

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 4 September 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	40 Long Acre, London, WC2E 9LG		
Proposal	Erection of a single storey roof extension for office (Class B1) with plant enclosure and associated terrace at fifth floor level; installation of photovoltaic panels at roof level; associated internal and external alterations.		
Agent	DP9 Ltd		
On behalf of	Transport for London		
Registered Number	18/00950/FULL and 18/00951/LBC	Date amended/ completed	2 February 2018
Date Application Received	2 February 2018		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Covent Garden		

1. RECOMMENDATION

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

2. SUMMARY

40 Long Acre is a grade II listed building located within the Covent Garden Conservation Area, Core Central Activities Zone (Core CAZ) and West End Stress Area. The building comprises four storeys over ground floor level. The ground floor accommodates entrance to the Covent Garden underground station and the four upper floors are currently used as offices.

Planning permission and listed building consent are sought for the erection of a single storey roof extension for office use (Class B1) with plant enclosure and associated terrace at fifth floor level, installation of photovoltaic panels at roof level plus associated internal and external alterations.

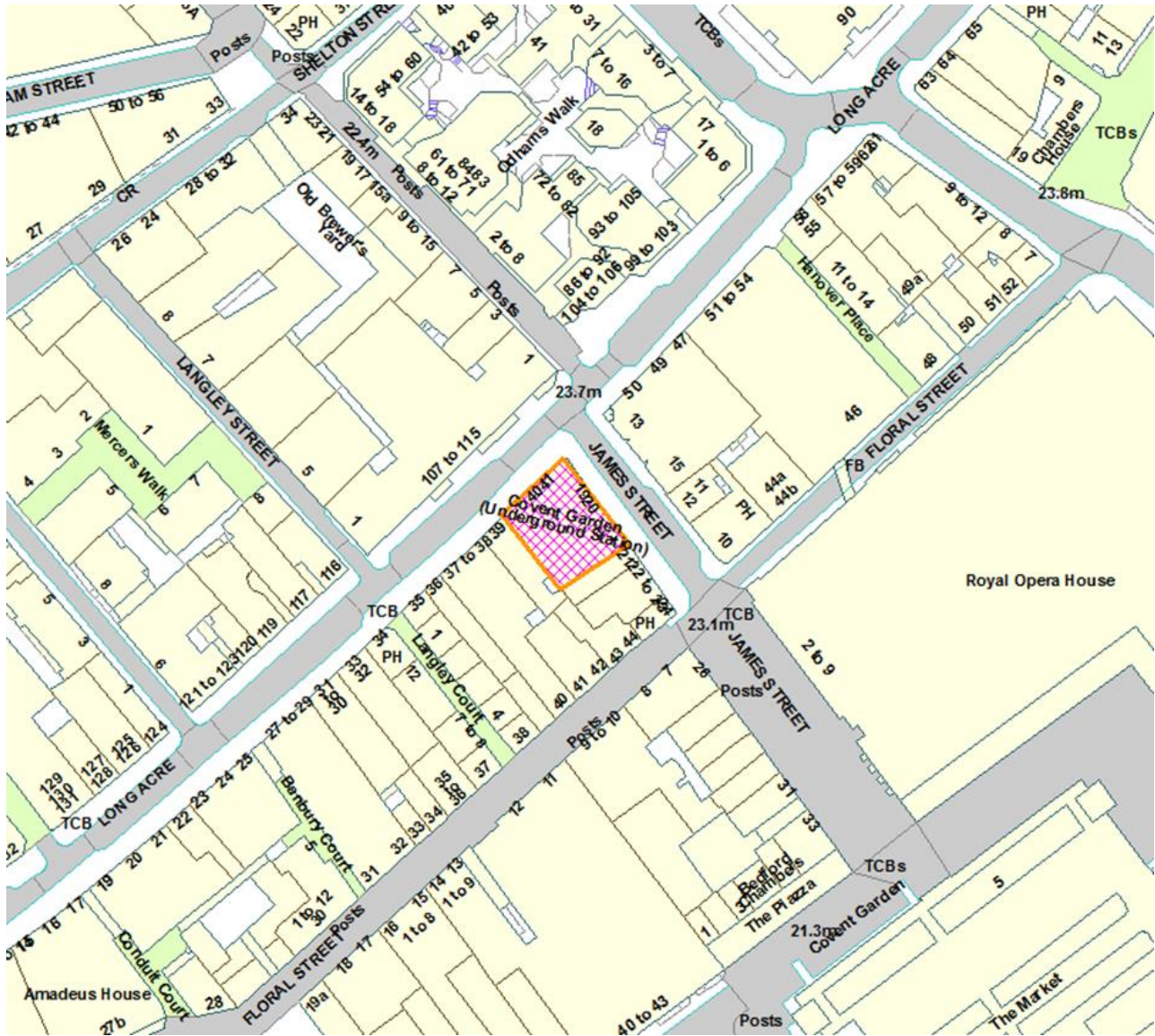
The key issues for consideration are:

- The impact on the amenity of neighbouring properties

- The impact on the appearance of the Grade II list building and the character and appearance of the Conservation Area
- The impact of construction on neighbouring residents.

