

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 25 April 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Westminster City Hall , 64 Victoria Street, London, SW1E 6QP		
Proposal	Variation of condition 1 of planning permission dated 30 August 2016 (16/06056/COFUL) for 'External alterations to the north, south and western ground and sub-mezzanine floor elevations and associated public realm works; replacement windows on all upper floor elevations; louvre panel strips on the east and west upper floor elevations; and enclosed plant room, open top plant and louvered screen at roof level, namely to allow design changes including an increase in height of the consented louvered plant screen, provision of four new flues at roof level, and changes to the design of the lift shaft overruns.		
Agent	Tom Rudd		
On behalf of	Mr Chris Bond		
Registered Number	17/01119/COFUL	Date amended/ completed	10 February 2017
Date Application Received	10 February 2017		
Historic Building Grade	Unlisted		
Conservation Area	No		

1. RECOMMENDATION

Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992.

2. SUMMARY

The application site comprises City Hall which is a 22 storey office building (Class B1) dating from the 1960s. The site is located outside a conservation area. Part of the ground and basement floors of the building comprise Class A1 retail floorspace.

Permission was granted in August 2016 for the refurbishment of the building including alterations to the ground floor entrance, replacement windows and stone cleaning and new roof top plant with louvered plant screen.

Permission is now sought to vary Condition 1 of the 2016 permission to allow for design changes to the scheme. These changes are an increase in height of the approved louvered plant screen, provision of four new flues at roof level to serve plant and changes to the design of the lift shaft

overruns.

The key issues with this application are the impact of the proposals on the appearance of the building and wider townscape and the impact of the flues on air quality.

Plant Screen and Flag Poles

Permission has been granted for open top mechanical plant on the roof of City Hall which is to be hidden behind a louvred plant screen positioned around the perimeter of the roof. The current scheme seeks to increase the height of the approved plant screen by 1.9m. The applicant advises that following design development, the arrangement of plant anticipated in the 2016 permission is no longer feasible and there is a need for reconfigured and enlarged plant. The applicant states that all other options for intensification or relocation of plant elsewhere in the building, including rooftop, internal roof plantroom and basement plantroom have been explored and subsequently deemed unfeasible for technical reasons. To take account of the revised plant screen detail, it is also proposed to raise the height of the two flag poles on the roof of City Hall also by 1.9m.

Flues

The applicant advises that as the design has progressed a need has arisen for four flues at roof level. (2no 600mm diameter, 1no 400mm, and 1no 200mm). The flues will terminate two metres above the top level of the lift overrun to ensure compliance with Environmental Health legislation.

Lift Overrun

It is proposed to replace the lifts at City Hall with double decker lifts. As the design has progressed the applicant advises that the height of the lift overruns has had to increase by 0.9m to the north lift, and 1.14m to the main lift. The increased height also allows the roofs of the lift overruns to be maintenance free thus negating the need for permanent access ladders and guardrails.

