to the approved details. (C14AB)

	<p>Reason:</p> <p>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). (R14AD)</p>
15	<p>(1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:, (a) A schedule of all plant and equipment that formed part of this application;, (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;, (c) Manufacturer specifications of sound emissions in octave or third octave detail;, (d) The location of most affected noise sensitive receptor location and the most affected window of it;, (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;, (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;, (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;, (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;, (i) The proposed maximum noise level to be emitted by the plant and equipment.</p>
	<p>Reason:</p> <p>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</p>

	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)
16	No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.
	Reason: 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)
17	(1) Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) 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 by an emergency loss of power., , (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 of between 10.00am to 12.00pm or 2.00pm to 4.00pm Monday to Friday and not at all on public holidays.
	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 Environmental Supplementary Planning Document (May 2021), 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)
18	(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 restaurantuse hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the 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 restaurantuse hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background

	<p>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 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.</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. (R47AC)</p>
19	<p>The design and structure of the building shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. (C49AA)</p>
	<p>Reason: To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise as set Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R49AB)</p>
20	<p>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.</p>
	<p>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</p>

	vibration from elsewhere in the development, as set out Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R49BB)
21	No more than 878sqm (Gross) of the basement and ground floor commercial floorspace shall be used for restaurant purposes (Class A3) and no one A3 unit shall exceed 500sqm., , You must apply to us for approval of details of the location of the restaurant uses. You must not commence the A3 uses until we have approved what you have sent us. You must then carry out the work according to these details.
	Reason: To make sure that the development is completed and used as agreed, and to make sure that it meets Policy 14 and 16 of the City Plan 2019 - 2040 (April 2021). (R07AC)
22	At least 10% of the residential units hereby approved shall be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users, and all of the residential units shall be in accordance with Part M of the Building Regulations.
	Reason: To ensure the provision of suitable housing to meet a wide range of housing need in accordance with Policy 22 of the City Plan 2019 - 2040 (April 2021).
23	You must provide the waste store shown on drawing 11181_P01_099_K and 11181_P01_100_P before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)
	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)
24	You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)
	Reason: In the interests of public safety and to avoid blocking the road as set out in Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021). (R24AD)
25	You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the residential part of this development or visitors to residents living in the residential part of the development. (C22BA)

	Reason: To provide parking spaces for people using the development as set out in Policy 27 of the City Plan 2019 - 2040 (April 2021). (R22AC)
26	You must apply to us for approval of details of secure cycle storage for the residential use. You must not start any work on this part of the development until we have approved in writing what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation and make it available at all times to everyone using the residential units. You must not use the cycle storage for any other purpose. (C22HA)
	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)
27	You must apply to us for approval of details of secure cycle storage for the retail/restaurant uses. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.
	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)
28	The Class A3 uses allowed by this permission must not begin until you have fitted self-closing doors. You must not leave these doors open except in an emergency or to carry out maintenance. (C13MA)
	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) and the draft Environmental Supplementary Planning Document (May 2021). (R13FC)
29	You must apply to us for approval of a design stage Site Sustainability Plan which confirms that the residential aspect of the development will enable the extended lifetime of the building by incorporating principles of sustainable design, including: 1. Use of high-quality durable materials and detail. 2. Optimising resource and water efficiency. 3. Enabling the incorporation of, or connection to, future services or facilities. 4. Minimising the need for plant and machinery. The development shall then be constructed in strict accordance with the details as approved. A post-construction review confirming how the measures committed to have been achieved should be submitted for approval by the Local Planning Authority within three months of completion on-site.
	Reason: To make sure that the development affects the environment as little as possible, as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021). (R44BD)

