

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 1 August 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	23 Meard Street and 74 Wardour Street, London W1F 0EL		
Proposal	Use of the ground and basement floors of 23 Meard Street as a restaurant (Class A3) in association with the existing restaurant unit at basement and ground floor levels of 74 Wardour Street and installation of a new disabled access door to Meard Street.		
Agent	Lipton Plant Architects		
On behalf of	Consulco		
Registered Number	17/04859/FULL + 17/04262/LBC	Date amended/ completed	2 June 2017
Date Application Received	2 June 2017		
Historic Building Grade	Grade II (74 Wardour Street)		
Conservation Area	Soho		

1. RECOMMENDATION

Grant conditional planning permission and listed building consent.

2. SUMMARY

23 Meard Street is an unlisted building in the Soho Conservation Area, within the designated Core Central Activities Area and the West End Stress Area. The property comprises of basement, ground and first to third floor levels, the entire property is in use as office accommodation (Class B1). The adjacent property to the west is 74 Wardour Street which is Grade II listed and currently has lawful use as restaurant accommodation at basement and ground floor levels with residential flats (Class C3) on the upper floors of the building. The property to the east at 21 Meard Street was recently granted permission to be converted from office accommodation to a single family dwellinghouse (Class C3).

Planning permission is sought for the change of use of the basement and ground floors of 23 Meard Street to restaurant use for use in association with the existing restaurant at 74 Wardour Street, with internal openings proposed at basement and ground floor levels between the two properties. Permission is also sought for the installation of a new door at ground floor level to 23 Meard Street for use as a disabled entrance and emergency exit to the restaurant use.

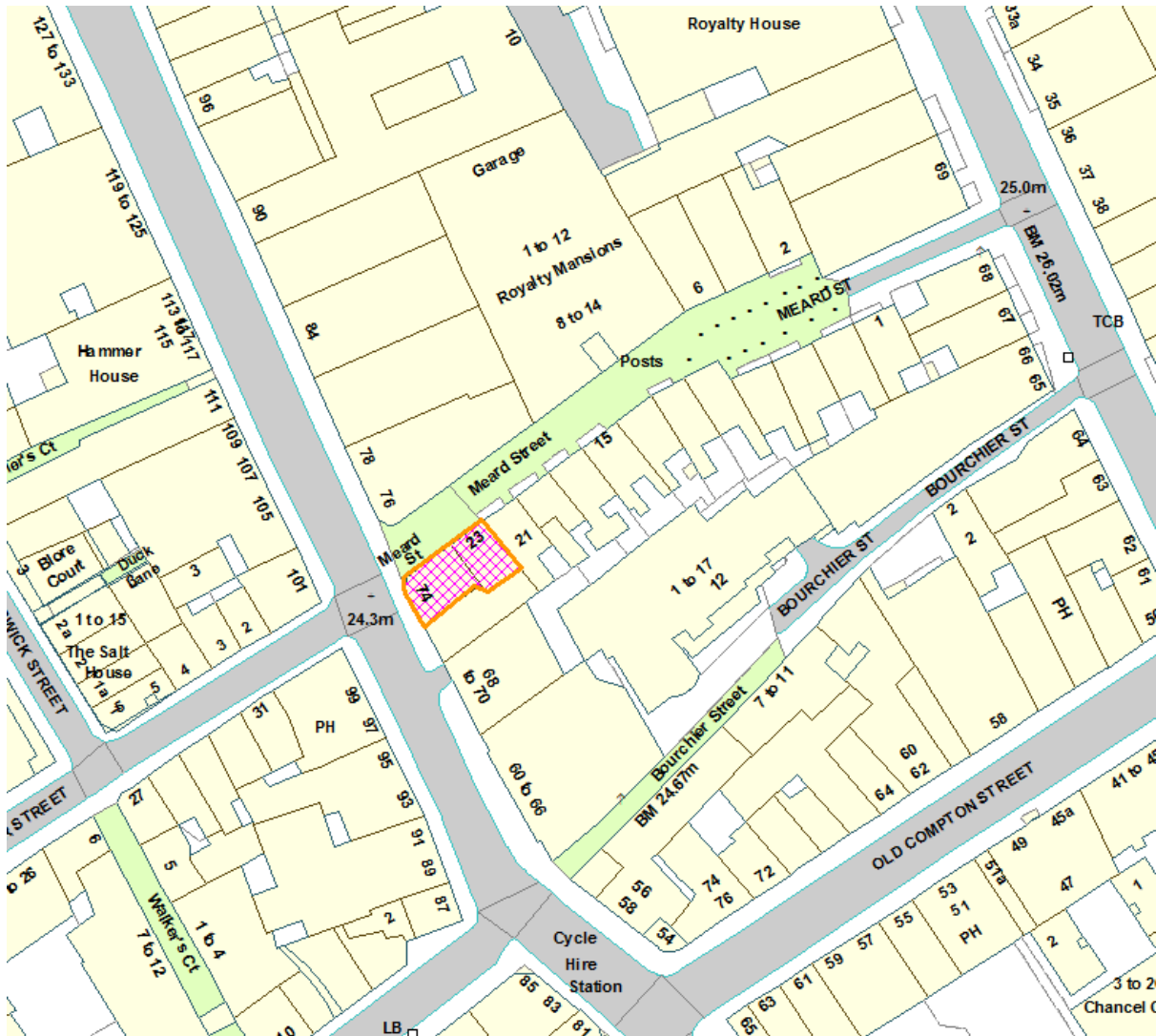
The key issues are:

