

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 15 th November 2022	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Marylebone	
Subject of Report	57 & 59 Gloucester Place, London, W1U 8JH.		
Proposal	<p>Application 1:- Change of use at 59 Gloucester Place and first to fourth floors of 57 Gloucester Place to accommodate residential use (Class C3), existing office (Class E) use retained at ground and basement floors of 57 Gloucester Place, with internal and external alterations including works to elevations, roof and vaults, provision of lift, provision of outdoor amenity spaces at rear, provision of waste storage and replacement plant at roof level and provision of plant basement vaults.</p> <p>Application 2:- External and internal alterations works to elevations, roof and vaults, provision of lift, provision of outdoor amenity spaces at rear, waste storage, basement vaults plant and replacement plant at roof level and provision of plant basement in connection with use of 59 Gloucester Place and first to fourth floors of 57 Gloucester Place for residential use (Class C3)</p> <p>NB/ Linked by way of a land use swap to redevelopment of land at Garfield House, 86 - 110 Edgware Road and Bernard House 163-169 George Street, London, W2 ref. 22/05768/FULL.</p>		
Agent	Gerald Eve		
On behalf of	The Portman Estate Nominees (One) Limited & The Portman Estate Nominees (Two) Limited		
Registered Number	Application 1:-22/05362/FULL Application 2:- 22/05363/LBC	Date amended/ completed	5 August 2022
Date Application Received	5 August 2022		
Historic Building Grade	Grade II		
Conservation Area	Portman Estate		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

Application 1:-

1. Grant conditional permission, subject to a S106 legal agreement to secure the following planning obligation:-

- i) The residential use at this site as a land use swap from site at Garfield House, 86-110 Edgware Road and Bernard House 163-169 George Street, London W2 (as granted under 22/05768/FULL
- ii) Provision of lifetime (25 year) car club membership for each residential flat

If the S106 legal agreement has not been completed within six weeks of the Committee resolution then:

a) The Director of Town Planning & Building Control shall consider whether the permission can be issued with additional condition to secure the benefits listed above. If this is possible and appropriate, the Executive Director for Growth, Planning and Housing is authorised to determine and issue such a decision under Delegated Powers, however, if not

b) The Director of Place Shaping and Town Planning shall consider whether permission be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and the proposal is unacceptable in the absence of the benefits that would have been secured; if so, the Executive Director for Growth, Planning and Housing is authorised to determine the application and agree appropriate reason for refusal under Delegated Powers.

Application 2:-

1. Grant conditional listed building consent.

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

2. SUMMARY & KEY CONSIDERATIONS

Permission and consent are sought for extensions and external and internal alterations associated with the change of use to residential in connection with a land use swap with a redevelopment site on Edgware Road. No representations of objection have been received. The key considerations in this case are:

- The acceptability of the proposed residential accommodation in terms of its, location, size, mix and accessibility.
- The impact of the proposal on the character and appearance of the Grade II listed buildings and Portman Estate Conservation Area.

The principle of the land use swap to provide additional residential floorspace and significantly higher quality accommodation at this site is supported in principle. Whilst the proposal would result in some less than substantial harm to the listed buildings, it is considered that the benefits of the scheme in

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land use, environmental and heritage terms outweigh that harm. As such a favourable recommendation is made, subject to conditions and the completion of a S106 legal agreement to secure the land use swap and car club members for the future residents of the flats.

LOCATION PLAN



3. PHOTOGRAPHS



Front elevation

4. CONSULTATIONS

4.1 Application Consultations

4.2 Applicant's Pre-Application Community Engagement

Whilst pre-application engagement with the local community and key stakeholders in the area prior to the submission of the planning application is encouraged, in accordance with the principles set out in the Early Community Engagement guidance, there is no duty on the applicant to undertake such. The applicant has not advised of any pre-application engagement with the local community, but has held pre-application discussions with the City Council. Notwithstanding the scale and nature of the application this is regrettable. However, it is noted that following the City Council's consultation on this application, no representations have been received from the local community.

5. WESTMINSTER'S DEVELOPMENT PLAN

5.1 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.

5.2 Neighbourhood Planning

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

5.3 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.

6. BACKGROUND INFORMATION

6.1 The Application Site

57 & 59 Gloucester Place are Grade II listed Georgian town houses comprising basement, ground and four upper storeys within the Portman Estate Conservation Area.

To the rear of the site lies 38 & 40 Gloucester Place Mews. Both buildings are currently in office use (Class E) and are located just under 500m away from Edgware Road.

6.2 Recent Relevant History

Conditional planning permission and listed building consent granted on 30.05.2002 for external alterations including the erection of ground to 2nd floor rear extension, installation of two air conditioning units at roof level, in connection with use of the whole property as offices (Class B1). (As part of land use swap and package of applications involving 13 properties in Gloucester Place and Rodmarton Street.) (01/04097/FULL & 01/04098/LBC).

7. THE PROPOSAL

Planning permission and listed building consent are sought for external and internal alterations to the building in association with a change of use of 57 Gloucester Place (in its entirety) and 59 Gloucester Place (partial) from office (Class E) to residential use (Class C3).

