

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 1 November 2022	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved St James's	
Subject of Report	6 Bedford Street, London, WC2E 9HZ		
Proposal	Use of ground floor and basement as public house (sui generis). External and internal alterations including new entrance doors and modifications to windows/ shopfronts; and replacement ventilation system, and installation of awnings.		
Agent	Nineteen47 Ltd - Carl Stott		
On behalf of	JD Wetherspoon PLC - Simon Barratt		
Registered Number	22/01596/FULL and 22/01873/LBC	Date amended/ completed	26 August 2022
Date Application Received	10 March 2022		
Historic Building Grade	Grade II		
Conservation Area	Covent Garden		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

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

2. SUMMARY & KEY CONSIDERATIONS

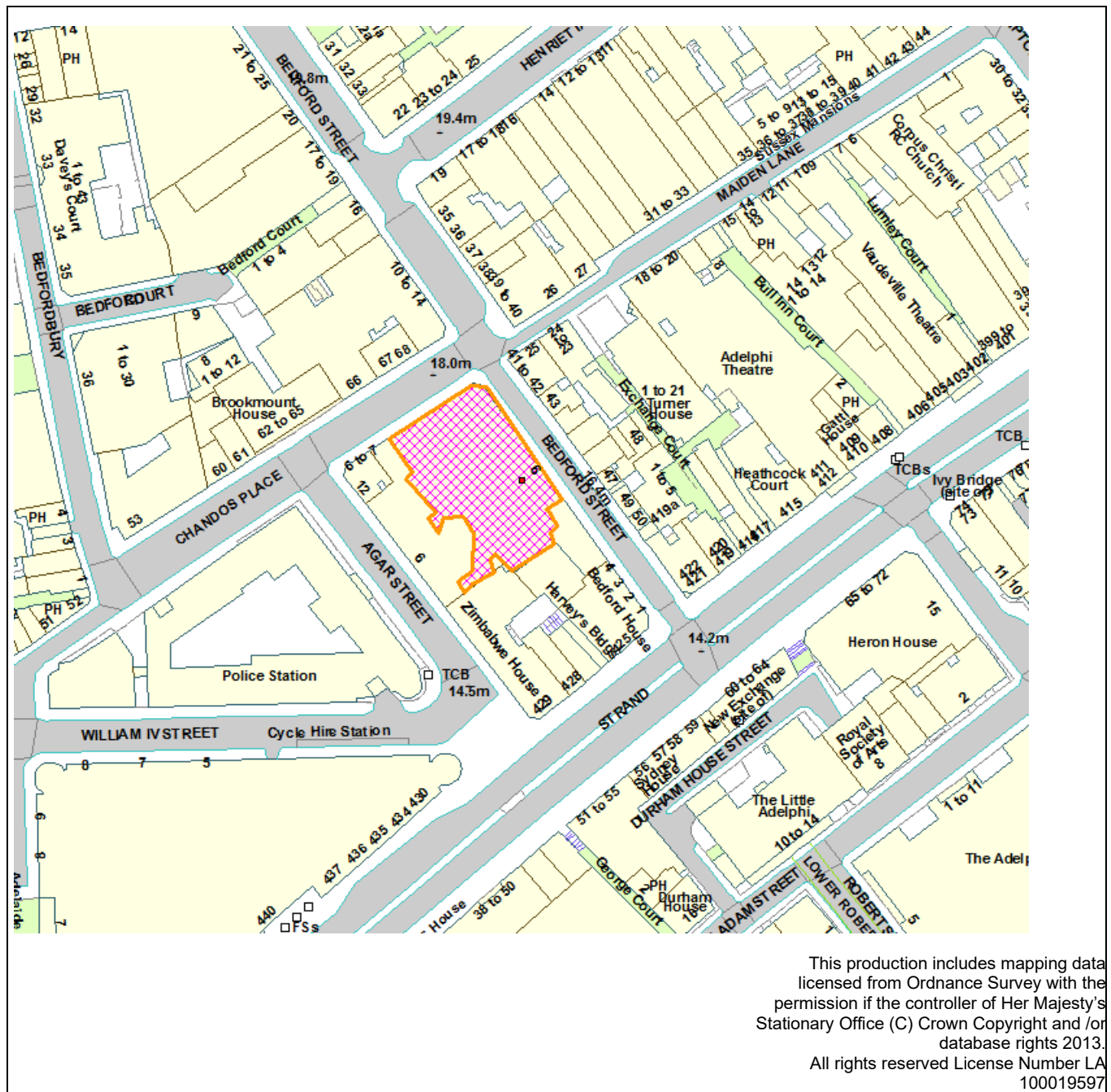
The application building comprises 4-6 Bedford Street and 1-5 Chandos Place, it is grade II listed and is within the Covent Garden Conservation Area. The application site is 6 Bedford Street and it comprises part of the ground and basement floor levels. The application proposes to change the use of 6 Bedford Street from a restaurant unit (formerly TGI Fridays) to a public house. The applicant is JD Wetherspoon PLC. The application also proposes internal and external alterations.