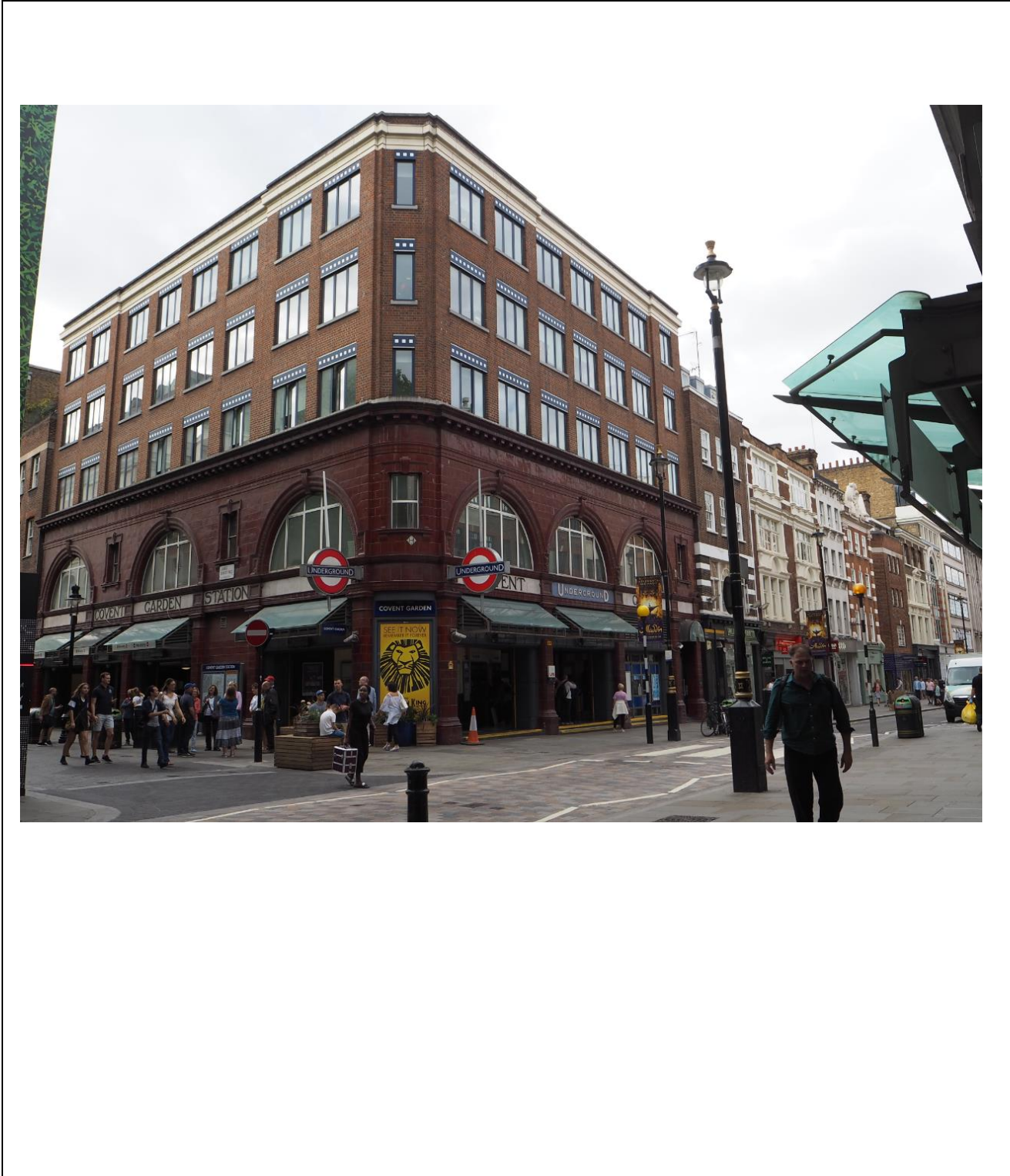
The proposed development is considered acceptable in land use, design and amenity terms and would accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan). As such, it is recommended that conditional planning permission and listed building consent is granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

TRANSPORT FOR LONDON (SPATIAL PLANNING)

No comment.

LONDON UNDERGROUND INFRASTRUCTURE PROTECTION

No comment.

HISTORIC ENGLAND

Authorisation give to determine as seen fit.

COVENT GARDEN COMMUNITY ASSOCIATION

No objection.

HIGHWAYS PLANNING MANAGER

No objection subject to conditions.

CLEANSING MANAGER

No objection subject to conditions.

ENVIRONMENTAL HEALTH

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 44

Total No. of replies: 2

No. of objections: 2

Two letters of objection have been received on some or all of the following grounds:

Design

The proposed roof extension would be out of keeping with the location.

Amenity

Concern that the roof extension may have windows overlooking the roof terrace at 21 James Street causing a loss of privacy.

Other

The works will cause disruption to the local area and could lead to a loss of rental income for surrounding properties.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

40 Long Acre is a Grade II listed building located within the Strand Conservation Area, Core Central Activities Zone (Core CAZ) and the West End Stress Area, comprising four storeys over ground floor level. The ground floor accommodates the entrance and ticket hall to Covent Garden underground station. The four upper floors are in office use (Class B1) accessed from a ground floor entrance on Long Acre. The office benefits from an existing roof terrace at rear second floor level.

6.2 Recent Relevant History

In 2015 planning permission and listed building consent was granted for use of part ground and first to fourth floors for residential purposes to provide 13 flats (Class C3). Erection of a single storey roof extension, terraces at second and fifth floor level and installation of skylights, photovoltaic panels and plant enclosure at roof level. (15/06315/FULL and 15/06316/LBC)

7. THE PROPOSAL

The proposals involve the addition of a new roof extension for office use (Class B1) creating a new fifth floor level. Also at fifth floor level and plant room is sought to the rear and a narrow terrace along the Long Acre and James Street frontages. Solar panels, air source heat pumps and an access hatch are sought at roof level. The existing fire escape is to be replaced and extended to the rear. Alterations to the external elevations include fenestration changes and replacement of the office entrance door. Internally, floors 2 -4 will be renovated and the existing stairs and lift replaced.

	Existing GIA (sqm)	Proposed GIA (sqm)	+
Office Use (Class B1)	1196	1477	284

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 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.

Policy S1 of the City Plan sets out the circumstances in which development proposals which include an increase in B1 office floorspace trigger a requirement to provide new residential accommodation. As the net additional floorspace (284 sqm GIA) is less than 30% of the total existing building floorspace (23.7% of 1196sqm GIA), no residential floorspace is required to offset the increase in office floorspace.

The proposals are considered to be acceptable in land use terms.

8.2 Townscape and Design

The main design/ townscape issues raised in this case are the impact of proposals on the special architectural and historic interest (significance) of the listed building and its setting and the impact on the character and appearance of the Covent Garden Conservation Area.

In considering the above, national policy as set out in the NPPF stresses the importance of high quality design including the conservation and enhancement of the historic environment. Further, the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on decision makers to pay special regard/ attention to the desirability of preserving the special architectural / historic interest of the listed building and preserving or enhancing the character or appearance of conservation areas.

Local policies of relevance include saved policies within the Unitary Development Plan, in particular DES5 (alterations and extensions), DES 6 (roof extensions), DES10 (listed buildings DES 9 (Conservation Areas), as well as City Plan policies S25 (Heritage), S28 (Design) of the City Plan.

In terms of the listed building, its special interest derives from the original 1906 red faience tiled station by Leslie Green, which forms the base of the building. The upper floors were a later addition added in the 1950s and remodelled in the 1980s and the list description specifies that 'the office block above the station is not of special interest and does not form part of this listing'.

Works to the listed building itself are limited in scope. The arched windows to the first floor would be replaced. These are aluminium and are not original and would be replaced in timber, detailed to the original pattern. Minor changes are also proposed to the entrance to the upper floors on James Street to create step free access, as well as some internal changes. Subject to conditions to secure an appropriate quality of detailing, these minor alterations are acceptable and will not harm the special interest of the building.

Most significant changes are proposed to the upper levels of the building. Fenestration will be changed from second to fourth floor levels and a new roof storey added. The upper storeys do not currently contribute to the character of the listed building and wider conservation area and improvements are therefore welcome. Fenestration will be simplified and lintels above existing windows removed. Changes will have a significant visual impact but, subject to use of a high quality of materials, proposals are acceptable and likely to be an improvement to the existing.

An objection has been received on the grounds that the roof extension would be out of keeping with the location. A roof extension behind raised parapet has previously been granted in 2015 and some additional height is considered appropriate in principle on this prominent corner site above the station. To the front facades, the extension would use a combination of brick, ceramic tile coloured to reflect the colour tones to the station, and glazing. It is considered that this combination of materials will relate more successfully to lower levels than that previously approved. Further, while the extension is larger than that previously approved, the set back and raised parapet are sufficient to ensure the impact will not be significantly greater than the approved scheme and will not be harmful in street views. At the rear anodised metal and glazing is proposed to the roof storey and there is a louvred plant room, which has been set back from the front parapet following officer's advice (neighbour notification not considered necessary due to minor nature of changes). Given the more limited visibility of this rear façade, these works are acceptable.

