

CITY OF WESTMINSTER			
PLANNING MAJOR APPLICATIONS SUB COMMITTEE	Date 27 November 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	152-158 Strand WC2R 2LS		
Proposal	Alterations including demolition of rear facade and erection of ground to fourth floor rear extension; removal and replacement of existing roofs and installation of roof top plant enclosure; restoration of shopfronts at 152-153 Strand and installation of new shop fronts at 154-158 Strand; restoration of facade at 152-153 Strand; insertion of new internal atria; all in connection with the use of the buildings as flexible educational and/or office (Class D1 and/or Class B1) use with flexible retail and/or restaurant (Class A1 and/or Class A3) use on part ground floor and basement levels.		
Agent	Gerald Eve		
On behalf of	King's College London		
Registered Number	18/05557/FULL 18/05558/LBC	Date amended/ completed	24 October 2018
Date Application Received	2 July 2018		
Historic Building Grade	152-153 Strand Grade II		
Conservation Area	Strand		

1. RECOMMENDATION

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

2. SUMMARY

152-158 Strand occupy a prominent location within the Strand Conservation Area, infilling the street frontage between the Grade I listed Somerset House and the C20th Kings' College Strand building. The buildings date from the late C18th and were originally built as a terrace of four storey houses. 152-153 Strand is Grade II listed and 154-156, 157 and 158 are unlisted buildings of merit within the Strand Conservation Area. The buildings form part of King's College Strand campus but have not been used for teaching purposes since 2011 and are currently vacant and in a poor state of repair.

Planning permission and listed building consent is sought for the extension, restoration and refurbishment of the buildings for either educational (Class D1) and/or office (Class B1) on the upper floors and either retail (Class A1) and/or restaurant (Class A3) on part ground and basement levels. The proposed works include the removal and replacement of the roof structure on each building and

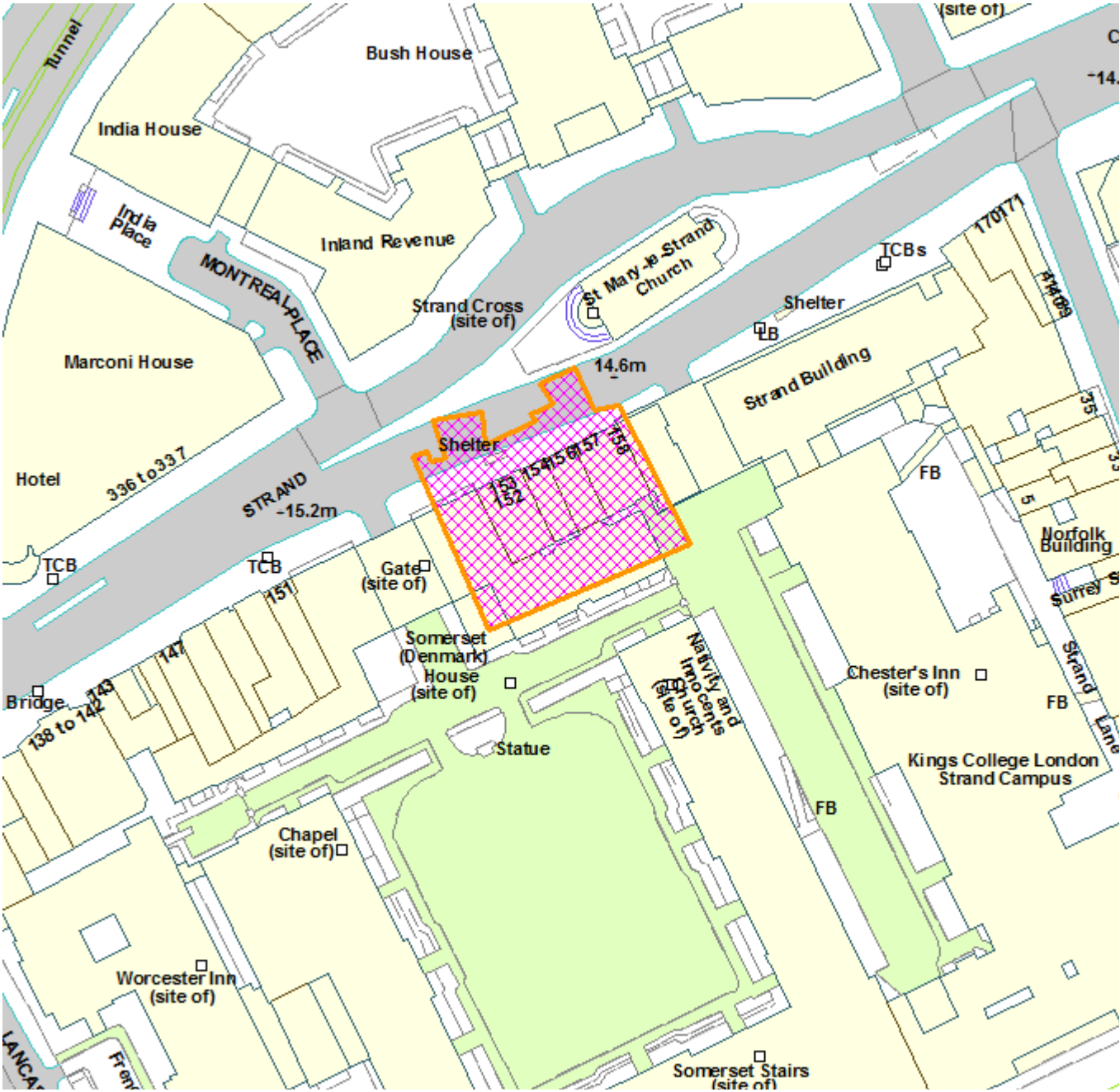
demolition of the rear facades to extend the buildings out to the boundary with the Courtauld Institute (Strand block of Somerset House).

SAVE Britain's Heritage have objected to the scheme because they consider there is scope for the retention of more original fabric, which would lessen the impact of the development on the heritage asset. Historic England support the proposal and have authorised the City Council to make the decision on the listed building consent application. The retention and refurbishment of these buildings is welcomed. The extent of demolition causes very little harm to elements of significance and the façade refurbishments will enhance the setting of the surrounding listed buildings and the character and appearance of the Strand Conservation Area. The proposals will bring these long empty buildings back into a viable, long-term use which will ensure their future protection.

The buildings already have permission for flexible D1/B1 use (granted in November 2017); the proposed flexible retail/restaurant use on part ground and basement floors with active shopfronts will enhance the street scene, the appearance of this part of the Strand conservation area and the character and function of this part of Core CAZ.

Subject to appropriate conditions and, for the reasons set out in the report, the proposals are considered acceptable and in accordance with relevant London Plan and Westminster City Plan and Unitary Development Plan policies.