The proposed change of use is in connection with a land use swap. The swap exchanges the existing residential use at Garfield House 86-110 Edgware Road and 163-169 George Street which is proposed for redevelopment, with existing office use at 57 & 59 Gloucester Place. This would result in the residential floorspace on Edgware Road being relocated to Gloucester Place and the office floorspace at Gloucester Place relocated to Edgware Road.

The Key elements of the proposal are:-

- Change of use from office (Class E) to residential (Class C3).
- Extensions to rear .
- External alterations including replacement of windows and doors.
- Provision of replacement plant and equipment in the basement vaults and at roof level.
- Provision of cycle parking in front lightwell.
- Reconfiguration of external space at rear of building to provide terraces to the rear at ground, first and second floor levels, serving the proposed office space and three of the residential units.
- Internal alterations to facilitate the new residential units and the retained office space and to replace services, improve fabric and insulation and restore decorative features.

Table 1: Existing and proposed land uses.

Land Use	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Office (Class E)	1066m ²	223m ² retained	-843m ²
Residential (Class C3)	0	843m ²	+843m ²
Ancillary	50m ²	55m ²	+5m ²
Total	1116m ²	1121m ²	+5m ²

8. DETAILED CONSIDERATIONS

8.1 Land Use

There are currently 8 residential units (occupied on Assured Short-hold Tenancies) within the linked site at Garfield House, providing within 728m² of floorspace. This residential floorspace is proposed to be relocated to 57-59 Gloucester Place (currently in Class E use) as part of a land use swap involving the relocation of office floor space from Gloucester Place to Garfield House.

Both this application and the planning application for Garfield House form a land use package, which are proposed to be linked by way of a S106 planning obligation to ensure that the swap is implemented and consequently that there is no loss of residential /office floorspace.

The proposed residential floor space at 57-59 Gloucester Place, would result in a small uplift of residential floorspace and would accommodate five residential units, 4x2bedroom and 1x3bedroom family sized unit.

19 of 22 habitable rooms would meet ADV for BRE daylight (86%) and two kitchens and a bedroom at lower ground floor level, as part of a duplex flat, would fall short of the guidelines for daylight. However, given the historic nature of the building and the overall quality of accommodation proposed, including the other benefits of locating the residential floor space to this site, it is considered to be acceptable in this case and overall the flats are considered to provide sufficient daylight and outlook.

All units would be of an appropriate size and layout, with appropriate sound insulation, and three flats would be provided with external amenity space providing satisfactory internal and external residential environment. Given the heritage considerations, the mix of unit sizes and quantum of external amenity space is accepted.

Given the retention of Class E floorspace within the basement and ground floor of 57 Gloucester Place, a restriction of the Class E uses is recommended to protect the amenities of future residential occupiers. The proposal meets Policy 10 (Housing for specific groups) and 12 (Housing quality).

Table 2- Proposed residential size and mix of units

Building	Floor	Unit type	Floorspace (GIA m²)
57	Basement & ground	Offices with external amenity space	N/A
59	Basement & ground	3 bedroom flat with external amenity space	178m ²
57-59	First floor	2 bedroom flat with external amenity space	145m ²
57-59	Second floor	2 bedroom flat with external amenity space	138m ²

57	Third/Fourth floor	2 bedroom duplex flat, without amenity space	155m2
59	Third/Fourth floor	2 bedroom duplex flat without amenity space	140m2
<i>Total</i>			843m2

There are a number of benefits associated with the relocation of the residential floorspace to this donor site within 500m of the main site on Edgware Road:-

- A small uplift in residential floorspace
- Appropriate use in this location
- Higher quality residential accommodation
- Heritage building with features
- External amenity space for 3 flats
- Better air quality (Outside of Air Quality Focus Area)
- Less busy location
- Upgrades the energy and fire strategy of the building
- Optimum viable use for these heritage buildings
- Refurbishes Heritage buildings which were originally built for residential purposes
- Provision of off street cycle storage

For these reasons the proposed residential land use swap meets the aims and policy objectives of the City Plan (implementation and monitoring) and Policy 8 (Housing delivery), policy 10 (Housing for specific groups) and policy 12 (Housing quality).

Affordable Housing

The proposed land use swap and provision of residential accommodation at this property, does not trigger the requirement for the provision of affordable housing under policy 9 (Affordable Housing).

8.2 Environment & Sustainability

There is no requirement to carry out an Energy Assessment with a minor planning application. Nonetheless, to demonstrate the applicant's commitment to enhancing sustainability in the face of climate change, an Energy and Sustainability Statement has been provided with the application to demonstrate the sustainable design which is proposed. The key elements are summarised below:-

- The majority of the existing building structure and fabric (and therefore its embodied carbon) will be retained
- BREEAM Very Good
- Upgrades to building fabric U values (windows, roofs and non-sensitive elements);Improvements to building air tightness.
- The installation of low carbon and high efficiency heating systems.
- Provision of Air Source Heat Pumps with heat recovery.
- Installation of energy efficient controls and metering measures.
- Installation of PVs at roof level

- Installation of Low Water Use fittings.
- Reduction of regulated carbon emissions in the region of 40% when measured against the existing building at the site

Given the heritage constraints associated with Grade II listed buildings and the scale and nature of the proposal the applicant has advised that it is not possible to provide substantial SUDS measures. Notwithstanding this, overall, the proposal has been designed with sustainability in mind and the energy efficiency of the building is much improved reducing on-site energy demand. As such the proposal is considered to meet with the aims and aspirations of Policy 38 (Design principles) and Policy 36 (Energy).