Overall, subject to recommended conditions to ensure materials and detailing is of an appropriate quality, proposals are acceptable and will not harm the special interest of the listed building or its setting or the character and appearance of the Covent Garden Conservation Area. As such, they accord with policy, including national policy in the NPPF, and local policies in the city plan and unitary development plan, as referred to above.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

An objection has been received from the owner of the 3rd – 4th floor flat at 21 James Street on the grounds that the proposals could have windows overlooking the rear terrace of their property. Whilst there will be changes to the fenestration to the rear and large windows introduced at fifth floor level, these will not directly overlook the objector's rear terrace. It is considered that the proposed fenestration would not lead to an unacceptable loss of privacy to surrounding residential or commercial properties when compared to the existing situation.

The applicant has provided a daylight and sunlight study which shows that the works, as initially proposed, would have satisfied all of the requirements set out in the BRE guide "Site Layout Planning for Daylight and Sunlight". The size of the plant room at fifth floor level has subsequently been reduced for design reasons and will now be set back approx. 1.05m from the building edge. Given the orientation of the property and the scale and massing of the proposed extensions, it is considered that there will not be an unacceptable loss of light or increased sense of enclosure to surrounding residential or commercial properties.

A terrace is proposed at fifth floor running along the frontages of Long Acre and James Street at a depth of approx. 1m from the inner parapet. The size of the terrace has been reduced over the course of the application and set-in by approx. 1.5m from the boundary with the residential property at 21 James Street. The terraces at 21 James Street are located two storeys below the proposed terrace. Given the setback, direct views will not

be possible towards this property. A condition is recommended to prevent the remainder of the flat roof being used as a terrace. The proposal will not lead to an unacceptable loss of privacy or increase in noise.

Overall, it is considered that the proposals would meet City Plan policy S29 and UDP policy ENV 13 and are therefore acceptable in terms of amenity.

8.4 Transportation/Parking

No car parking or off-street servicing is proposed, however it is considered that the increase in office space would not lead to a material impact on parking or servicing demand in the area.

In terms of cycle parking, it is proposed that 10 vertical hooks are provided internally at first floor level and three Sheffield stands externally on the existing second floor terrace. The spaces are considered to be difficult to reach, however given the constraints of the site and the size of the proposals, the level of provision is considered to be acceptable and in accordance with the London Plan. A condition is recommended to ensure that the proposed cycle parking is retained.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

The proposals would create a new level access into the building from Long Acre, replace the existing lift with an accessible compliant lift. The proposals also includes protective refuge space for wheelchair users on each floor, accessible WCs, increased corridor widths and turning circles for wheelchair users.

8.7 Other UDP/Westminster Policy Considerations

Plant Machinery

The applicant has submitted an acoustic report demonstrating that the proposals can meet the Council's policies for noise and vibration. No objections have been raised by Environmental Health subject to the Council's standard noise and vibration conditions which area recommended.

Refuse / Recycling

The drawings submitted are not in line with the Council's recycling and waste storage requirements. A condition has been attached to ensure that the applicant must submit details of how waste is going to be stored on the site and how materials for recycling will be stored separately.

8.8 Neighbourhood Plans

No neighbourhood plan is in place for this area.

8.9 London Plan

This application raises no strategic issues.

8.10 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.

8.11 Planning Obligations

The estimated Mayor's CIL payment is £14,050.

The estimated WCC CIL payment is £56,200.

8.12 Environmental Impact Assessment

This application is not of a sufficient scale to require an Environmental Impact Assessment.

8.13 Other Issues

Construction Impact and Loss of Rental Income

Objectors have raised concern about potential disruption and noise from building works, which could lead to a loss of rental income for the owners of surrounding properties. Loss of rental income or property value is not a material planning consideration.

It is a requirement of the Town and Country Planning Act 1990 (as amended) and the NPPF that applications are determined in accordance with the development plan. Noise and disturbance during construction is an unwelcome consequence of allowing new development. In a densely developed urban environment, it must be accepted that such disturbance will inevitably occur as a result of building works.

The City Council cannot refuse permission to develop on the grounds that building work will be noisy and disruptive. As a local planning authority, we will impose a restriction on the working hours through condition and encourage contractors to be a member of the Considerate Constructors Scheme by way of an informative. A condition has been added restricting any building work which can be heard at the boundary of the site to 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. Piling, excavation and demolition work is restricted to between 08:00 and 18:00 Monday to Friday and will not be carried out on Saturdays, Sundays, bank holidays and public holidays.

Item No.
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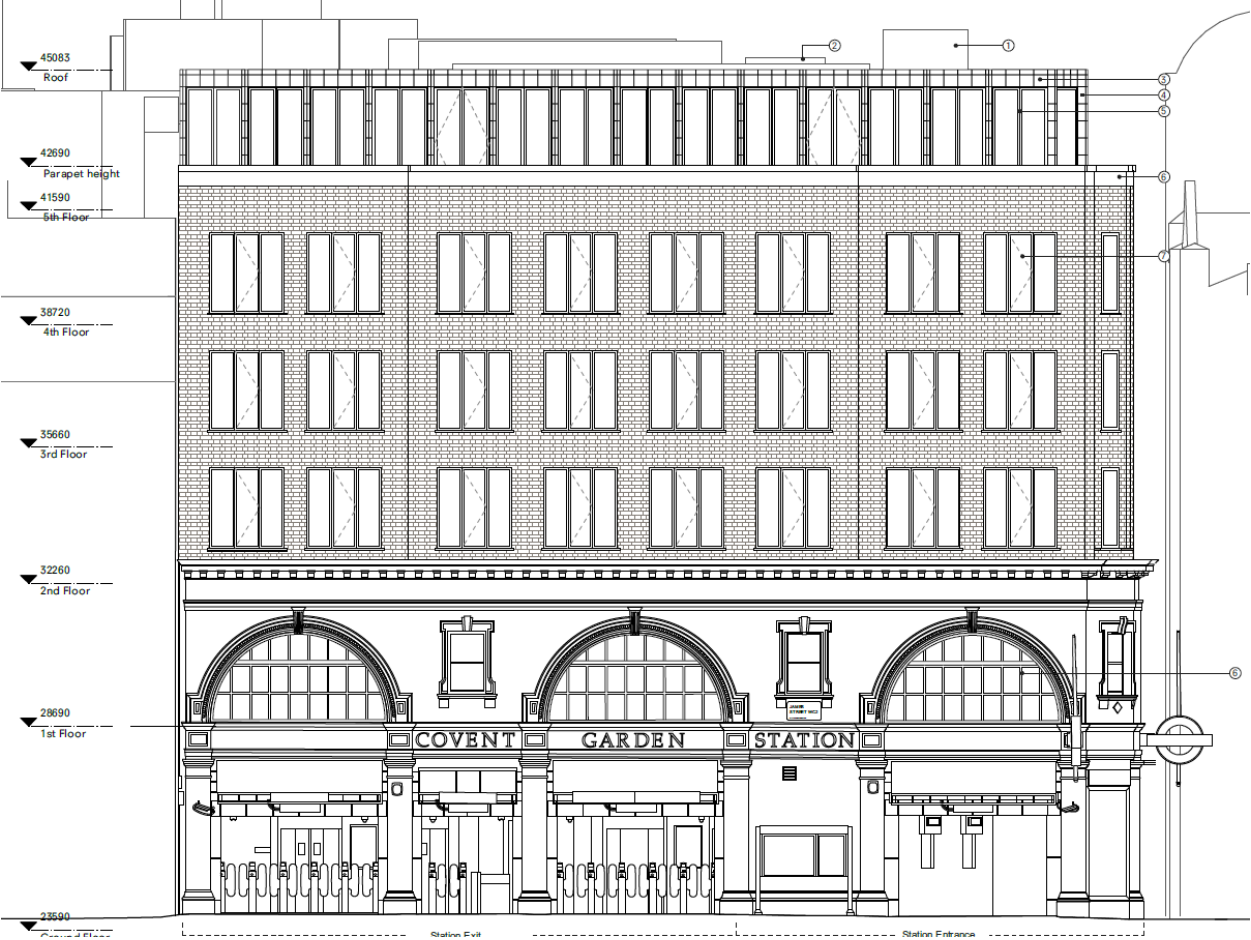
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MATTHEW MASON BY EMAIL AT mmason@westminster.gov.uk