The key considerations in this case are:

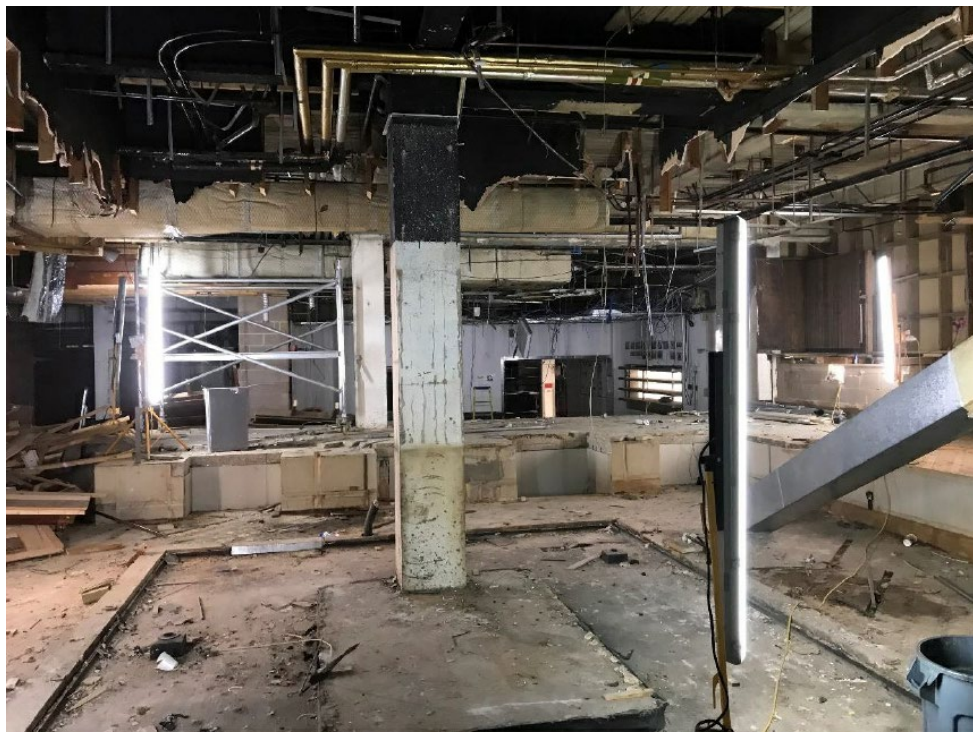
- The acceptability of a public house in this location in land use terms;
- The impact of the use and proposed equipment on the amenity of neighbouring residential properties and local environmental quality;
- The impact of the proposed alterations on the significance of the listed building and the character and appearance of the Covent Garden Conservation Area.

As set out in this report and following amendments to the proposal (including a reduction in opening hours), the proposed development accords with the relevant policies in the Westminster's City Plan 2019 – 2040 (the City Plan), the London Plan and the guidance set out in the Mayor's Culture and the Night Time Economy Supplementary Planning Guidance (SPG). The application is therefore considered acceptable in land use, design, heritage and amenity terms, and is recommended for approval subject to the conditions set out in the draft decision letters.

3. LOCATION PLAN



4. PHOTOGRAPHS



5. CONSULTATIONS

5.1 Application Consultations

COVENT GARDEN AREA TRUST:

The Covent Garden Area Trust objects. The proposals are contrary to the London Plan and Westminster's City Plan, particularly City Plan Policy 16. The proposals would:

- Impact on residential amenity through an increase in noise and anti-social behaviour. There would be a significantly different impact on noise and anti-social behaviour levels between the restaurant and public house.
- Over-concentration of uses a public house / bar uses within the area. There are 9 within 150m of the site.
- Impacts on existing businesses and public houses within area. This type of public house which offers low-cost drinking would put pressure of smaller, traditional and historic public houses in the area.

If the Council chooses to grant permission for change of use despite these significant issues, it should restrict its hours of operation to the hours within which it is proposing to serve food 08.00-23.00 daily. This will shift the inevitable negative impacts of noise and anti-social behaviour disturbances to an earlier time.

COVENT GARDEN COMMUNITY ASSOCIATION:

Covent Garden Community Association objects. Extraordinary to suggest a public house will not have a significantly different impact on neighbours compared to a restaurant – this public house will impact residential amenity.

The public house will lead to an over-concentration of this type of use within the area. There are 9 within 150m of the site and adding to this would lead to an over-concentration of that type of use. A management plan has not been provided. The application is contrary to various relevant London Plan and Westminster City Plan policies.

The noise assessment is inadequate in terms of assessing existing noise levels. Concern raised regarding noise escape, even though there are lobby doors (as both can be left open). Concern also raised regarding the impact of servicing. If the Council is, despite this, minded to grant permission for a change of use then it should restrict the hours of operation of the premises to those during which they are proposing to serve food, that is 08:00-23:00 on all days of the week. This will reduce the negative impact because customers will at all times at least be able to choose consume food, even if they do not do so. It should also impose conditions on the hours for deliveries and waste collection as set out above.

ENVIRONMENTAL HEALTH:

The applicant kitchen and extract information is acceptable, although details of the system should be secured by condition and the applicant should be advised on requirements for a discharge that condition. The hours of operation should be limited to 08:00 to 00:00hrs (midnight) Monday to Saturday and to 23:30hrs Sunday. No objections to the capacity. The windows should be controlled so not open except between 08:00

and 22:00hrs, and there are further clarifications required regarding the detailed operations of the unit.

WASTE PROJECT OFFICER:

Waste and recycling storage not in line with the City Council's requirements.

HIGHWAYS PLANNING TEAM:

The proposed site is well served by public transport and there is no significant change in pedestrian or vehicular traffic expected from the use of ground floor and basement as public house (sui generis). It is considered that in terms of people arriving and departing, the levels would not be significant in highways planning terms.