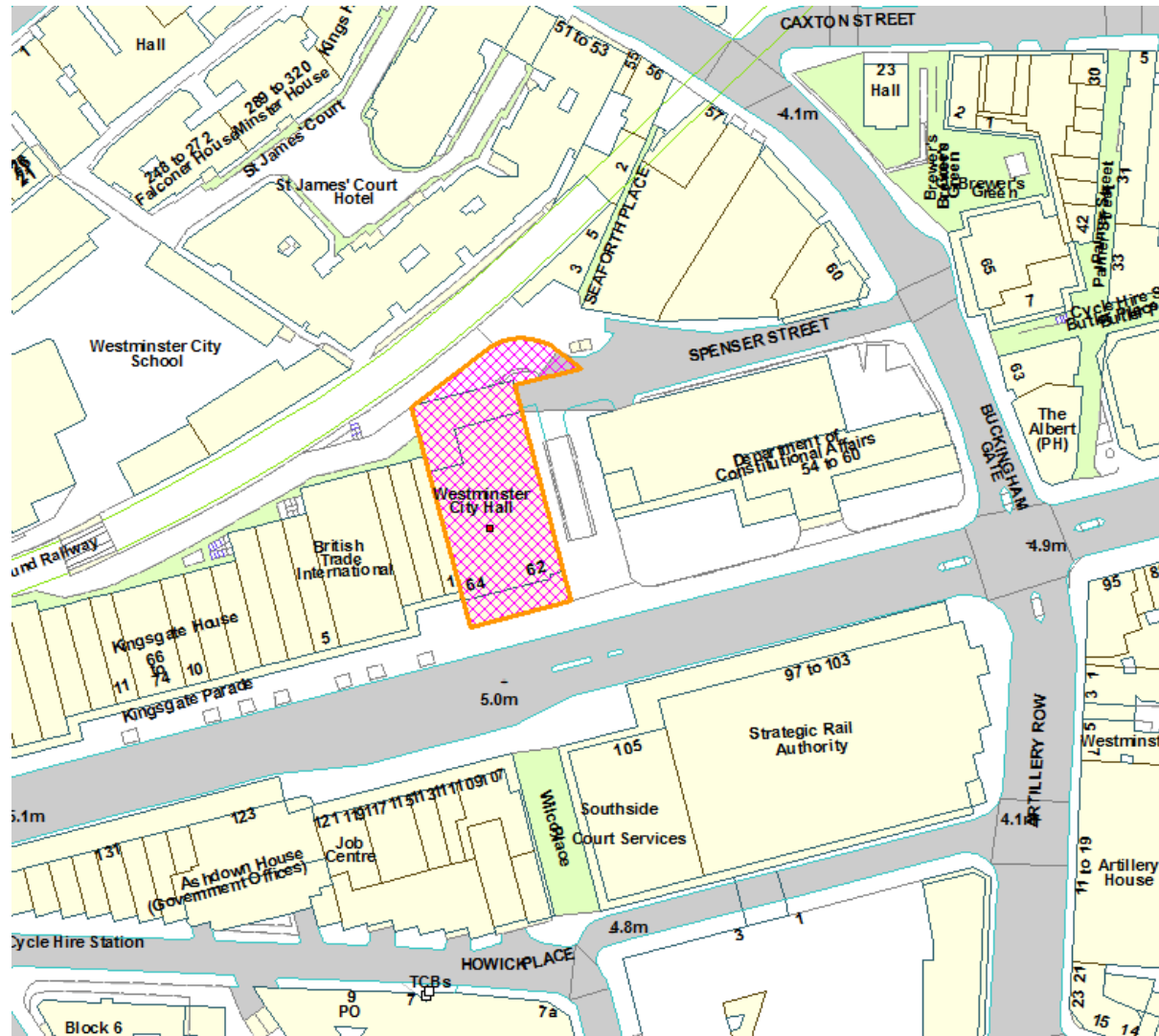
Assessment

The additional bulk at roof level from the larger plant screen, the lift overruns and the flues is unfortunate. However whilst these additional alterations at roof level (above what has already been approved) will be visible in long distance views, they will not have a significant impact on the appearance of the building or setting of neighbouring conservation areas. A visual impact study has been provided which demonstrates that there will be no impact on London Views Management Framework (LVMF) views 22A.1, 22A.2 and 22A.3 from Albert Embankment opposite the Palace of Westminster. The proposal is therefore considered to comply with policies S25, S26 and S28 of Westminster's City Plan and DES 6, DES 9 and DES 15 of our UDP.

As the flues at roof level will serve gas fired boilers and a combined heat and power unit the applicant has provided an Air Quality Assessment report. The assessment reviews existing air quality conditions in the vicinity of the site and the likely significant air quality impacts resulting from the proposed works. The report concludes that dispersion modelling of the gas-fired boilers and CHP shows that the impact of the emissions would be not significant at ground level or at height. Environmental Health has raised no objections to the scheme on environmental grounds. The proposal is therefore considered compliant with Policy S31 of Westminster's City Plan.

No representations have been received from neighbouring occupiers.

3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and /or database rights 2013.
All rights reserved License Number LA 100019597

4. PHOTOGRAPHS



5. CONSULTATIONS

Westminster Society
No objection

Environmental Health
No objection on noise or environmental grounds.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 115
Total No. of replies: 0
No. of objections: 0
No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 Recent Relevant History

External alterations to the north, south and western ground and sub-mezzanine floor elevations and associated public realm works; replacement windows on all upper floor elevations; louvred panel strips on the east and west upper floor elevations; and enclosed plant room, open top plant and louvered screen at roof level.
Application Permitted 30 August 2016.