- The impact of the proposed use on the amenity of nearby sensitive occupiers.

- The extension of a restaurant use within the West End Stress Area.

The extension of the existing restaurant at 74 Wardour Street is considered acceptable in this instance taking into account that the proposal is for an extension to an existing restaurant, the location of the property and the character of the immediate vicinity. The proposal is also considered acceptable in land use, transport, design and conservation, and amenity terms and with regard the amenity of nearby residential occupiers subject to appropriate safeguarding conditions. The internal works proposed would also not harm the special interest of 74 Wardour Street. For these reasons, the applications are recommended for conditional approval, being in compliance with the relevant Unitary Development Plan (UDP) and City Plan policies.

3. LOCATION PLAN



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4. PHOTOGRAPHS





5. CONSULTATIONS

COUNCILLOR ROBERTS

Objection on the following grounds:

Detrimental impact of the restaurant operation on residential amenity in Meard Street.
Lack of control via conditions on the use of the proposed new door to Meard Street.

COUNCILLOR CHURCH

Objection on the following grounds:

Detrimental impact of the restaurant operation on residential amenity in Meard Street.

HISTORIC ENGLAND

Do not consider it necessary to have been consulted.

SOHO SOCIETY

No objection.

HIGHWAYS

No objection subject to conditions.

CLEANSING

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 51

Total No. of replies: 6

No. of objections: 5

No. in support: 0

Objections on the following grounds:

- Noise nuisance from the proposed door to Meard Street.
- Loss of office accommodation.
- Concerns relating to noise output from associated plant items.
- Disturbance to residents from patrons of the extended restaurant use.
- Disturbance to residents resulting from the servicing of the restaurant (deliveries and waste).
- Previous building work taking place at the property late into the evening.
- Cumulative impact of the restaurant premises.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

23 Meard Street currently has lawful use as office accommodation across basement, ground and first to third floor levels. 74 Wardour Street has lawful use as restaurant accommodation at basement and ground floor with residential flats on the upper floors of the property. Whilst 74 Wardour Street is a Grade II listed property, 23 Meard Street is unlisted with both properties located within the Soho Conservation Area, Core Central Activities Zone and the designated West End Stress Area. It is noted that there is a high level extract duct installed within 74 Wardour Street to allow for suitable odour dispersal from the existing restaurant use along with associated plant at main roof level on the property.

6.2 Recent Relevant History

74 Wardour Street –

Planning permission and listed building consent were granted on the 20th July 2014 for, 'Installation of a high level extract duct to be routed through the property to terminate at main roof level; installation of plant and removal of a skylight at main roof level. Removal of a grille at third floor level on the Meard Street elevation of the property.'

