

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 24 January 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	73 - 75 Grosvenor Street And 31-33 Grosvenor Hill, London, W1K 3BQ		
Proposal	Extension to existing office (Class B1) at rear third, fourth and fifth floors including at Grosvenor Hill, erection of mansard roof extension to create new fourth floor to No.74 Grosvenor Street, replacement of facade and installation of balconies at fourth and fifth floors on Grosvenor Hill, installation of plant rooms at roof levels, and terraces and green roofs at fourth floor and fifth floors. New Substation at front lower ground of No.75 Grosvenor Street.		
Agent	GL Hearn		
On behalf of	Kennane and Wendvale Holdings Ltd		
Registered Number	16/09731/FULL 16/09732/LBC	Date amended/ completed	19 October 2016
Date Application Received	12 October 2016		
Historic Building Grade	Nos. 73 and 74 Grosvenor Street: Grade II Listed		
Conservation Area	Mayfair		

1. RECOMMENDATION

1. Grant conditional permission subject to a S106 legal agreement to secure the following:

- (a) Payment to Crossrail of £144,685.80 (minus Mayoral CIL)
- (b) Payment to fund works to the highway at Grosvenor hill to raise the redundant dropped kerb
- (c) Costs of monitoring the S106 agreement.

2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution then:

- a) The Director of Planning 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 Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;
- b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

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

2. SUMMARY

The application site comprises of four buildings: 73, 74 and 75 Grosvenor Street and 31-33 Grosvenor Hill, which are all connected internally and in office (Class B1) use. Nos. 73 and 74 are Grade II listed. The site is located within the Core Central Activities Zone (CAZ) and the Mayfair Conservation Area.

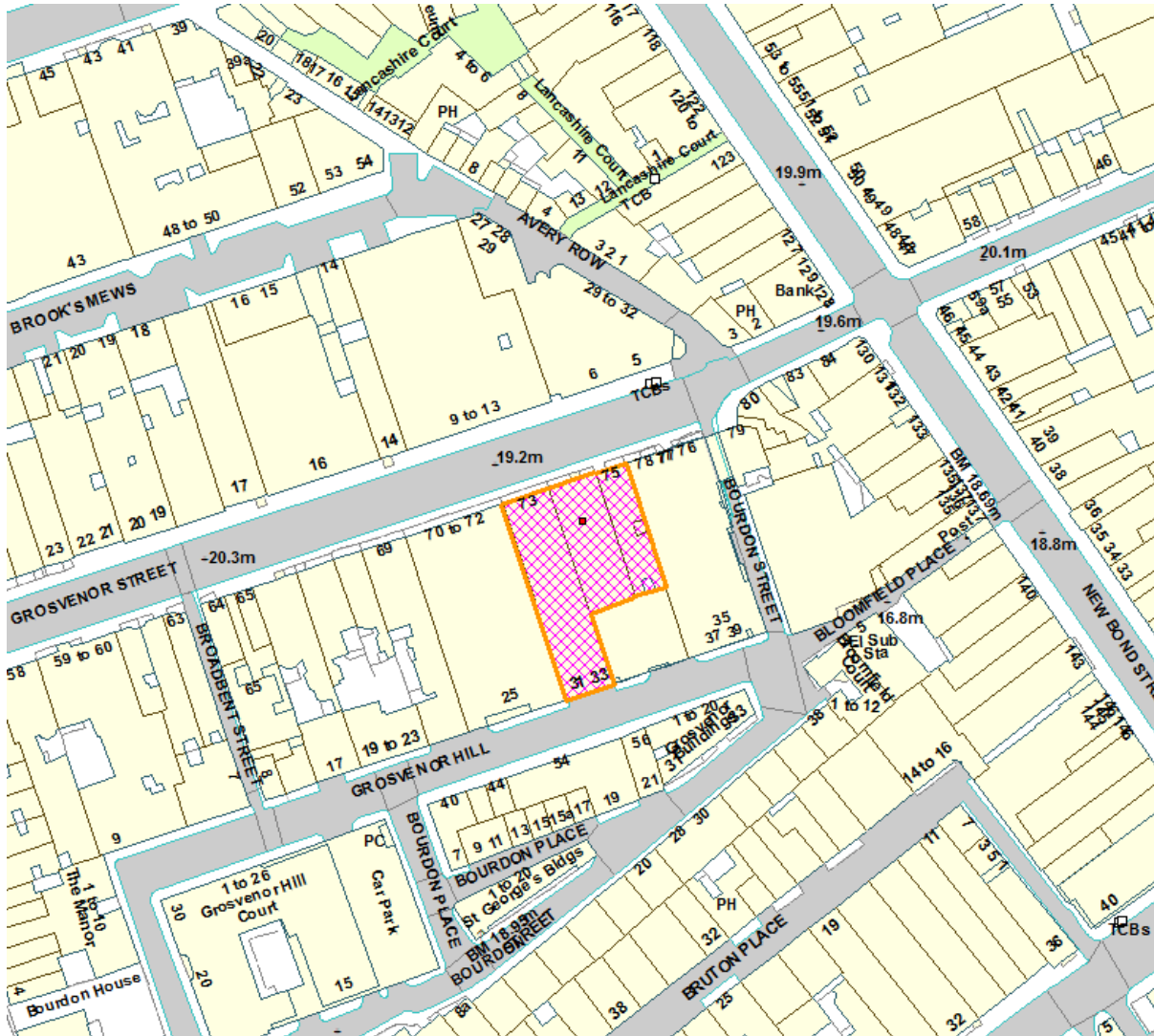
It is proposed to extend the existing office (Class B1) through enlarging the building at the rear third, fourth and fifth floors including at Grosvenor Hill and by erecting a mansard roof extension to No.74 Grosvenor Street. It is also proposed to replace the Grosvenor Hill facade and install balconies at fourth and fifth floors on this frontage and create plant rooms at roof levels. The proposals also include terraces and green roofs at fourth floor and fifth floors, and a new substation to be installed in the front lower ground of No.75 Grosvenor Street.

The key issues for consideration are:

- The impact of the proposed terraces on residential amenity;
- The impact of the proposed plant on residential amenity; and
- The impact of the proposals on the special interest of the listed buildings and the character and appearance of the Mayfair conservation area.

The provision of additional office space in this location is acceptable in principle and there is no requirement for residential provision under the City Council's mixed use policy. The proposed alterations and extensions are not considered to be harmful to the special interest of the listed buildings or the character and appearance of the Mayfair Conservation Area. The proposal will also not result in any material harm to the amenity of adjoining residents. For these reasons, the proposal is considered acceptable in land use, design, conservation and amenity terms, complying with the policies set out in the Unitary Development Plan (UDP) and the Westminster City Plan. For these reasons it is recommended that conditional planning permission be granted subject to a legal agreement securing the items listed within Section 8.10 of this report.