Air Quality

The site is located outside of an air quality focus area. The combination of sustainability measures optimise the building's energy efficiency, reduce heat loss and on-site Carbon & NOx emissions from on-site emissions. As such Environmental Health Officer has confirmed that the proposal should meet the air quality neutral benchmarks in accordance with Policy 32 (Air quality).

Flood Risk & Sustainable Drainage

Given the location of the site (outside Flood zone 3 and Surface Water Flood Risk Hotspot, together with the scale and nature of the proposed development, there is no requirement for an assessment on these matters under Policy 35 (Flood risk). Notwithstanding this, there is no known reason why the proposal would impact on the existing situation.

8.3 Biodiversity & Greening

Policy 34 (Green infrastructure) seeks wherever possible the greening of developments. Given the heritage constraints associated with Grade II listed buildings and the scale and nature of the proposal, the applicant has advised that it is not possible to provide any substantial greening. The site is limited in scale, with the building occupying the vast majority of its footprint - it does not benefit from any substantial level spaces in which to provide any sizeable, greened areas, the provision of green walls is not feasible and the roof is pitched and occupied by plant equipment and solar panels. The proposed external terraces have scope for planters to make a contribution to greening in line with policy.

8.4 Townscape, Design & Heritage Impact

Legislative & Policy Context

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.”*

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 39(K) in the City Plan 2019-2040 requires that where development will have a visibly adverse effect upon a conservation area's recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area, it will not be permitted.

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.

57 and 59 Gloucester Place are grade II listed buildings in the Portman Estate Conservation Area. They date from c1790-1800, and form part of the listed terrace running from no 21-75 Gloucester Place. Both buildings retain features that are of significance in listed building terms, both internally and externally, as well as opportunities to undo harmful alterations which have been carried out over the lifetime of the buildings.

The proposed change of use from office to residential is welcome in historic building terms. While the use of the building as separate flats does not bring with it the heritage benefits that a return to two single family dwellings would have done, there is a modest heritage benefit in seeing the rooms used for their original functions.

The scheme proposes a lift rising up the rear of no. 59. External lifts at the rear of listed buildings are often unacceptable. In this instance, the proposed lift is considered to be acceptable in historic building terms, because it would largely replace the existing poor quality later closet wing, and because in townscape terms rear projections of this scale and height (including other lifts) are established in this part of the terrace.

The proposed lift enclosure rises one storey higher than the existing closet wing, and would require the removal of one sash window. However, this window and the surrounding brickwork have evidently been replaced in the past and there would therefore be no loss of historic fabric. The loss of a small amount of 1920s fabric at lower ground floor level in the construction of the lift is considered to be acceptable.

The use of closely matching materials, including both brick and mortar, will be important in the creation of the lift enclosure, and would be secured by condition.

The existing closet wing has two poor quality sash windows. These would be replaced in the proposed scheme by blind brick openings. As currently shown in the drawings these openings are considered to be too small; a revision would be required to show increased blind window sizes.

The staircases of no's 57 and 59 are an important part of the significance of the interior. While the staircase to no. 59 is proposed to be retained and used as the primary vertical circulation, the stair to no 57 is to be closed off at first and second floor levels, making the stair inoperable as a vertical route through the building.

This alteration to the plan form and circulation pattern represents less than substantial harm to the special interest of the building. The applicants have been unable to devise an alternative scheme which retains the use of the stair, while still maintaining the office use at ground and basement levels of no 57. The stair will be retained as is, and the closing off would be reversible, leaving the prospect of its reuse in future. The harm caused by this element of the scheme will therefore need to be balanced against the benefits arising elsewhere.

The proposed layout for the flats involves the creation of bathroom 'pods' within the volume of existing rooms. Bathroom pods are freestanding structures which function as a room within a room, plus allow the volume of the original room (ceiling heights, cornices and other decorations). They are intended to read more as large items of furniture than as architecture. The use of such 'pods' in listed buildings is well established, and can often be acceptable.

In this case the application materials do not give confidence that the pods will be sufficiently subservient to the volumes of the rooms within which they are located (including in one instance, a first floor front room – one of the most important spaces in a Georgian listed building).

The approach to the provision of bathrooms needs to be reconsidered. Further information is required regarding the height of the pods, their materials, and their relationship to the rooms within which they are situated, particularly in relation to room N1.1. The proposed bathroom here fills the entire alcove to one side of a chimney breast. Ordinarily, a partition in this location would be unacceptable, due to its unbalancing effect on the proportions of the room.