21-23 Meard Street –

Planning permission and listed building consent were granted on the 4th July 2017 for the 'Use of 21 Meard Street as a dwellinghouse (Class C3) and associated internal alterations. (Application relates to 21 Meard Street only)'

Planning permission and listed building consent were granted on the 9th November 2016 for, 'Installation of a new shopfront and additional entrance door.'

7. THE PROPOSAL

Land Use Table:

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Office	110	0	-110
Restaurant	128	238	+110
Total	238	238	0

Restaurant Use Table:

	Proposed restaurant incorporating basement and ground floor levels
Restaurant floorspace (m2)	238m ²
No of covers	60
Hours of Operation	07:00 to 00:00 (midnight) Monday to Saturday and 07:30 to 23:00 on Sundays and Bank Holidays
Ventilation arrangements	Existing kitchen extract duct to be utilised which terminates at main roof level of 74 Wardour Street.
Refuse Storage arrangements	Relevant conditions proposed.

8. DETAILED CONSIDERATIONS**8.1 Land Use****Loss of office use**

The City Council does not have any policies seeking the protection or retention of general office accommodation in the Core CAZ where the proposed change of use is to another commercial activity, as is the case in this instance. An objection has been received to the application with regard the loss of office accommodation resulting from the proposal but there is no policy basis to reject the proposal on these grounds and the objection to this aspect of the application is not therefore considered sustainable.

Proposed restaurant use

The proposal seeks an extension to the existing restaurant use at ground and basement levels of 74 Wardour Street. The existing restaurant use comprises 128m² whilst the proposed restaurant use would measure 238m².

An entertainment unit of this type and size within the Core Central Activities Zone and the West End Stress Area would be considered against Policies TACE 9 of the UDP and S24 of the City Plan.

Policy S24 of the City Plan requires that, *'New entertainment uses will need to demonstrate that they are appropriate in terms of the type and size of use, scale of activity, relationship to any existing concentrations of entertainment uses and any cumulative impacts and that they do not adversely impact on residential amenity, health and safety, local environmental quality and the character and function of the area.'* Policy TACE9 of the UDP has similar stipulations and relates to new entertainment uses which 'may be permissible'. Where the City Council considers the proposal will not have an adverse impact (including cumulative effects) resulting from noise, vibration, odour, late night activity or traffic implications permission may be granted but conditions would be required to restrict opening hours, capacity, servicing, arrangements for waste and recycling, any

take-away from the premises, deliveries, music, bar areas and suitable arrangements should be made to prevent noise nuisance and to disperse cooking odours.

The site is located within the defined West End Stress Area, an area where the numbers of restaurants, cafés, takeaways, public houses, bars and other entertainment uses is considered to have reached a level of saturation. Paragraph 8.89 of the UDP states, *“In some parts of the city, particularly in the Stress Areas, there are significant numbers of entertainment premises close together”*. In such circumstances the City Council will consider whether any additional entertainment proposal, when taken alongside others nearby, will adversely affect residential amenity, local environmental quality, or the character or function of the surrounding area.”

It is recognised that there can be considerable variation between the uses within a Use Class in terms of their effects on the local environment and residential amenity. For example, restaurants with a waiter service tend to have fewer adverse effects than bars used by large numbers of customers. Factors that the Council will take into account when assessing new entertainment uses include the gross floorspace to be occupied by the proposed use, its capacity, the type of use, servicing arrangements and any supporting statement provided in respect of the management of a use.

The immediate vicinity along Wardour Street is characterised mainly by restaurant and retail units on the lower floors and office or residential uses on the upper floors. The nearest residential units are located on the upper floors of the Wardour Street property above the existing restaurant and also at No. 21 Meard Street where planning consent has been granted for the use of the property as a single family dwelling. Objections have been received to the application from a number of residential occupiers within Meard Street and Councillor Roberts and Councillor Church.