3. LOCATION PLAN



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4. PHOTOGRAPHS

View of Grosvenor Street frontages (Top). View of Grosvenor Hill frontage (Bottom)



5. CONSULTATIONS

RESIDENTS SOCIETY OF MAYFAIR & ST. JAMES'S

Any response to be reported verbally.

ENVIRONMENTAL HEALTH

No objection subject to conditions.

HIGHWAYS PLANNING

No objection subject to conditions.

CLEANSING

No objection subject to a condition.

HISTORIC ENGLAND

Authorised to determine the application as the City Council sees fit.

TWENTIETH CENTURY SOCIETY

Any response to be reported verbally.

THE VICTORIAN SOCIETY

Any response to be reported verbally.

ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

COUNCIL FOR BRITISH ARCHEOLOGY

Any response to be reported verbally.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally.

THE GEORGIAN SOCIETY

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 60

Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

This application site is located within the Core Central Activities Zone (CAZ) and the Mayfair Conservation Area. The site comprises of four buildings: 73, 74 and 75 Grosvenor Street and 31-33 Grosvenor Hill, which are all connected internally and in office (Class B1) use. Nos. 73 and 74 are Grade II listed.

6.2 Recent Relevant History

A certificate of lawful use (existing) was issued on 28 September 2016 (Ref: 16/07810/CLEUD) for the use of parts of the third and fourth floors of 73 Grosvenor Street and the third floor of 31-33 Grosvenor Hill as offices (Class B1).

7. THE PROPOSAL

Planning permission and listed building consent (for 73 and 74 Grosvenor Street) are sought for the extension of the existing office (Class B1) at rear third, fourth and fifth floors including at Grosvenor Hill, the erection of a mansard roof extension to No.74 Grosvenor Street, replacement of the facade and installation of balconies at fourth and fifth floors on Grosvenor Hill, installation of plant rooms at roof levels, and terraces and green roofs at fourth floor and fifth floors. A new substation will also be installed in the front lower ground of No.75 Grosvenor Street.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Increase in Office Floorspace

Policy S20 of the City Plan identifies the need for significant additional office floorspace (Class B1) within Westminster to retain and enhance Westminster's strategic role in London's office sector and support London's global competitiveness. The Core CAZ is identified as a suitable location for office floorspace in Policies S6 and S20 of the City Plan as it contributes to the unique and varied mixed use character of the Core CAZ which will ensure the continued vitality, attraction and continued economic success of Central London. The provision of additional office floorspace in this location is therefore acceptable in principle.

Mixed Use Policy

City Plan Policy S1 sets out the circumstances in which development proposals which include an increase in Class B1 office floorspace trigger a requirement to provide new residential accommodation. As the net increase in office floorspace (1033.47sqm GIA) is less than 30% of the total existing building floorspace (24% of 4302.3sqm GIA), no residential offset is required to offset the increase in office floorspace.

8.2 Townscape and Design

The proposals comprise three main parts. The redevelopment to the rear of 73-75 Grosvenor Street, the works to the roofs of all three properties and the demolition and redevelopment of 31-33 Grosvenor Hill.

The structure behind 74, whilst historic, dates from around 1890 and much later than the Georgian main building. It has no historic fabric remaining internally and has been extensively modernised. There is a secondary staircase of some interest to the rear which is being retained. The principle of redeveloping this structure is therefore acceptable in principle provided the replacement structure is appropriate in terms of its height to ensure it remains subservient to the main listed building. In terms of detailed design, whilst contemporary, it is considered contextual and is nevertheless bounded by taller buildings on all sides, including the Grosvenor offices which are overtly modern. The new development will pull back existing later additions from the rear of the listed properties which is of some benefit despite the general lack of historic detail in this area. New sash windows and other details will also lift these rear areas, the benefit of which assists with offsetting the impact of the new atrium roof and link bridges.

The atrium and link bridges are the most contentious element of the proposals. The lightweight atrium structures are proposed to sit a storey below the parapet height of the rear of the listed building, reducing its visual impact in longer views. The link bridges are in steel and glass and, whilst totally contemporary, the lack of existing historic detail in this area reduces the potential for harm. In summary, the atrium and link bridges taken as a whole with the restoration of traditional details and the removal of harmful structures result in a neutral impact on the special interest of No.74 and would not harm the character and appearance of the surrounding conservation area. The atrium will be partially visible in private views from the rear of surrounding properties, most of which are in commercial use.

The roof extension to no. 74 seeks to remove a roof which has a traditional shape but is constructed entirely from modern materials having been rebuilt at some stage in the post war era. The shadow of the previous M shape roof is visible, signifying a recent rebuild. The construction of a mansard would result in the loss of a traditional roof form but no historic fabric. Historic England raises some concern in respect to the proposed roof extension on the grounds of a loss of a historic roof form but has issued the City Council will authorisation to determine the application as it sees fit despite these concerns. The roofs to either side of no. 74 have both been extended, the roof at 75 being rebuilt in modern timbers and internal steels. A mansard on 74 would not therefore cause harm to a series of traditional roofs and is therefore considered to be compliant with UDP Policy DES 6. The new mansard is traditionally detailed and appropriately proportioned. The roof to No. 73 is already a modern mansard of limited historic interest and will accommodate a new louvered section at its peak as well as the dormer cills being lowered to match those being installed in 74. The visual hierarchy with the lower floors is maintained. The plant will be hidden in an enclosed valley within the mansards, as required in Westminster guidance on Roofs.

No. 75 is not listed and the works to the rear extend an existing atrium that already encroaches into the curtilage of 74 next door. The detailing of this work is acceptable. At roof level there is an existing mixture of poorly detailed plant, enclosures and exposed metal work which will be removed and replaced with a large plant enclosure to encompass much of the servicing of the new office space for all three buildings. This new enclosure will be slightly lower than the existing and is acceptable.

The Grosvenor Hill part of the scheme entails the demolition of much of the existing building. The proposed scheme results in a more sympathetic and less idiosyncratic

treatment in a contemporary palette. The existing building is six storeys and an extra storey plus a plant room is proposed which will be stepped back from the street frontage. The extra storey is acceptable in this instance as it is enclosed by large buildings. The plant enclosure is small and set even further back, not reading as an extra storey from street level or even in longer views. Due to the front elevation improvements and the relative quality of the new design this extra height can be accommodated in this instance.

Internally both no.74 and 75 have undergone a great deal of unsympathetic modernisation, with a particularly aggressive removal of internal plasterwork, fireplaces and floor coverings at ground, first and second floors in both properties. Only the reception spaces survive largely intact and it is proposed to remove some unsympathetic additions from these rooms which is welcome. There are some surviving fireplaces of unknown provenance. It is not clear if any are original. Historic partitions and lath and plaster ceilings survive only at the 3rd floor and above along with some very basic fireplaces in various states of whole or partial survival. The applicant proposes to install, refurbish and enhance historic fireplaces or copies throughout both buildings. Details are proposed to be secured by condition. The entrance hall flooring, whilst appearing quite radical, is in fact of a historic design that would have been familiar from the early 1740s and later, being appropriate for this building. There are surviving historic windows and shutters throughout which are being retained and refurbished. Details of this will also be requested by condition. A boxed in fragment of what appears to be the original Georgian basement stair in no.74 was recently uncovered and its treatment will also be conditioned.