The application proposes the replacement of the existing, non-original, one-over-one timber sash windows with double glazed units. In this instance the replacement of the existing, likely Victorian sashes is considered to be acceptable on the basis that the fabric non-original, and that the replacement windows are a more historically appropriate glazing pattern.

Detailed drawings have not been provided showing the new sash windows and double glazed units. The units must be as slimline as possible, preferably no more than 12mm, and individually puttied in to the glazing bars, these details will be secured by condition;

Fire safety

A variety of fire safety measures are required in connection with the change of use to residential.

The replacement of non-original doors with new fire rated doors to match historic examples is acceptable. All new doors should be scholarly replicas of historic doors, and a condition will require details of all new doors.

The loss of existing historic doors is not acceptable, but they may be upgraded by the use of intumescent paint or card, or with intumescent strips in the frames. A condition should require details of where historic doors are being upgraded, and the techniques applied. In some instances, historic doors may be relocated to less fire-critical positions within the building. Again, a schedule of these moves will be required as an approval of details.

Sprinkler systems are proposed throughout the building, with the pipework and sprinkler heads fitted behind false ceilings. The majority of the rooms have very plain ceilings, with little or no decorative cornicing. In these instances, the provision of dropped ceilings is considered to be acceptable. The new ceilings can be provided with more historically appropriate cornices, details to be secured by condition.

The first floor rooms however have apparently historic cornices – the covering over of these genuine contributors to the special interest of the listed building would be harmful to the special interest of the building. Therefore, in these rooms an alternative to ceiling mounted sprinklers will be required.

The benefits of the scheme are:

- Reinstatement of residential use, which is considered to be the optimum use for the buildings
- The reinstatement of the lost fenestration pattern to the townhouses, alongside repair and reinstatement works to the roofs and elevations.
- Reinstatement of lost decorative features, including chimney pieces, skirtings, cornices throughout the building
- Removal of harmful modern elements (poorly located kitchens and WCs, heating / cooling systems, fire lobbying and dropped ceilings)
- Improved sustainability of the building, particularly through photovoltaics and improved thermal performance of the windows.

The harmful impacts of the scheme are:

- The small increase in the size of the rear closet wing of no.59 to house a lift.
- The insertion of false ceilings to accommodate a sprinkler system
- Blocking of the existing main staircase in No.57 Gloucester Place
- Removal of partitions at ground floor

With amending conditions requiring the retention of the ground floor partition in room G2, a revised bathroom pod strategy, revised blind windows and revisions to the sprinkler system for the ground floor, the scheme is considered acceptable in listed building terms. It is considered that the benefits would then outweigh the remaining less than substantial harms.

8.5 Residential Amenity

Daylight and sunlight & sense of enclosure

The applicant has submitted a daylight and sunlight report which assesses the potential impact of the development on the amenities of surrounding residents. Five properties have been assessed 55 and 61 Gloucester Place (13 and 5 windows respectively) and 36 (2 windows) ,38 (1 window) & 40 (4 windows) Gloucester Place Mews. None of these neighbouring residential properties would see any material loss of daylight or sunlight under the BRE guidelines.

Given the scale of development and relationship with neighbouring properties, it is not considered that the extensions and alterations would result in any material loss of amenity by virtue of sense of enclosure or loss of daylight and sunlight, when compared to the existing situation

Privacy

The change in the nature of the use from office to residential will of course change the way the buildings are occupied and use, however, the residential use of the building is not considered to result in any significant loss of privacy to occupiers of Gloucester Place Mews, which back on to the site. The proposed development does not introduce any additional windows and in fact the proposed extension for the lift would result in the removal of some windows. In addition, the Mews buildings contain a varied number of small windows, some of which are located at high level, and some serve non-habitable rooms.

External amenity terraces/spaces are proposed to the rear at ground, first and second floors. The ground floor terrace to 59 Gloucester Terrace and the first floor terrace to 57 Gloucester Terrace have been designed with 2m high screening and planting to mitigate against any significant overlooking to adjacent residential properties. The screens are proposed to be secured by condition.

The remaining terraces at ground (office) and second floors of to 57 Gloucester Terrace are not considered to raise privacy concerns, given the location and size of windows within the Mews and the relationship with the proposed terraces.

For the reasons set out above, the proposal is considered to have been designed to protect the amenities of surrounding residential properties in accordance with Policy 7(Managing development for Westminster's people).

Noise & Vibration

External mechanical plant is proposed in three locations:-roof level, rear lightwell and basement lightwell. The applicant has submitted an acoustic report assessing the noise impact of the plant and the City Council's Environmental Health Officer has confirmed that the plant installation should comply with our standard conditions to prevent noise disturbance. Subject to conditions, the plant is considered to be acceptable in accordance with Policy 33 (Local environmental impacts).

8.6 Transportation, Accessibility & Servicing

Waste & Recycling Storage

The City Council's Waste Project Manager has confirmed that the details of waste and recycling are in line with the council's waste storage requirements. Consequently, subject to a condition to require the provision in perpetuity, the proposal meets Policy 37 (Waste management)

Cycling & Cycle Storage

Ten long-stay cycle parking spaces for use by the residential occupiers of the building, which is the maximum number of spaces which can be accommodated overall. These are located off-street in the lightwell to the front of the site, to ensure they are accessible to all residents. The provision is acceptable in accordance with Policy 25 (Walking and cycling).