Other licensed premises in the vicinity include the Pickle and Toast (72 Wardour Street) with licensed opening hours of 07:00 – 23:00 Monday to Wednesday; 07:00 – 23:30 Thursday; 07:00 – 00:00 Friday and Saturday and 08:00 – 22:30 Sundays; Wahaca (76-78 Wardour Street) with licensed opening hours of 10:00 till 00:00 Monday to Saturday; 10:00 – 23:00 on Sunday and Byron Burger (99 Wardour Street) with licensed opening hours of 10:00 – 23:30 Monday to Thursday; 10:00 – 00:00 Friday and Saturday and 12:00 – 22:30 on Sunday.

It is proposed for the extended premises to have 60 covers and opening hours of 07:00 till 00:00 (midnight) Monday to Saturday and 07:30 till 23:00 on Sundays. It is noted that the existing premises license for the Wardour Street restaurant granted opening hours of 07:30 till 23:30 Monday to Saturday and 07:30 till 23:00 Sundays. Paragraph 8.88 of the UDP states, *‘As a general rule, the Council expects that, in entertainment uses in predominantly residential areas, it will impose planning conditions that no customers will be allowed to remain on the premises after midnight on Sundays to Thursdays, and after 00.30 on the following morning on Friday and Saturday nights’*. The proposed opening hours therefore accord with this approach and are similar to the nearby licensed premises so would not introduce additional noise from patrons at a later hour.

The restaurant proposals are speculative with no end-user identified. As such, it is not possible at this time to consider the likely impact by assessing the track record of the intended occupier. However, conditions are proposed to control the opening times and

activity to limit the impact. These conditions would ensure that the use would essentially be sit-down restaurant with any ancillary bar limited to a small part of the premises (15%) and this could be used only by diners before and after meals with no take-away service (including home delivery) operating from the premises.

Objections have been received from neighbouring residential occupiers concerned that the proposal may result in additional noise nuisance associated with the extended restaurant premises. However, the proposal is for a relatively minor extension to an existing small restaurant unit. The main entrance will still be on Wardour Street and, although this application includes the installation of a new entrance door to the Meard Street property, this is only to provide disabled access and as an emergency escape. A suitable condition is imposed to ensure this is the case and this has been agreed with the applicant.

A condition is also proposed stating that no music can be played in the premises which is audible externally or within adjoining properties. This is to ensure there is no noise nuisance to the adjoining residential occupiers.

The existing restaurant has a high level extract duct which provides suitable odour dispersal and a condition is proposed to ensure this is retained in association with the extended restaurant premises.

It is acknowledged that the restaurant premises is located within the designated West End Stress Area and that adjoining occupiers have objected to the extension of the restaurant use on noise grounds. However, the number of covers and the hours of use are similar to other premises in the immediate vicinity. It is therefore not considered that, subject to conditions, the proposal would have a detrimental impact on the living conditions of neighbouring residents nor local environmental quality and it is not considered the application could be reasonably refused on these grounds.

The principle of the proposed restaurant premises is therefore considered to be in accordance with UDP Policy TACE9 and City Plan Policy S24.

8.2 Townscape and Design

The proposal seeks to make internal physical alterations to both buildings. The alterations requiring listed building consent are limited to new modest openings being made in the adjoining party wall at ground and basement and the removal of modern commercial kitchen equipment and associated fixtures and fittings. The proposals are considered modest and are acceptable in listed building and design / conservation terms. The proposed internal alterations to 23 Meard Street do not require consent whilst the external alterations, in the form of a new shopfront and entrance door, are acceptable in design and conservation terms and have been recently granted permission / consent under separate permissions in 2016 (although these consents have not been implemented).

The proposals are considered acceptable in design terms and accord with the Council's 2007 UDP specifically Policies DES 9 and 10.

8.3 Residential Amenity

As set out above, planning permission and listed building consent were previously granted on the 9th November 2016 for the installation of a new shopfront and entrance door to 23 Meard Street. Permission is again sought for the installation of the new entrance door but this would serve the restaurant use as disabled access and an emergency fire escape. The existing main entrance from Wadour Street is stepped and alterations to make this level would be complex with implications for the floors and ceilings in the listed building. Objections have been received from residential occupiers within Meard Street concerned about the installation of the door and the potential use as general access to the restaurant unit. A condition is imposed stating it can only be used for disabled access and in the event of an emergency. The applicant has been made aware of the issue and agreed to the imposition of this condition. With this safeguarding condition in place it is not considered the door would result in any detrimental impact upon residential amenity in Meard Street and the objections on these grounds are not considered sustainable.