3. LOCATION PLAN



4. PHOTOGRAPHS



152-158 Strand front elevation from the roof of Bush House

**Somerset House on the right and the tower of St Mary le
Strand on the left – both Grade I listed**

5. CONSULTATIONS

HISTORIC ENGLAND

No objection. The demolition of the rear elevations of these buildings in order to accommodate new extensions is considered acceptable in the light of the already highly compromised significance of the fabric in question and the desirability of securing the wider heritage related public benefits associated with the project as a whole. These benefits include the reduction in risk to all of the buildings; especially the Grade II listed No. 152-153, and the opportunity to sustain and enhance the significance of the buildings and their contribution to the Strand Conservation Area.

HISTORIC ENGLAND (ARCHAEOLOGY) (GLAAS)

The site is located within a Tier 1 Archaeological Priority Area comprising Saxon Lundenwic and the Strand. The applicants should provide an updated desk-based archaeological assessment (there is an earlier 2014 archaeological assessment for these buildings) to identify the likely effects of the development on below ground archaeology (Saxon, late medieval and post medieval is likely) which in turn will identify whether further archaeological evaluation and mitigation measures are required.

ANCIENT MONUMENTS SOCIETY

Any response received to be reported verbally by officers

THE COUNCIL FOR BRITISH ARCHAEOLOGY

Any response received to be reported verbally by officers

THE GEORGIAN GROUP

Any response received to be reported verbally by officers

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response received to be reported verbally by officers

THE VICTORIAN SOCIETY

Any response received to be reported verbally by officers

TWENTIETH CENTURY SOCIETY

Any response received to be reported verbally by officers

THAMES WATER

Recommend the installation of a properly maintained fat trap on all catering establishments and, in line with best practice, the collection and recycling of waste oil by a contractor.

WESTMINSTER SOCIETY

Any response received to be reported verbally by officers.

HIGHWAYS PLANNING MANAGER

No objection to revised scheme (which removed a proposed vent from the public highway) subject to conditions to secure a Service Management Plan for the proposed A1/A3 use and cycle parking.

WASTE (PROJECTS OFFICER)

No objection subject to a condition to ensure the permanent provision of storage for waste and recyclables.

ENVIRONMENTAL HEALTH

Note that the updated noise report includes supplementary measurements undertaken on the Strand elevation but not on the Victoria Embankment elevation. Recommend conditions requiring the submission and approval of a supplementary acoustic report (as mechanical plant details have yet to be finalised) and to manage any potential noise and disturbance from the restaurant i.e. hours of opening, operational management plan and internal noise.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 269

Total No. of replies: 2; No. of objections: 1 No. in support: 1

SAVE Britain's Heritage

Objection. Acknowledge that the majority of the interior of these buildings have been altered but consider there is scope to retain more original fabric and thus lessen the impact of the development on the heritage asset.

The Courtauld Institute of Art

Support the proposals.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

152-158 Strand form part of the Kings' College (KCL) Strand campus and are located between the Kings' Strand building and Somerset House. KCL acquired the freehold of the buildings in the 1930s and from 1965, the buildings were used to house Kings' music and law teaching rooms but they have not been used for teaching purposes since 2011 and are now largely vacant and in a poor state of repair.

Originally built in the 18th century as a terrace of four storey houses, 152-153 Strand is Grade II listed and 154-156, 157 and 158 Strand are recognised as unlisted buildings of merit in the Strand Conservation Area Audit (2003). Immediately

adjacent and to the rear is the Grade I listed Somerset House, the Strand block of which is occupied by the Courtauld Institute of Art.

The buildings are located within the Strand Conservation Area and within the Core Central Activities Zone.

6.2 Recent Relevant History

In 2014, planning and listed building consent applications were submitted for a scheme involving total demolition and redevelopment of 154-158 Strand and redevelopment behind the retained facades of 152-153 to form a new academic building (14/12215/FULL and 14/12216/LBC). The City Councils' planning committee resolved to grant permission/consent but KCL decided to withdraw the applications in 2015 after they were called-in by the Secretary of State.

On 9 November 2017, planning permission was granted for the dual/alternative use of 152-158 Strand for either Class D1 education use and/or Class B1 office use for a temporary period of up to 50 years. KCL currently occupy the Bush House complex under a 50 year flexible D1/B1 permission granted in July 2015 (15/03590/FULL) and March 2016 (16/00871/FULL) and the Macadam and Surrey Street buildings were granted flexible D1/B1 permission in November 2017 (17/08289/FULL). These flexible permissions allow KCL to generate revenue for the continued occupation of the buildings for educational use and allow for the future possible use of the buildings by third party occupiers, which generates capital for KCL to invest in improved facilities elsewhere on the Strand campus.

7. THE PROPOSAL

Planning permission and listed building consent is sought for the extension, restoration and refurbishment of the six buildings (152-158 Strand) for either educational (Class D1) and/or office (Class B1) on the upper floors and retail (Class A1) and/or (Class A3) on ground and basement levels.

	Existing floorspace sqm GIA	Proposed floorspace sqm GIA	Net change
Class D1 educational	2,410	0	-2,410
Flexible Class B1 office and/or Class D1 educational	0	2,171	+2,171
Flexible Class A1 retail and/or Class A3 restaurant	0	498	+498

Total	2,410	2,669	+259
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The proposed works include:

- the removal and replacement of the roof structures on each of the buildings;
- demolition of the rear facades to extend the buildings out to the boundary line with the Courtauld Institute building;
- the creation of two internal atria within No. 153 and 157 Strand to provide natural light to the rear spaces of the building;
- restoration of shopfronts to No. 152-153 Strand and new shopfronts to No. 154-157 Strand with a designated entrance/reception entrance to the Class B1/Class D1 space created at ground floor of No. 158 Strand.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Educational use

The current lawful use of the vacant buildings is Class D1 educational use (2,410sqm).

London Plan Policies 3.16, 3.18, and Westminster UDP and City Plan policies (SOC 1 and S34 respectively) protect existing social and community uses (including education uses) and support the provision of new, up-graded social and community facilities including higher education facilities. Their loss is usually resisted, unless it can be demonstrated that there is no on-going or future demand or where proposals will improve services and meet identified needs as part of a published strategy by the provider.

The potential loss of the educational (Class D1) floorspace was approved on 9 November 2017 under application reference 17/08288/FULL, for a temporary period of up to 50 years. This permission granted use of the buildings as flexible educational and/or office (Class D1/Class B1) use that will generate short and long-term value for KCL, which can be re-invested back into the Strand campus.

Office use

The buildings are located within the Core Central Activities Zone (CAZ). London Plan Policy 4.2 and Westminster City Plan Policies S6, S18 and S20 support the development of offices in this location. Westminster City Plan Policy S1 (Mixed Use) is applicable only to development within the Core CAZ where there is a net increase of B1 office floorspace, which exceeds 30% of the existing building and is more than 400sqm.

The proposed B1 office use was previously approved on 9 November 2017 under application reference 17/08288/FULL, for a temporary period of up to 50 years. The current proposals only increase the floorspace of the building by 259sqm (10.9%) and so Policy S1 of the City Plan is not triggered.