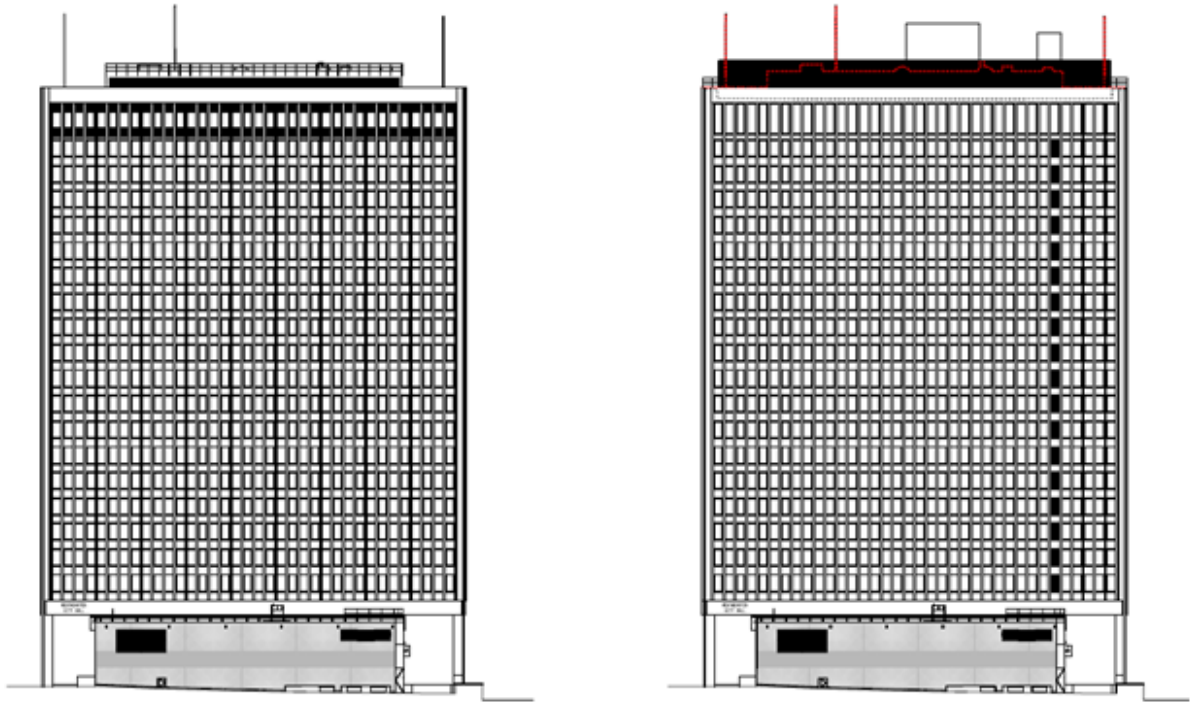
7. BACKGROUND PAPERS

1. Application form
2. Response from Westminster Society, dated 14 February 2017
3. Response from Environmental Health dated 28 March 2017

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

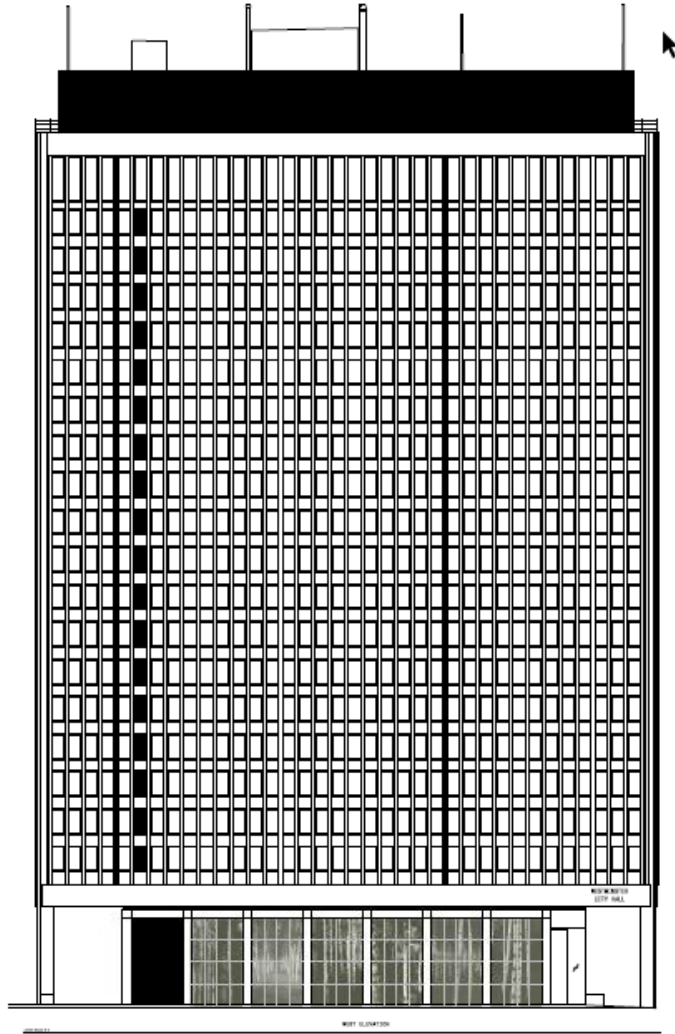
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: LOUISE FRANCIS BY EMAIL AT lfrancis@westminster.gov.uk

