

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 7 February 2023	<b>Classification</b> For General Release	
<b>Report of</b> Director of Town Planning & Building Control		<b>Ward(s) involved</b> Knightsbridge & Belgravia	
<b>Subject of Report</b>	<b>8 - 12 William Street, London, SW1X 9HL</b>		
<b>Proposal</b>	Works of extension and refurbishment to 8-12 William Street, including the erection of a rear extension across ground and lower ground floors to provide additional Class E floorspace, extension of existing closet wing projection to provide a lift for the residential upper floors and new kitchen extract, removal of existing metal fire escape stairs and reconstruction of terraces, and replacement shopfronts to front elevation.		
<b>Agent</b>	Mrs Charlotte Yarker		
<b>On behalf of</b>	APML Estate Ltd		
<b>Registered Number</b>	22/05835/FULL and 22/05836/LBC	<b>Date amended/ completed</b>	5 September 2022
<b>Date Application Received</b>	26 August 2022		
<b>Historic Building Grade</b>	II		
<b>Conservation Area</b>	Albert Gate		
<b>Neighbourhood Plan</b>	Not applicable		

## 1. RECOMMENDATION

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

## 2. SUMMARY & KEY CONSIDERATIONS

The site is William Street House, 8-12 William Street. It comprises five adjoining mid-nineteenth century terrace properties which lie on the eastern side of William Street. The properties are grade II

listed (part of a listing for 5-12 William Street) and situated within the Albert Gate Conservation Area. The site is outside of the Central Activities Zone (CAZ). The buildings comprise basement, ground floor and three upper stories. The lower and ground floor levels are in retail, café and restaurant uses (Class E) and the upper floors is in residential use (Class C3).

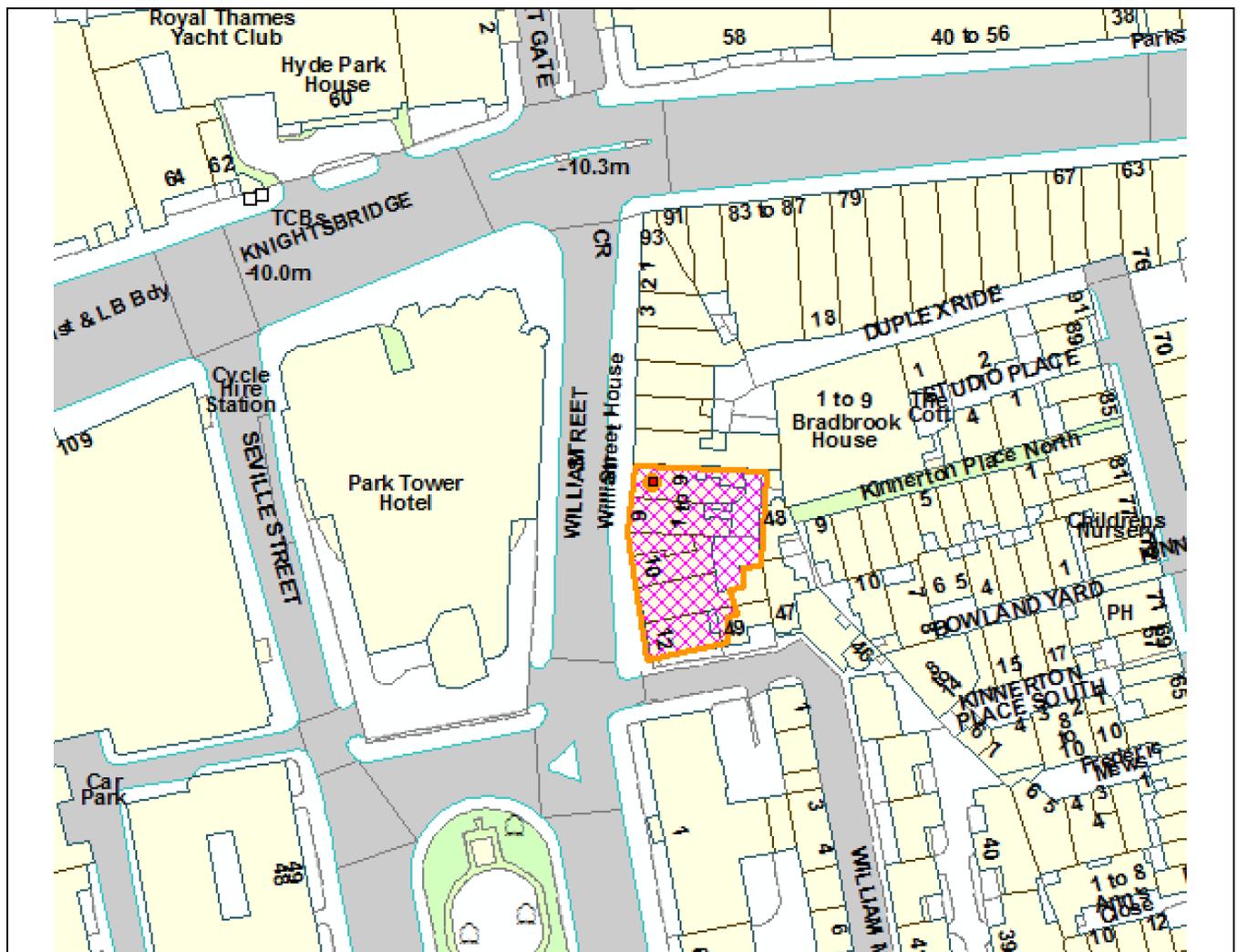
The applicant proposes to erect a rear extension at the basement and ground floor levels to provide additional floorspace for two restaurant (Class E) units, as well as an extension containing a new lift shaft and kitchen extract to the rear of no. 10 through the extension of the rear closet wing, the removal of the existing metal fire escape stairs and rebuilding of terraces to nos. 8, 9 and 11, the replacement of shopfronts to the front elevation and associated internal alterations.

The key considerations in this case are:

- The acceptability of enlarged restaurants (Class E) in this location in land use terms;
- The impact of the extension, new kitchen extract and new balconies on the amenity of neighbouring residential properties and local environmental quality; and
- The impact of the proposed alterations upon the appearance of the building and the character and appearance of the Albert Gate Conservation Area.

Objectors are primarily concerned about the potential of the additional restaurant floorspace and new balconies to generate noise and disturbance that will harm nearby residents and the management of waste. As set out in this report and following amendments to the proposal (including removal of bin stores to the side elevation), the proposed development accords with the relevant policies in the Westminster's City Plan 2019 – 2040 (the City Plan). The application is therefore considered acceptable in land use, design, heritage, and amenity terms, and is recommended for approval subject to the conditions set out in the draft decision letter.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation



Rear elevation



Rear courtyard and elevation

## 5. CONSULTATIONS

### 5.1 Application Consultations

HISTORIC ENGLAND (ARCHAEOLOGY):  
No comment.

BELGRAVIA RESIDENTS ASSOCIATION:  
No response to date.

THE BELGRAVIA SOCIETY:  
No response to date.

BELGRAVIA NEIGHBOURHOOD FORUM:  
No response to date.

THE KNIGHTSBRIDGE ASSOCIATION:  
Objects on the grounds of the effect the intensification of use would have on the amenity of residents in this quiet residential area, the expansion of the residential terraces adding to the nuisance already experienced, possible increased light leakage impacting the mews residents and health and safety risks (smells and liquid) associated with waste storage at ground floor level.

WASTE PROJECT OFFICER:  
Objection - further details required.  
Following reception of revised drawings - no objection.

HIGHWAYS PLANNING TEAM:  
Undesirable but could be made acceptable.

ENVIRONMENTAL HEALTH:  
No objection subject to recommended conditions.