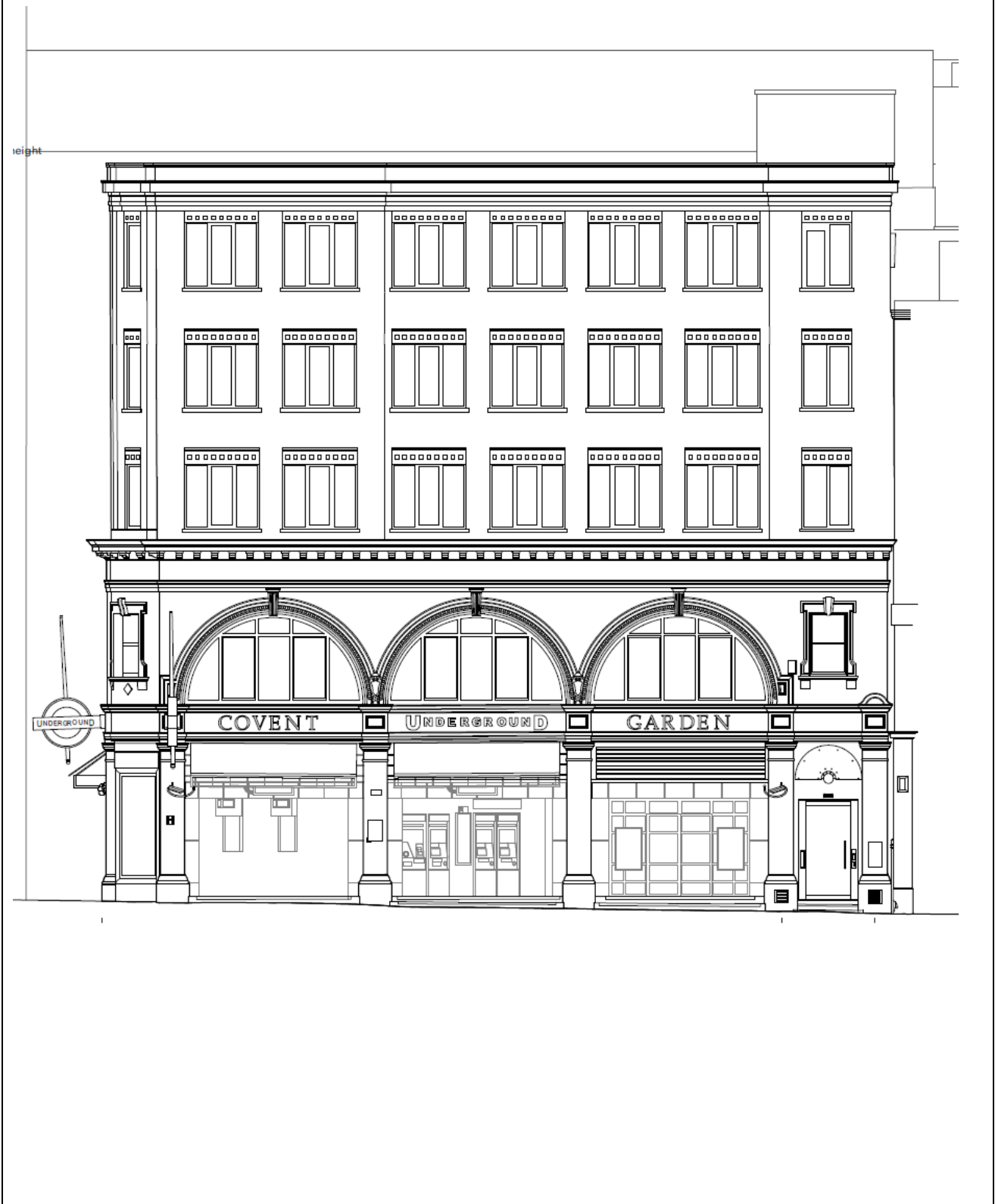
9. KEY DRAWINGS



Proposed James Street Elevation



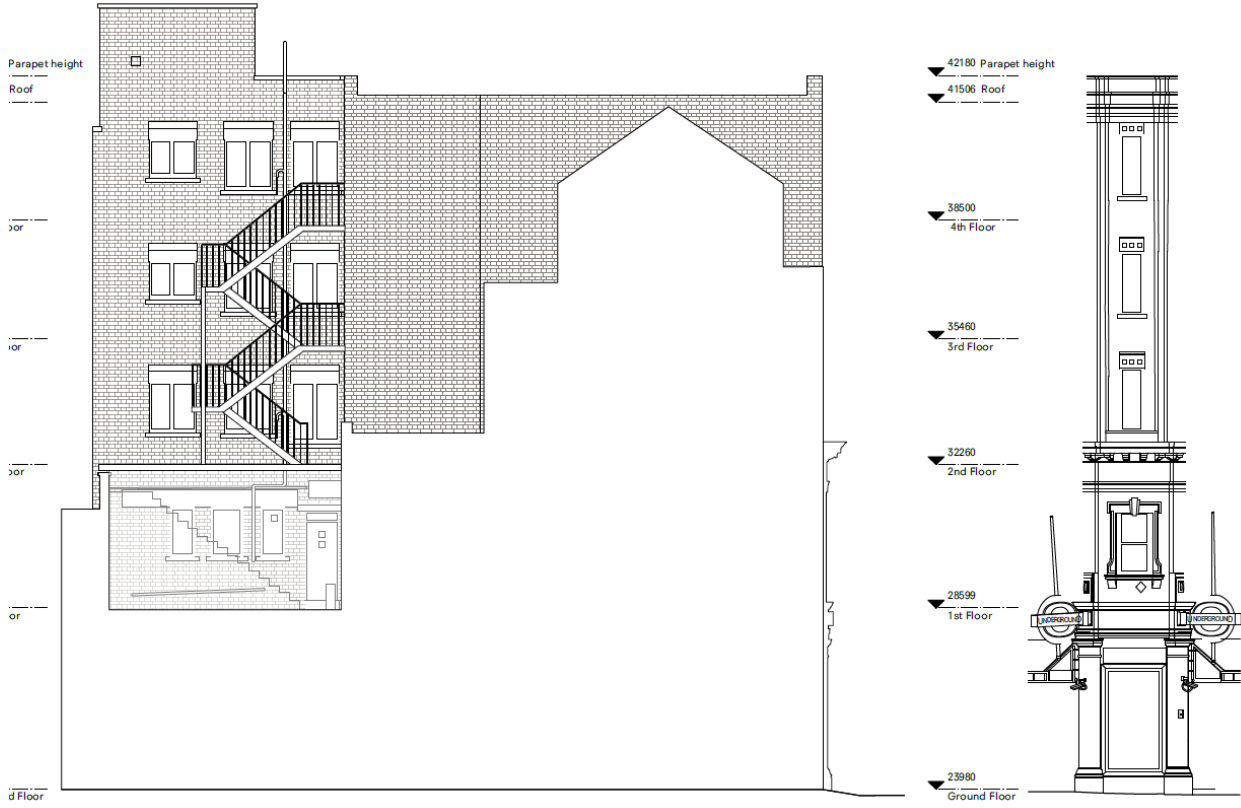
Existing Long Acre Elevation



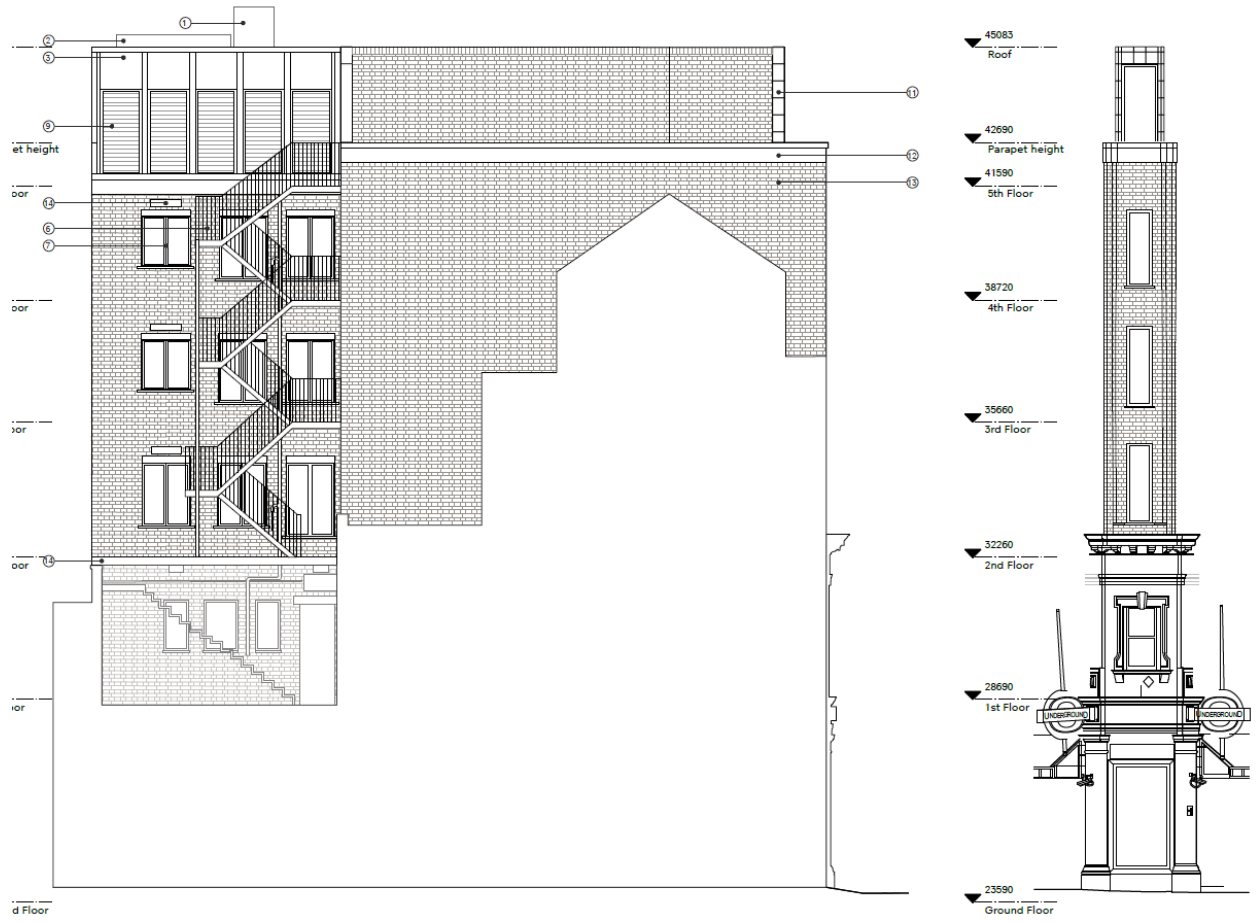
Proposed Long Acre Elevation