Details of waste and cycle storage arrangements should be provided (could be secured by condition)

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 91

Total No. of replies: 29

No. of objections: 29

No. in support: 0

In summary 25 neighbours, representatives of two local groups/ resident associations and two landowners (Capital and Countries and the Mercers' Company) object on the following summarised grounds:

Land use:

- The proposals would lead to an over concentration of public houses in the area;
- A drinking establishment would harm the character of the area;
- A public house of this size and type of out of place in the area;
- This public house is 'low brow' compared to the rest of the area;
- Is a drinks led operation not a food led one;

Amenity:

- Would harm residential, business cultural and religious amenity
- The public house would result in a significant increase in noise in the area, in particular a cumulative impact;
- The late opening would worsen noise and anti-social behaviour (which is already a significant issue);
- Would worsen safety in the area;

Environmental Quality:

- Low level extract system could harm local environmental quality, and a full height option to reduce existing has not been properly investigated

Highways:

- Would cause further congestion in the area;
- Servicing and delivery would result in noise

Other:

- Lack of public engagement or consultation.

PRESS NOTICE/ SITE NOTICE:

Yes

5.2 Applicant's Pre-Application Community Engagement

The applicant did not carry out pre-application community engagement.

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 Neighbourhood Planning

The application site is not located within an area covered by a Neighbourhood Plan.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (July 2021) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

The application building is located at the junction of Bedford Street and Chandos Place. It comprises 4-6 Bedford Street and 1-5 Chandos Place. The building, which was built in 1876/7, is grade II listed and is within the Covent Garden Conservation Area. The building suffered a fire in the 1980s, gutting it internally. Externally, the front facades have been restored.

The application site is 6 Bedford Street and it comprises part of the ground and basement floor levels of the building. It is a restaurant unit (class E) that is currently vacant. It was formerly a TGI Fridays. The upper floors of the building are offices. Other

parts of the ground floor are used as communal areas for all tenants of the building. The site is within the Central Activities Zone, the West End Retail and Leisure Special Policy Area (WERLSPA) and West End Strategic Cultural Area.

7.2 Recent Relevant History

None relevant.

8. THE PROPOSAL

The application proposes to change the use of 6 Bedford Street from a restaurant (class E) to a public house (sui generis). The applicant is JD Wetherspoon PLC, and they propose to use this site like their other public houses. This includes offering food, opening in the morning and playing no music. The application also proposes internal and external alterations, including the installation of a new ventilation system (involving the removal of an existing duct) alterations to the ground floor shopfronts and internal alterations.

Table: Existing and proposed land uses.

Land Use	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Restaurant (Class E)	1,118	0	-1,118
Public House (Sui Generis)	0	1,118	+1,118
Total	1,118	1,118	0

9. DETAILED CONSIDERATIONS

9.1 Land Use

Land Use Policy Overview

The NPPF supports positive planning for the provision of community facilities including public houses. The London Plan also recognises the important role that public houses can play in the social fabric of communities, meeting local needs, and supporting the night-time economy in the CAZ (London Plan Policies HC6 and HC7). The Mayor's Culture and the Night Time Economy SPG is also a material consideration in planning decisions. This promotes the night-time economy, particularly in the CAZ, and states boroughs should support proposals for new public houses, where appropriate.

City Plan Policy 1 sets out Westminster's spatial strategy, it seeks to ensure the competing functions of the CAZ are balanced and supports the intensification of the CAZ and the West End to provide growth in leisure. Policy 2 relates to the WERLSPA and seeks improved leisure experiences and a diverse evening and night-time economy.

City Plan Policy 16 relates to food, drink and entertainment and states proposals for food and drink and entertainment uses will be of a type and size appropriate to their location. It notes that the over-concentration of those uses will be further prevented where this could harm residential amenity, the vitality and character of the local area or the diversity

that defines the role and function of the town centre. In relation to public houses specifically, the supporting text notes they can play an important role as social hubs at the heart of communities, add to the diversity of commercial areas, and make a positive contribution towards townscape and local identity. The policy notes the loss public houses throughout the city in recent years, despite that the fact they help make the city a desirable place and recognises the importance of retaining/ supporting them in the city.

City Plan Policy 7 states development will be neighbourly, including by protecting neighbouring amenity. City Plan Policy 33 state the council will make sure that quality of life and health and wellbeing of existing occupiers are not adversely affected by harmful pollutants and other negative impacts on the local environment.

Consideration

The site is between the Strand and Covent Garden CAZ Retail Clusters. Bedford Street is largely commercial at ground level and has a prominently commercial character, typical of the WERLSPA and this part of the CAZ. However, residential units can be found on the upper floors of some of the buildings on the street and adjacent streets. This does not include the application building but does include some of the opposing buildings on Bedford Street, including 43, 44, 46 and 49, and nearby Bedford House (2-3 Bedford Street), 25 Maiden Lane, 12 Agar Street and other properties on Exchange Court.

In terms of existing nearby public houses and bars, there are numerous. This includes a themed bar Mr Fogg's at 1 Bedford Street, the Porterhouse at 21-22 Maiden Lane, All Bar One at 19 Henrietta Street, Blame Gloria at 20 Bedford Street and Retro Bar on George Court. Bedford Street and the area also contains numerous restaurants, although typically smaller than the vacant restaurant unit this application relates.

The proposal involves losing the existing restaurant to create a large public house, approximately 1,118 sqm (GIA). The principle of losing the restaurant to another use that serves visiting members would accord with aims of the City Plan, but in this case that is subject to the acceptability of the alternative large drinking establishment use. Larger uses of this type can have a disproportionate impact on residential amenity and local environmental quality and can contribute to the loss of character, and unacceptably change the function of an area. They have the greatest potential to generate noise and disturbance in nearby streets and to adversely affect local amenity. Although, there can be considerable variation between the effects of different types of food / drink / entertainment uses.