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

No. Consulted: 61  
No. of objections: 10 (from 4 individual objectors)  
No. in support: 0

In summary, four objectors made representations on the following grounds:

#### Rear extensions for restaurant use

- noise nuisance from retail units to the rear of the site
- units should be accessed only via William Street
- light pollution
- exhaust should vent out the public / retail area, i.e. William street, and away from the many surrounding residences

Waste provision

- addition of 4 large waste storage to the side elevation would materially damage the appearance of the Grade II listed building and views into and out of the Belgravia Conservation Area, the appearance of the mews entrance.
- impact on amenity of local residents and hotel guests in particular smells.
- technical and safety issues associated with the proposed location of the bins
- encroachment onto a relatively narrow private residential pavement and road, dependent on the use of the neighbouring property's land.
- no information about the day to day practical usage of the new commercial ABP (animal by product) waste disposal bins.
- lack of an accompanying waste management report or risk management relating to the new proposed waste disposal site.
- on rubbish collection nights, waste left on the traffic island on Lowndes Square by the entrance to William Mews, and on the pavement and road of William Mews itself. Attract rodents and other pests.
- a waste management plan from the applicant should prohibit the processing, storage, or transportation of the applicant's waste from the applicant's site on or through any part of William Mews to access waste disposal lorries.
- extend any existing waste management disposal system which services the Knightsbridge buildings to open onto an exit on Kinnerton Street to the public road there.

Balconies

- noise nuisance from new balconies serving flats

Other matters

- application is described as 8-9 William Street but the works are to be carried out at 8-12 William Street.
- lack of consultation.
- illegal and obstructive parking at the entrance to William Mews. This congestion quite significantly reduces visibility on oncoming traffic and cyclists and the ability to safely enter and exit William Mews.

PRESS NOTICE/ SITE NOTICE:

Yes

## 5.2 Applicant's Pre-Application Community Engagement

The council has published guidance to assist applicants and developers, their agents, and community representatives to more clearly understand the council's expectations for planning pre-application engagement. The guide supports developers to deliver earlier, more inclusive and more transparent and responsive community engagement in Westminster on their emerging development proposals. It advises engagement is expected for non-major development where the development itself or the scale of construction work would have a significant impact on neighbouring occupiers. The applicant did not carry out pre-application community engagement.

## 6. WESTMINSTER'S DEVELOPMENT PLAN

## **6.1 City Plan 2019-2040 & London Plan**

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

## **6.2 Neighbourhood Planning**

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

## **6.3 National Policy & Guidance**

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

## **7. BACKGROUND INFORMATION**

### **7.1 The Application Site**

William Street House, 8-12 William Street, comprises five adjoining mid-nineteenth century terrace properties which lie on the eastern side of William Street. The properties are grade II listed (listing includes 5-12 William Street) and situated within the Albert Gate Conservation Area. The site is not within the Central Activities Zone (CAZ). The property is at the corner with William Mews.

The buildings comprise basement, ground floor and three upper stories and have a considerable parapet which conceals shallow pitched roofs. The terrace maintains much of its 19th century composition and architectural character to the front, other than modern shopfronts which to a certain extent are detracting features. In contrast the rear of the terrace presents much less uniformity and character, with accumulation of rear extensions and alterations, including substantial fire escape stairs, which dominate the facades and detract from the architectural quality of the group.

The lower ground and ground floors are divided into three commercial (class E) units, one in restaurant use (8-9 William Street), one in retail use (10 William Street) and one in retail and café use (11-12 William Street). The upper floors of the building (first to third) are in residential use as six self-contained flats (Class C3).

This section of William Street is mixed in character. The site directly fronts the Park

Tower Hotel. Directly adjoining to the site 5-7 William Street is occupied by a restaurant and café at ground floor level and residential flats at upper levels. 1 to 4 William Street is currently being redeveloped but the ground floor unit will be in retail/restaurant use. To the rear and the South of the site the buildings are in residential use. The boundary between the City of Westminster and the Royal Borough of Kensington and Chelsea lies down the centre of William Street.

## 7.2 Recent Relevant History

In 2020, planning and listed building consents were granted for the installation of external lights, CCTV cameras and patio heaters to the different shopfronts (RNs: 20/02519/FULL, 20/02470/LBC, 20/01350/FULL, 19/09102/LBC, 19/09104/LBC, 19/09101/LBC and 19/09100/LBC)

In 2010, planning and listed building consents were granted for the retention and then the relocation of six air conditioning units to beneath pavement level within side lightwell at 11-12 William Street (RNs: 10/04873/FULL, 10/04453/LBC, 10/00410/FULL & 10/00427/LBC).

On 03 June 2010, planning permission was granted for the use of ground floor and basement for mixed retail and cafe use (sui generis) at 11-12 William Street (RN: 10/01715/FULL).

On 26 May 2010, planning and listed building consents were granted for the use of the basement and ground floor of 8 William Street as a restaurant (Class A3) in connection with the existing restaurant within the basement and ground floor of No. 9 and basement of No. 10 William Street. Erection of timber planters to forecourt and installation of louvres to rear elevation and three air conditioning condenser units in rear courtyard. (RNs: 10/00178/FULL & 10/00179/LBC)

On 03 August 2010, planning permission was refused for the use of the basement and ground floor of 8 William Street as a restaurant (Class A3) in connection with the existing restaurant within the basement and ground floor of No. 9 and basement of No. 10 William Street. Erection of timber and glass screens to forecourt and alterations to forecourt on the grounds of loss of retail unit outside in the Central Activities Zone and not showing suitable arrangements for ventilation and getting rid of cooking smells. (RN: 09/02354/FULL).

On 26 July 2005, planning and listed building consents were granted for the erection of wooden trellis around ground floor area (William mews elevation) on the grounds of harm to the character and appearance of this Grade II listed building and the Albert Gate Conservation Area. (RNs: 05/04323/FULL & 05/04324/LBC).

On 22 July 2004, planning permission and listed building consent were granted for the installation of 6 balconies and 2 spiral staircases on rear elevation, French door and formation of the roof terrace at rear first floor level above new steel louvred structure which will enclose air conditioning units. (RNs: 04/01721/FULL & 04/01722/LBC)

On 01 October 2003, planning permission was granted for extension to fire escape platform at second floor level and alterations to window and door openings on rear

elevation. (RN: 03/05467/FULL).

On 04 June 2003, planning permission was granted for alterations including installation of air conditioning unit to rear elevation at first floor level. (RN: 02/08379/FULL).

On 11 December 2001, planning permission and listed building consent were granted for the erection of rear extension at third floor level as extension to flat. (RNs: 01/08754/FULL & 01/08836/LBC).

On 20 October 2000, planning permission and listed building consent were granted for the replacement of a window with a door and installation of railings in connection with use of flat roof at first floor level as a terrace and minor internal alterations. (RNs: 00/05827/FULL & 00/06901/LBC).

On 09 May 2000, planning permission and listed building consents were granted for the use of No.12 as hot food take-away restaurant (Class A3), installation of full height rear extract duct, retention of three no. air conditioning units to basement lightwell fronting William Mews and minor internal alterations (RNs: 00/00504/FULL & 00/00506/LBC).

On 16 November 1998, planning permission was granted for the use of basement/ground floor of No. 11 as a restaurant (Class A3) and continued use of ground floor of No. 12 as retail shop (Class A1) installation of kitchen extract duct. (RN: 98/05090/FULL)

On 12 October 1996, listed building consent was granted for the creation of 3 openings on grounds and basement floors, alterations to shopfront of No. 11 and creation of trapdoor through pavement lights in front of No. 12. (RN: 96/08685/LBC).

On 14 February 1990, planning permission was granted for Alterations to No.10 in connection with use as a retail menswear shop (RN: 89/05724/FULL).

On 25 May 1989, listed building was granted for the refurbishment of restaurant at No.9/9A including shopfront. (RN: 89/00344/LBC).