8.3 Residential Amenity

Policy S29 of the City Plan relates to health, safety and wellbeing and states that the Council will resist proposals that would result in an unacceptable material loss of amenity. Policy ENV13 of the UDP aims to safeguard residents' amenities, and states that the City Council will resist proposals which result in a material loss of daylight/sunlight, increase in the sense of enclosure to windows or loss of privacy or cause unacceptable overshadowing to neighbouring buildings or open spaces.

Sunlight and Daylight

Policy S29 of the City Plan aims to improve the residential environment of Westminster whilst UDP Policy ENV13 aims to protect and improve residential amenity, including sunlighting and daylighting to existing properties. In implementing Policy ENV13 the advice of the Building Research Establishment (BRE) with regard to natural lighting values is used.

Under the BRE guidelines the amount of daylight received to a property may be assessed by the Vertical Sky Component which is a measure of the amount of sky visible from the centre point of a window on its outside face. If this achieves 27% or more, the window will have the potential to provide good levels of daylight. The guidelines also suggest that reductions from existing values of more than 20% should be avoided as occupiers are likely to notice the change.

In terms of sunlight, the BRE guidance states that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH) where the total APSH is 1486 hours in

London), including at least 5% during winter months (21 September to 21 March) then the room should receive enough sunlight. If the level of sunlight received is below 25% (and 5% in winter) and the loss is greater than 20% either over the whole year or just during winter months, then the loss would be noticeable. Only those windows facing within 90 degrees of due south require testing.

A daylight and sunlight report has been submitted as part of the application which assesses the impact of the development on residential properties at 1 – 20 Grosvenor Buildings (on Grosvenor Hill), 56 Grosvenor Hill and 21 Bourdon Street. The report does not assess any of the other neighbouring buildings as these have not been identified as being in residential use. Council records support this claim and indicate they are in commercial use. The Council does not seek to protect amenity for commercial uses except in specific circumstances.

The report demonstrates that a number of windows at the surrounding properties will experience small losses in daylight. The maximum loss in VSC is 9%; well below the 20% threshold above which losses in daylight are noticeable. The losses in APSH and APSH during the winter months are all also very small on the few windows measured; most of the assessed windows are north facing. The report demonstrates that all windows and rooms in the surrounding tested properties will be fully compliant with BRE guidelines for daylight and sunlight with the proposal in place.

Overlooking

The proposed new façade to Grosvenor Hill and additional storeys will provide terraces at fourth, fifth and sixth floor levels on this frontage. The existing Grosvenor Hill façade includes small balconies at first, second and third floor levels which extend past the face of the building. While the new terraces are larger than the existing balconies, they are all set behind the new façade and step back at each subsequent floor. The increased in distance from the closest residential properties (56 Grosvenor Hill) and set back and stepping nature of the balconies is considered to be an improvement on the existing arrangement of balconies. As a result it is not considered that the new terraces on the Grosvenor Hill elevation will cause a material increase in overlooking for nearby residential properties.

There are two new terraces proposed at fourth floor which do not overlook the roads surrounding the site. These are between no. 73 Grosvenor Street and 31-33 Grosvenor Hill and the other at the rear of no. 75 Grosvenor Street. The new terrace between the Grosvenor Street/Grosvenor Hill properties will look across the new enlarged lightwell which overlooks the service core of the neighbouring office building at no. 70-72 Grosvenor Street. The new terrace behind no. 75 will overlook commercial premises at no.77 Grosvenor Street. The Council does not protect commercial premises from the impacts of overlooking, except in specific circumstances, so these two terraces are not considered to pose an issue.

The application is considered acceptable in amenity terms and in compliance with policies S29 of the City Plan and ENV13 of the UDP.

8.4 Transportation/Parking

The Highways Planning Manager has assessed the application and addressed a number of topics.

Car Parking

No car parking is provided as part of the development. The site is located within a Controlled Parking Zone and has a good level of public transport accessibility. Given the above, the use of the site and its size, it is considered that the proposal is highly unlikely to have a significant impact on on-street parking in the area.

Grosvenor Hill Kerb

On the existing Grosvenor Hill elevation, there is an area accessed via a roller shutter door. The area is small and appears to have been used for waste storage in the recent past. Historical applications indicate that this was original a garage area linked to residential units on the site. These residential units have not been present on the site for at least the past 10 years. The proposed new Grosvenor Hill elevation does not incorporate any areas for vehicle or waste storage.

The Highways Planning Manager has advised that, as this area is no longer used for vehicular access, the redundant dropped kerb which allowed access to the garage area should ideally be raised. The applicant has confirmed that it is willing to fund these works and this is proposed to be secured by legal agreement.

Servicing

No off-street servicing is provided as part of the application. The site is located within a Controlled Parking Zone, which means that locations that have single and double yellow lines (without double kerb blips) in the vicinity allow loading and unloading to occur. The largest regular service vehicle expected to be associated with a development in this location is the refuse collection vehicle and the servicing requirements are unlikely to alter significantly. However, given the overall size of the site, the Highways Planning manager has recommended that a Service Management Plan should be secured through condition. This would ensure the impact on the public highway is kept to a minimum and does not cause an obstruction or a danger to highway users. While an indicative Service Management Plan has been provided, insufficient information is available at this time due to the final occupier of the building not having been secured. A fully detailed Service Management Plan is recommended to be secured by condition.

Cycle Parking

Cycle parking helps to encourage staff away from less sustainable transport modes. Under the London Plan, B1 floorspace requires 1 cycle parking space per 90m². This proposal would require at least 11 cycle parking spaces. The proposal demonstrates provision of 36 cycle spaces within the lower ground floor. The number of spaces provided

is excellent and more than satisfies the requirements of the London Plan in this aspect. These spaces will be secured through condition.

8.5 Economic Considerations

The economic benefits of a more intensive use of the site as a result of the increase in office floorspace and resulting increase in jobs is noted and are welcome.

8.6 Access

The access arrangement on Grosevnor Street will remain unchanged but level access from Grosvenor Hill will be provided which is acceptable.

8.7 Other UDP/Westminster Policy Considerations

Plant

The proposed scheme includes two plant rooms at roof level, one at no. 75 and one within the proposed new roof of no. 74. An acoustic report has been submitted in support of the application which details existing background noise levels. Environmental Health has assessed this and confirmed that the calculated noise levels of the proposed plant are likely to comply with the conditions set out by the Council. As such, they have raised no objection to the application subject to appropriate noise conditions which requires all plant to operate at a level 10dB below background noise levels. However, as the plant has not been specified in the report, Environmental Health has recommended that a supplementary acoustic report be secured through condition to demonstrate the selected plant is compliant with the Council's noise criteria.