30	<p>You must provide, maintain and retain the following energy efficiency measures before you start to use any part of the development, as set out in your application. Air Source Heat Pumps.</p> <p>You must not remove any of these features. (C44AA)</p>
	<p>Reason:</p> <p>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)</p>
31	<p>You must provide each car parking space with operational electric vehicle recharging infrastructure prior to occupation of the residential part of the development. These recharging points shall be provided and must not be removed unless otherwise agreed by the local planning authority.</p>
	<p>Reason:</p> <p>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)</p>
32	<p>Prior to first occupation of the development hereby permitted, a Delivery and Servicing Management Plan shall be submitted to and approved by the City Council as local planning authority. The Delivery and Servicing Management Plan should follow the principles and promote the objectives contained in the submitted Outline Delivery and Servicing Management Plan dated July 2012, including the proposed restrictions on retail servicing. The Management Plan shall be implemented upon first occupation of the development.,</p>
	<p>Reason:</p> <p>To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in Policy 29 of the City Plan 2019 - 2040 (April 2021). (R23AD)</p>
33	<p>Prior to the commencement of development of the rear of the building, detailed drawings (at scales 1:20 and 1:5) and specifications must be submitted to and approved by the local planning authority for the following measures at the fifth and sixth floors of the development fronting Eaton Lane to prevent overlooking: i) Planters to balconies, ii) External fins, iii) Internal fins, iv) Glass balustrades. The above measures as approved by the City Council shall be implemented prior to the first residential occupation and permanently retained in the agreed form thereafter.</p>
	<p>Reason:</p> <p>To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21BD)</p>

34	Prior to first residential occupation of the development hereby permitted, the proposed measures at the fifth and sixth floors of the development to prevent overlooking comprising planters to balconies, internal fins, external fins and glass balustrades as described in the submitted Overlooking Study dated November 2012 and noted on the submitted drawings shall be installed and permanently retained in that condition thereafter.,
	Reason: To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21BD)
35	You must carry out the development according to the Site Environmental Management Plan relating to demolition works approved under RN:21/07408/ADFULL; or in accordance with other details subsequently submitted to and approved by the City Council, which shall include, but not be limited to, details of:, , a) Traffic and access management;; b) A plan informing operators where they can safely and legally deliver to/collect from the site;; c) A delivery management system that minimises the number of deliveries required;; d) Noise, vibration and dust control mitigation measures;; e) Site drainage;; f) A scheme for recycling/disposing of waste resulting from demolition and construction works; and, g) Protection of the built heritage during the construction phase.
	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)
36	Prior to the commencement of construction works, a Site Environmental Management Plan relating to construction works shall be submitted to and approved by the local planning authority. The Site Environmental Management Plan should follow the principles and promote the objectives contained in the submitted Construction Management Plan Rev H dated 20 December 2012 for minimising the impact of deconstruction and construction works on neighbouring properties. The content of the Site Environmental Management Plan shall include, but not be limited to, details of:, , a) Traffic and access management;; b) A plan informing operators where they can safely and legally deliver to/collect from the site;; c) A delivery management system that minimises the number of deliveries required;; d) Noise, vibration and dust control mitigation measures;; e) Site drainage;; f) A scheme for recycling/disposing of waste resulting from demolition and construction works; and, g) Protection of the built heritage during the construction phase., , Work on construction shall not be commenced until the SEMP has been approved by the City Council and shall be carried out in accordance with the approved details of that plan.
	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)
37	You must carry out the development according to the Construction Traffic Management

	Plan approved under RN:21/07408/ADFULL; or in accordance with other details subsequently submitted to and approved by the City Council.,
	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)
38	No development, including works of demolition, with the exception of works related to the removal and replacement of shopfronts on the Grosvenor Gardens elevation, shall commence until the basic, enhanced and further enhanced acoustic mitigation measures for minimising the impact of deconstruction and construction works on neighbouring properties described in the submitted Construction and Deconstruction Noise Assessment, dated December 2012 and submitted Construction Management Plan, revision H dated 20 December 2012 have been fully implemented.
	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)
39	You must carry out the development according to the details approved under RN: 21/04921/ADFULL and the submitted Crossrail 2 Impact Assessment by A-squared Studio by April 2022; and Ground Borne Vibration Check by London Structures Lab revision 1 dated 28 April 2022. The development shall be carried out in all respects in accordance with the approved details and shall be completed, in their entirety, before any part of the building hereby permitted is occupied. No alteration to these aspects of the development shall take place without the approval of the Local Planning Authority in consultation with Crossrail 2.
	Reason: To meet the requirements of a direction made in connection with the CrossRail Project by the Secretary of State for Transport under Articles 10 (3), 14 (1) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and as set out in Policy 26 of the City Plan 2019 - 2040 (April 2021). (R33AD)
40	You must carry out the development according to the details approved under RN: 21/04921/ADFULL or in accordance with other detail subsequently submitted to and approved by the City Council, in consultation with London Underground, in relation to:, , Detailed design and method statements for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent) which: * provide details on all structures , * accommodate the location of the existing London Underground structures and tunnels , * accommodate ground movement arising from the construction thereof , * and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.
	Reason: To meet the requirements of a direction made in connection with the CrossRail Project by the Secretary of State for Transport under Articles 10 (3), 14 (1) and 27 of the Town and