Existing Rear and Corner Elevation



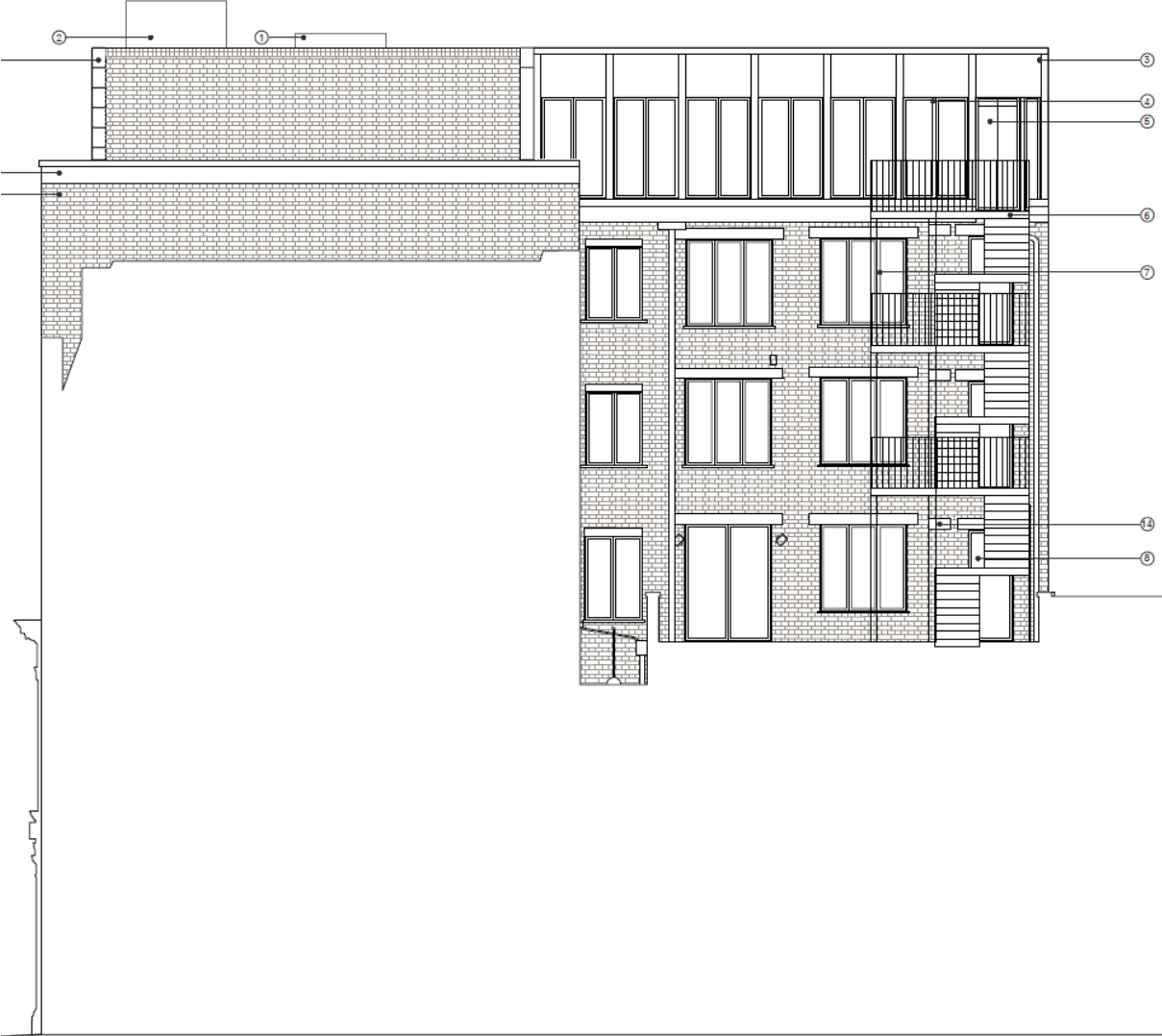
Proposed Rear and Corner Elevation



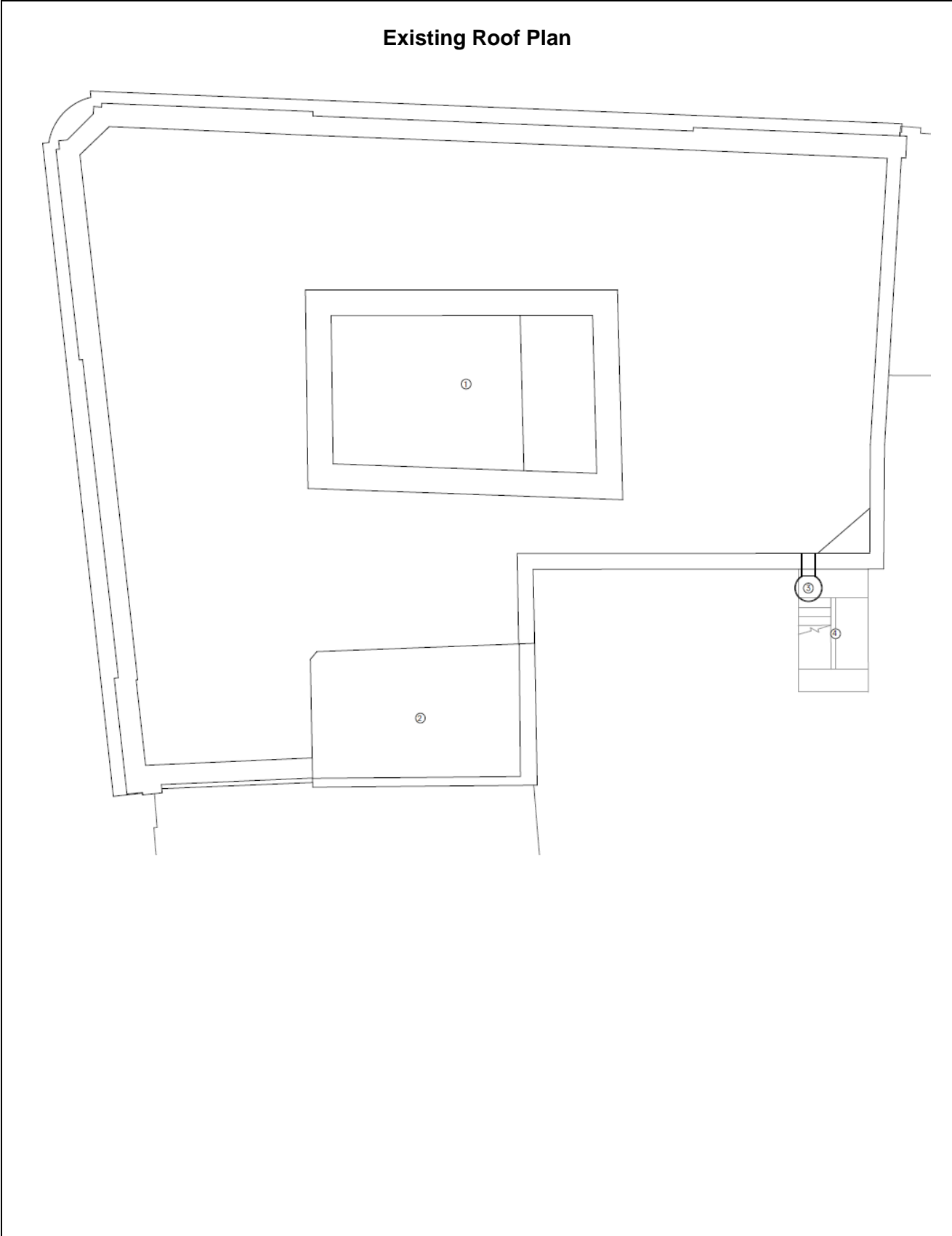
Existing Rear Elevation 02



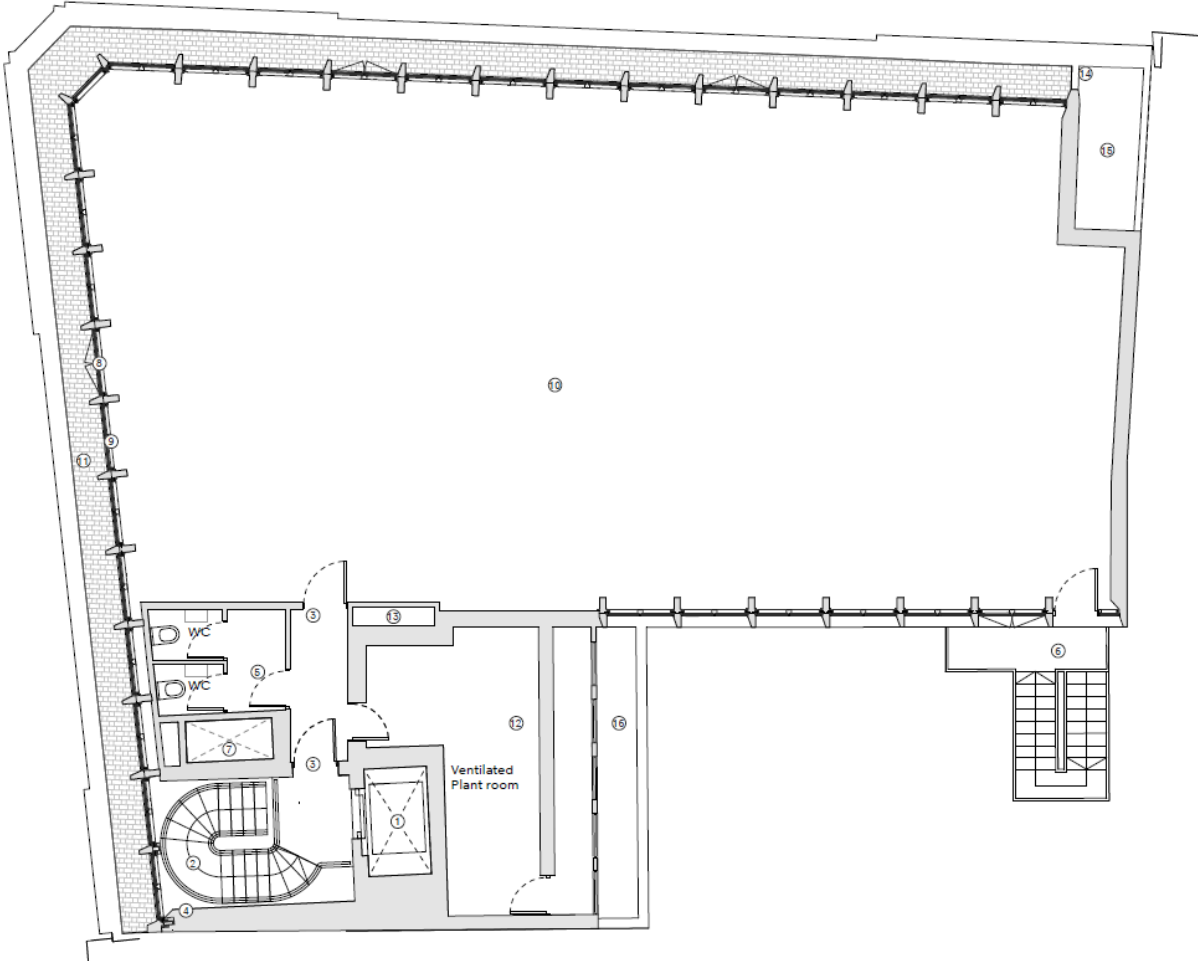