Retail

London Plan Policies 2.10 and 2.11 aim to support enhance and expand the retail offer within the CAZ. Policy 4.8 of the London Plan recognises the necessity of maintaining a 'competitive and diverse retail sector'. Westminster City Plan Policies S1 and S6 seek to maintain the vitality, character and function of the CAZ; retail is an essential element of the mix of uses within the Core CAZ. UDP Policy SS4 requires that developments within CAZ should include an appropriate number of shop type premises at street level; the size and type of which must be appropriate to the character and function of the street.

The proposals provide for 498sqm of Class A1 (retail) and/or Class A3 (restaurant) floorspace at part ground and basement level. An operator has not been identified at this stage and so a flexible A1/A3 use is sought.

Historically, there were shops at ground floor level of the buildings and the existing Strand facades incorporate shopfronts. However, the shops have not been in use for several years and the ground floor frontage is largely boarded up. The provision of new high quality retail with active shopfronts will enhance the street scene and the appearance of this part of the Strand Conservation Area and is supported by London Plan and Westminster City Plan and UDP polices which encourage retail within the Core CAZ.

Restaurant

London Plan Policy 4.6 seeks to support London's diverse range of arts, cultural, social and entertainment venues. Westminster City Plan Policy S24 and UDP Policies TACE 8-10 seek to control the location, size and scale of activity of entertainment uses to ensure that they do not adversely impact on residential amenity, local environmental quality and the character and function of a local area. Policy S24 states that new large-scale entertainment uses of over 500sqm will not generally be appropriate within Westminster.

The proposed restaurant is 498sqm located at part ground and basement level of the buildings. An operator has yet to be identified but the restaurant would be high quality and it is anticipated that the restaurant could accommodate 150-200 covers and would be open no earlier than 07.00 and no later than 00.00 (midnight) daily.

UDP Policy TACE9 is applied to entertainment uses (including restaurants) of between 150-500sqm. Part (B) of TACE9 states that permission will generally be granted where the City Council is satisfied that the proposed development will not have an adverse impact on residential amenity or local environmental quality (as a result of noise, vibration, smells, increased late night activity or increased traffic and parking) and no adverse impact on the character and function of the area.

The local area is not residential in character and the surrounding buildings are predominantly in educational and commercial use.

The City Council's Highways Planning Manager is satisfied that the proposals will have a minimal impact on on-street parking and trip generation given the existing approved use of the buildings and the local parking restrictions. As no off-street servicing is proposed, the Highways Planning Manager recommends that a condition is imposed requiring the formal submission and approval of a Service Management Plan for the retail/restaurant use (containing measures such as the scheduling of deliveries and staff allocation to aid in the service deliveries) which will help minimise the impact on the surrounding public highway. The City Council's Projects Officer

(Waste) is satisfied with the provision for the storage of waste and recyclables, subject to a condition to secure the facilities are permanently available to the occupiers of the building.

Environmental Health recommend that, as a restaurant operator has yet to be identified, conditions are attached requiring an operational management plan, controlling the restaurant hours of opening, servicing and deliveries and internal activity noise from the restaurant (which could be a nuisance to other future occupiers of the buildings). Provision has been made within the proposed scheme, for a roof level restaurant kitchen extract (should the ground/basement floors be occupied for restaurant purposes); Environmental Health recommend that full details of this are reserved by condition.

Accordingly, subject to the conditions discussed above, a restaurant is considered acceptable in this location.

8.2 Conservation and Design

152-158 Strand occupies a prominent position within the Strand Conservation Area infilling the street frontage between the Grade I listed Somerset House and the C20 Kings' College building. 152-153 date from the late C18/early C19 and are listed Grade II. 154-158 are all identified in the Strand Conservation Area Audit as buildings that make a positive contribution to the character and appearance of the conservation area. They have a varying character but all respect the historic plot lines of the Strand development. No. 154 dates from the late C19/early C20, 156 from C18, 157 was refaced in the early C20 and No.158 was rebuilt in the 1920's. All the buildings, including the listed building, have had significant and harmful alterations to their interiors to the extent that it is fair to say that the interiors are of little interest. The party walls between some of the properties survive to some extent and these are probably the most significant internal survivals. The rear walls of the properties have been much altered, but do retain some elements of original fabric. The visibility of the rear elevation is strictly limited by the close proximity of Somerset House to the rear. The buildings have been vacant since 2011 and are in a sound, but poor, state of upkeep.

Extent of Demolition

The proposal is to demolish the buildings behind the retained Strand frontage. The ground floor shopfronts to the unlisted properties will also be removed; they are modern and of no significance. The existing party walls that survive between the properties are to be largely retained to maintain some definition to the original buildings and the historic plot widths. This is particularly significant for the listed building at 152-153.

The façade retention of unlisted buildings of merit is a common practice within Westminster and if done sensitively can retain all the conservation character of a building, while allowing its adaptation to modern use. It is much less common with regard to listed buildings and, normally, if the listed building retained any significant level of internal plan form or fabric, would not be acceptable. However, the interior of 152-153 is considerably altered to the extent that there are no discernible elements of significance. The rear wall does contain some original fabric and the loss of this is considered to cause an element of less than substantial harm. However, this harm is mitigated by the closeness of Somerset House behind and the approved proposals of the Courtauld Institute (occupiers of this part of Somerset House) to extend their rear wall towards No.152-153. The rear wall of 152-153 can barely be viewed from

outside at the moment and if the Courtauld Institute implement their permission, it will be entirely blocked from view. The roofs of all the buildings are either modern or have been significantly altered in the past. Their removal and replacement with new roof structures is not considered harmful.

In summary, it is considered that the demolition works to the listed building No.152-153 causes some limited, less than substantial harm, due to the loss of the rear wall which contains some elements of original fabric. This harm would have to be outweighed by other public benefits, including heritage benefits, for the application to be approved. The demolition to the interior of the unlisted buildings is not subject to statutory protection and, while still subject to planning control as part of the consideration of this application, it is not considered that there is any harm being caused by the proposed demolition of these unlisted features. The loss of the rear wall could have been considered significant if the rear elevation was not almost entirely obscured by the immediately adjacent Somerset House. Given this, it is not considered that the demolition of Nos.154-158 behind the retained façade would have any harmful impact on the character and appearance of the Strand Conservation Area.

Impact of the Proposed Works

The proposed works are intended to bring these long vacant buildings back into long-term use. The introduction of ground floor “active” uses will help to animate this current dead street frontage. The refurbished shopfront to the listed building will be a positive enhancement to the street scene as will the replacement of the existing inappropriate shopfronts to Nos.154-158 with new, better detailed shopfronts with doors to each. A condition is recommended requiring further details of the shopfronts but the submitted plans show that the new shopfronts would be a significant enhancement to the existing situation.