	Country Planning (General Development Procedure) Order 1995 and as set out in Policy 26 of the City Plan 2019 - 2040 (April 2021). (R33AD)
41	Customers shall not be permitted within the restaurant (class A3) premises before 0800 or after 0030 on Sunday to Thursday and before 0800 or after 0100 on Friday and Saturday. (C12BD)
	Reason: To protect the environment of people in neighbouring properties as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R12AD)
42	You must not have any doors or windows to the Eaton Lane elevation to retail/restaurant unit No. 1 unless we have given you our written approval beforehand.
	Reason: To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21BD)

- 43 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 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 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). (R18AB)

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 You may need to get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 if you want to put up an advertisement at the property. (I03AA)
- 3 You must register your food business with the Council, please use the following link: www.westminster.gov.uk/registration-food-business. Please email the Environmental Health Consultation Team (Regulatory Support Team 2) at ehconsultationteam@westminster.gov.uk for advice on meeting our standards on ventilation and other equipment. Under environmental health legislation we may ask you to carry out other work if your business causes noise, smells or other types of nuisance.
- 4 Please contact Environmental Sciences by email to environmentalsciences2@westminster.gov.uk if you have any queries about your obligations under the Control of Pollution Act 1974 or the Environmental Protection Act 1990.
- 5 If any 'special treatment', as defined in the London Local Authorities Act 1991, is going to be provided at the premises, you will need to apply for a Special Treatment Licence. Please use the following link for further information and to make your application: www.westminster.gov.uk/massage-and-special-treatment-premises-licences. You should contact the Environmental Health Consultation Team (Regulatory Support Team 2) by email to ehconsultationteam@westminster.gov.uk for advice to ensure the treatment rooms meet the appropriate standards.
- 6 Please email our Project Officer (Waste) at wasteplanning@westminster.gov.uk for advice about your arrangements for storing and collecting waste.
- 7 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For

more advice, please email AskHighways@westminster.gov.uk. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority).

- 8 The City Council supports a scheme to provide a free a recruitment service for businesses. Over 90% of people helped into work have been retained for over 6 months by their employing businesses. The scheme uses Work Place Coordinators to match vacancies and candidates. They have helped over 600 Westminster residents into jobs in Westminster businesses across the City. Further details can be found at www.crossriverpartnership.org. The scheme is supported by Westminster City Council, Cross River Partnership, the Crown Estate, New West End Company and Victoria BID.
- 9 The Economy Team at Westminster City Council provide support and guidance to developers and contractors in the creation and delivery of employment & skills plans. The Team will provide guidance on local priorities, drafting of employment & skills plans and implementation of activities to deliver commitments. For further information please contact Soyful Alom, Economy Job Broker (salom@westminster.gov.uk)
- 10 We recommend you speak to the Head of Building Control about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 6500 or email districtsurveyors@westminster.gov.uk.
- 11 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 12 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.
- 13 You must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during structural work to support the building. Your application will need to show why you cannot support the building from private land. For more advice, please phone 020 7641 2560. (I36AA)
- 14 Under the Greater London Council (General Powers) Act 1973, as amended by the Deregulation Act 2015, you need planning permission to use residential premises as 'temporary sleeping accommodation' (i.e. where the accommodation is occupied by the same person or persons for less than 90 consecutive nights) unless the following two conditions are met: , 1. The number of nights in any single calendar year in which the property is used to provide 'temporary sleeping accommodation' does not exceed 90 [ninety]., 2. The person who provides the sleeping accommodation pays council tax in respect of the premises under Part 1 of the

Local Government Finance Act 1992 (where more than one person provides the sleeping accommodation, at least one of those persons must pay council tax in respect of the premises)., , This applies to both new and existing residential accommodation. Please see our website for more information: www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-enforcement/short-term-lets., , Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all or part of a flat or house for a specified week, or other period, each year).

