

CITY OF WESTMINSTER
 PLANNING APPLICATIONS SUB COMMITTEE – 14th May 2024
 MAJOR SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Item No	References	Site Address	Proposal	Applicant
1.	RN(s): 24/01591/FULL West End	7 Soho Square London W1D 3QB	Phased redevelopment of the site comprising: Phase 1 - Demolition of 2-4 Dean Street and 7 Soho Square and erection of a replacement building on basement, ground and seven upper floors (increasing depth of existing basement) for retail purposes (Class E) on part basement and part ground floors, use of the remainder of the building as offices (Class E); with associated terraces at 5th, 6th and 7th floor levels; provision of roof plant/plant enclosures, cycle parking, waste storage, landscaping works, green roofs, photovoltaic panels and facade lighting; and associated alterations.	HECF Soho Limited
<p>Recommendation</p> <p>1. Grant conditional permission subject to referral to the Mayor of London and subject to a S106 legal agreement to secure the following obligations:</p> <ul style="list-style-type: none"> a) Undertaking of all highways works immediately surrounding the site, to the City Council's specification and at the full cost to the developer (highway works to be agreed prior to commencement of the development); b) A financial contribution of £268,290 (index linked) towards the Carbon Off Set Fund (payable prior to the commencement of the development); c) 'Be Seen' monitoring and reporting on the actual operational energy performance of the building, including as-built and in-use stage data; d) A financial contribution of £31,184 (index linked) towards initiatives that provide local employment, training opportunities and skills development and supporting the Westminster Employment service (payable prior to the commencement of the development); e) A financial contribution of £25,000 towards the improvement of Public toilet provision within the area defined as the Soho Neighbourhood Area of the Soho Neighbourhood Plan f) Employment and Skills Plan with the following commitments to be met: <ul style="list-style-type: none"> • Provision of at least 20 x two-week work experience positions for residents within Westminster during construction, with opportunities provided to residents within Soho in the first instance; • Provision of at least 20 x apprentice positions for residents living within Westminster during construction, with opportunities provided to residents within Soho in the first instance; • Provision of at least five x two-week work experience positions per year during the operation of the building for a period of five years, with opportunities provided to residents within Soho in the first instance; • Provision of at least three end use apprenticeship positions per year during the operation of the building, for a period of five years, with opportunities provided to residents within Soho in the first instance. g) The costs of monitoring the S106 agreement. <p>2. If the S106 legal agreement has not been completed within 3 months from the date of the Committee's resolution then:</p>				

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- a) The Director of Town Planning & Building Control shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Town Planning & Building Control is authorised to determine and issue such a decision under Delegated Powers; however, if not
- b) The Director of Town Planning & Building Control shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so the Director of Town Planning & Building Control is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

Item No	References	Site Address	Proposal	Applicant
2.	RN(s): 23/06997/FULL St James's	35 - 37 Lincoln's Inn Fields London WC2A 3PE	Partial demolition, alterations and extension to existing building for use for non-residential education purposes (Class F1) including associated hard and soft landscaping, roof plant and associated works.	London School of Economics and Political Science (LSE)
Recommendation				
<p>1. Grant conditional permission subject to a S106 legal agreement to secure the following planning obligations:</p> <ul style="list-style-type: none"> a) A financial contribution of £55,288.62 (index linked) towards the Carbon Off-set Fund payable prior to the commencement of development. b) All costs associated with the reinstatement of redundant vehicle crossovers as footway and associated works to accommodate the Development (including alterations to drainage, lighting, signage, traffic management orders, street furniture, street trees and other highway infrastructure (including all legal, administrative and statutory processes). c) The costs of monitoring the S106 agreement. <p>2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution, then:</p> <ul style="list-style-type: none"> a) The Director of Town Planning and Building Control shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Town Planning and Building Control is authorised to determine and issue the decision under Delegated Powers; however, if not; b) The Director of Town Planning and Building Control shall consider whether the permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so the Director of Town Planning and Building Control is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers. 				
Item No	References	Site Address	Proposal	Applicant
3.	RN(s): 22/07647/FULL West End	West End Central Police Station 27 Savile Row London W1S 2EX	Demolition of former police station building, excavation to create new basement 2 level and to enlarge existing basement 1 level, and erection of new building comprising two basement levels, lower ground, ground plus seven storeys plus a roof plant level, delivering new office (Class E) floorspace, new restaurant (Class E) floorspace at partial ground and lower ground floor, new flexible workspace (Class E)	Henigman

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			and / or training (Class F1) and / or composite use comprising a workspace and training facility (sui generis) at basement 2, amenity terraces, public art, cycle parking, plant, landscaping and all associated works including enabling, highways and other ancillary works.	
Recommendation Subject to the views of the Mayor of London, refuse permission on design and conservation grounds.				