Proposed Rear Elevation 02



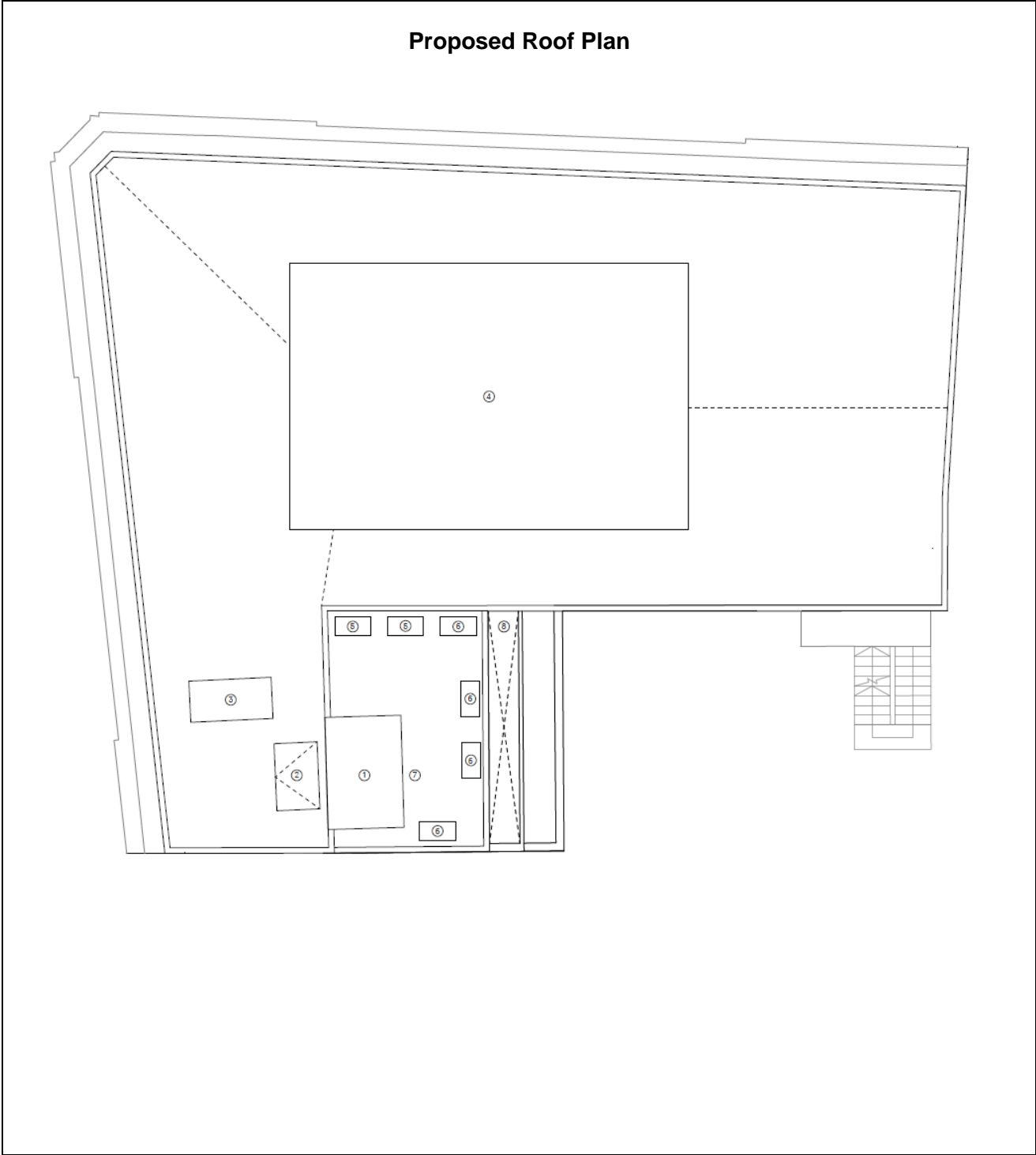
Existing Roof Plan



Proposed Fifth Floor Plan



Proposed Roof Plan



DRAFT DECISION LETTER

Address: 40 Long Acre, London, WC2E 9LG

Proposal: Erection of a single storey roof extension for office (Class B1) with plant enclosure and associated terrace at fifth floor level; installation of photovoltaic panels at roof level; associated internal and external alterations.