The objectors contend the proposed public house here would result in noise disturbance, nuisance and other environmental impacts harmful to residents and others in the area. Some contend it would lead to an over-concentration of public houses/ bars in the area. Some consider it would negatively impact on the character and quality of the area.

During the course of the application, the applicant updated their submission with new acoustic information, a management plan and environmental performance statement to better justify their proposals.

During engagement with one of the City Council's Environmental Health Officers, and

following objections, the applicant agreed to revisions to their operations including a reduction in the opening hours. The applicant originally proposed operating hours to be 08:00 to 00:30hrs Monday to Thursdays; to 01:30hrs Fridays and Saturdays, and to 00:00hrs Sundays, but have since agreed to 08:00 to 00:00hrs (midnight) Monday to Saturday and to 23:30hrs Sunday.

These proposed hours terminate earlier than that which TGI Fridays was allowed to operate under. Licensing records indicate that TGI Fridays operated under a licence that allowed them to sell alcohol between 10:00 to 00:00hrs (midnight) Monday to Thursday, to 01:00hrs Friday to Saturday and to 23:30hrs Sunday. The other licensable activities authorised by that licence include playing of recorded music; late night refreshment (allowed half an hour beyond sale of alcohol); and private entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit.

While the City Council's licencing policy is to refuse application for new licenses for public houses/ bar within the West End Cumulative Impact Zone (which 6 Bedford Street is a part), the existing license would already allow the premises to operate as a public house (although the applicant may need to vary the licence, and this would be a separate process to a planning application). In planning terms however, because the lawful use of the site is as a restaurant, planning permission must be obtained to use the premises as a public house (as it is a sui generis use).

While the public house would measure 1,118 sqm (GIA), which would be a large drinking establishment use, the area to be used by public house customers would be smaller as the basement is not accessible to customers and because there would be significant back of house areas at ground floor (not all of which is within the applicant's sole control as it is shared with other users of the building). The applicant states that the premises would have maximum capacity of 590 customers. The public house would provide 216 covers (seats) and because these tables and chairs would cover most of the internal area, the applicant considers it is highly unlikely that there would ever be 590 customers on site. It is acknowledged that this notional capacity is greater than TGI Fridays. Although, the applicant's submission explains that on average, more than half (59%) of all visits to their public houses involve both food and drink purchases, whilst its wet-to-dry split of sales in new openings is approximately 50:50.

During the course of the application, the applicant amended the design of the shopfront to reduce the number of openable windows. In total, five small shopfront windows at high level would have the capability of opening partially during periods of warm weather. In discussion with one of the City Council's Environmental Health Officers, it was agreed that these remaining openable windows should only be opened between 08:00 and 22:00hrs to limit noise escape. The applicant notes that their public houses do not play amplified music.

The applicant also updated their acoustic information and their assessment of noise breakout. The acoustic information assesses the existing minimum background noise level outside various residential properties within the area. The City Council's Environment SPD requires the noise level generated from new uses and plant equipment to be below the existing minimum external background noise level at the nearest noise sensitive receptor. The applicant has calculated the breakout noise level

at various receptors. Their calculations, which assume the five small windows are open, demonstrate the noise generated would be below the SPD's required noise level at the nearest noise sensitive properties, and City Council's Environmental Health Officers are satisfied with this.

The unit would not benefit from an external area for customers, and therefore customers wishing to smoke would do so outside the front of the building. The management plan submitted by the applicant commits staff to ensuring this area is checked and cleaned on a regular basis throughout the trading day, and that customers who are loud or otherwise generating a nuisance are reminded to be quiet, or if it persists are ordered to leave.

The management plan explains there are likely to be 35 to 40 staff on duty at any one time, and during peak trading times, the public house would include door staff who will manage the entrance to the premises and the areas to the frontages of the public house to avoid overcrowding. This allows customer numbers and the doors to be managed and to allow proper management of the area outside the entrance and to minimise the risk of noise disturbance. The management plan also sets out procedures for security, dealing with any complaints and a process to liaise with neighbours to manage operational issues with engagement of those nearby.

The impacts in terms of noise and odour from plant and the kitchen extract system is discussed in section 9.5 of this report, where it is explained that these elements would not harm the amenity of neighbours or local environmental quality. The impacts in terms of servicing and deliveries are discussed in section 9.6, where it is explained these could be carried out without harm to the amenity of neighbours or local environmental quality.

Land use conclusion

While generally public houses have greater potential to generate noise disturbance and other nuisances when compared to restaurant uses, in this case, with appropriate conditions to control its operations, it is considered that the public house could operate without causing notable harm.

The public house is located within a predominately commercial part of the CAZ. While there are existing food and drink and entertainment uses in the area, the proposals would not lead to an increase in the number of these (i.e., would not lead to an over concentration) because the site is already a large restaurant. Objectors are of course correct however that the development would lead to an increase in the number of public houses / bars in the area.

While public houses can have the capacity to generate more harmful impacts as compared to a restaurant, in this case the terminal hour of operation would be earlier than that which the former restaurant operated under. Further, food provision is a significant portion of the applicant's business, they would not play music and the applicant has agreed to suitable procedures to manage the premises – all of which would mitigate the impact of the change of use.

An updated management plan is recommended to be secured by condition to reflect the changes to hours and other operational changes agreed during the course of the

application.

In these circumstances, the change of use to a public house would not represent a significant worsening of the situation as compared to the restaurant in terms of impact residential amenity or local environmental impacts as compared to the restaurant. As such, this unit is of a type and size appropriate to this location.