## **8. THE PROPOSAL**

The applicant proposes to erect a rear extension at the basement and ground floor levels to provide additional floorspace for the Class E units, as well as an extension containing a new lift shaft and kitchen extract to the rear of no. 10 through the extension of the rear closet wing, the removal of the existing metal fire escape stairs and the rebuilding of terraces to nos. 8, 9 and 11, the replacement of shopfronts to the front elevation. The scheme includes associated internal alterations to accommodate the enlarged restaurants and extended lift shaft. The resultant building will contain two (rather than the existing three) commercial units. There would be no change to the number or size of the residential units on the upper floors.

Originally the proposal included the creation of bin stores to the side elevation on William Mews. Upon officers' advice the bin stores have been relocated within the building.

**Table: Existing and proposed land uses.**

Land Use	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Retail and restaurant use (E)	829	965	136
Residential use (C3)	1,105	1115	10
Total	1,934	2,080	146

## 9. DETAILED CONSIDERATIONS

### 9.1 Land Use

#### Policy overview

Policy 1 of Westminster's City Plan 2019-2040 (April 2021) outlines that Westminster will continue to grow, thrive and inspire as a World City by: 3) supporting the growth, modernisation and adaptation of a variety of business space including commercial growth.

City Plan Policy 16(A) (*Food, drink, and entertainment*) states proposals for food and drink and entertainment uses will be of a type and size appropriate to their location.

Other relevant policies are the related residential amenity policies:

City Plan Policy 7(B) (*Managing development for Westminster's people*) requires new development to be neighbourly by protecting, and where appropriate enhancing local environmental quality.

City Plan Policy 33(C) (*Local environmental impacts*) relates to noise and states development should prevent adverse effects of noise, with particular attention to:

- i. minimising noise impacts and preventing noise intrusion to residential developments and sensitive uses;
- ii. minimising noise from plant machinery and internal activities;
- iii. minimising noise from servicing and deliveries; and
- iv. protecting the relative tranquillity in and around open spaces.

#### Increased restaurant floorspace (E use class)

Objections have been received from the Knightsbridge Association and two local residents on intensification of use, noise nuisance to the rear of the site and light pollution.

The existing three commercial units are outside the CAZ and are not located within a local or district centre – although they are close to the boundary of the CAZ which runs behind the properties on Knightsbridge, approximately 20 metres to the north. The proposal will increase by 136 sqm the existing commercial floorspace at lower ground and ground floor levels, creating a total of 965 sqm of floorspace for restaurant use. This corresponds to a 16% increase in floorspace. The internal works will also reduce the number of commercial units from three to two, effectively an amalgamation.

The two new restaurants would operate over these two floors. The plans show that the main dining area will be at ground floor level and private dining area, the kitchen and staff facilities will be located at lower ground level. The restaurant customers will only be able to access the premises through the front elevation facing William Street, as per the existing situation.

The lower ground and ground floors unit at 8-9 William Street are lawfully in restaurant use (RN: 10/00178/FULL), the ground floor unit at 10 William Street is in retail use and the lower ground and ground floor unit at 11-12 William Street is lawfully in a mix of retail and café use (RN: 10/01715/FULL), therefore they all now fall within the E use class.

Class E (*Commercial, Business and Service*) of the Use Classes Order 1987 (as amended) was introduced on 1st September 2020. It combined a number of uses that previously fell within Classes A1, A2, A3, B1, D1 and D2; shops, restaurants, financial and professional services, indoor sport, recreation or fitness, health, or medical services, creche, nursery and office uses. A review of the planning history shows that there are no conditions preventing the amalgamation of the units or their use as restaurants.

Due to the proposed amalgamation and the rear extension, the development will create two larger restaurant units. The applicant has submitted a draft operational management plan. The scoping document details that the restaurants would be open from 07:00hrs to Midnight Monday to Saturday and 10:00hrs to 23:00hrs on Sundays and on bank holidays. It also sets out an active management of patrons leaving the venue late at night, no patrons will be permitted to access the rear courtyard area and the maximum customers capacity for unit 1 (8 and 9 William Street) which is 130 internally. Upon officer's advice the agent specified that the maximum customers capacity for unit 2 (amalgamated units at 10, 11 and 12 William Mews) will also be 130 internally.

The planning history is set out in section 7.2 of this report. Of particular relevance, a 2010 permission (RN: 10/00178/FULL) controls the hours of operation (12:00hrs to Midnight Monday to Saturday and from 12:00hrs to 23:00hrs on Sundays) and the maximum customer capacity (90 covers inside the premises and no more than 20 covers externally) at unit at 8-9 William Street. Another 2010 permission (RN: 10/01715/FULL) controls the hours of operation (08:00hrs to 23:00hrs Monday to Saturday and between 10:00hrs and 22:30hrs on Sundays) and the maximum customer capacity (27 internally and on the forecourt outside to no more than 24) for the unit at 11-12 William Street.

The draft operational management plan states that there are currently 105 covers internally and 24 externally for 8-9 William Street unit. Whilst not in compliance with the 2010 permission it is recognised that it may have been operating with those figures for some years.

Food, drink, and entertainment uses need to be carefully managed to prevent harmful impacts on residential amenity and local environmental quality. They have the greatest potential to generate noise and disturbance in nearby streets and to adversely affect local amenity. In this case, with appropriate conditions to control its operation, it is considered that the restaurant could operate without causing notable harm.

It is considered that the proposed maximum number of customers internally at any one

time of 130 for each unit will not detrimentally impact the local environment.

Given the proximity of residential properties it is considered that a 08:00hrs start Monday to Saturday would not be unreasonable and would protect the amenity of local residents whilst allowing longer hours of operation for the restaurants. The terminating hours are in line with the current operating hours for the unit at 8-9 William Street and adjoining restaurant at 5-6 William Street. Given the long history of restaurant operating at this location, these hours are also considered suitable.

There are existing external seating areas associated with the units, but the current applications do not propose any new or amended external seating areas, which will require separate permission. The applicant will be reminded of this with an informative.

The Council's Environmental Health team has been consulted and recommends controlling by conditions the number covers, the hours of operation and an operator specific operational management plan for each unit. The officer points out that number of patrons and hours for the outdoor seating area need particular attention, however as noted above they are not of this scheme.

The officer also notes that due to changes to the operational hours and the increase in the number of covers, it is recommended a noise condition for noise breakout and sound transmission between the Use Class E units and residential units in the same building and neighbouring buildings.

The draft operational management plan states that the existing daily deliveries are carried out between 06:00hrs and 12:00hrs on William Mews. The Environmental Health officer commented that they are not aware of issues with the current arrangements, and they should be formally controlled through a planning condition. Whilst the hours will be secured by condition, an informative will remind the applicant that William Mews is a private street so the servicing and delivery strategy should not rely on that street. As detailed in the highway section of this report, a Servicing Management Plan will be secured by condition.

## **Conclusion**

Overall, it is considered that the day-to-day operation and activity level of the restaurants as submitted would be such that it would not be materially different to how the former restaurant and café with retail have operated. The proposals are considered to be a refurbishment/upgrade to modernise the existing commercial uses, in line with Policy 1 of the City Plan. Therefore, it is not considered that the intensification of the restaurant use would materially affect the character of the local area or significantly worsen the amenity of the local residents.

This planning application also provides an opportunity through the recommended conditions to ensure suitable management over the use of the units and the rear courtyard, which would not otherwise have been possible if the existing building was not extended.

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), it is considered both appropriate

and necessary to impose conditions to control the use of the building and operation of the restaurant. The recommended conditions are set out below:

- Operational Management Plan to show the operators will prevent customers from causing nuisance for people in the area, including people who live in nearby buildings (condition 9)
- Hours of use – 08h to Midnight Monday to Saturday and 10h to 23h on Sundays (condition 10)
- Maximum customers capacity – 130 in each unit (condition 17)
- Restricting use of the rear courtyard and roof extension for emergency escape and maintenance (conditions 13 and 14).
- Details of a Servicing Management Plan (condition 6)
- Waste storage provision (condition 11)
- Kitchen Extract Ventilation (condition 7)
- Restricting hours of servicing (condition 12)
- Internal acoustic (condition 8)

Subject to the recommended conditions it is not considered the increased restaurant floorspace will cause harm to the local environment quality or nuisance to the adjoining residential properties.