The facades to the Strand are to be retained and refurbished. The roofs are to be replaced in their entirety but the replacement roofs are appropriately designed with each individual building having its own roof form, proportions and detailing. The individual identity of the houses and the expression of the historic plot widths are maintained.

The rear façade of the buildings is almost entirely hidden behind the north wing of Somerset House. There is only the most oblique view from within the Kings’ campus and this will be largely lost if the Courtauld Institute implements its proposed works. Where the building is hidden from view the proposal is to clad it in some form of metal cladding and where visible, at the extreme eastern end, to finish it in brick with appropriate detailing.

Historic England support the proposal and have authorised the City Council to make the decision. SAVE Britain’s Heritage have raised a number of comments and objections to the proposal. Many of these relate to the demolition of parts of the interior of the unlisted buildings and to elements of their fit out which are not subject to statutory protection or control. They object to the loss of the rear wall, but as it is explained elsewhere in this report, its significance is considered to be limited. The objections to internal plan form and new lightwells are not relevant except with regard to the listed building and, there it is considered there is no loss of significance with the new arrangement compared to the existing. SAVE also object to the shopfront design, but the submitted designs indicate an approach that is considered appropriate and acceptable. The detailed design of the shopfronts is reserved by condition. Other concerns over the proposed use, single occupation and internal

arrangements are not considered relevant design concerns and, where relevant planning consideration, are considered elsewhere in this report. The Courtauld Institute has raised a query about the junction between their approved extension and this development, but these are largely a matter for discussion between the two parties. The applicants have indicated two possible solutions which would both be acceptable in heritage and design terms.

In summary, the retention and renovation of these buildings is welcomed. The extent of demolition causes very little harm to elements of significance. The proposed façade refurbishments are considered to be a positive enhancement to the important Strand frontage and the proposals will bring these long empty buildings back into a viable, long term use which will ensure their future protection. It is considered that the minor, less than substantial harm emanating from the loss of the rear wall is outweighed by the other heritage benefits of the scheme as well as providing a new life for the buildings. As such, the proposal meets the test set down by paragraph 196 of the NPPF when considering proposals that cause less than substantial harm to heritage assets.

Archaeology

The site is located within a Tier 1 Archaeological Priority Area comprising Saxon Lundenwic and the Strand. Historic England (Archaeology) have advised that the applicants should provide an updated desk-based archaeological assessment (there is an earlier 2014 archaeological assessment for these buildings) to identify the likely effects of the development on below ground archaeology (Saxon, late medieval and post medieval is likely) which in turn will identify whether further archaeological evaluation and mitigation measures are required. It is accordingly recommended that an archaeological written scheme of investigation and evaluation is secured by condition.

8.3 Transportation/Parking

There is no off-street car parking and no off-street servicing provided for the proposed development. However, as discussed in Section 8.1 above, the Highways Planning Manager is satisfied that, given the local parking restrictions and the existing approved uses for the buildings, the impact on on-street parking and trip generation is likely to be minimal. Whilst the proposed retail/restaurant use is likely to generate an increased servicing requirement compared to the approved D1/B1 use of the building, the Highways Planning Manager is satisfied that the impact on the public highway could be mitigated via a Service Management Plan; to be submitted and approved by the City Council.

The application indicates cycle parking provision is available within the campus (within KCLs secure cycle parking area off Strand Lane) but this is not included within the red line of the application site and so the Highways Planning Manager recommends that a condition is attached requiring the submission and approval of full details of the cycle parking. London Plan cycle parking standards require a total of 27 additional cycle parking spaces for this development.

8.4 Amenity

New mechanical plant is proposed in a roof top plant enclosure at the rear of 154 and 156 Strand. The application is supported by a noise report (carried out in 2014) which was updated at the request of Environment Health to include supplementary

noise measurements on the Strand frontage. The updated noise survey did not include supplementary measurements on the Victoria Embankment elevation due to the noise generated by the ongoing Thames Tideway Tunnel construction works, which would influence the supplementary readings; the data would not therefore be an accurate or meaningful representation of the current situation. The applicant's noise consultants have commented that they do not however expect significant changes to the typical noise levels measured in 2014 at that location.

The noise reports provide preliminary specifications for mechanical plant (chiller, condensers, extracts, and kitchen ventilation plant) as is usual for a scheme of this size/nature and so Environmental Health recommend that a supplementary acoustic report be submitted for approval once the plant specifications have been finalised. Subject to this and to the City Council's normal conditions controlling noise emission levels, the roof top mechanical plant is considered acceptable.

8.5 Economic Considerations

The economic benefits associated with the restoration and refurbishment of these prominent listed and unlisted buildings of merit within the Strand Conservation Area and Core CAZ are welcomed.

8.6 London Plan

London Plan policies support the proposed re-use of these buildings for educational and/or offices and retail and/or restaurant purposes; the mix of uses proposed will support and enhance the vitality, character and function of the CAZ.

8.7 National Policy/Guidance Considerations

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

The City Council is currently working on a complete review of its City Plan. Informal consultation on the first draft of Westminster's City Plan 2019-2040 started on Monday 12th November 2018 and will close on Friday 21st December 2018. Following this informal consultation, any representations received will be considered and the draft plan will be revised in advance of formal consultation under regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012. Given the very early stage of the consultation process and having regard to the tests set out in para. 48 of the NPPF, the policies of the emerging draft City Plan are given little to no weight at the present time

The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, require the City Council to seek the written agreement of the applicant to the imposition of a pre-commencement condition (a condition which must be discharged before works can start on site) on a planning permission. During the course of this application, a pre-commencement condition notice was served on the applicant relating to the proposed imposition of a pre-commencement condition requested by Historic England Greater London Archaeological Advisory Service (GLAAS), which requires the applicant to submit an archaeological written scheme of investigation and evaluation. The applicant has agreed to the imposition of the condition.

8.8 Planning Obligations

Planning obligations are not relevant in the determination of this application.

The estimated WCC and Mayoral CIL figures for the proposed development using a chargeable floor area of 2,669sqm (assuming the building is vacant) are £533,800 and £133,450 respectively. These estimated CIL calculations assume that charitable relief is not applied, but in due course KCL may wish to apply for charitable relief if they decide to occupy the building.