- 15 When carrying out building work you must take appropriate steps to reduce noise and prevent nuisance from dust. The planning permission for the development may include specific conditions relating to noise control, hours of work and consideration to minimising noise and vibration from construction should be given at planning application stage. You may wish to contact to our Environmental Sciences Team (email: environmentalsciences2@westminster.gov.uk) to make sure that you meet all the requirements before you draw up contracts for demolition and building work. , , When a contractor is appointed they may also wish to make contact with the Environmental Sciences Team before starting work. The contractor can formally apply for consent for prior approval under Section 61, Control of Pollution Act 1974. Prior permission must be sought for all noisy demolition and construction activities outside of core hours on all sites. If no prior permission is sought where it is required the authority may serve a notice on the site/works setting conditions of permitted work (Section 60, Control of Pollution Act 1974)., , British Standard 5228:2014 'Code of practice for noise and vibration control on construction and open sites' has been recognised by Statutory Order as the accepted guidance for noise control during construction work., , An action in statutory nuisance can be brought by a member of the public even if the works are being carried out in accordance with a prior approval or a notice.
- 16 Your proposals include demolition works. If the estimated cost of the whole project exceeds £300,000 (excluding VAT), the Site Waste Management Plan (SWMP) Regulations 2008 require you to prepare an SWMP before works begin, to keep the Plan at the site for inspection, and to retain the Plan for two years afterwards. One of the duties set out in the Regulations is that the developer or principal contractor "must ensure, so far as is reasonably practicable, that waste produced during construction is re-used, recycled or recovered" (para 4 of the Schedule to the Regulations). Failure to comply with this duty is an offence. Even if the estimated cost of the project is less than £300,000, the City Council strongly encourages you to re-use, recycle or recover as much as possible of the construction waste, to minimise the environmental damage caused by the works. The Regulations can be viewed at www.opsi.gov.uk.
- 17 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, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 18 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.

- 19 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is also a condition of the London Building Acts (Amendment) Act 1939, and there are regulations that specify the exact requirements. For further information on how to make an application for street naming and numbering, and to read our guidelines, please visit our website: www.westminster.gov.uk/street-naming-numbering. (I54AB)
- 20 Under Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, you cannot demolish a listed building unless you have given Historic England the opportunity to make a record of the building. You must give Historic England at least 30 days' notice before you start demolition work. And within that period you must allow its officers reasonable access to the building. Historic England's address is: , , Historic England, Architectural Investigations Section, 1 Waterhouse Square, 138-142 Holborn, London, EC1 2ST, , (I60AA)
- 21 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)
- 22 As this development involves demolishing commercial, institutional or public buildings, you should consider if there is any contaminated land from previous activities on the site. For example, this building may contain asbestos materials or hydrocarbon storage tanks associated with the heating system., , Your investigation should follow the advice in publication 'Contaminated Land Guidance for Developers submitting planning applications' - produced by Westminster City Council in January 2018. You can get a copy of this document at www.westminster.gov.uk/contaminated-land. For further advice you can email Public Protection and Licensing at environmentalsciences2@westminster.gov.uk.
- 23 This site is inside an 'area of nature deficiency' as set out in Policy 34 of our City Plan 2019-2040 that we adopted in April 2021. So, you should include environmental features that enhance biodiversity, particularly for priority species, when designing the development and any open areas pursuant to the requirements of any relevant conditions attached to this planning permission.
- 24 Condition meets the requirements of the direction made by the Department of Transport relating to the Chelsea to Hackney (CrossRail 2) line. If you have any questions about this project, please write to: , , Crossrail Limited, 25 Canada Square, London E14 5LQ. , Tel: 0345 602 3813, , (I57AA)
- 25 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice on 020 7641 6500 or email districtsurveyors@westminster.gov.uk.