### **Residential Use**

There would be a modest increase in communal residential floorspace created by the extended rear closet wing to accommodate a new lift serving the residential floors at upper level, and this would improve the quality of the building for those residential occupiers.

## **9.2 Environment & Sustainability**

### **Sustainable Design**

City Plan Policies 36 and 38 expects all development to reduce on-site energy demand and maximise the use of low carbon energy sources to minimise the effects of climate change and seek to ensure development responds to the likely risks and consequences of climate change by incorporating principles of sustainable design.

The proposed scheme gives the opportunity to enhance the insulation level through the new envelope to the rear of the building and incorporate more efficient building services. The proposals seek to ensure an improved U-Value and high performance glazing and low air leakage in the new parts of the envelope. This will help the building reduce its on-site energy demand and is therefore welcomed.

### **Odour**

City Plan Policy 33 City Plan Policy 33 (D) (*Local environmental impacts*) relates to Odour, and states development will effectively address the adverse impact of odour through the incorporation of appropriate mitigation measures using a precautionary approach.

The current kitchen extract discharges at low level into the courtyard. It is now proposed to relocate the kitchen extract internally within the new extended rear closet wing, and discharging at roof level. An odour risk assessment has been submitted in support for the proposed relocation of the kitchen extract. Grease, particulate and carbon filtration systems are recommended to remove grease, particles and residual odours from the airstream. The Environmental Health officer has reviewed the information provided and considers that if appropriate maintenance regimes are followed, the risk of adverse odour impacts at nearby sensitive properties is insignificant. The drawings include the location for the kitchen extract hood and duct, however as the system has not been fully specified, the Environmental Health officers recommends a condition securing the details and locations of any proposed kitchen extract system. It is therefore considered not reasonable to request relocation of the extract as requested by one of the objection letter.

### **Other**

The Environmental Health officer also recommended the Code of Construction Practice and land contamination pre-commencement conditions, however the proposal does not involve any basement excavation works, it is therefore not considered reasonable to attach those conditions.

## **9.3 Biodiversity & Greening**

It is proposed to introduce a green wall to the rear courtyard separating wall and a green roof to part of the two-storey extension. Those measures are welcome as they contribute to the greening of the City in line with the objectives of Policy 34. Their provision will therefore be secured by a condition and a maintenance management plan will also be required to ensure that those elements provide long term benefits.

## **9.4 Townscape, Design & Heritage Impact**

### **Legislative & Policy Context**

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

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

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

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

*preserving or enhancing the character or appearance of that area.”*

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

### **Design and impact on heritage assets**

The upper stories of William House have a consistent parapet which conceal shallow pitched roofs. The terrace maintains much of its 19th century composition and architectural character to the front, other than modern shopfronts which to a certain extent are detracting features. In contrast the rear of the terrace presents much less uniformity and character, with accumulation of rear extensions and alterations, including substantial fire escape stairs, which dominate the facades and detract from the architectural quality of the group.

The rear of the terrace, whilst heavily altered, is not entirely without significance, and still maintains some elements of historic interest. The proposals include a considerable amount of demolition at lower ground and ground floor level; however, this would largely affect later additions and fabric, including the modern shopfronts.

The two-storey rear extension would span across nos.9-11, with the lower ground floor projecting in line with the existing rear wing of no. 8, and the ground floor set back to ease its bulk. Any semblance of a uniform and traditional building line has been eroded along the rear of the terrace, therefore the principle of a rear extension across the rear of no.9-11 is not felt to diminish the building's significance. The extension has been pulled back to align with the bay at no. 8. To some extent the solidity and bulk of the extension is eased by the full height glazing at lower ground floor level and the metal framed arrangement at ground floor level. The contemporary design of the extension allows it to read as a clear addition and is not felt to detract from the architectural character of the host buildings. In townscape terms the extension is concealed from public vantage points, therefore the impact on the character and appearance of the conservation area is minimal.

No. 10 currently accommodates a very small internal lift. The proposals seek to replace the current lift, which sits within the centre of the stairwell, with a more functional lift within a new lift shaft extension to the rear of no. 10. The new shaft would sit alongside the existing bayed projection on the building. The lower section of the lift shaft would replace an existing modern outrigger which currently projects forward of the bay. Given the terrace has little uniformity at the rear, the addition of the full height lift shaft, would have a modest impact on the building's architectural form and appearance. Clad in brick with traditional fenestration details, the new shaft would sit more comfortably alongside the existing bay, and whilst there would be a modest impact on the exterior of the building, this is felt to be sufficiently balanced by the benefits of improving accessibility to the flats on the upper floors of the buildings.

New balconies/terraces on the rear of no. 8-9 and 11, will replace existing external fire escape stairs - which are bulky and currently amount to harmful visual clutter and greatly diminish the appearance of the buildings. The new balconies provide a more ordered appearance and replicate the arrangement exhibited on no. 5-7. The proposed terraces would result in an overall visual improvement, and therefore are supported.

The interiors of the buildings at ground floor level are much altered, with only no. 8 maintaining some remnants of a traditional compartmental arrangement. Therefore, the internal reconfiguration of the spaces and the removal of sections of party walls is not felt to diminish the special interest of the buildings. The reinstatement of more traditional shopfront frontages is a welcome improvement and would enhance the appearance of the buildings and the townscape.

## **9.5 Residential Amenity**

### **Extended rear closet wing**

The rebuilt and extended (to 3rd floor level) rear closet wing to provide the new lift shaft to the rear of No.10 William Street would not impact the adjoining residential windows in terms of sense of enclosure or loss of light due to its size and position, and that it would be viewed in the context of the existing larger main building.

As the extension involves a new lift shaft, the Environmental Health officer notes that lifts should be positioned such as to minimise noise disturbance from the operation of the control gear, lift doors should operate quietly, and acoustic signals to herald lift arrival should not be audible within the adjacent noise sensitive properties. The officer recommended a condition but this is a matter that will be considered building control, therefore only an informative is necessary.

### **Two-storey rear extension**

The section drawings show that the proposed two-storey rear extension will not project higher than the existing two-storey separating wall with Kinnerton Place North. Therefore, the properties facing Kinnerton Place North will not be impacted by the extension in terms of sense of enclosure or loss of daylight and sunlight. There is no rooflight proposed to the extension and the new windows will face a blank wall, it is therefore not considered that the proposed scheme will cause undue light pollution.

The extension will be in close proximity to the rear elevations of 49 William Mews a single-dwellinghouse. The ground floor windows facing the existing fire escape serve a study room, breakfast room and living room. The removal of fire escape and the replacement with the two-storey rear extension would have a somewhat comparable impact on the ground floor windows there given the new extension would be no closer than the existing fire escape. At first floor level there are two windows serving a bedroom and one window serving a bathroom. The rear extension is set back from the rear boundary line so the bathroom window is not obstructed. The existing fire escape will be replaced by a two-storey rear extension that will face the first-floor bedroom windows. The extension will be approximately 2.3m away from the residential windows. Whilst the extension will be more solid than the existing fire escape, it is considered that the views from those windows are already significantly compromised, it is not considered that the

proposed extension will significantly worsen the existing sense of enclosure experienced from those first-floor windows. As there are no windows to the side elevation of the proposed rear extension, no overlooking will result from the proposal.

The roof to the proposed rear extension will be for providing greening, a condition is recommended to ensure that the roof of the extension is not used as a roof terrace/ balcony to protect the amenity of the adjoining residents.

### **Terraces**

The Knightsbridge Association and local residents raise concerns about the noise from the new terraces at upper floor levels. The proposed balconies will replace the existing walkways giving access to the two external fire escape. The residential properties have access onto the existing walkways and staircase. The proposed terraces will not project further than the existing "outdoor" space outside each flat at present. Given the distance with adjoining properties to the rear and their position they will not give additional views into neighbouring residential windows. They will only serve individual flats and given their limited size, it is not considered the noise associated with people sitting out on a balcony will cause significant disturbance to justify a refusal.