Refuse /Recycling

The initial waste storage shown was identified as not being adequate for the proposal by the Council's waste officer. Following revisions and the submission of further details regarding waste arrangements and management, there is now no objection subject to condition securing the proposed waste storage and that no waste shall be left or stored on the highway.

Biodiversity

The scheme incorporates two green roofs, one at fifth floor behind 74/75 Grosvenor Street and one at fourth floor between no. 73 Grosvenor Street and 31-33 Grosvenor Hill. These elements are welcomed and accord with Policies S38 of the City Plan and ENV17 of the UDP which both encourage the enhancement of biodiversity and green infrastructure. These features will be secured through condition.

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

On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which makes it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, if the obligation does not meet all of the following three tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

The draft 'Heads' of agreement are proposed to cover the following issues:

- o Payment to Crossrail of £144,685.80 (minus Mayoral CIL)
- o Payment to fund works to the highway at Grosvenor Hill to raise the redundant dropped kerb

The total estimated CIL payment is: £ 284,406.47.

- o £66,271.84 of this is Mayoral CIL
- o £218,134.63 of this is Westminster CIL.

8.11 Environmental Impact Assessment

Not applicable

8.12 Other Issues

The Code of Construction Practice was published in July 2016 and is designed to monitor, control and manage construction impacts on sites throughout Westminster. It applies to all major developments from September 2016.

The publication of the Code represents a fundamental shift in the way the City Council deals with the construction impacts of developments. Before September 2016, developments of this scale used legal agreements to fund the Environmental Inspectorate (EI) and required Site Environmental Management Plans to be submitted to and approved by the City Council.

In recognition that there is a range of regulatory measures available to deal with construction impacts and that planning is the least effective and most cumbersome of these, the new approach is for a condition to be imposed requiring the applicant to provide evidence that any implementation of the scheme (by the applicant or any other party) will be bound by the Code. Such a condition is recommended.

9. BACKGROUND PAPERS

1. Application form
2. Response from Environmental health (Major Redevelopments And Infrastructure), dated 02 November 2016
3. Response from Environmental Health (Major Redevelopments And Infrastructure), dated 02 December 2016
4. Response from Cleansing, dated 09 November 2016
5. Response from Cleansing, dated 02 December 2016
6. Response from Highways Planning, dated 21 December 2016
7. Two Response from Historic England, both dated 08 November 2016

Selected relevant drawings

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

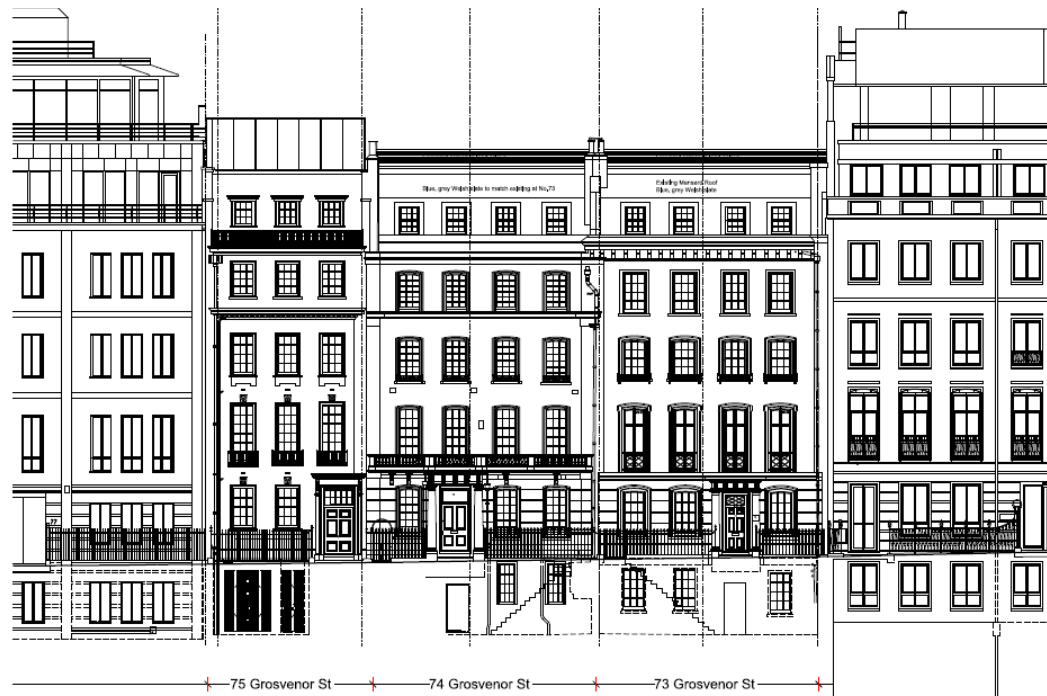
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MARK HOLLINGTON BY EMAIL AT mhollington2@westminster.gov.uk

10. KEY DRAWINGS

Existing (top) and proposed (bottom) Grosvenor Street Elevations



01 Existing Front Elevation
scale - 1/100 @ A1



01 Proposed Front Elevation
scale - 1/100 @ A1

Existing (left) and proposed (right) Grosvenor Hill Elevations

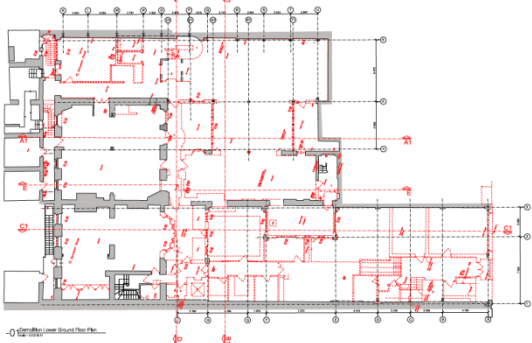


Visualisation of Proposed Grosvenor Hill Elevation (Right)