Conditions are also recommended relating to capacity, hours of operation, the windows, the doors and to prevent the playing of music and drinking outside. In these circumstances, the proposals would accord with the NPPF, the City Plan, the London Plan and the Mayor's Culture and the Night Time Economy SPG and so is considered acceptable in land use terms.

9.2 Environment & Sustainability

City Plan Policies 36 and 38 expects all development to reduce on-site energy demand and maximise the use of low carbon energy sources to minimise the effects of climate change and seek to ensure development responds to the likely risks and consequences of climate change by incorporating principles of sustainable design, including providing flexible spaces, enabling incorporation of future services/ facilities, optimising resource and water efficiency and minimising the need for plant and machinery.

The applicant has provided an Environmental Performance Statement to support their proposals, which explains how the applicant has designed the alterations the building to achieve improve energy efficiency, following the energy hierarchy. The statement details the baseline energy requirements for the site and the reduction in energy demand as a result of energy efficiency measures. These energy efficiency measures include the installation of heat pumps and insulation. These measures accord with the aims of the City Plan and are therefore acceptable.

9.3 Biodiversity & Greening

The proposals do not increase biodiversity / provide greening. While unfortunate it is recognised that there is limited to no scope to provide this on this site.

9.4 Townscape, Design & Heritage Impact

Legislative and Policy Overview

The key legislative requirements in respect to designated heritage assets are as follows:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the LBCA Act) requires that "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 66 of the LBCA Act requires that "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special

regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72 of the LBCA Act requires that “In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

City Plan Policy 38 states new development will incorporate exemplary standards of high quality, sustainable and inclusive urban design. And, respond to Westminster's context by positively contribution to Westminster's townscape and streetscape.

City Plan Policy 39 states that works to listed buildings will preserve their special interest, relating sensitively to the period and architectural detail of the building and protecting or, where appropriate, restoring original or significant detail and historic fabric. Conservation Areas must also have their character and appearance preserved or enhanced by development.

City Plan Policy 40 states that development will sensitively designed, having regard to the prevailing, scale, heights, character, building lines and plot widths, materials, architectural quality, and degree of uniformity in the surrounding townscape.

Consideration

The building was built between 1876-77 by the Bradford practice of Lockwood and Mawson for the Civil Service Supply Association. As the building was gutted internally by fire in the 1980s, the listed building's special interest primarily relates to its external façades which have been retained and restored. The facades are red brick and terracotta. The building has a solid pedimented corner entrance with incised ornament and the ground floor windows which are recessed between brick piers. The facades have a Roman Renaissance style, plus the building contains roof storeys.

The proposed alterations externally would be at ground floor mainly and would seek to restore a more historically appropriate frontage to the building with a more traditional entrance door arrangement to the corner and the reintroduction of properly moulded shopfront detailing such as raised and fielded timber panels under the windows.

In keeping with the historic elevation, it is also proposed to remove the later granite infill from under the windows and replace this with bespoke faience tile details, which are recommended to be secured by condition to ensure an acceptable appearance. In concert, the works would enhance the historic significance of the building by returning it closer to its pre-fire appearance and thereby would enhance the conservation area.

To the rear, the proposals involve the removal of a high level duct, which is within a group of high level ducts. The remaining ducts are unconnected to the application site. The removal of a duct would constitute an improvement as the existing ducting is unsightly, although there are no public vantage points from which it is visible and they are connected to modern fabric. The replacement equipment would be located to the rear and would overall have a neutral impact on significance to the listed building and conservation area given what it replaces.

The application drawings show the inclusion of awnings. The applicant confirms these will include advertisements, an informative is added remind the applicant advertisement consent is required for these if they are illuminated and have deemed consent if not. Listed building consent is recommended to be granted for them as they are appropriately designed.

9.5 Residential Amenity

Noise, Vibration and Odours from Equipment

The applicant has provided details of the equipment to be associated with the public house, including ventilation and extraction equipment and heating and cooling equipment, and have assessed their impact. The applicant has also assessed the impact of noise associated with the use as a public house (i.e. noise from the customers/ staff) which is discussed in section 9.1 of this report.

In relation to ventilation and extraction, a report has been submitted with the application relating to the proposed bespoke system for the proposed food operation which would discharge at a low level– this will replace the a full height duct. An objector considers a full height duct should be used, as existing. The applicant explains the existing duct has been inspected and it was determined that it had never been cleaned from top to bottom and was a potential fire hazard due to a build-up of grease. The applicant attributes this poor maintenance to limited access which meant cleaning of it was impractical. This is why the applicant proposes an alternative bespoke system.

During the course of the applications, the alternative bespoke system was discussed between the City Council's Environmental Health Officer and the applicant. Subject to a condition to ensure the details of the system are provided, and an informative explaining what will be required, the City Council's Environmental Health Officer raised no objection to it. While the City Council's guidance promotes full height ducts as the starting point for ventilation systems, the City Council's Environmental Health Team have increasingly permitted low-level discharge for new food operators in part because there is now less scope to control where restaurants are located in the city (following changes to Central Government Legislation) – and such systems can be operated without undue harm to neighbours. Nonetheless, because the full height extract is not being maintained/ replaced, an additional condition is recommended to ensure that the applicant submits a post-commissioning report to demonstrate that the alternative bespoke system does not in fact cause a nuisance to neighbours - particularly those within Bedford House who reside closet to it.

In relation to other plant equipment, there would be new equipment placed in the rear courtyard the applicant has assessed its noise and vibration impact within their noise

assessment report and the City Council's Environmental Health Officer agrees it demonstrates there would be no harm impact on nearby noise sensitive properties.