Objections have been received on the grounds that the increased servicing requirements of the restaurant premises may impact upon residential amenity within the vicinity. In order to address these concerns a condition is proposed requiring the submission of a detailed servicing strategy including details of delivery noise, servicing hours, trolley movements and noise from doors and gates to ensure servicing of the unit is carried out at an appropriate time and in accordance with approved details to minimise the impact upon nearby residents. The imposition of this condition is considered to address the concerns of residents and ensures that the servicing of the unit does not result in a detrimental impact upon highways movements or residential amenity.

8.4 Transportation/Parking

Policy TRANS20 of the UDP requires off-street servicing of commercial units where this can readily be provided. The proposed development does not include any off-street servicing, with the proposed unit to be serviced from the street in a similar fashion to the existing restaurant unit and surrounding businesses. The site is located within a Controlled Parking Zone and delivery vehicles will be subject to the existing single and double yellow lines in the vicinity which control the loading and unloading on the street. The largest regular service vehicle expected to be associated with this development in this location is the refuse collection vehicle. This will service this property in a similar fashion to the existing use and nearby properties.

The Highways Planning Manger has requested that a condition be attached to any planning approval requiring the submission of amended drawings to show the provision of cycle parking within the restaurant unit. However, it is not considered in this instance the provision of cycle parking would be practical as any staff members taking their cycle in or out of the premises would have to take it through the main customer seating area. A condition is not therefore proposed with regard the provision of cycle parking.

8.5 Economic Considerations

The economic implications of the change of use from office to restaurant floorspace are likely to be neutral.

8.6 Access

It is not possible to provide disabled access from the main entrance to the restaurant off Wardour Street and therefore a new disabled access door is proposed from Meard Street which will provide level access to the restaurant unit. A disabled toilet will also be provided at ground floor level. These improvements to the disabled access are welcomed.

8.7 Other UDP/Westminster Policy Considerations

Refuse /Recycling

The proposal did not indicate the provision of waste and recycling storage within the demise of the extended unit. However, in this instance where the application is to extend an existing restaurant and there is sufficient space within the unit it is considered acceptable to condition the submission of amended drawings to show the provision of waste and recycling storage within the demise of the new unit.

Other

An objection referred to the potential for noise disturbance from plant associated with the restaurant unit. However, no plant is proposed as part of this application. There is existing plant which has been installed under a previous planning consent relating to the restaurant at 74 Wardour Street and the noise resulting from the operation of the plant will need to be compliant with the relevant conditions attached to this consent.

Another objector has commented that building works took place at the property to install a fascia sign late one evening. A condition would be attached to any planning permission to ensure noisy building works are only carried out during standard building hours in order to protect residential amenity in the area at sensitive times.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application. As the application is for a change of use without additional floor area, the proposal does not include a requirement for a CIL payment.