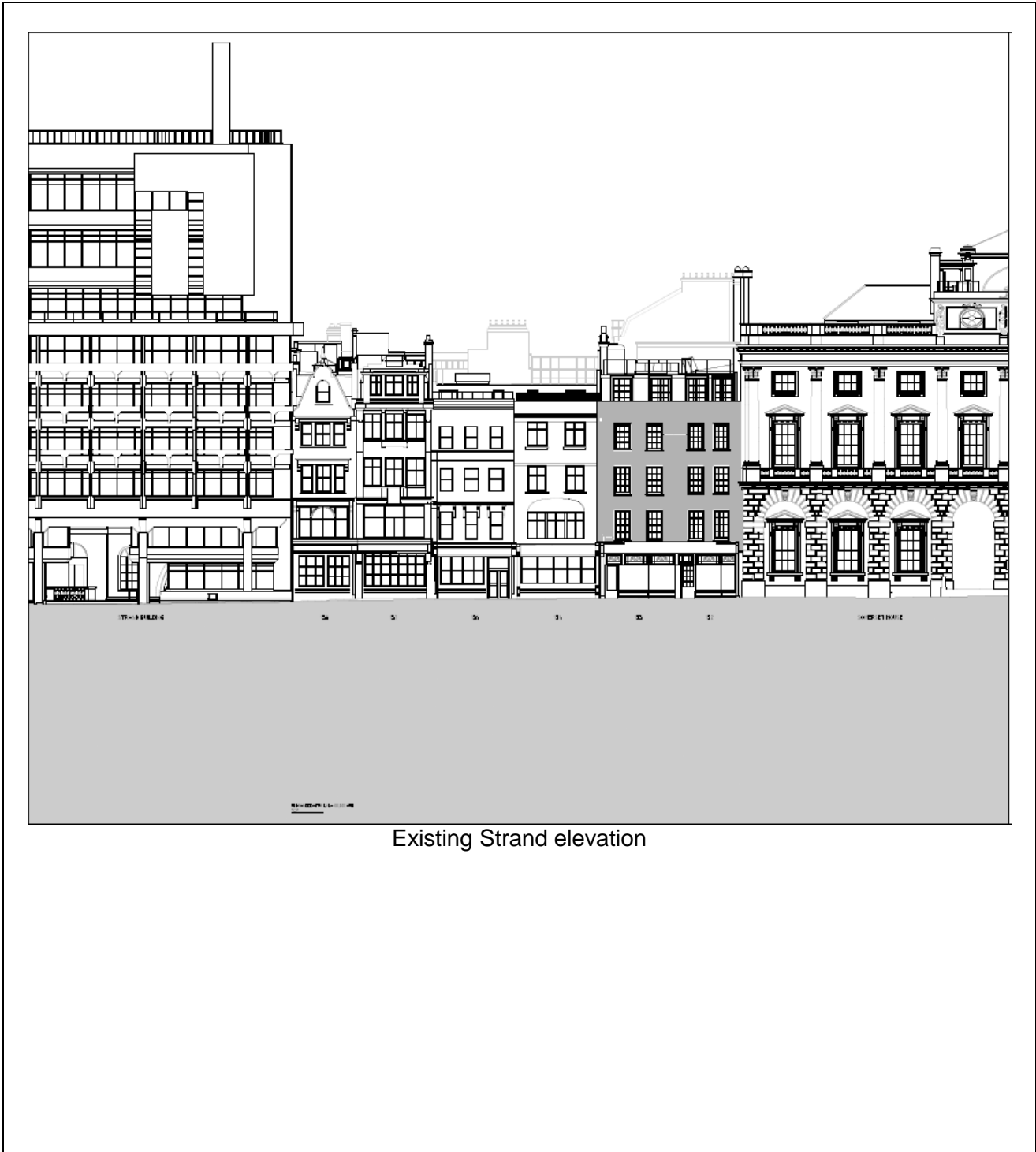
8.9 Environmental Impact Assessment

Environmental issues have been covered in Sections 8.1, 8.3 and 8.4 above.

(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: AMANDA JACKSON BY EMAIL AT ajackson@westminster.gov.uk