9.6 Transportation, Accessibility & Servicing

Highway Impact

The Highway Planning Manager notes the site is well served by public transport and there would not be significant change in pedestrian or vehicular traffic expected from changing use of ground floor and basement from a restaurant to public house.

Servicing and Waste & Recycling Storage

The existing restaurant benefits from the use of a shared off-street delivery bay accessed from Chandos Place, although the servicing cannot be carried out internally because the delivery bay is not large enough to accommodate vehicles internally. Therefore, vehicles will set down on-street and the deliveries would then be wheeled in and out of the delivery bay area, as was the case with the former restaurant operation. The refuse collection would also continue to occur on street. The applicant explains the servicing frequency will be similar to the former restaurant. The applicant anticipates that there will generally be three to four deliveries per week, with a maximum of five per week. The applicant states that servicing would not be carried out between 22:00 and 07:30hrs the next day. This would mitigate negative impacts from servicing being carried out at anti-social times. While City Plan Policy 29 requires servicing to be off-street, in this case the proposed servicing for the public house would be very similar to the former restaurant operation and therefore it would be unreasonable to oppose a continuation of a similar operation.

Initially, the waste and recycling storage details were not in line with the Council's requirements. During the course of the application, the applicant provided updated drawings to show a suitable waste and recycling area. The applicant explains that this area is generally as per that previously used by the former restaurant operator. The applicant explains that no glass crushers would not be utilised, and no glasses will be emptied from the public house into the large glass bins within this designated area between 23:00 and 08:00 hours – the updated Operational Management Plan / Servicing Plan to be secured by condition will have to contain this detail for that condition to be discharged.

Cycling & Cycle Storage

During the course of the application, the applicant amended their submission to include to include details of London Plan complaint long-stay cycle parking spaces (seven spaces) inside the unit. And a condition is recommended to ensure it is provided. No short-stay cycle parking would be provided. Given the physical nature of the site (the only option would be for customers to bring their bicycles inside the customer area of the unit) and that the proposal is for a drinking establishment, this is not opposed.

9.7 Economy including Employment & Skills

Whilst the development is of insufficient scale to require an employment and skills plan,

it will contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending.

The new public house will be staffed by approximately 150 full and part-time employees. While it is unlikely that this is significantly different to the former restaurant when it was operating, it would increase jobs compared to the current vacant situation. The jobs supported by this site will help to promote opportunities for local employment and will lead to increased spending in existing nearby shops and services and other town centre uses in the area.

9.8 Other Considerations

None.

9.9 Environmental Impact Assessment

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

9.10 Planning Obligations & Pre-Commencement Conditions

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

10. Conclusion

Public houses can support the social fabric of communities, contribute to the vitality of the city and support the evening/ night-time economy. While public houses can also negatively impact on residential amenity and local environmental quality if they are of a type and size inappropriate to the location, in this case the proposed operations and controls would mean the impacts would not significantly worsen when compared to the former restaurant use. The alterations to the building would be sympathetic and would not harm the special interest of the listed building or harm the character and appearance of the conservation area.

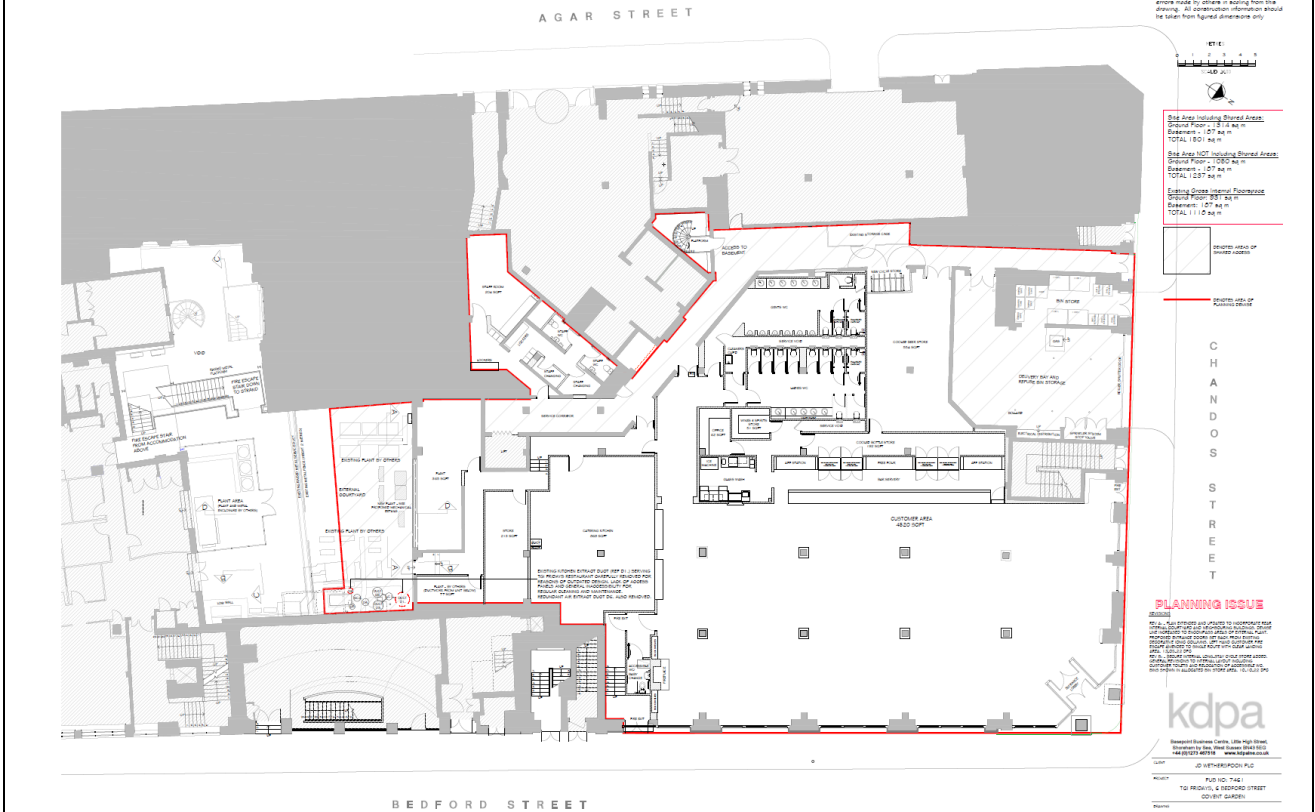
As such, the proposal is considered acceptable, and therefore, a recommendation to grant conditional permission and listed building consent would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(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: JOSHUA HOWITT BY EMAIL AT jhowitt@westminster.gov.uk