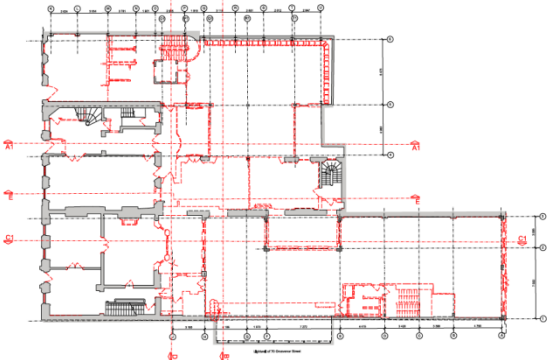


Existing/Demolition Floor Plans

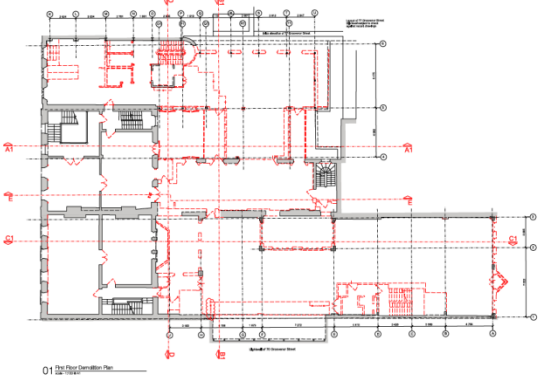
Lower Ground Floor



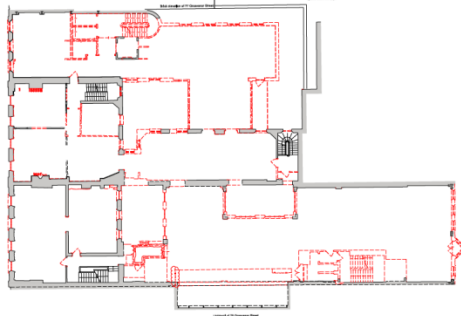
Ground Floor



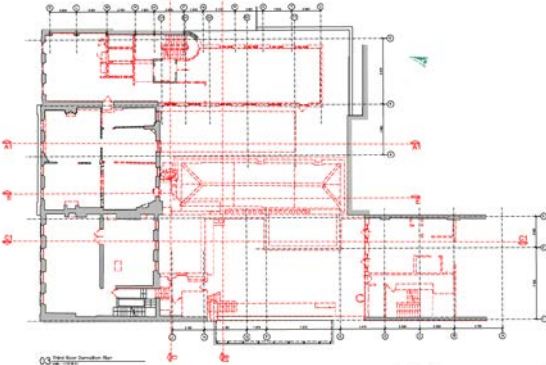
First Floor



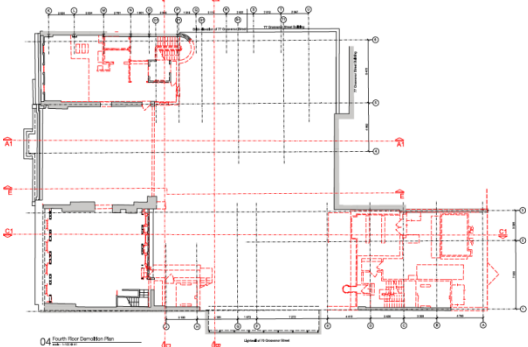
Second Floor



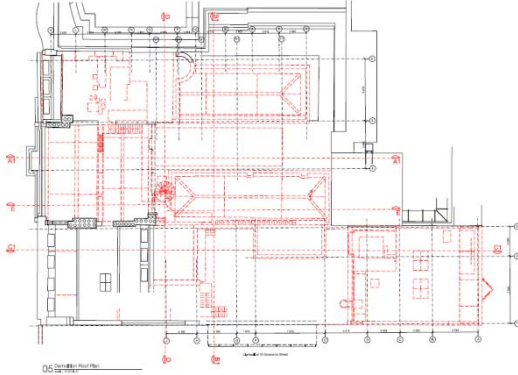
Third Floor



Fourth Floor