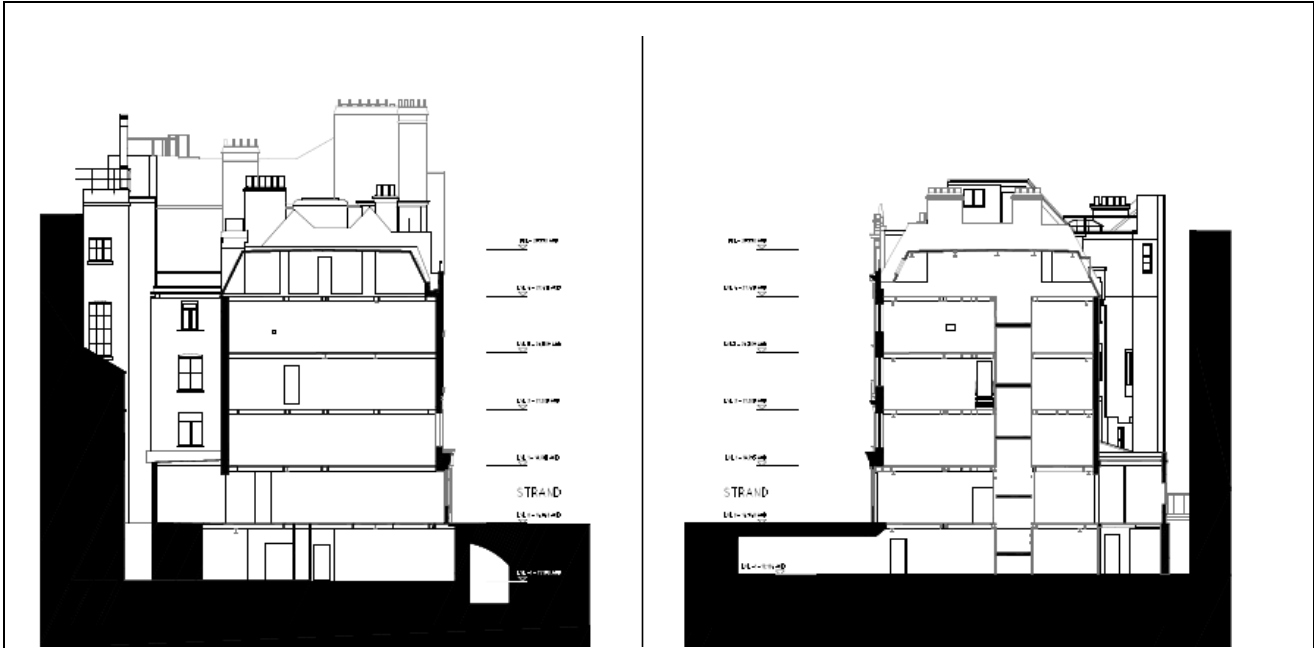
9. KEY DRAWINGS



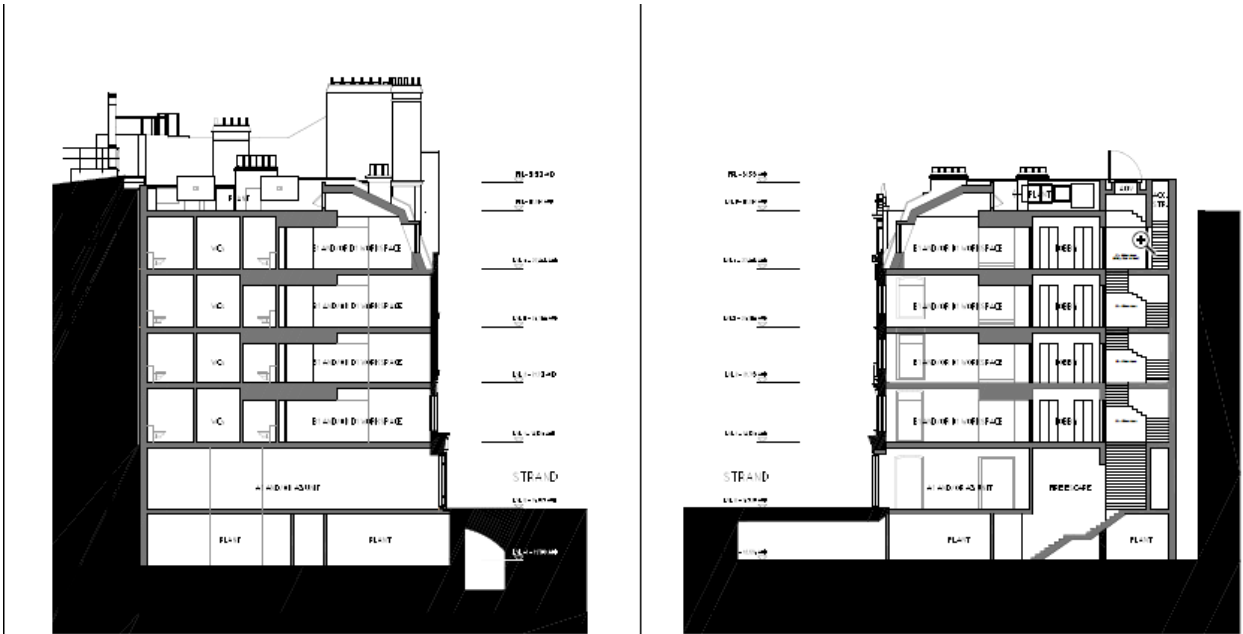
Existing Strand elevation



Proposed Strand elevation



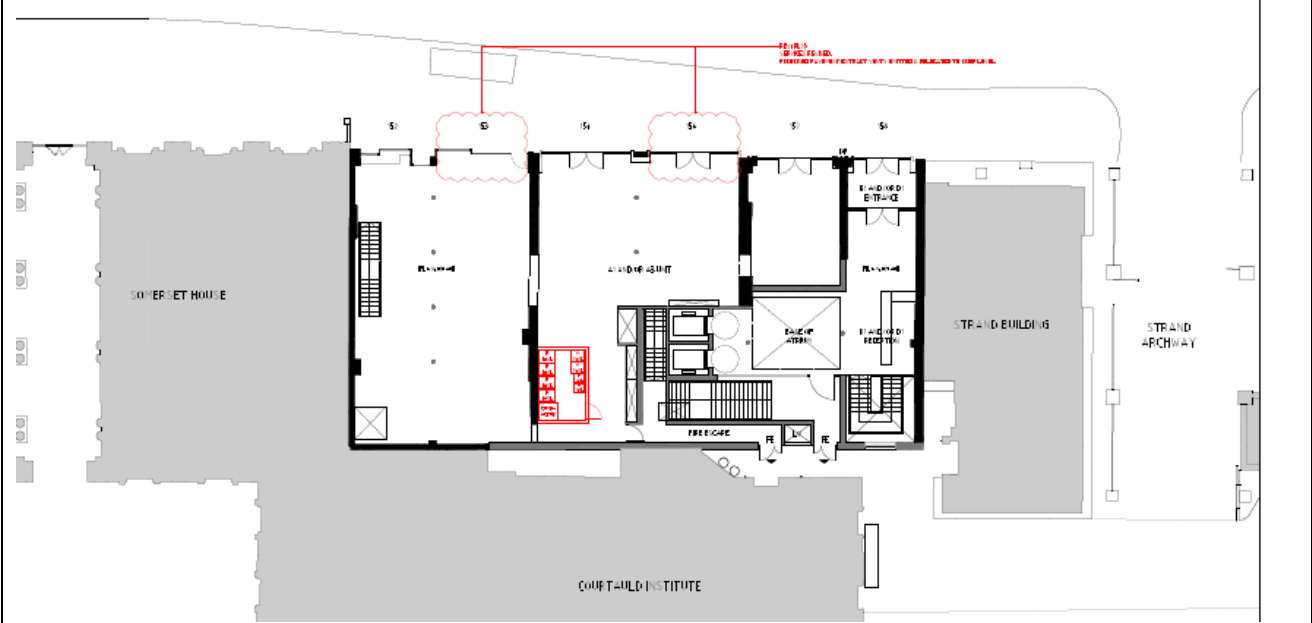
Existing section through 154 and 156 Strand



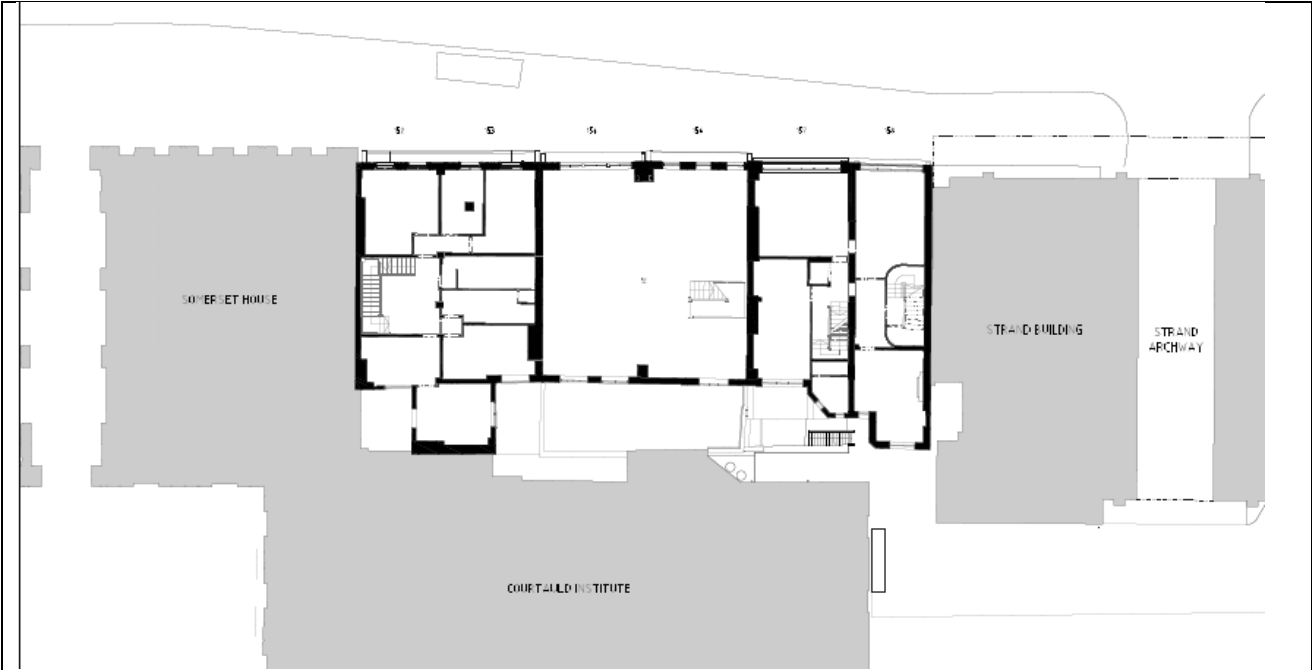
Proposed section through 154 and 156 Strand