- 26 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact: , Thames Water Utilities Ltd, Development Planning, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ, Tel: 01923 898072, Email: Devcon.Team@thameswater.co.uk
- 27 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: , www.westminster.gov.uk/cil, , Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**, , CIL forms are available from the planning on the planning portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil, , Forms can be submitted to CIL@Westminster.gov.uk, , **Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.**
- 28 You are advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting.
- 29 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to: , o Financial contribution towards the Council's Carbon offset fund; , o Payment of £7,136,000 towards the provision of affordable housing elsewhere in the City; , o The Council's Code of Construction Practice and financial contribution of £12,500 to fund the Environmental Inspectorate; , o Financial contribution of £750,000 for environmental improvements to Eaton Lane, including any changes to the on-street parking layout and associated Traffic Management Order costs for all highway works; and to South Grosvenor Gardens public space. (I55AA)

DRAFT DECISION LETTER

Address: Grosvenor Gardens House, 35-37 Grosvenor Gardens, London, SW1W 0BS,

Proposal: Demolition and rebuilding of rear section of building, excavation to create a two-storey basement, extensions and associated refurbishment of Grosvenor Gardens House, to provide 42 residential units (Class C3) on first to seventh floors; reconfiguration at ground floor level to provide mixed retail/restaurant use; wellness facility, residential storage, plant, car and cycle parking at basement levels; public realm works to Eaton Lane; and associated external and internal alterations.

Reference: 21/07165/LBC

Plan Nos: Plans approved under Listed Building Consent dated 3 July 2013
RN:12/07766/LBC:
P01/010, P01/098/F, P099/G, P01/100/L, P01/101/H, P01/102/I, P01/103/B,
P01/105/J, P01/106/H, P01/107/D, P01/108/D, P03/100/C, P03/101/C, P03/102/B,

P03/110/A, P03/310, P03/311/A, P03/312/A, P03/330/B, P03/350/F, P03/360/A, P03/361/A, P03/362/D, P01/199/A, P01/200/A, P01/201/A, P01/202/A, P01/203/A, P01/204/A, P01/205/A, P01/206/A, P01/207/A, P03/240, P03/241, P03/300, P03/320, P03/340; Planning Statement dated 27 July 2012; Design and Access Statement dated July 2012; Design and Access Statement page 55 revision A; Historic Building report dated July 2012; Construction Management Plan dated 20 December 2012 Revision H; Structural Report dated July 2012 Rev01; Eaton Lane Elevation Addendum Document.

As Amended under RN:22/03512/LBC dated 7 July 2022:

PDP Listed Building Consent Condition 12 document dated 20 May 2022
Ref:(2173(02)762 REVA 20.05.2022.

Condition Discharges:

Conditions 3(part) and 4(iii) RN:16/01186/ADLBC dated 23 March 2016.

Condition 12(ii) RN:22/03115 dated 28 June 2022.

Condition 11 RN:22/03526/ADLBC dated 6 July 2022.

Condition 6 RN: 22/03531/ADLBC dated 15 July 2022.

Condition 11 (i) RN: 22/03533/ADLBC dated 6 July 2022.

Condition 7 RN: 22/03534/ADLBC dated 21 July 2022.

Condition 4 (i) RN:22/04478/ADLBC dated July 2022.

Condition 4 (ii) RN:22/04479/ADLBC dated July 2022.

Condition 4 (iii) RN:22/04480/ADLBC dated July 2022.

Condition 4 (iv) RN: 22/04481/ADLBC dated July 2022.

As amended:

Demolition drawings: 11181_P01_209_E; 11181_P01_210_D; 11181_P01_211_D; 11181_P01_212_D; 11181_P01_213_D; 11181_P01_214_D; 11181_P01_215_D; 11181_P01_216_D; and 11181_P01_217_D.

Proposed drawings: 11181_P01_098_G; 11181_P01_099_K; 11181_P01_100_P; 11181_P01_101_I; 11181_P01_102_J; 11181_P01_103_C; 11181_P01_104_A; 11181_P01_105 Rev L; 11181_P01_106 Rev J; 11181_P01_107 Rev F; 11181_P01_108 Rev F; 11181_P03_100 Rev E; 11181_P03_101 Rev E; 11181_P03_102_D; 11181_P03_110_C; 11181_P03_310_D; 11181_P03_330_C; 11181_P03_350_G; and 11181_P03_360 Rev E.