The Highways Planning Manager has requested the provision of cycle storage for the occupiers of the retained offices at basement and ground of 57 Gloucester Place. Whilst it is regrettable that provision has not been made, given that the use is existing, it is considered unreasonable to require this.

Parking

No car parking provided for residential or the retained existing office use which is welcomed and supported by Policy 27 (Parking). However, the Highways Planning Manager has advised that the increased residential units in the area will increase demand for on-street spaces and that Lifetime (25 year) Car Club Membership for all residential units should be secured to minimise the impact of the proposed development and reduce car ownership of future occupiers. As such a planning obligation is recommended to secure Car club membership for residents of the five flats.

8.7 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 residential accommodation proposed will also support the local economy through increased local spending, thereby supporting local employment and services.

Other Considerations

None.

8.8 Environmental Impact Assessment

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

8.9 Planning Obligations & Pre-Commencement Conditions

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

1. The residential use at this site as a land use swap from site at Garfield House, 86-110 Edgware Road and Bernard House 163-169 George Street, London W2 (as granted under 22/05768/FULL
2. Provision of lifetime (25 year) car club membership for each residential flat

The estimated CIL payment is:

Mayoral Cil : £367.29

Westminster City Council: £2,256.60

9. Conclusion

The principle of the land use swap to provide additional residential floorspace and significantly higher quality accommodation at this site is supported in principle.

It is acknowledged that the proposal would result in some less than substantial harm to heritage assets :-

- The small increase in the size of the rear closet wing of no.59 to house a lift.
- The insertion of false ceilings to accommodate a sprinkler system
- Blocking of the existing main staircase in No.57 Gloucester Place
- Removal of partitions at ground floor

However, there a number of heritage benefits of the scheme are:

- Reinstatement of residential use, which is considered to be the optimum use for the buildings
- The reinstatement of the lost fenestration pattern to the townhouses, alongside repair and reinstatement works to the roofs and elevations.
- Reinstatement of lost decorative features, including chimney pieces, skirtings, cornices throughout the building
- Removal of harmful modern elements (poorly located kitchens and WCs, heating / cooling systems, fire lobbying and dropped ceilings)
- Improved sustainability of the building, particularly through photovoltaics and improved thermal performance of the windows.

With amending conditions requiring the retention of the ground floor partition in room G2, a revised bathroom pod strategy, revised blind windows and revisions to the sprinkler system for the ground floor the heritage benefits would then outweigh the remaining less than substantial harms.

Whilst being mindful of policies 38, 39 and 40 of the City Plan 2019-2040, given the substantial public benefits that would be delivered, which comprise the heritage benefits listed above and the land use and environmental benefits set out within the report, the proposal is considered acceptable in terms of its impact on the designated heritage asset(s). Therefore, the recommendation to grant conditional permission and consent is 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)

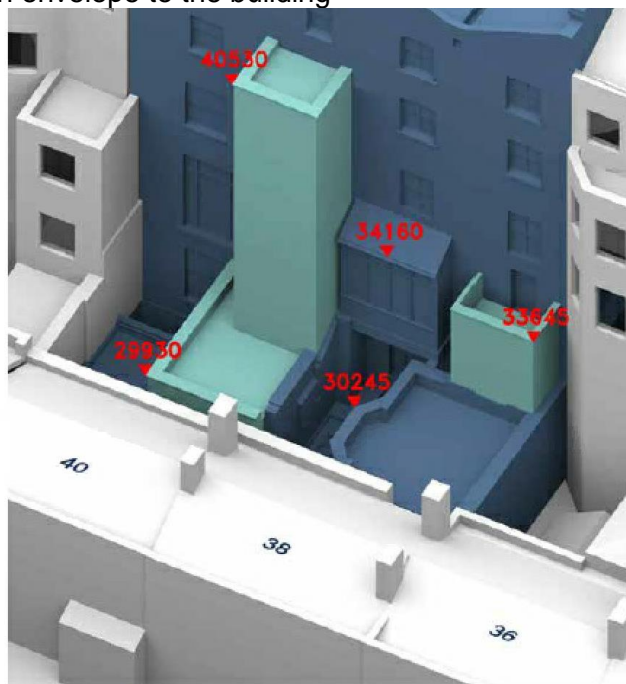
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk

10. KEY DRAWINGS

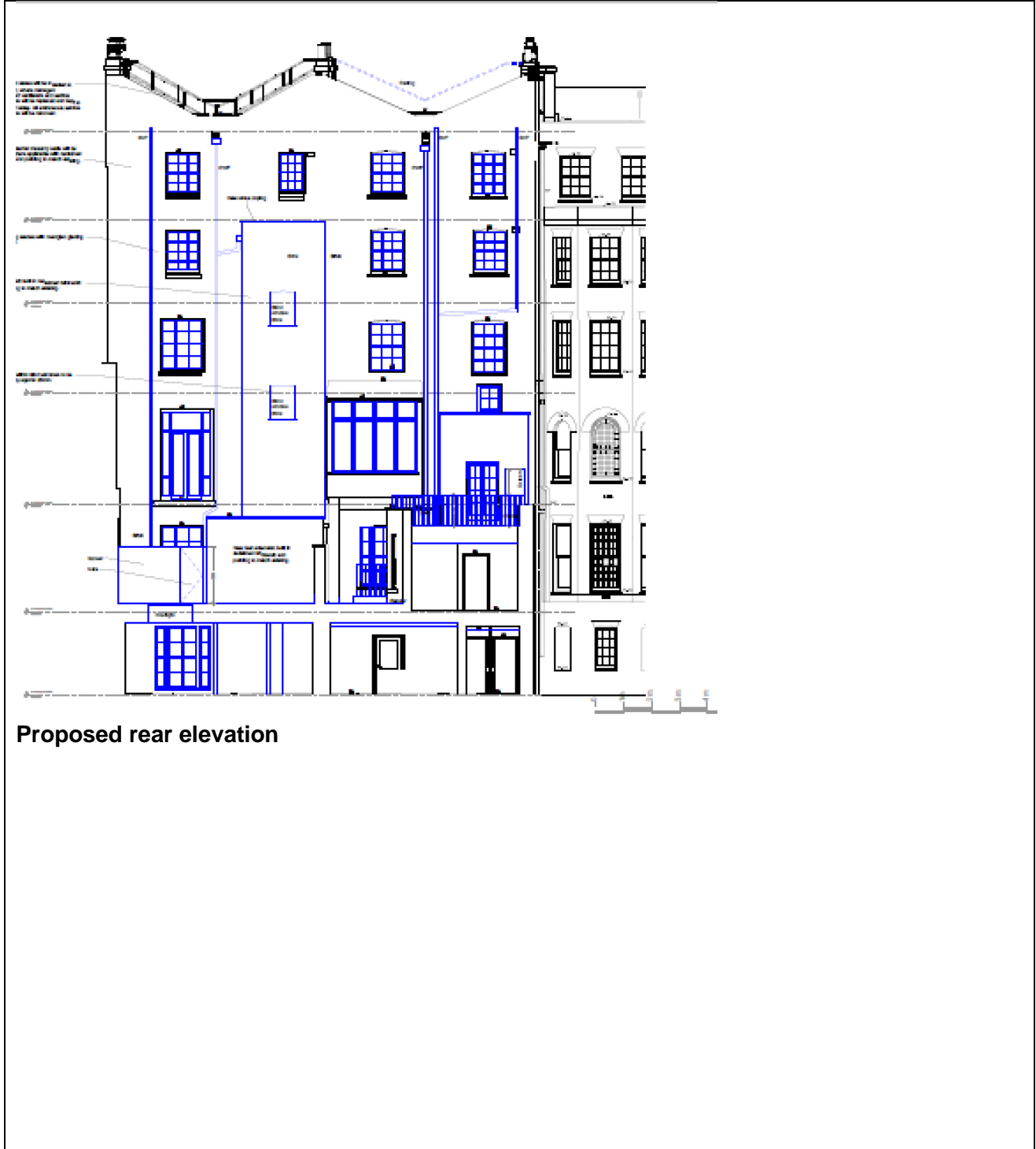
Existing and proposed rear elevations indicating change in envelope to the building

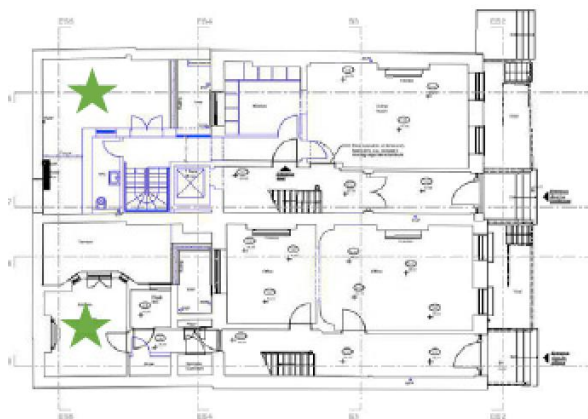


57-59 Gloucester Place rear elevations as existing (modelling image only for the purpose of showing the envelope).

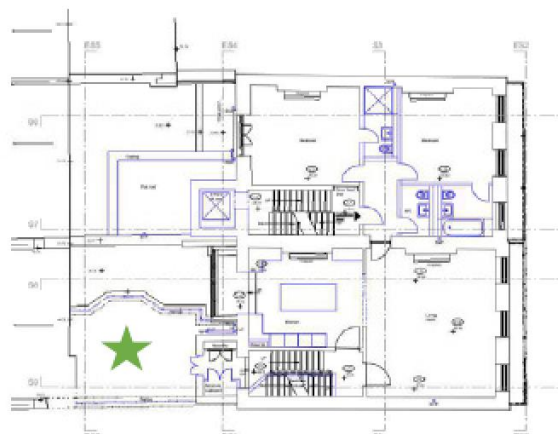


57-59 Gloucester Place rear elevations as proposed (modelling image only for the purpose of showing the envelope).