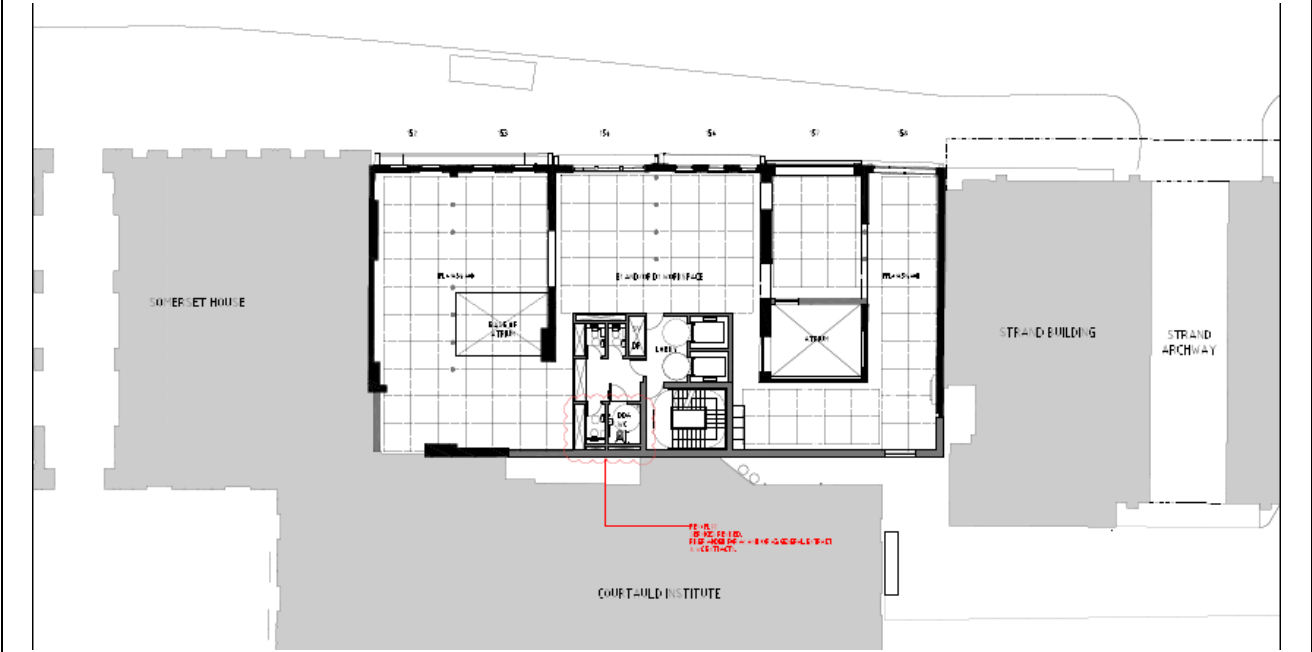
Existing ground floor plan



Proposed ground floor plan



Existing first floor plan



Proposed first floor plan

DRAFT DECISION LETTER

Address: 152-158, Strand, London,

Proposal: Alterations including demolition of rear facade and erection of ground to fourth floor rear extension; removal and replacement of existing roofs and installation of roof top plant enclosure; restoration of shopfronts at No.152-153 Strand and installation of new shop fronts at Nos.154-158 Strand; restoration of facade at 152-153 Strand; insertion of new internal atria; all in connection with the use of the buildings as flexible educational and/or office (Class D1 and/or Class B1) use with flexible retail and/or restaurant (Class A1 and/or Class A3) space at part basement and ground floor level.

Plan Nos: Gerald Eve letter dated 2 July 2018; Gerald Eve Planning Statement dated July 2018; Alan Baxter Transport Statement dated June 2018; Aecom Noise Reports dated 22 June and 21 August 2018; Montagu Evans Heritage Statement dated June 2018; Hall McKnight Design and Access Statement dated June 2018;

1509_00_00_001; 1509_00_00_02; 1508_00_B1_B01 PL02, 00_100 PL03, 01_101 PL02, 02_102 PL02, 03_103 PL02, 04_104 PL02, 05_105 PL02, 01_201 PL01, 02_202 PL01, 03_203 PL01, 04_204 PL01, 01_301 PL02, 02_302 PL02, 03_303 PL01, 04_304 PL01.1508_01_B1_B01 PL01, 00_100 PL01, 01_101 PL01, 02_102 PL01, 03_103 PL01, 04_104 PL01, 05_105 PL01, 01_201 PL01, 02_202 PL01, 03_203 PL01, 04_204 PL01, 01_301 PL01, 02_302 PL01, 03_303 PL01.

1508_02_B1_B01 PL01, 00_100 PL01, 01_101 PL01, 02_102 PL01, 03_103 PL01, 04_104 PL01, 05_105 PL01, 01_201 PL01, 02_202 PL01, 03_203 PL01, 04_204 PL01, 01_301 PL01, 02_302 PL01, 03_303 PL01.

Case Officer: Amanda Jackson

Direct Tel. No. 020 7641 2934

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 The flexible Class D1 educational use/Class B1 office use allowed by this permission can continue until 30 November 2067. After that the first to fourth floors of the buildings must return to their previous Class D1 educational use.

Reason:

As requested by the applicant and because of the special circumstances of the case.

- 4 Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any provision equivalent to that class in any statutory instrument revoking or re-enacting that order) the Class D1 use approved shall only be used for the provision of educational facilities and no other use within Class D1.

Reason:

We cannot grant planning permission for unrestricted use within Class D1 because we do not have enough information to decide whether other uses within Class D1 would be acceptable within this part of the Core Central Activities Zone and the Strand Conservation Area.

- 5 In the event that the part ground and basement floors of the buildings are used for Class A3 restaurant purposes you must apply to us for approval of details of the following: i) hours of opening ii) an operational management plan

You must not occupy the part ground and basement floors for Class A3 restaurant purposes until we have approved what you have sent us. You must then operate the Class A3 restaurant only in accordance with these approved details.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and TACE 9 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 6 In the event that the part ground and basement floors of the buildings are occupied for Class A3 restaurant purposes, you must apply to us for approval of details of the ventilation system to get rid of cooking smells, including details of how it will be built and how it will look. You must not begin the Class A3 restaurant use allowed by this permission until we have approved what you have sent us and you have carried out the work according to the approved details.