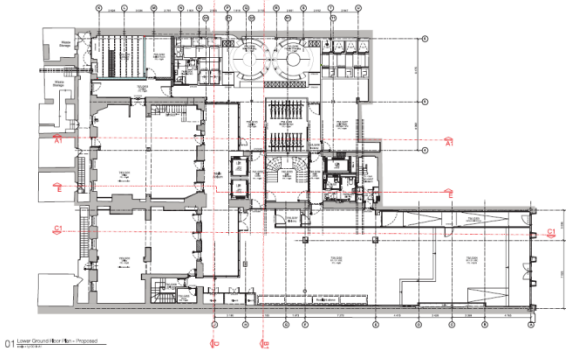


Roof

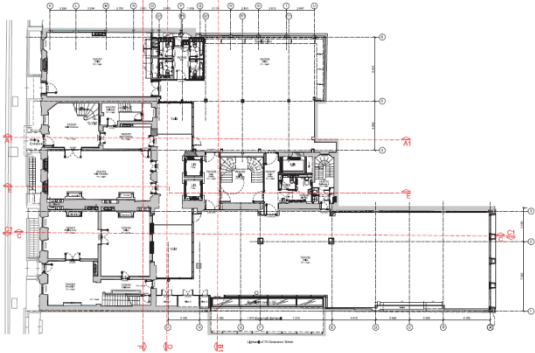


Proposed Floor Plans

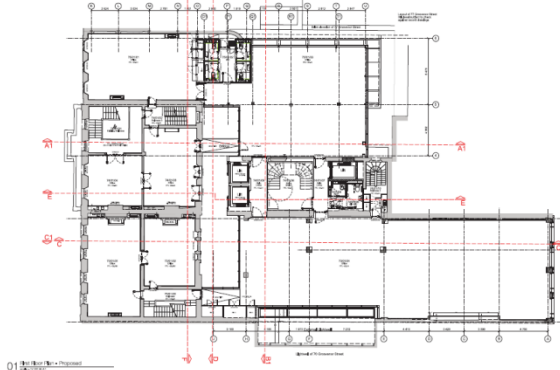
Lower Ground Floor



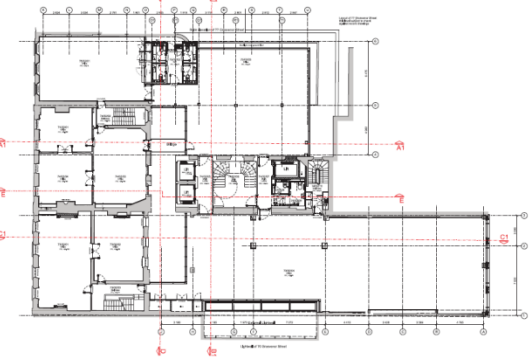
Ground Floor



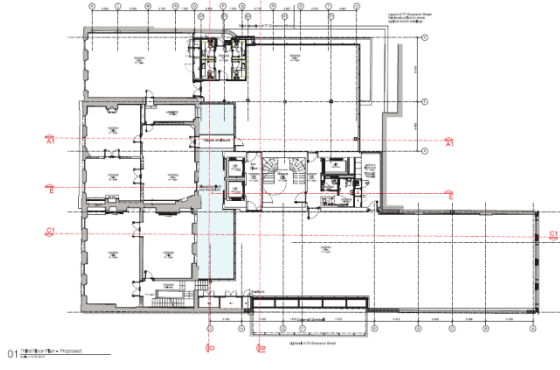
First Floor



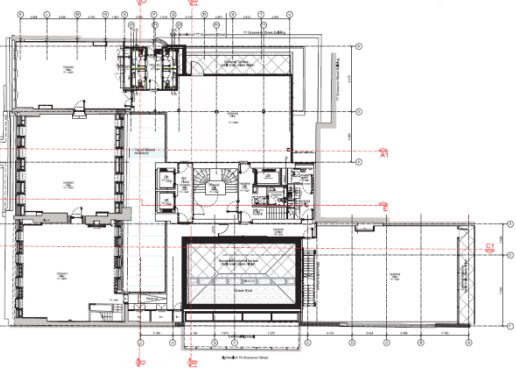
Second Floor



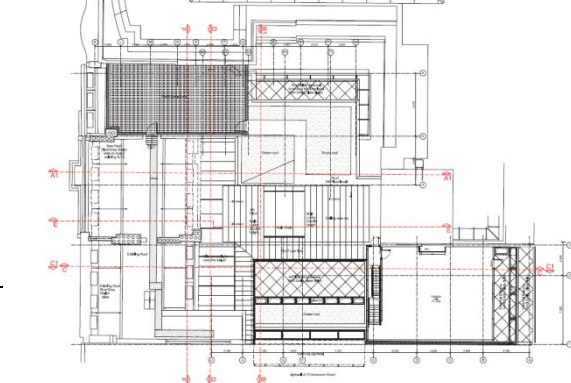