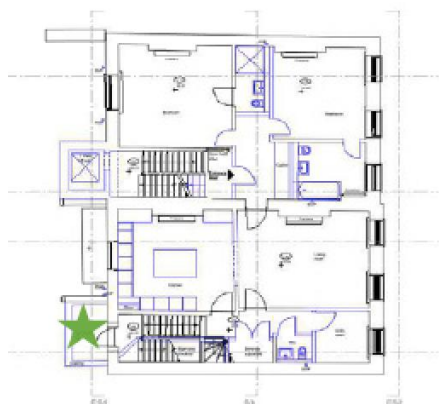




GROUND FLOOR AMENITY SPACES (serving 1x residential unit (no.59) and office space (no.57))



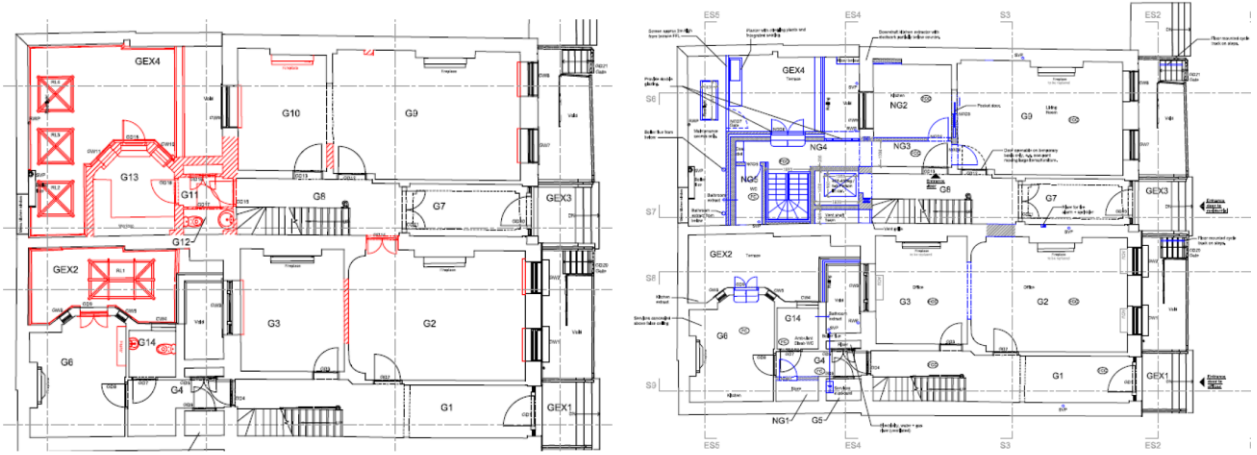
FIRST FLOOR AMENITY SPACE (serving 1x residential unit (no.57))



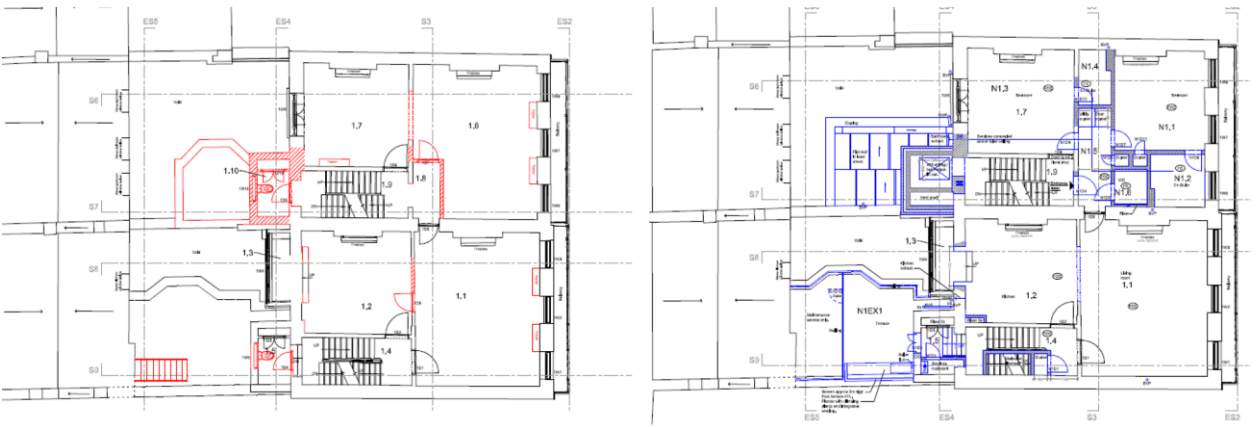
SECOND FLOOR AMENITY SPACE (serving 1x residential unit (no.57))