Existing (above) and Proposed (below) Ground Floor Plan





NOTE: Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from signed annotations only.



Existing (above) and Proposed (below) Front Elevations

PLANNING ISSUE

kdp
 KENNEDY DESIGN PARTNERS
 ARCHITECTS

PROJECT: 100 PROGRESS & BEDFORD STREET
 CLIENT: KENNEDY DESIGN PARTNERS
 DATE: 08/2022

NO. 100	NO. 100	NO. 100	NO. 100
DATE	DATE	DATE	DATE
10/2022	10/2022	10/2022	10/2022



PROPOSED ELEVATION - BEDFORD STREET

1. Proposed facade to be constructed in accordance with the existing facade, but with the following changes: a. The existing facade is to be retained and the proposed facade is to be constructed in accordance with the existing facade. b. The existing facade is to be retained and the proposed facade is to be constructed in accordance with the existing facade. c. The existing facade is to be retained and the proposed facade is to be constructed in accordance with the existing facade.

PLANNING ISSUE

kdp
 KENNEDY DESIGN PARTNERS
 ARCHITECTS

PROJECT: 100 PROGRESS & BEDFORD STREET
 CLIENT: KENNEDY DESIGN PARTNERS
 DATE: 08/2022

NO. 100	NO. 100	NO. 100	NO. 100
DATE	DATE	DATE	DATE
10/2022	10/2022	10/2022	10/2022



PROPOSED ELEVATION - CHANDOS PLACE

1. Proposed facade to be constructed in accordance with the existing facade, but with the following changes: a. The existing facade is to be retained and the proposed facade is to be constructed in accordance with the existing facade. b. The existing facade is to be retained and the proposed facade is to be constructed in accordance with the existing facade. c. The existing facade is to be retained and the proposed facade is to be constructed in accordance with the existing facade.

DRAFT DECISION LETTER – Planning Application

Address: 6 Bedford Street, London, WC2E 9HZ

Proposal: Use of ground floor and basement as public house (sui generis). External alterations including new entrance doors and modifications to windows/ shopfronts; and replacement ventilation system.

Reference: 22/01596/FULL

Plan Nos: 7695 PL-001A; 7695 PL-002A; 7695 PL-004A; 7695 PL-005A; 7695 PL-007; 7695 PL-008; 7695 PL-009; 7695 PL-101A; 7695 PL-201B; 7695 PL-301B; 7695 PL-302B; 7695 PL-303; 7695 PL-304; 7695 PL-305; 7695 PL-306A; 7695 PL-307; 7695 PL-308; 7695 PL-309; M0002_0 10.2.2022; M001_R1 13.5.22; JDH002M_0 13.5.2022; Noise Impact Assessment (RK3321/21462/Rev 1 20.05.2022) and note (4 July 2022); Specification & EMAQ Report (3 February 2022)

For Info:

Premises Management Plan (May 2022); Environmental Performance Statement (v4 19th May 2022); Planning Statement (March 2022); Design and Access Statement (February 2022); Cover Letter (1 March 2022); Heritage Assessment (February 2022).

Case Officer: Joshua Howitt

Direct Tel. No. 07866038007

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

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

- i) new entrance doors and side frames (scale at 1:10 including sections)
- ii) shopfront including raised and fielded panel (scale at 1:10 including sections)
- iii) photographic schedule and manufacture specifications of the faience tiles

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 (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26FE)

4 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26FE)

5 The Public House shall not open for business before an updated Operational Management Plan, including a Servicing Management Plan, has been approved by the City Council. The Operational Management Plan must show how you will prevent customers who are leaving the building from causing nuisance for people in the area, prevent customers queuing on the street, manage customers who wish to smoke, prevent customers from taking their drinks outside, and manage servicing. With regards to servicing the plan, it must identify process, internal storage locations, scheduling of

deliveries and staffing, and set out how it will be carried out in a sensitive manner to ensure noise and highway impacts are minimised. You must then carry out the measures included in the approved Operational Management Plan at all times that the Public House is in use.,

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05GC)

- 6 You must not allow more than 590 customers into the property at any one time, and you must maintain 216 covers (seats) for customers at all times the public house is in use.

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet Policy 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05AC)

- 7 You must not play live or recorded music on your property. (C13IA)

Reason:

To protect neighbouring residents from noise and vibration nuisance, as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R13AD)

- 8 Customers shall not be permitted within the Public House premises before 08:00 or after 00:00hrs on Monday to Saturday and before 08:00 or after 23:30hrs on Sundays.