9. BACKGROUND PAPERS

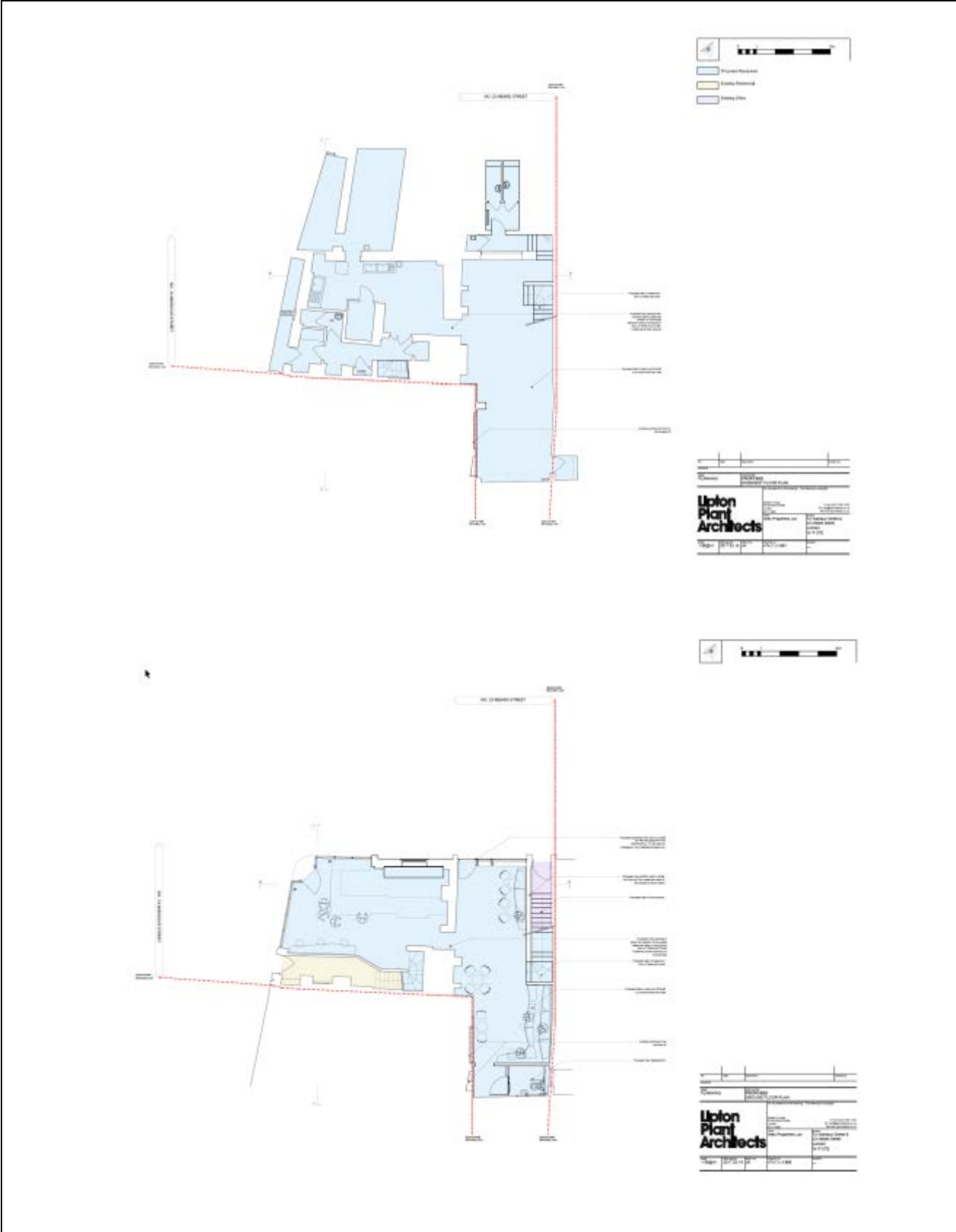
1. Application form
2. Email from Councillor Roberts dated 29 June 2017
3. Email from Councillor Church dated 29 June 2017
4. Letter from the Soho Society dated 10 July 2017
5. Letter from Historic England dated 14 June 2017.
- 6.
7. Memorandum from the Highways Planning Manager dated 13 June 2017
8. Memorandum from the Cleansing Manager dated 15 June 2017
9. Letter from occupier of 11 Meard Street, London, dated 27 June 2017
10. Letter from occupier of 11 Meard Street, London, dated 28 June 2017
11. Letter from occupier of 19 Meard street, London, dated 27 June 2017
12. Letter from occupier of 2nd / 3rd Floor, 13 Meard Street, London, dated 27 June 2017
13. Letter from occupier of 1st Floor, 13 Meard Street, London, dated 27 June 2017
14. Letter from occupier of 15 Meard Street, Soho, dated 6 July 2017

(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: MARK HOLLINGTON BY EMAIL AT mhollington2@westminster.gov.uk

10. KEY DRAWINGS





DRAFT DECISION LETTER

Address: 23 Meard Street, London, W1F 0EL,

Proposal: Use of the ground and basement floors of 23 Meard Street as a restaurant (Class A3) in association with the existing restaurant unit at basement and ground floor levels of 74 Wardour Street and installation of a new disabled access door to Meard Street.