8. KEY DRAWINGS

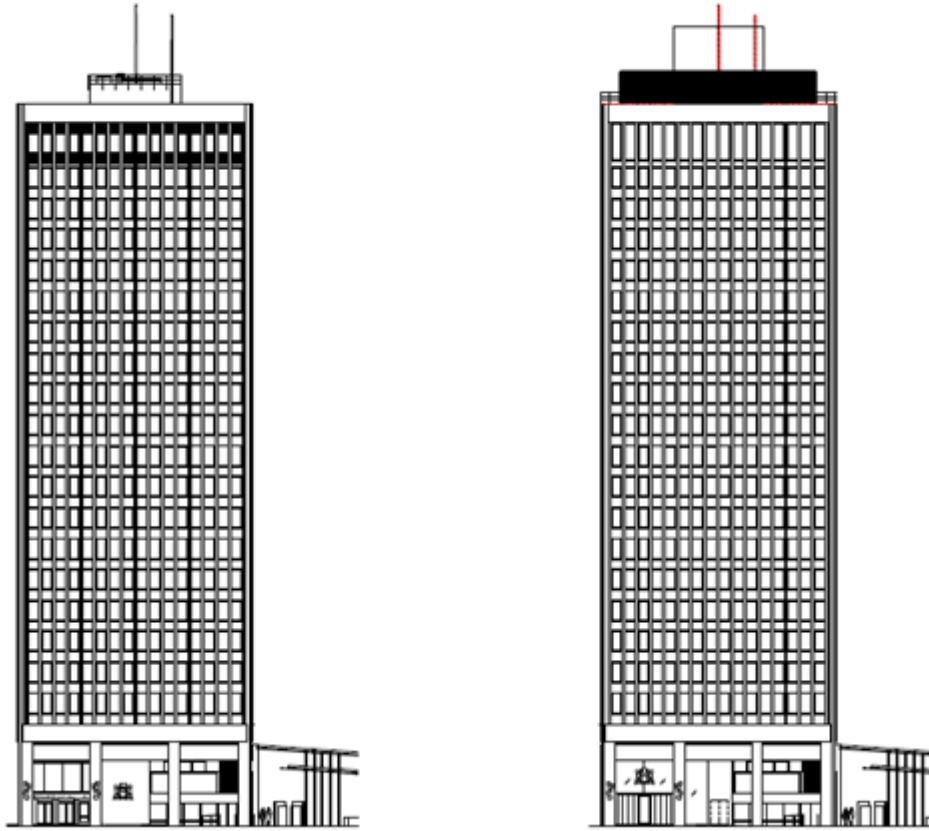


Existing west elevation (left)

Approved west elevation (right)