Third Floor



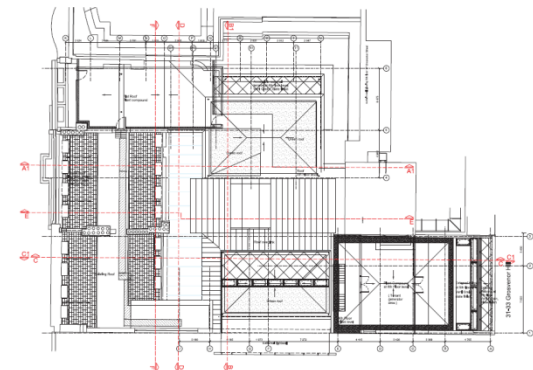
Fourth Floor



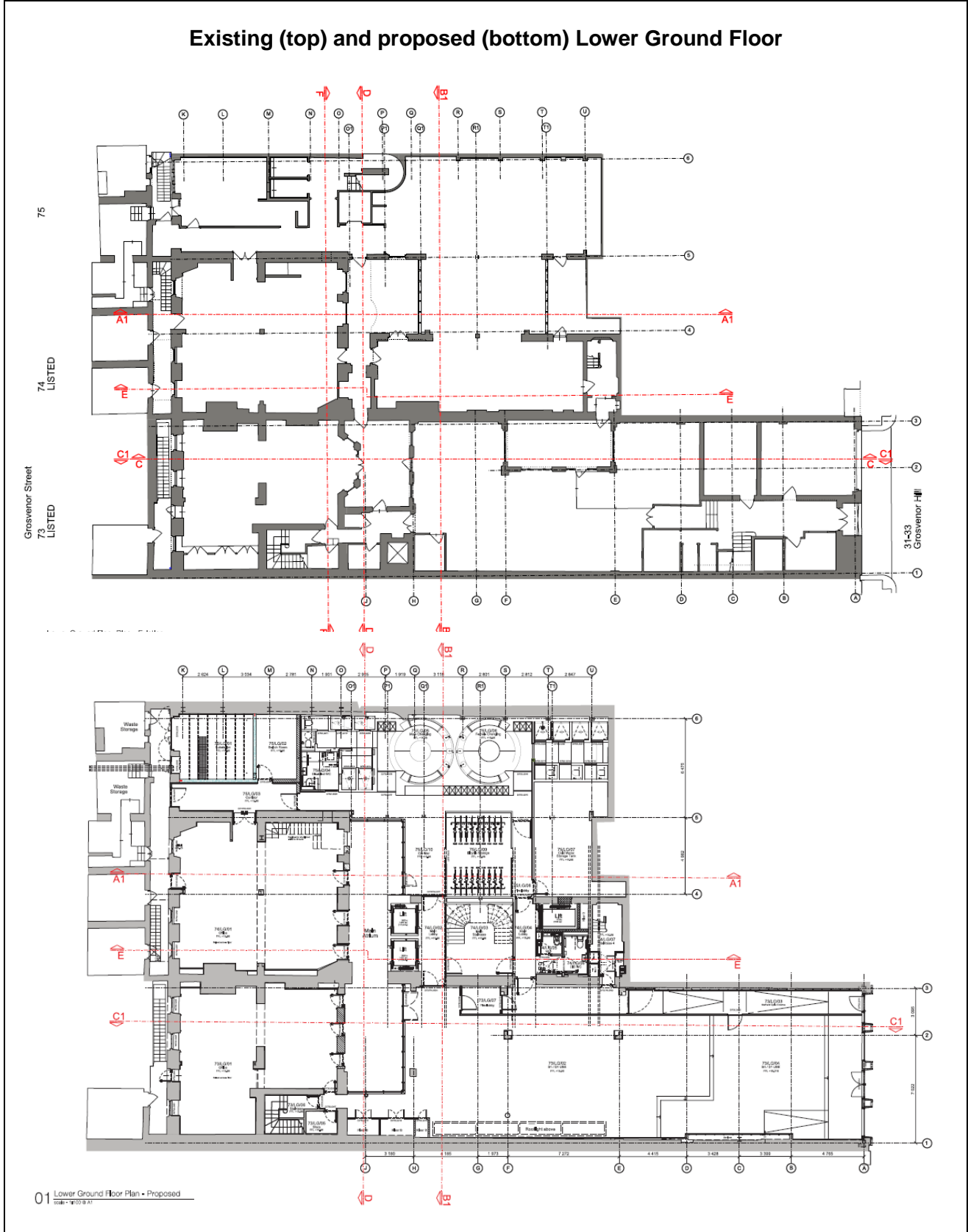
Fifth Floor



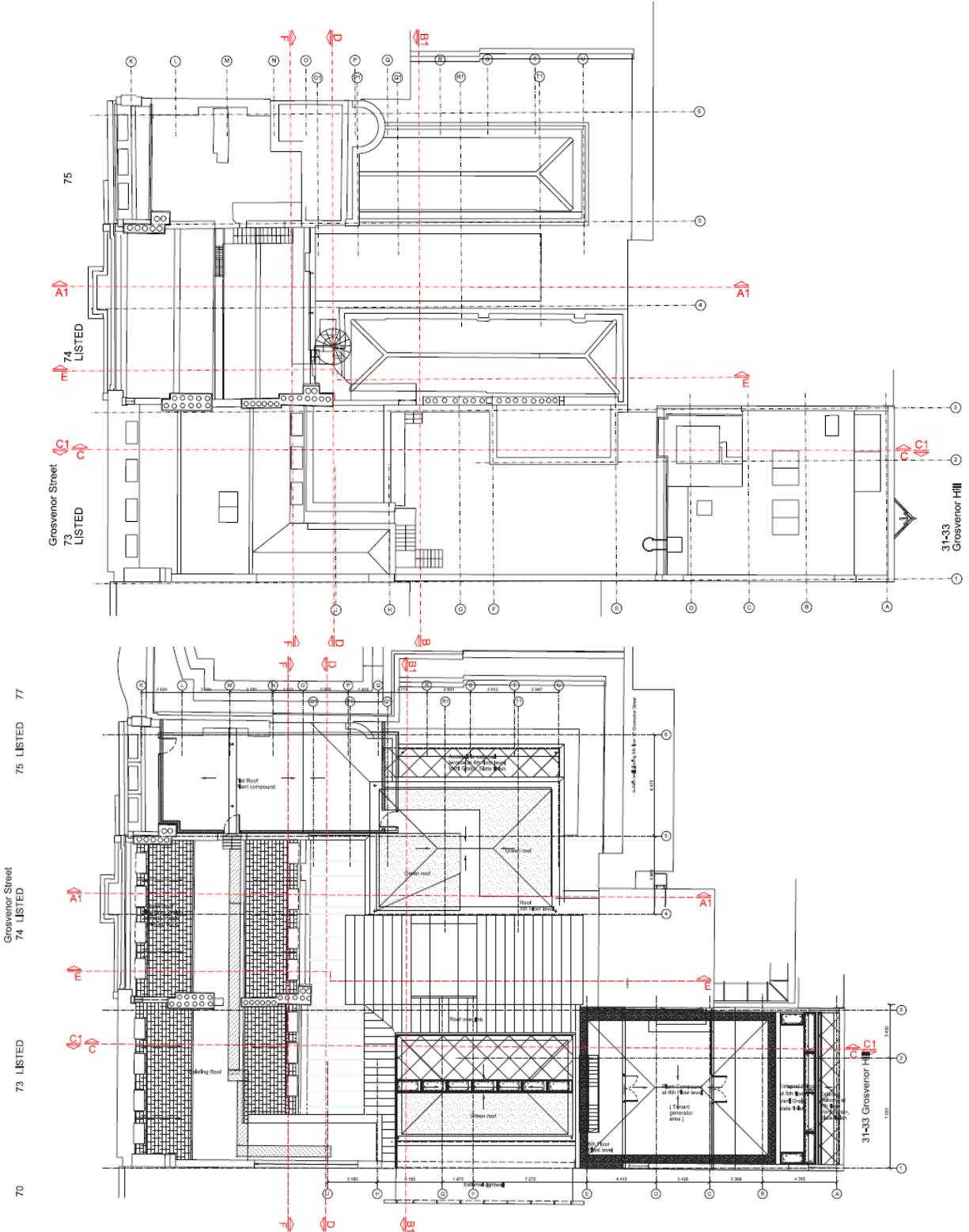
Roof



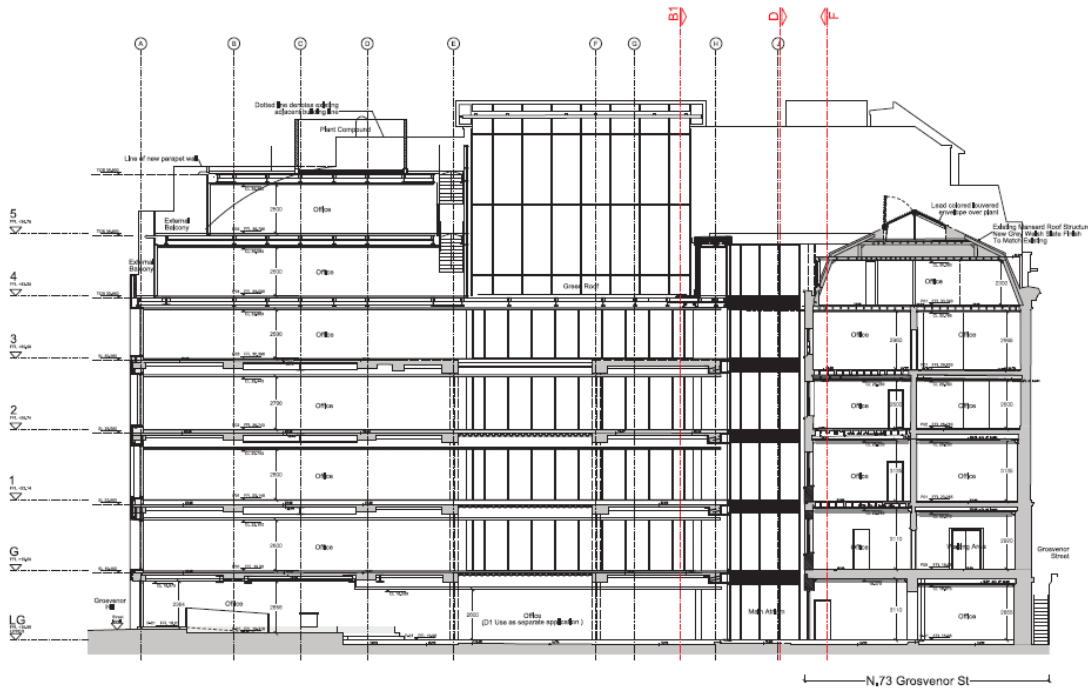
Existing (top) and proposed (bottom) Lower Ground Floor



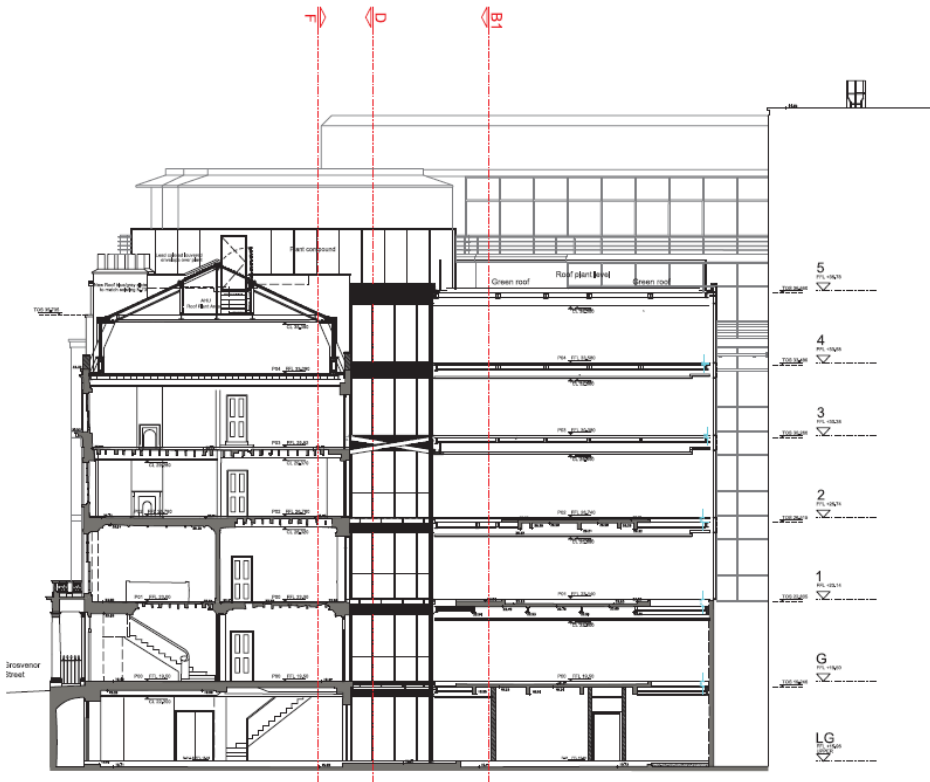
Existing (top) and proposed (bottom) roof plans