Reference: 17/04859/FULL

Plan Nos: Drawings: 474 1 1.001, 474 1 1.002, 474 1 2.001, 474 1 2.002, 474 1 3.001, 474 1 3.002.

Case Officer: Matthew Giles

Direct Tel. No. 020 7641 5942

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:

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 piling, excavation and demolition 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 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 S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not occupy the extended restaurant

hereby approved until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the restaurant. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 4 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 Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must not allow more than 60 customers into the property at any one time. (C05HA)

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE9 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

- 7 The existing restaurant extract duct serving the restaurant at 74 Wardour Street must be retained to serve the new approved restaurant unit for as long as the restaurant remains in operation.

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

- 8 You must not sell any hot-food take-away within the approved restaurant premises (Class A3), nor operate a delivery service, even as an ancillary part of the primary Class A3 use.

Reason:

We cannot grant planning permission for unrestricted restaurant uses (Class A3) because it would not meet Policy TACE9 of our Unitary Development Plan that we adopted in January 2007, and because of the special circumstances of this case.

- 9 The bar area and bar seating within the restaurant, must not take up more than 15% of the floor area of the individual restaurant premises. You must use the bar (if provided) to serve restaurant customers only, before, during or after their meals.

Reason:

To prevent a use that would be unacceptable because of the character and function of this part of the Soho Conservation Area. This is in line with S24 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE9 of our Unitary Development Plan that we adopted in January 2007.

- 10 You must not play live or recorded music within the restaurant premises that will be audible externally or in the adjacent properties.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

- 11 Prior to the occupation of the enlarged restaurant unit hereby approved, you shall submit and have approved in writing by the local planning authority a detailed servicing management strategy for the restaurant accommodation to include an assessment of delivery noise combined with mechanical services, servicing hours, noise from doors and gates and activity noise from trolleys and/or human voices. All servicing shall be undertaken in accordance with the approved strategy.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 12 You must not open the restaurant premises to customers, and you must not allow customers on the premises, outside the hours: 07:00 to 00:00 Mondays to Saturdays; and 07:30 to 23:00 (midnight) Sundays and Bank Holidays.

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE9 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

- 13 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 S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007.

- 14 The single door serving the restaurant unit on Meard Street is only to be used to provide access for disabled patrons. It is not to be used by other customers to the restaurant except in the case of an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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 Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Please contact our Environmental Health Service (020 7641 2971) to register your food business and to make sure that all ventilation and other equipment will meet our standards. Under environmental health law we may ask you to carry out other work if your business causes noise, smells or other types of nuisance. (I06AA)
- 3 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 4 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 5 Buildings must be provided with appropriate welfare facilities for staff who work in them and for visiting members of the public., Detailed advice on the provision of sanitary conveniences, washing facilities and the provision of drinking water can be found in guidance attached to the Workplace (Health, Safety and Welfare) Regulations 1992. www.opsi.gov.uk/SI/si1992/Uksi_19923004_en_1.htm, The following are available from the British Standards Institute - see <http://shop.bsigroup.com/>., , BS 6465-1:2006: Sanitary installations. Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances , BS 6465-3:2006: Sanitary installations. Code of practice for the selection, installation and maintenance of sanitary and associated appliances. (I80HA)

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

DRAFT DECISION LETTER

Address: 74 Wardour Street, London, W1F 0TE,

Proposal: Internal alterations at lower ground and ground floor levels to include the creation of new openings between 74 Wardour Street and 23 Meard Street.

Reference: 17/04860/LBC

Plan Nos: Drawings: 474 1 1.001, 474 1 1.002, 474 1 2.001, 474 1 2.002, 474 1 3.001, 474 1 3.002.

Case Officer: Matthew Giles

Direct Tel. No. 020 7641 5942

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 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 listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph Soho of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 The works approved are only those shown on the drawings listed on this decision letter. (C27NA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 You must apply to us for approval of detailed drawings (scale 1:20 and 1:5) of the following parts of the development - all new openings in party walls. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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 March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 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)

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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.