### **Other**

The Environmental Health officer also recommends a condition securing how the flats will be insulated to reduce noise passing between them. However, this scheme does not involve alteration to the use, size or number of existing flats such that internal noise transfer impacts would increase, it is therefore not considered reasonable to secure new sound insulation between the residential properties. In terms of noise transfer from the commercial units below, the relatively modest increase in size of the commercial area and associated alterations will not materially impact noise transfer between it and the residential above.

## **9.6 Transportation, Accessibility & Servicing**

### **Highway Impact**

Policy 27 supports development without car parking provision. The on-street bays on surrounding streets are controlled 24hrs every day, therefore resident bays should not be adversely affected.

### **Servicing**

The proposal relies on on-street servicing as per the operation of the existing units. The Highways Planning Manager commented that all servicing will need to comply with the on-street restrictions. There are Single Yellow Line in the vicinity from which this can occur. This means transporting goods along the footway and potentially obstructing pedestrian movement; however, it is acknowledged that the current uses are serviced in similar fashion. A condition is recommended securing a Servicing Management Plan to identify the processes, internal storage locations, scheduling of deliveries and staffing so future occupiers are aware of their responsibilities. An informative is recommended detailing the information expected so robust procedures for any future occupants can be

followed.

### **Waste and recycling storage**

The Knightsbridge Association and two letters of objection focus on the waste storage provision to the side elevation on William Mews raising highways, amenity, townscape and technical concerns. The Highways Planning Manager also raised an objection to the opening of the waste storage provision on the highway. Upon officers' advice the waste storage provision has been entirely relocated to the basement level of the building. The objectors have been informed of the change. This internal provision is recommended to be secured by condition.

Then further representations were received raising an on-going waste and parking issues in the local area in particular in William Mews. It is suggested that a waste strategy with adjoining properties that may be in the same ownership should be put in place to allow waste to be transported to Kinnerton Street for collection. The proposed scheme relates to 8-12 William Street, the waste collection strategy cannot rely on other properties.

It is understood that there is an on-going issue of waste being dumped into the public realm in the area and that William Mews is a private road and should not be relied on for the disposal of waste of the units at 8-12 William Street. One of the objectors mentions the possibility to install a barrier to William Mews, but that proposal is outside of the scope of this application.

As part of the Servicing Management Plan secured by condition more information about collection of waste will be required. Informatives will remind the applicant the private nature of William Mews and that waste must not be left on the highways.

Given that the waste storage areas are sufficient in size and suitably located, and that further details of process will be secured by condition, it is not considered reasonable to withhold permission on waste storage grounds.

### **9.7 Economy including Employment & Skills**

Whilst the development is of insufficient scale to require an employment and skills plan, it will contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending.

### **9.8 Other Considerations**

Two of the objectors stated that the application is only listed at 8-9 William Street, however the description refers to the whole site 8-12 William Street. The most adjoining properties have been consulted, this includes 6 to 10 Kinnerton Place North, 1 to 9 Bradbrook House 47, 48 and 49 William Mews to the rear of the site and 1-5 Lowndes Square directly opposite on William Mews. Given the nature of the works it is considered that the consultation process has sufficiently been carried out. The other matters raised are detailed in the sections below of this report.

One objector raised a query about public realm works on William Street and external seating shown on the design and access statement. This is not part of this application, it was just provided to inform of the future plans for the site and will be part of a separate application.

### **Fire Safety**

The proposal involves the removal of the existing fire escape stairs. These external stairs lead to the courtyard area. The applicant has worked with fire consultants and inspectors to ensure that the new fire escape arrangement will meet building regulations. They explain a new dry riser serving the existing apartments will be installed, and additionally, fire proofing to the underside of the restaurants, providing a new fire alarm and automatic opening vent above the existing stairs to manage smoke extract as well as upgrading the protected areas within the existing apartments.

### **9.9 Environmental Impact Assessment**

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

### **9.10 Planning Obligations & Pre-Commencement Conditions**

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

### **10. Conclusion**

The site is located in the section of William Street which is mixed in character, but to the rear and the south of the site the buildings are in residential use. In this case, with appropriate conditions to control their operation, the extended restaurants could operate without causing notable harm.

This planning application also provides an opportunity through the recommended conditions ensure appropriate management of the use of the units, which would not otherwise have been possible if the existing lower ground and ground floor units without an extension are all converted into restaurant use. The new restaurant units will contribute to the vitality of the city without negatively impacting on residential amenity and local environment quality

As set out in this report and following amendments to the proposal (including removal of bin storage provision to the side elevation), the proposed development accords with the relevant policies in the Westminster's City Plan 2019 – 2040 (the City Plan). The application is therefore considered acceptable in land use, design, heritage, and amenity terms, and is recommended for approval subject to the conditions set out in the draft decision letter.

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

Item No.
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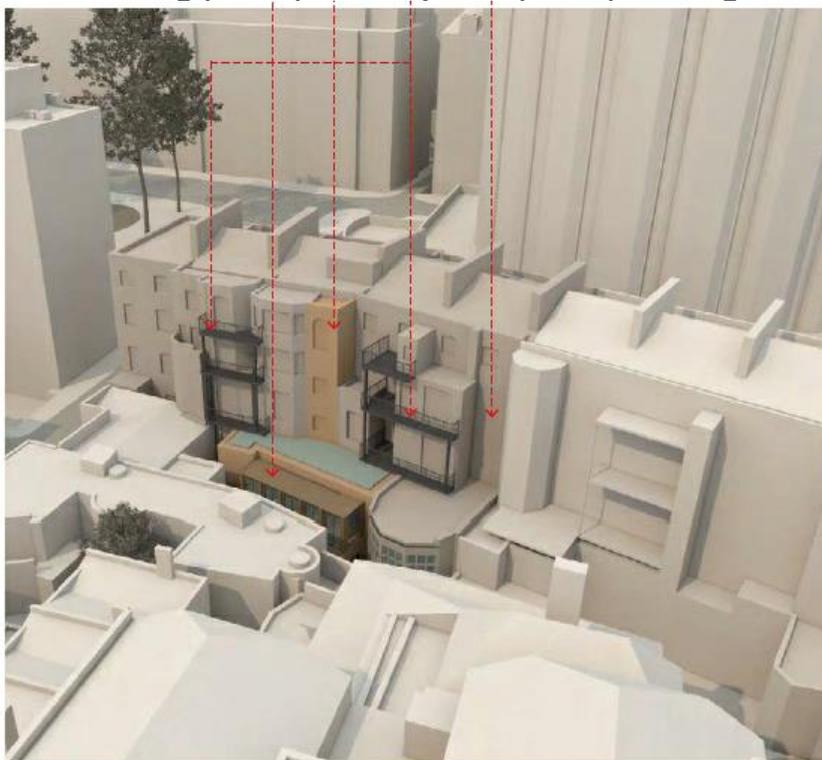
<b>1</b>
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IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JOSHUA HOWITT BY EMAIL AT <a href="mailto:jhowitt@westminster.gov.uk">jhowitt@westminster.gov.uk</a>
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11. KEY DRAWINGS