For Information Only: Design and Access Statement by PDP London

Ref:2173(02)700 Rev A dated 23 February 2022; Architectural Drawings Response Pack by PDP London 2173(02)702 dated 23.02.22; Structural report, prepared by London Structures Lab dated July 2021.

Case Officer: Julia Asghar

Direct Tel. No. 020 7641
07866037964

Recommended Condition(s) and Reason(s)

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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: 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)
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 and documents or are required in conditions to this permission. (C27AA)
	Reason: To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Grosvenor Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)
3	<p>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 any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials.</p> <p>Materials of the shopfronts must be undertaken in accordance with the details approved under application RN:16/0186/ADLBC dated 22 March 2016 or other details subsequently submitted to and approved by us.</p>
	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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
4	You must carry out the development according to the details approved under RN:16//01186/ADLBC, RN:22/04478/ADLBC, RN:22/04479/ADLBC, RN:22/04480/ADLBC and RN: 22/04481/ADLBC; or in accordance with other details subsequently submitted to and approved by the City Council, in relation to: i) external doors (1:10), ii) windows and dormers (1:10), iii) shopfronts (1:20), iv) external metalwork. (1:10)
	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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
5	<p>You must apply to us for approval of detailed drawings at scale 1:50 of the following parts of the development:- (i) Each typical bay on the new rear façade, including specification of materials (including plan, section and elevation), (ii) Canvas canopies to entrances., (iii) Western lift over run.</p> <p>You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings. (C26DB)</p>
	<p>Reason:</p> <p>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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)</p>
6	<p>You must carry out the development according to the details approved under RN: 22/03531/ADLBC dated 15 July 2022, or in accordance with other details subsequently submitted to and approved by the City Council, in relation to the proposed restoration work to the front facade including the following: i) Samples and detailed drawings at 1:10 of the new stonework to be reinstated, ii) method statements and on-site sample panels for any cleaning and/or repair work to the existing brickwork and stonework.</p>
	<p>Reason:</p> <p>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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)</p>
7	<p>You must carry out the development according to the details approved under RN:22/03534/ADLBC dated 21 July 2022, showing the design, location and materials of all new external flues, vents, drainage pipework and new ventilation panels to the rear of the central roof pavilion; or in accordance with other details subsequently submitted to and approved by the City Council.</p>
	<p>Reason:</p> <p>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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)</p>

8	You must paint the new railings at roof level black or dark grey and keep them that colour.
	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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
9	All pitched roofs shall be clad in natural slates to match existing and the cheeks and roofs of all new dormers shall be clad in lead.
	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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
10	The building must not be occupied until the proposed restoration works to the front façade and interior (as approved under condition 6 and 11) have been completed.
	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)
11	You must carry out the development according to the details approved under RN:22/03526/ADLBC dated 6 July 2022 and RN:22/03533/ADLBC dated 6 July 2022., or in accordance with other details subsequently submitted to and approved by the City Council, in relation to: i) new fireplaces, ii) new cornices, iii) new joinery.
	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 Grosvenor Gardens Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)
12	(i) The original panelled doors and doorcases which survive in the principal corridor at first floor level and above (on the side which is to remain in place) must be retained in situ (and fixed shut if necessary) or re-used elsewhere in the building will be safely removed and stored off-site during construction in accordance with the approved methodology set out in PDP Listed Building Consent Condition 12 document dated 20 May 2022 Ref:(2173(02)762 REVA 20.05.2022) as approved under RN:22/03512/LBC dated 7 July 2022.. Following the construction, they will be reinstated in accordance with the schedule set out in PDP Listed Building Consent Condition 12 document dated 20 May 2022 Ref:(2173(02)762 REVA 20.05.2022.

	(ii) The internal historic elements (including shelving, display cabinets and counters with associated fixtures) of the former Chemist Shop (unit labelled "The City Barn" on elevations) shall be carried out in accordance with details approved under RN:22/03115/ADLBC dated 28 June 2022 or other details subsequently approved by us (showing retained in situ or dismantled and re-used in one of the other retail units in the building fronting Grosvenor Gardens, including detailed inventory (including photographs) of all the surviving historic fittings and a method statement giving full details of the dismantling, storage and re-assembly of the fittings).
	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)
13	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 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)