Reason:

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

- 7 In the event that the part basement and ground floors of the buildings are occupied for Class A3 restaurant purposes, the following shall apply:

1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the restaurant use 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 permitted hours of use. The activity specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest.

(2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the restaurant use 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 permitted hours of use. The activityspecific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(3) Following completion of the development, 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 including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) The location of most affected noise sensitive receptor location and the most affected window of it;
- (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most

- affected receptor location; (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (d) The lowest existing LA90, 15 mins measurement recorded under (c) above;
 - (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;
 - (f) The proposed maximum noise level to be emitted by the activity.

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 (UDP), 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. (R47AB)

- 8 (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)

- 9 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)

- 10 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(s) 8 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. (R51AB)

- 11 You must apply to us for approval of details of Servicing Management Plan for the retail/restaurant premises, which shall include details of the scheduling of deliveries and staff allocation to aid in the servicing delivery process. You must not occupy the part ground and basement floors of the building for retail/restaurant purposes until we have approved what you have sent us. You must then operate the retail/restaurant premises only in accordance with these approved details.

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 apply to us for approval of details of secure cycle storage for the occupiers of the buildings. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

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 2016 (R22FA)

- 13 You must provide the waste store shown on drawing 00_100 PL03 & B1_B01 PL02 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the building. 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 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)

- 14 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 Strand 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)

- 15 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 work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD) 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 Strand 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)

- 16 Notwithstanding that shown on the approved plans, you must apply to us for approval of detailed drawings of the following parts of the development:

i) shopfronts at scale 1:50

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

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

- 17 You must apply to us for approval of detailed drawings of the following parts of the development:

i) details of windows at scale 1:10 and x-sections at scale 1:5 ii) details of external doors at scale 1:10

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

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

- 18 **Pre Commencement Condition.**

- (a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved in writing what you have sent us.
- (b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, and to the Greater London Sites and Monuments Record, Greater London Archaeological Advisory Service, Historic England, 4th floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA.
- (c) You must not use any part of the new building until we have confirmed in writing that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

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 **HIGHWAYS LICENSING:**
Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560.

CONSIDERATE CONSTRUCTORS:

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, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

BUILDING REGULATIONS:

You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website <https://www.westminster.gov.uk/contact-us-building-control>

- 3 Under Part 3, Class V of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the part ground and basement floors can change between the Class A1 retail and Class A3 restaurant uses we have approved for 10 years without further planning permission. However, the actual use 10 years after the date of this permission will become the authorised use, so you will then need to apply for permission for any further change. (I62A)
- 4 Thames Water recommend the installation of a properly maintained fat trap on the catering establishments and, in line with best practice, the collection and recycling of waste oil by a contractor. You are advised to contact Thames Water on 020 3577 9998 for further advice.
- 5 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)
- 6 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. For further information on how to make an application and to read our guidelines on street naming and numbering, please visit our website: <https://www.westminster.gov.uk/street-naming-numbering> (I54AB)
- 7 Please contact our Environmental Health Service (020 7641 2971) to register your food business and to make sure that all ventilation and other equipment will meet our standards. Under environmental health law we may ask you to carry out other work if your business causes noise, smells or other types of nuisance. (I06AA)

- 8 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team
Environmental Health Service
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 9 You may need separate licensing approval for the restaurant premises. Your approved licensing hours may differ from those given above but you must not have any customers on the premises outside the hours set out in this planning permission. (I61AB)
- 10 Conditions 8, 9 & 10 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)
- 11 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.
- 12 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:
- * Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;

- * This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/risk/index.htm.

It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

- 13 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained.
- Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:
- * Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;
 - * Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;
 - * Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained; * Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;
 - * Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
- 14 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)

- 15 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)

- 16 Manual-handling accidents account for 38% of all reported accidents. Careful consideration at the design stage can eliminate or reduce the need for manual handling within buildings, for example the location of delivery areas in relation to store rooms and access to and the position of plant rooms.

There is more guidance on the Health and Safety Executive website at <http://www.hse.gov.uk/msd/index.htm>. (I80EB)

DRAFT DECISION LETTER

Address: 152-158, Strand, London,

Proposal: Alterations to the existing building at 152-153 Strand including demolition of rear facade and erection of ground to fourth floor rear extension, removal and replacement of existing roof, to include new windows, restoration of front facade, windows and shopfront, insertion of new internal atria, demolition of existing floorplates, stairs and building fabric and installation of new floors and partitions, and associated internal and external alterations, all in connection with the use of the building as flexible office and/or educational (Class B1 and/or Class D1) use with flexible retail and/or restaurant (Class A1 and/or Class A3) space at part basement and ground floor level. (Linked to 18/05557/FULL)

Plan Nos: Gerald Eve letter dated 2 July 2018; Gerald Eve Planning Statement dated July 2018; Alan Baxter Transport Statement dated June 2018; Aecom Noise Reports dated 22 June and 21 August 2018; Montagu Evans Heritage Statement dated June 2018; Hall McKnight Design and Access Statement dated June 2018;

1509_00_00_001; 1509_00_00_02; 1508_00_B1_B01 PL02, 00_100 PL03, 01_101 PL02, 02_102 PL02, 03_103 PL02, 04_104 PL02, 05_105 PL02, 01_201 PL01, 02_202 PL01, 03_203 PL01, 04_204 PL01, 01_301 PL02, 02_302 PL02, 03_303 PL01, 04_304 PL01. 1508_01_B1_B01 PL01, 00_100 PL01, 01_101 PL01, 02_102 PL01, 03_103 PL01, 04_104 PL01, 05_105 PL01, 01_201 PL01, 02_202 PL01, 03_203 PL01, 04_204 PL01, 01_301 PL01, 02_302 PL01, 03_303 PL01.

1508_02_B1_B01 PL01, 00_100 PL01, 01_101 PL01, 02_102 PL01, 03_103 PL01, 04_104 PL01, 05_105 PL01, 01_201 PL01, 02_202 PL01, 03_203 PL01, 04_204 PL01, 01_301 PL01, 02_302 PL01, 03_303 PL01.

Case Officer: Amanda Jackson

Direct Tel. No. 020 7641 2934

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

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

Reason:

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

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the

choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Strand 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 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 work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

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 Strand 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 Notwithstanding that shown on the approved plans, you must apply to us for approval of detailed drawings of the following parts of the development:

i) shopfronts at scale 1:50

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Strand 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 of the following parts of the development:

- i) details of windows at scale 1:10 and x-sections at scale 1:5ii)
details of external doors at scale 1:10

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Strand 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 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and

* any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

- 3 Under Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, you cannot demolish a listed building unless you have given Historic England the opportunity to make a record of the building. You must give given Historic England at least 30 days' notice before you start demolition work. And within that period you must allow its officers reasonable access to the building. Historic England's address is:

Historic England, Architectural Investigations Section
1 Waterhouse Square
138-142 Holborn
London
EC1 2ST

I enclose their form for you to report the demolition. (I60AA)