Existing (above) and Proposed (below) 3D Image





Images of Proposed Development



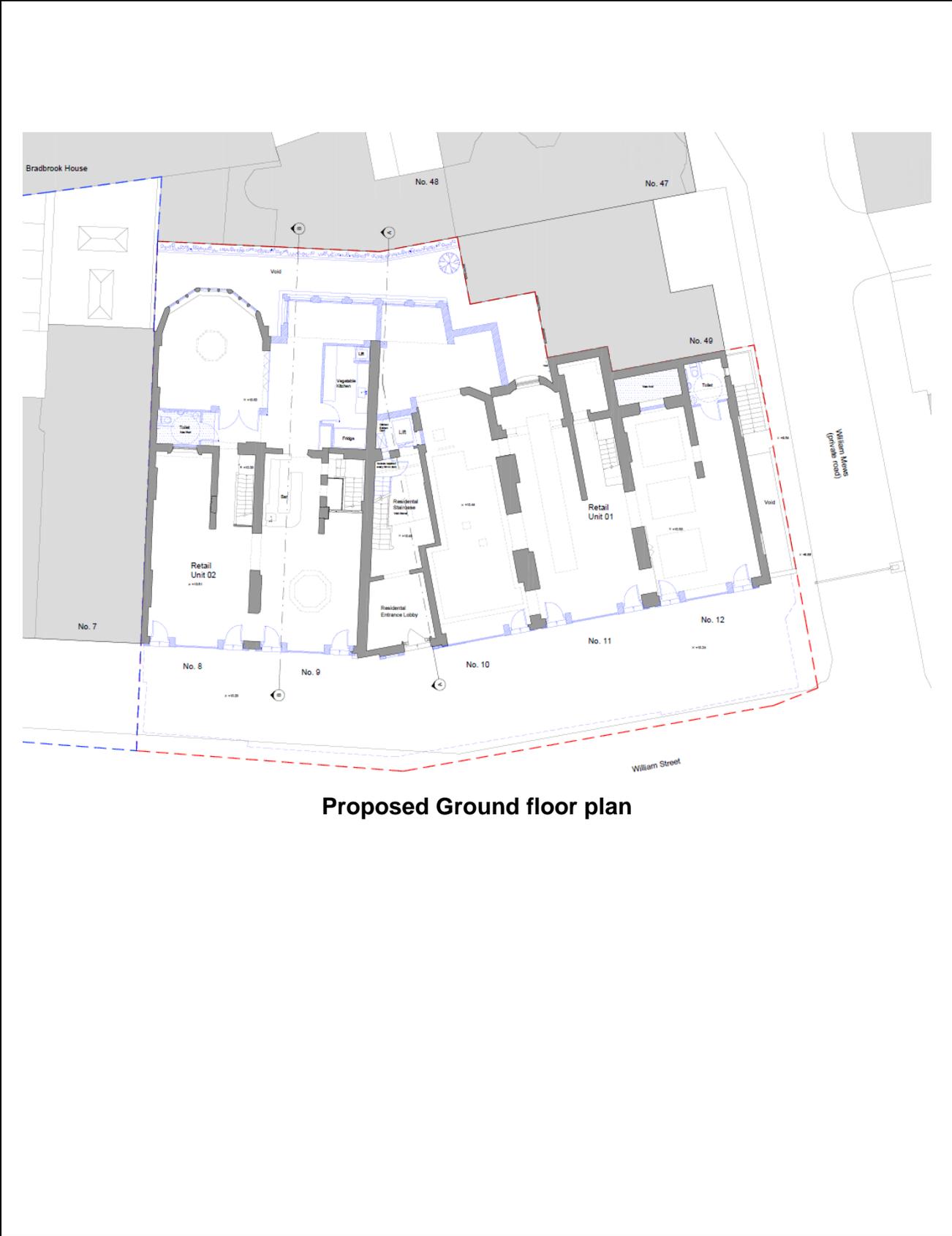
Images of Proposed Development







Existing Ground floor plan

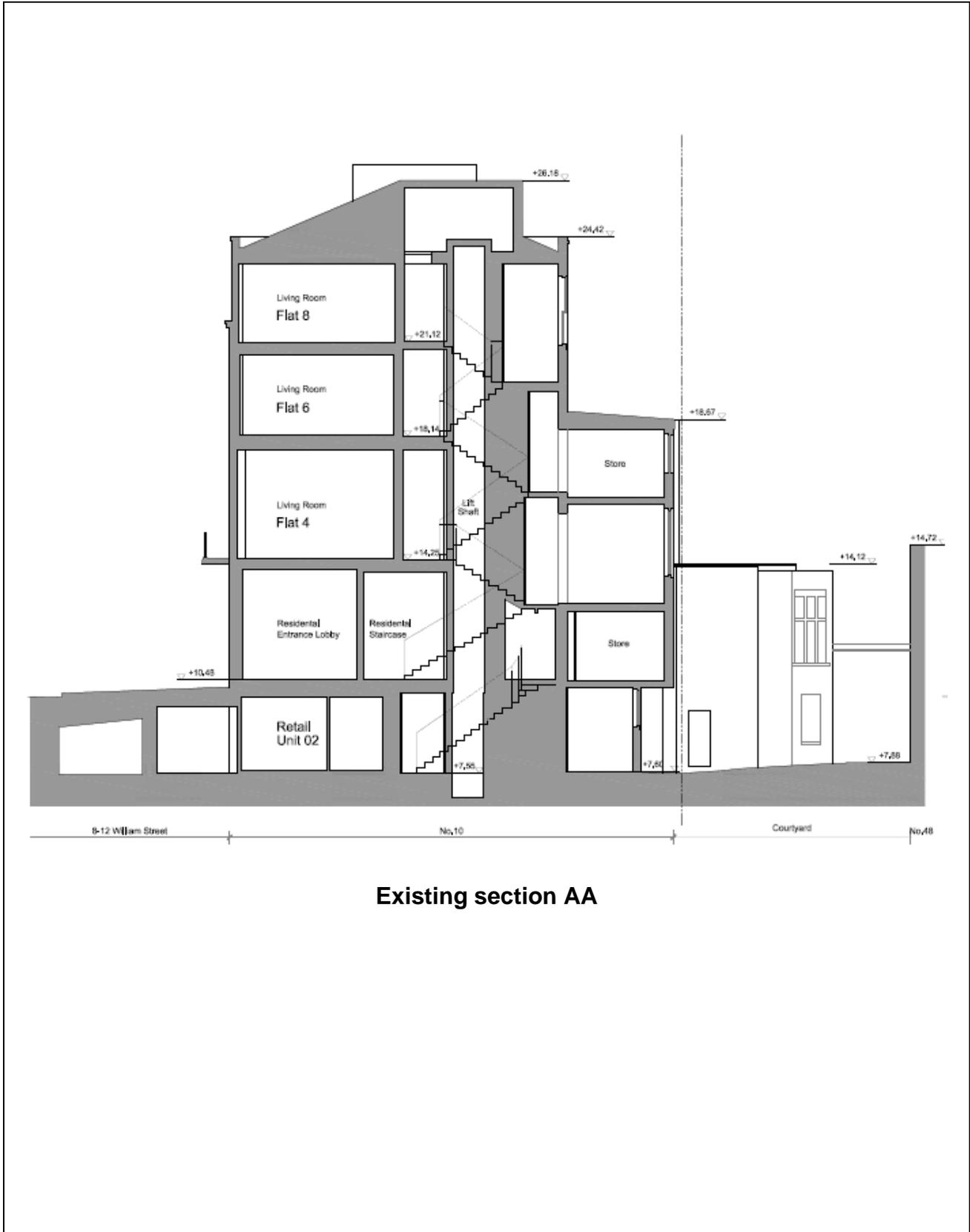




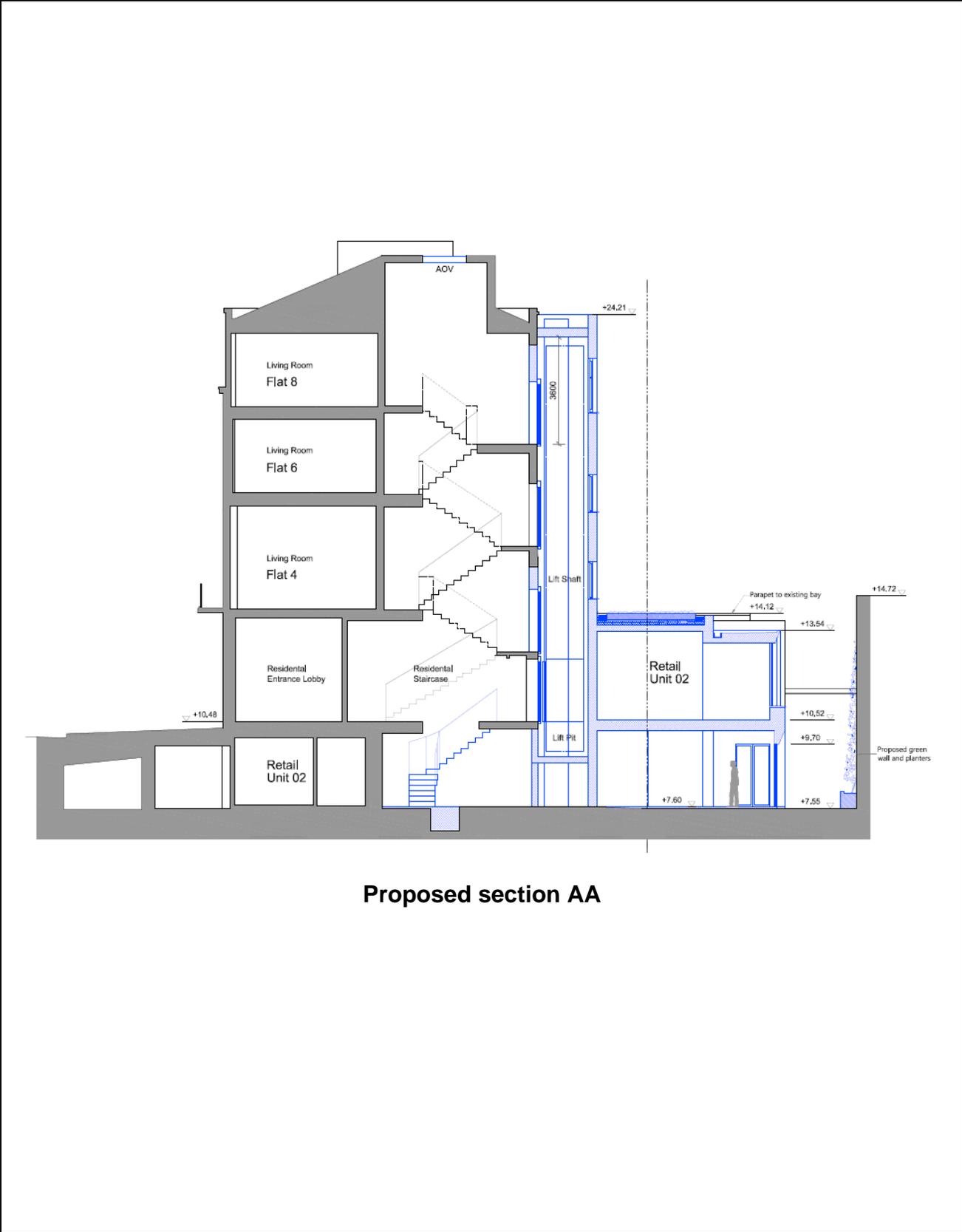
Existing rear elevation



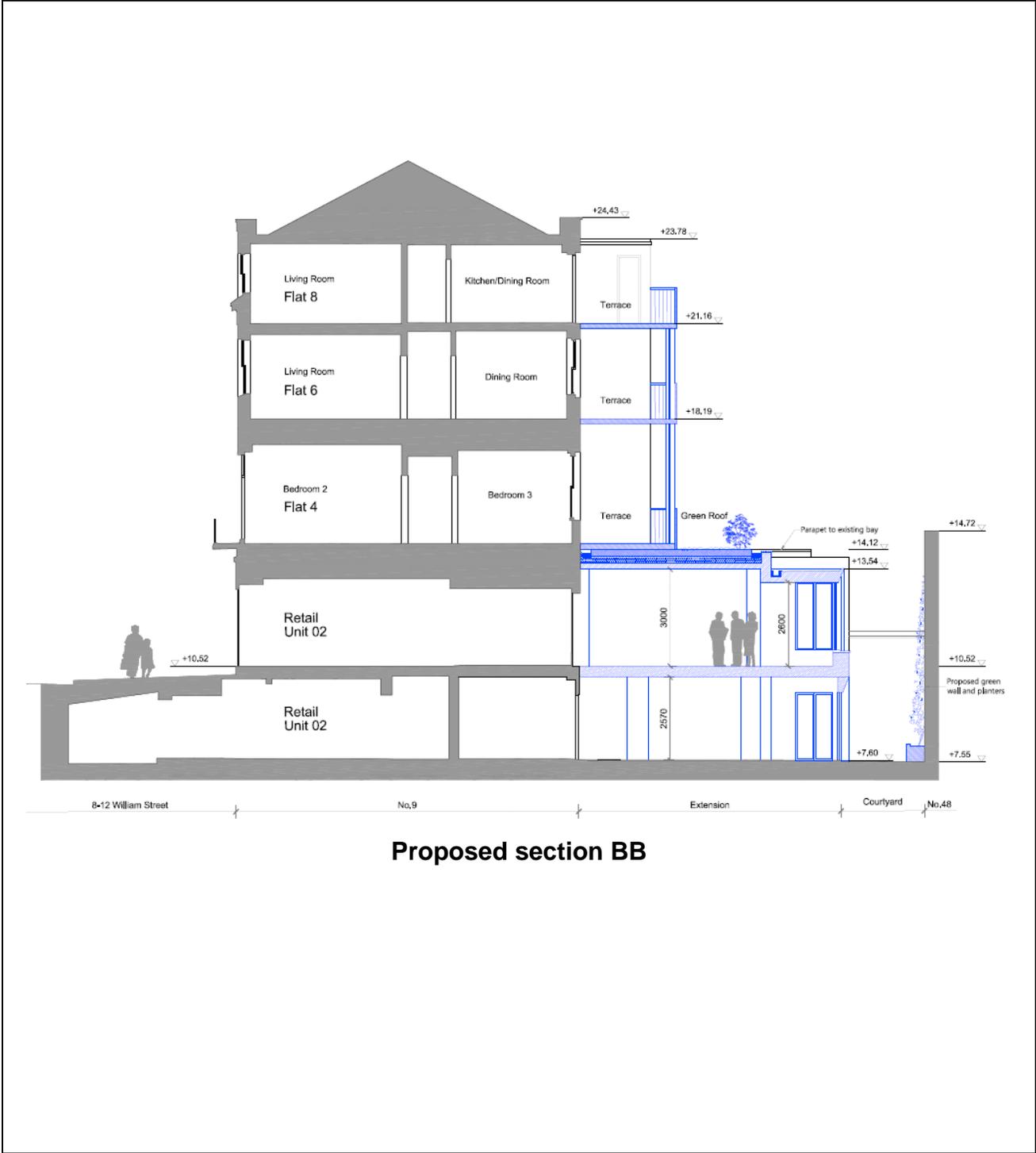
Proposed rear elevation



Existing section AA







**DRAFT DECISION LETTER – Planning Permission**

**Address:** 8 - 9 William Street, London, SW1X 9HL

**Proposal:** Works of extension and refurbishment to 8-12 William Street, including the erection of a rear extension across ground and lower ground floors to provide additional Class E floorspace, extension of existing closet wing projection to provide a lift for the residential upper floors, removal of existing metal fire escape stairs and reconstruction of existing terraces, and replacement shopfronts