Reference: 18/00950/FULL

Plan Nos: 111_GS_1000 Rev. PL.00; 111_GS_1001 Rev. PL.00; 111_GS_1002 Rev. PL.00; 111_GS_1600 Rev. PL.00; 111_GS_1601 Rev. PL.00; 111_GS_1602 Rev. PL.00; 111_GS_1603 Rev. PL.00; 111_GS_1604 Rev. PL.00; 111_GS_1605 Rev. PL.00; 111_GS_1606 Rev. PL.00; 111_GS_1700 Rev. PL.00; 111_GS_1701 Rev. PL.00; 111_GS_1800 Rev. PL.00; 111_GS_1801 Rev. PL.00; 111_GS_1802 Rev. PL.00; 111_GS_1803 Rev. PL.00; , 111_GS_2100 Rev. PL.00; 111_GS_2101 Rev. PL.00; 111_GS_2102 Rev. PL.00; 111_GS_2103 Rev. PL.00; 111_GS_2104 Rev. PL.00; 111_GS_2105 Rev. PL.00; 111_GS_2106 Rev. PL.01; 111_GS_2107 Rev. PL.01; 111_GS_2200 Rev. PL.00; 111_GS_2201 Rev. PL.00; 111_GS_2300 Rev. PL.00; 111_GS_2301 Rev. PL.00; 111_GS_2302 Rev. PL.01; 111_GS_2303 Rev. PL.01; External Noise and Acoustic Assessment Preliminary (P03) dated January 2018; External Noise and Acoustic Impact -Addendum 1 dated March 2018; Long Acre - Response to Lift Noise Concerns Raised by Planners dated 21 March 2018.

For Information: Heritage Appraisal dated January 2018; Planning Statement dated February 2018; Design and Access Statement dated 2 February 2018; Cover Letter dated 2 February 2018; E-mail dated 22 August 2018; Daylight and Sunlight Report dated 25 January 2018.

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

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 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.

Noisy work must not take place outside these hours. (C11AA)

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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden 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)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden 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 apply to us for approval of detailed drawings and sections (scales 1:20, 1:5 and 1:1 as appropriate) of the following parts of the development:

- (a) all new windows, including reveals and cills;
- (b) new doors;
- (c) new parapet and roof extension.

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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden 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 put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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 Covent Garden 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)

- 7 All new windows at second floor and above must be formed of steel and maintained in that material.

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 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)

- 8 A light soot wash or similar shall be applied to brickwork to create an even finish and ensure new brickwork will match the colour and appearance of existing brickwork below. You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing of new brickwork. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample.

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 Covent Garden 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)

- 9 You must provide each cycle parking space shown on the approved drawings prior to occupation. 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 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 start work on the relevant part of the development 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 Office. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling 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. (R14CC)

- 12 (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. (R46AB)

- 13 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. (R48AA)

- 14 Except for the terrace area annotated no.11 on drawing no. 2106 Rev. PL.01, you must not use the roof of the building or fire escape for sitting out or for any other purpose. You can however use them to escape in 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 District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply., , The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk. , , If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk , , It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.
- 3 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)
- 4 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following:
 - * Window cleaning - where possible, install windows that can be cleaned safely from within the building.
 - * Internal atria - design these spaces so that glazing can be safely cleaned and maintained.,
 - * Lighting - ensure luminaires can be safely accessed for replacement.
 - * Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission)

More guidance can be found on the Health and Safety Executive website at:

www.hse.gov.uk/falls/index.htm.

Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)

- 5 You must ensure that the environment within a workplace meets the minimum standard set out in the Workplace (Health, Safety and Welfare) Regulations 1992 with respect to lighting, heating and ventilation. Detailed information about these regulations can be found at www.hse.gov.uk/pubns/indg244.pdf. (I80DB)
- 6 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.
- 7 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

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: 40 Long Acre, London, WC2E 9LG

Proposal: Erection of a single storey roof extension with plant enclosure and associated terrace at fifth floor level; installation of photovoltaic panels at roof level; associated internal and external alterations.

Reference: 18/00951/LBC

Plan Nos: 111_GS_1000 Rev. PL.00; 111_GS_1001 Rev. PL.00; 111_GS_1002 Rev. PL.00; 111_GS_1600 Rev. PL.00; 111_GS_1601 Rev. PL.00; 111_GS_1602 Rev. PL.00; 111_GS_1603 Rev. PL.00; 111_GS_1604 Rev. PL.00; 111_GS_1605 Rev. PL.00; 111_GS_1606 Rev. PL.00; 111_GS_1700 Rev. PL.00; 111_GS_1701 Rev. PL.00; 111_GS_1800 Rev. PL.00; 111_GS_1801 Rev. PL.00; 111_GS_1802 Rev. PL.00; 111_GS_1803 Rev. PL.00; , 111_GS_2100 Rev. PL.00; 111_GS_2101 Rev. PL.00; 111_GS_2102 Rev. PL.00; 111_GS_2103 Rev. PL.00; 111_GS_2104 Rev. PL.00; 111_GS_2105 Rev. PL.00; 111_GS_2106 Rev. PL.01; 111_GS_2107 Rev. PL.01; 111_GS_2200 Rev. PL.00; 111_GS_2201 Rev. PL.00; 111_GS_2300 Rev. PL.00; 111_GS_2301 Rev. PL.00; 111_GS_2302 Rev. PL.01; 111_GS_2303 Rev. PL.01; External Noise and Acoustic Assessment Preliminary (P03) dated January 2018; External Noise and Acoustic Impact -Addendum 1 dated March 2018; Long Acre - Response to Lift Noise Concerns Raised by Planners dated 21 March 2018.

For Information: Heritage Appraisal dated January 2018; Planning Statement dated February 2018; Design and Access Statement dated 2 February 2018; Cover Letter dated 2 February 2018; E-mail dated 22 August 2018; Daylight and Sunlight Report dated 25 January 2018.

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

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 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden 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)

- 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 building and to make sure the development contributes to the character and appearance of the Covent Garden 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)

- 4 New windows to the listed building shall be formed of painted timber and maintained in that material.

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 Covent Garden 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)

- 5 You must apply to us for approval of detailed drawings and sections (scales 1:20, 1:5 and 1:1 as appropriate) of the following parts of the development:

- (a) new windows:
(b) new door.

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 building and to make sure the development contributes to the character and appearance of the Covent Garden 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, the London Plan 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 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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