Reason:

To protect the environment of people in neighbouring properties as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R12AD)

- 9 You must not sell any take-away food or drink on the premises and you must not operate a delivery service, even as an ancillary part of the primary public house use.

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet Policy 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05AC)

- 10 (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 in writing 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 in writing 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 written 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 LA90, 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.
- (C46AC)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and 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. (R46AC)

- 11 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 0.2m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property. (C48AB)

Reason:

To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R48AB)

- 12 (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 IN; 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 in writing 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 IN; 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 in writing 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.
- (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 written 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. (C47AC)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and 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. (R47AC)

- 13 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 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. (C14AB)

Reason:

To protect the environment of people in neighbouring properties as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R14AD)

- 14 You must not operate the ventilation system that we have allowed (other than to carry out the requirements of this condition) until you have carried out and sent us a post-commissioning report showing it has been installed in accordance with the design submitted (under condition 13), demonstrating that no nuisance is being caused after cooking commences, and we have approved the details of this report in writing.

Reason:

To protect the environment of people in neighbouring properties as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R14AD)

- 15 You must not open the windows before 08:00 and after 22:00 hrs each day.

Reason:

To protect neighbouring residents from noise and vibration nuisance, as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R13AD)

- 16 The public house use allowed by this permission must not begin until you have fitted an

extra set of doors between the main corner entrance from the street and the customer area, as shown on approved drawing PL-201 rev A. Customers may not use any other doors. The doors fitted to this lobby shall be self-closing doors and you must not leave these doors open except in an emergency or to carry out maintenance. This lobby shall be retained in situ for the life of the development (C13NB)

Reason:

To protect neighbouring residents from noise and vibration nuisance, as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R13AD)

- 17 You must not allow customers to drink on the pavement outside the premises.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05GC)

- 18 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number PL-306 prior to occupation and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone using the public house. (C14FC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)

- 19 You must provide each cycle parking space shown on the approved drawings prior to occupation of the development. Thereafter the cycle spaces must be retained and the space used for no other purpose. (C22FC)

Reason:

To provide cycle parking spaces for people using the development in accordance with Policy 25 of the City Plan 2019 - 2040 (April 2021). (R22FB)

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 the City Plan 2019 - 2040

(April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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 visit our website at www.westminster.gov.uk/guide-temporary-structures.

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 at www.westminster.gov.uk/contact-us-building-control

- 3 In relation to the kitchen extract system, you are advised the following:

I. A desk-top evaluation of the odour nuisance prevention scheme (Specification and Emaq report) submitted with the application for the proposed food operation is deemed to be satisfactory, report from Purified Air, dated 3rd February 2022.

II. However the scheme proposed in the report does not fully comply with the 'full height' standards - see at; <https://www.westminster.gov.uk/media/document/westminster-guidelines-for-kitchen-extract-ventilation-systems-mar-2021>, Final acceptance of the scheme as being sufficient may therefore require further mitigation works to be carried out if nuisance is being caused post-installation.

III. Any scheme should also contain the following elements:

The kitchen extract duct should be designed to discharge vertically where necessary

All cookline equipment must be placed under the extraction canopy

The general ventilation within the kitchen must be designed to achieve an upper ambient temperature of 25 centigrade and provide sufficient air changes within the workspace in compliance with Building & Engineering Services Association (BESA) guidance DW172 -2018 or as updated

The kitchen extract ducts must be fitted with doors/hatches for cleaning and maintenance, at approximately 2-3 metre intervals or be in compliance with the BESA document TR19 for cleaning and maintenance

Any cladding must be made of non-flammable materials (approved by Building Control and/or Fire Brigade) and still allow access to any cleaning and maintenance doors/hatches.

Access to the ducting must comply with the Health & Safety safe access standards

- 4 You must get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 for the following advertisements: the awning advertisements if they are illuminated. If they are not illuminated they would benefit from deemed consent.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

DRAFT DECISION LETTER – Listed Building Consent

Address: 6 Bedford Street, London, WC2E 9HZ

Proposal: External and internal alterations, including new entrance doors and modifications to windows/ shopfronts; and replacement ventilation system, installation of awnings, all in connection with use as a Public House (sui generis).

Reference: 22/01873/LBC

Plan Nos: 7695 PL-001A; 7695 PL-002A; 7695 PL-004A; 7695 PL-005A; 7695 PL-007; 7695 PL-008; 7695 PL-009; 7695 PL-101A; 7695 PL-201B; 7695 PL-301B; 7695 PL-302B; 7695 PL-303; 7695 PL-304; 7695 PL-305; 7695 PL-306A; 7695 PL-307; 7695 PL-308; 7695 PL-309; M0002_0 10.2.2022; M001_R1 13.5.22; JDH002M_0 13.5.2022;

For Info:

Planning Statement (March 2022); Design and Access Statement (February 2022); Cover Letter (1 March 2022); Heritage Assessment (February 2022).

Case Officer: Joshua Howitt

Direct Tel. No. 07866038007

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:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 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 Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 3 You must apply to us for approval of details of the following parts of the development:
- i) new entrance doors and side frames (scale at 1:10 including sections)
 - ii) shopfront including raised and fielded panel (scale at 1:10 including sections)
 - iii) photographic schedule and manufacture specifications of the faience tiles.

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 (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 Covent Garden Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (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 (March 2021), the City Plan (April 2021), as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council has had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and has decided that the proposed works would not harm this special architectural or historic interest; or where any harm has been identified it has been considered acceptable in accordance with the NPPF., , In reaching this decision the following were of particular relevance:, Policies 38, 39 and 40 of the City Plan 2019 - 2040 adopted in April 2021 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)

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.