to front elevation

**Reference:** 22/05835/FULL

**Plan Nos:** A(09)-010 rev. PL1; A(09)-100 rev. PL1; A(09)-110 rev. PL1; A(09)-120 rev. PL1; A(09)-130 rev. PL1; A(09)-140 rev. PL1; A(09)-400 rev. PL1; A(09)-401 rev. PL1; A(09)-402 rev. PL1; A(09)-403 rev. PL1; A(GA)-010 rev. PL2; A(GA)-100 rev. PL4; A(GA)-110 rev. PL1; A(GA)-120 rev. PL1; A(GA)-130 rev. PL1; A(GA)-140 rev. PL1; A(GA)-300 rev. PL1; A(GA)-301 rev. PL1; A(GA)-400 rev. PL2; A(GA)-401 rev. PL2; A(GA)-402 rev. PL3; A(GA)-403 rev. PL2; A(SRV)-010 rev. PL1; A(SRV)-100 rev. PL1; A(SRV)-110 rev. PL1; A(SRV)-120 rev. PL1; A(SRV)-130 rev. PL1; A(SRV)-140 rev. PL1; A(SRV)-300 rev. PL1; A(SRV)-301 rev. PL1; A(SRV)-400 rev. PL1; A(SRV)-401 rev. PL1; A(SRV)-402 rev. PL1; A(SRV)-403 rev. PL1; A(SRV-80)-010 rev. PL1; Odour Risk Assessment dated August 2022 Ref: J10/13787A/10/F2; Design and access statement - Addendum 2 dated November 2022.