Existing (top) and proposed (bottom) Section C1 – Through No.73 Grosvenor Street and 31-33 Grosvenor Hill



Existing (top) and proposed (bottom) Section A1 - Through No.74 Grosvenor Street



Existing (top) and proposed (bottom) Section D – Rear of Grosvenor Street properties



DRAFT DECISION LETTER – PLANNING PERMISSION

Address: 73 - 75 Grosvenor Street And 31-33 Grosvenor Hill, London, W1K 3BQ,

Proposal: Extension to existing office (Class B1) at rear third, fourth and fifth floors including at Grosvenor Hill, erection of sheer single storey fourth floor extension to front of No.74 Grosvenor Street, replacement of facade and installation of balconies at fourth and fifth floors on Grosvenor Hill, installation of plant rooms at roof levels, terraces and green roofs at fourth floor and fifth floors, and new surfacing to highway fronting Grosvenor Hill. New Substation at front lower ground of No.75 Grosvenor Street.

Reference: 16/09731/FULL

Plan Nos: Demolition Drawings:
050_60 Rev. A ; 050_61 Rev. A ; 050_62 Rev. A ; 050_63 Rev. A ; 050_64 Rev. A ;
050_65 Rev. A ; 050_66 Rev. A ; 050_50 Rev. A ; 050_68 Rev. A ; 050_69 Rev. A ;
050_70 Rev. A

Proposed Drawings:
050_30 Rev. L ; 050_31 Rev. I ; 050_32 Rev. H ; 050_33 Rev. H ; 050_34 Rev. I ;
050_35 Rev. I ; 050_36 Rev. H ; 050_37 Rev. G ; 050_38 Rev. F ; 050_39 Rev. F ;
050_40 Rev. F ; 050_46 Rev. G ; 050_47 Rev. D ; 050_48 Rev. A ; 050_49 Rev. B ;
050_50 Rev. B ; 050_51 ; 050_52 ; 050_80

Case Officer: Adam Jones

Direct Tel. No. 020 7641 1446

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 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 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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 You must apply to us for approval of annotated photos of material samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be

intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 6 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007,

to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 7 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 5 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels.

- 8 You must provide the waste store shown on drawing 050_30 Rev. L before occupation of the additional office floorspace hereby approved. You must clearly mark it and make it available at all times to everyone using the offices. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste 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)

- 9 You must provide each cycle parking space shown on the approved drawings prior to occupation of the additional office floorspace hereby approved. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 10 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. (R24AC)

- 11 You must not occupy the extended office (B1) floorspace hereby approved until an Operational Management Plan, incorporating a Servicing Management Plan, has been submitted to and approved by the City Council which includes details of schedule and hours of delivery, storage

locations, emergency procedures and measures to manage visitors. You must then carry out the measures included in the servicing management plan at all times for the life of the development.

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 provide the following bio-diversity features before you start to use any part of the development, as set out in your application.

The green roofs

You must not remove any of these features. (C43FA)

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 13 Prior to the commencement of any demolition or construction on site the applicant shall provide evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. (C11CA)

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)

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 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 3 Conditions 5 and 7 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 4 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 5 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)
- 6 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 7 The term 'clearly mark' in condition 8 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 8 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

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: 73 - 75 Grosvenor Street And 31-33 Grosvenor Hill, London, W1K 3BQ

Proposal: Extensive redevelopment to rear of No. 73 and 74 Grosvenor Street, erection of mansard roof extension to No. 74 Grosvenor Street and internal alterations to all floor levels.

Reference: 16/09732/LBC

Plan Nos: Demolition Drawings:
050_60 Rev. A ; 050_61 Rev. A ; 050_62 Rev. A ; 050_63 Rev. A ; 050_64 Rev. A ;
050_65 Rev. A ; 050_66 Rev. A ; 050_50 Rev. A ; 050_68 Rev. A ; 050_69 Rev. A ;
050_70 Rev. A

Proposed Drawings:
050_30 Rev. L ; 050_31 Rev. I ; 050_32 Rev. H ; 050_33 Rev. H ; 050_34 Rev. I ;
050_35 Rev. I ; 050_36 Rev. H ; 050_37 Rev. G ; 050_38 Rev. F ; 050_39 Rev. F ;
050_40 Rev. F ; 050_46 Rev. G ; 050_47 Rev. D ; 050_48 Rev. A ; 050_49 Rev. B ;
050_50 Rev. B ; 050_51 ; 050_52 ; 050_80

Proposed Internal Drawings:
050_91 ; 050_92 ; 710_10 ; 750_01 ; 750_02 ; 770_01 ; 770_02 ; 800_01 ; 800_02 ;
800_05 ; 800_06 ; 1603_02_02_01 Rev. 04 ; 1603_02_02_03 Rev. 01 ;
1603_02_03_01 Rev. 02 ; 1603_02_03_02 Rev. 02 ; 1603_02_03_03 Rev. 03 ;
1603_03_02_04 Rev. 01 ; 1603_03_03_01 Rev. 01 ; 1603_03_03_02 Rev. 01 ;
1603_04_02_03 Rev. 01 ; 1603_04_03_01 ; 1603_04_03_02 ; 1603_05_02_02 Rev.
01 ; 1603_05_02_03 Rev. 01

Case Officer: Adam Jones

Direct Tel. No. 020 7641 1446

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Contrary to what is shown on drawings hereby approved no new stone floor shall extend beyond the entrance hall of no.74 Grosvenor Street.

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 4.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 All new work and improvements inside 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. (C27BA)

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 4.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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

a) Floor build up details. Showing services, original timbers and new floor coverings within 73 and 74 Grosvenor Street.

b) Floor covering samples of all new flooring materials to be used within 73 and 74 Grosvenor Street.

c) Fireplace survey identifying historic fireplaces to be retained and refurbished as well as new and replacement fireplaces at all floor levels in both properties.

d) Chandelier fixing points and lighting details to the main entrance hall of no.74.

e) Proposed works to the uncovered stair at basement level. Detailed plans, sections and elevations.

f) Inventory of historic window shutters to both properties and proposed refurbishment or other alteration works.

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.

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 4.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 You must apply to us for approval of annotated photos of material samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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 character of this building of special architectural or historic interest., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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.