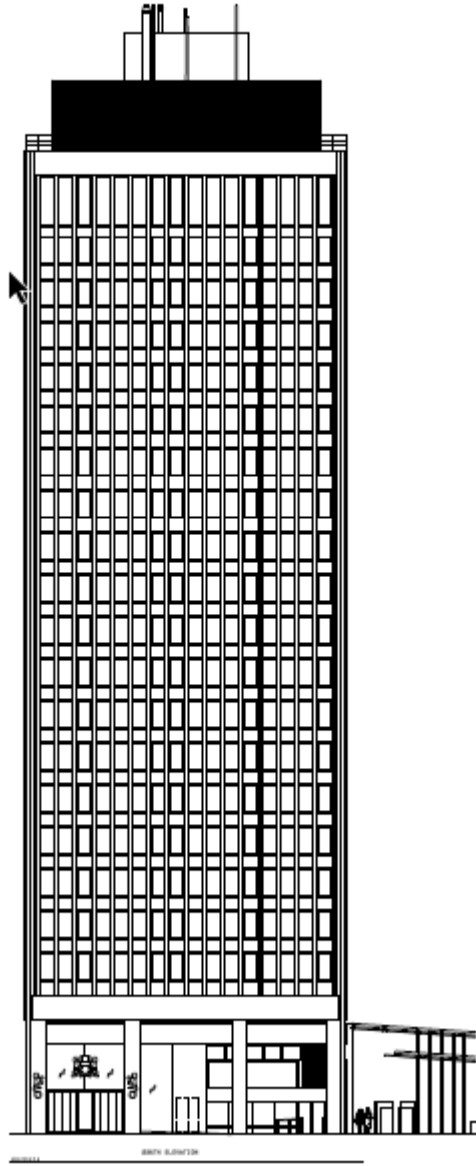


Proposed west elevation

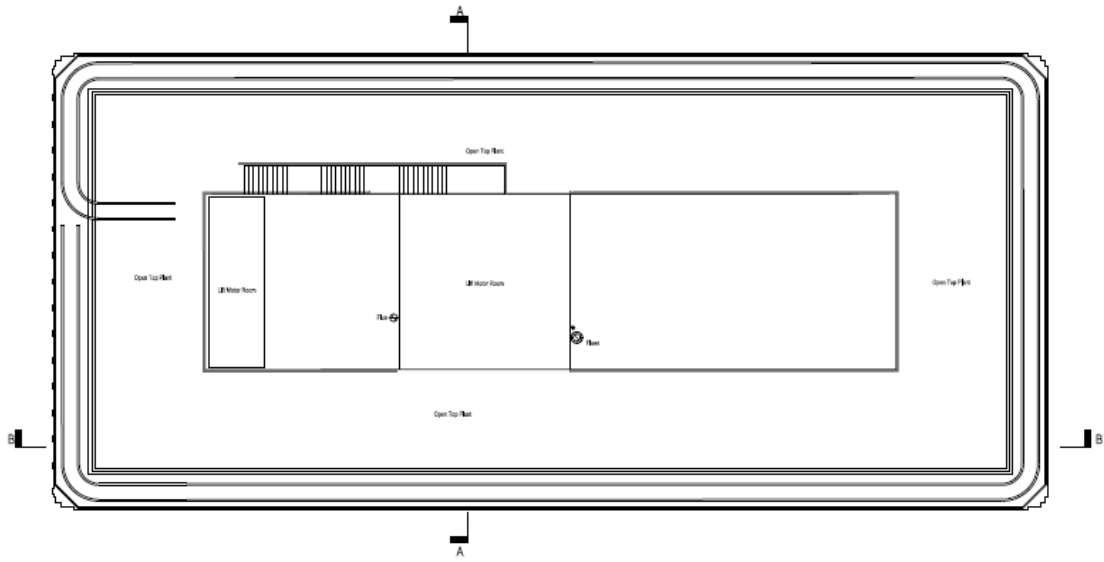


Existing south elevation (left)

Approved south elevation (right)



Proposed south elevation



Proposed roof plan

DRAFT DECISION LETTER

Address: Westminster City Hall , 64 Victoria Street, London, SW1E 6QP

Proposal: Variation of condition 1 of planning permission dated 30 August 2016 (16/06056) for the External alterations to the north, south and western ground and sub-mezzanine floor elevations and associated public realm works; replacement windows on all upper floor elevations; louvre panel strips on the east and west upper floor elevations; and enclosed plant room, open top plant and louvered screen at roof level. NAMELY, to allow design changes including an increase in height of the consented louvered plant screen, provision of four new flues at roof level, and changes to the design of the lift shaft overruns.

Reference: 17/01119/COFUL

Plan Nos: Location Plan - TP_(00)AP001 C, TP_(20)AS101C, TP_(21)AD201 A, TP_(20)AP121 B, TP_(20)AE102 E, TP_(20)AP122 D, TP_(20)AE101 F., Air Quality Assessment - Ref 254595-00 (22/3/2017), Visual Impact Study (March 2017), Design and Planning Statement (February 2017) (part superseded),

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

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 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 the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 3 (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.

- 4 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.

- 5 (1) Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises., , (2) The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power., , (3) Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason:

As set out in S32 of Westminster's City Plan (November 2016) and ENV 7 (B) of our Unitary Development Plan that we adopted in January 2007. Emergency and auxiliary energy generation plant is generally noisy, so a maximum noise level is required to ensure that any disturbance caused by it is kept to a minimum and to ensure testing and other non-emergency use is carried out for limited periods during defined daytime weekday hours only, to prevent disturbance to residents and those working nearby.

- 6 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 3 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.

- 7 You must put up the louvred plant screen prior to the use of any mechanical plant in the open top plant area. Thereafter you must retain the plant screen for as long as the mechanical plant remains in place.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 8 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)

- 9 You must safely remove and store both Westminster City Council crests and the blue plaque during building works and reinstate them on the ground floor front elevation prior to reoccupation of the building.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 10 You must apply to us for approval of samples of the facing materials you will use, including the plant screen and lift overrun, 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.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

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 are advised that you may need to make an application for chimney height approval under the Clean Air Act 1993. You should contact environmentalsciences2@westminster.gov.uk for further advice about this.

Item No.

4

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.