For information only: Design and access statement dated August 2022; Archaeological desk-based assessment dated August 2022; Draft operational management plan; Heritage statement dated August 2022.

**Case Officer:** Aurore Manceau

**Direct Tel. No.** 07779567368

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

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

Reason:

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

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

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

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

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Albert Gate Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Albert Gate Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

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

- i) A detailed bay study of the two-storey rear extension - showing glazing details, brick work and finishes. This should also include details of the materials.
- ii) 1:10 details of all new windows (sections and elevations showing traditional joinery details).
- iii) 1:10 details of metal balustrading to the terraces.
- iv) 1:20 Details of the new shopfronts, showing joinery details.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Albert Gate Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 6 Prior to occupation of the extended lower ground and ground floor units, you must apply to us for approval of a Servicing Management Plan. Thereafter the restaurants must be managed in accordance with the approved Servicing Management Plan (See informative 3 for what should be included in the plan).

Reason:

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)

- 7 You must apply to us for approval of details of the ventilation system to get rid of cooking smells, including details of how it will be built and how it will look. You must not begin the use 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)

Reason:

To protect the environment of people in neighbouring properties as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R14AD)

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

Reason:

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development, as set out Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R49BB)

- 9 You must apply to us for approval of a management plan to show how you will prevent customers who are leaving the building from causing nuisance for people in the area, including people who live in nearby buildings. You must not start occupying the extended restaurant units until we have approved in writing what you have sent us. You must then carry out the measures included in the approved management plan at all times that the restaurants are in use. (C05JC)

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set

out Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05GC)

- 10 Customers shall not be permitted within the restaurant premises before 0800 or after midnight Monday to Saturday and before 1000 or after 2300 on Sundays and Bank Holidays.

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)

- 11 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number A(GA)-010 PL2 prior to occupation and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone using the restaurants. (C14FC)

Reason:

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

- 12 All servicing must take place between 06:00 and 12:00 daily. Servicing includes loading and unloading goods from vehicles and putting rubbish outside the building. (C23DA)

Reason:

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)

- 13 You must not use the roof of the two-storey extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency and for maintenance of the green roof.

Reason:

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

- 14 The rear courtyard is for emergency escape and maintenance of the greenery only and must not be used as outdoor seating space in connection with the restaurants.

Reason:

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

- 15 You must apply to us for approval of detailed drawings and a bio-diversity management

plan in relation to the green roof and green wall to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan. (C43GA)

Reason:

To increase the biodiversity of the environment, as set out Policy 34 of the City Plan 2019 - 2040 (April 2021). (R43FC)

- 16 You must apply to us for approval of details of secure cycle storage for the restaurant 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 restaurant. 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)

- 17 You must not allow more than 130 customers into each restaurant unit at any one time.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05GC)

### **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 **HIGHWAYS LICENSING:**  
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, please visit our website at [www.westminster.gov.uk/guide-temporary-structures](http://www.westminster.gov.uk/guide-temporary-structures).

#### CONSIDERATE CONSTRUCTORS:

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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk)

#### BUILDING REGULATIONS:

You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at [www.westminster.gov.uk/contact-us-building-control](http://www.westminster.gov.uk/contact-us-building-control)

- 3 You must include the following information in the Servicing Management Plan (SMP):
  - hours of servicing
  - the full delivery and waste collection process
  - internal storage locations, - scheduling of deliveries, - staffing arrangements for deliveries., , ,The SMP should clearly outline how servicing will occur on a day to day basis, almost as an instruction manual or good practice guide for the occupants. A basic flow chart mapping the process may be the easiest way to communicate the process, accompanied by a plan highlighting activity locations.
- 4 Please note that William Mews is a private street, your servicing and waste collection strategy should not rely on using William Mews.
- 5 Lifts should be positioned such as to minimise noise disturbance from the operation of the control gear. Lift doors should operate quietly, and acoustic signals to herald lift arrival should not be audible within the adjacent noise sensitive properties., , Airborne and structure borne noise transfer from lifts and mechanical plant must not exceed LAFmax 25dB in adjoining noise sensitive spaces. Maximum noise levels from lift operations must meet B8233:2014 criteria as a minimum
- 6 The outdoor seating areas do not form part of this application.
- 7 No waste to be left on the highway.

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

**DRAFT DECISION LETTER – Listed Building Consent**

**Address:** 8 - 9 William Street, London, SW1X 9HL

**Proposal:** Works of extension and refurbishment to 8-12 William Street, including the erection of a rear extension across ground and lower ground floors to provide additional Class E floorspace, extension of existing closet wing projection to provide a lift for the residential upper floors and new kitchen extract, removal of existing metal fire escape stairs and reconstruction of existing terraces, replacement shopfronts to front elevation and associated internal alterations.

**Reference:** 22/05836/LBC

**Plan Nos:** A(09)-010 rev. PL1; A(09)-100 rev. PL1; A(09)-110 rev. PL1; A(09)-120 rev. PL1; A(09)-130 rev. PL1; A(09)-140 rev. PL1; A(09)-400 rev. PL1; A(09)-401 rev. PL1; A(09)-402 rev. PL1; A(09)-403 rev. PL1; A(GA)-010 rev. PL2; A(GA)-100 rev. PL4; A(GA)-110 rev. PL1; A(GA)-120 rev. PL1; A(GA)-130 rev. PL1; A(GA)-140 rev. PL1; A(GA)-300 rev. PL1; A(GA)-301 rev. PL1; A(GA)-400 rev. PL2; A(GA)-401 rev. PL2; A(GA)-402 rev. PL3; A(GA)-403 rev. PL2; A(SRV)-010 rev. PL1; A(SRV)-100 rev. PL1; A(SRV)-110 rev. PL1; A(SRV)-120 rev. PL1; A(SRV)-130 rev. PL1; A(SRV)-140 rev. PL1; A(SRV)-300 rev. PL1; A(SRV)-301 rev. PL1; A(SRV)-400 rev. PL1; A(SRV)-401 rev. PL1; A(SRV)-402 rev. PL1; A(SRV)-403 rev. PL1; A(SRV)-80)-010 rev. PL1.

For information only : Design and access statement dated August 2022; Archaeological desk-based assessment dated August 2022; Draft operational management plan; Heritage statement dated August 2022; Odour Risk Assessment dated August 2022 Ref: J10/13787A/10/F2; Design and access statement - Addendum 2 dated November 2022.

**Case Officer:** Aurore Manceau

**Direct Tel. No.** 07779567368

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

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

**Reason:**

To protect the special architectural or historic interest of this 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 or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Albert Gate 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 work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Albert Gate Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 5 You must apply to us for approval of details of the following parts of the development:
- i) A detailed bay study of the two-storey rear extension - showing glazing details, brick work and finishes. This should also include details of the materials.
  - ii) 1:10 details of all new windows (sections and elevations showing traditional joinery details).
  - iii) 1:10 details of metal balustrading to the terraces.
  - iv) 1:20 Details of the new shopfronts, showing joinery details.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details. (C26DB),

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Albert Gate Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 6 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)

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in 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)

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