Proposed amenity areas

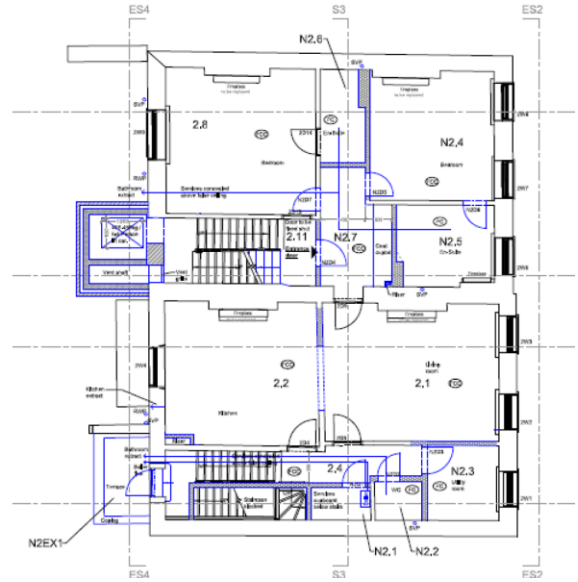
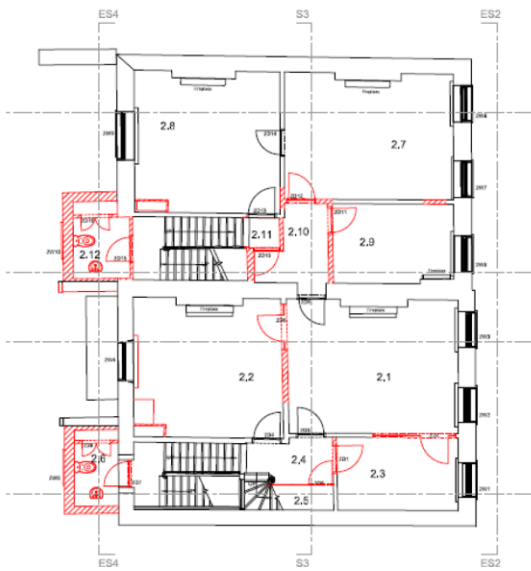
Ground Existing & proposed



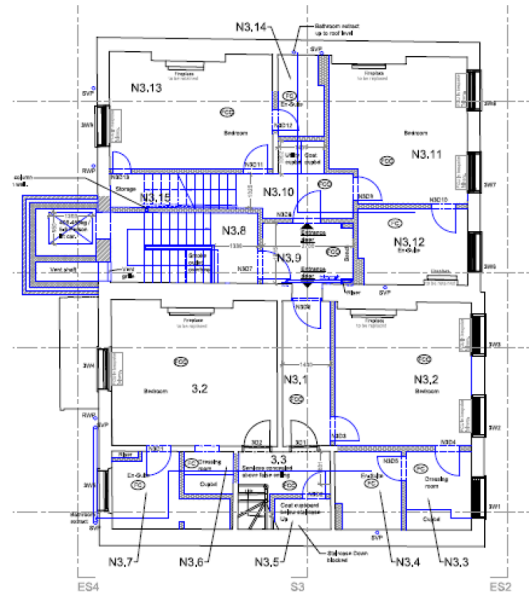
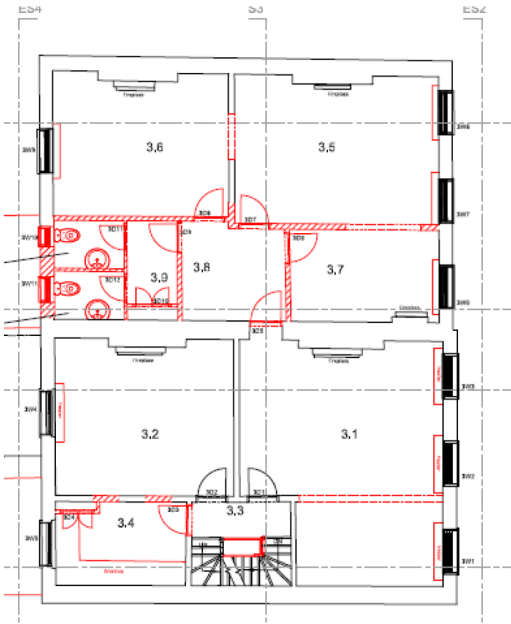
First Existing & proposed



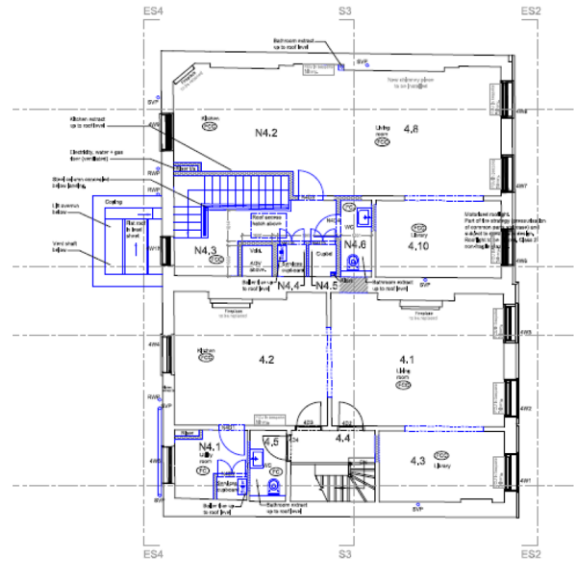
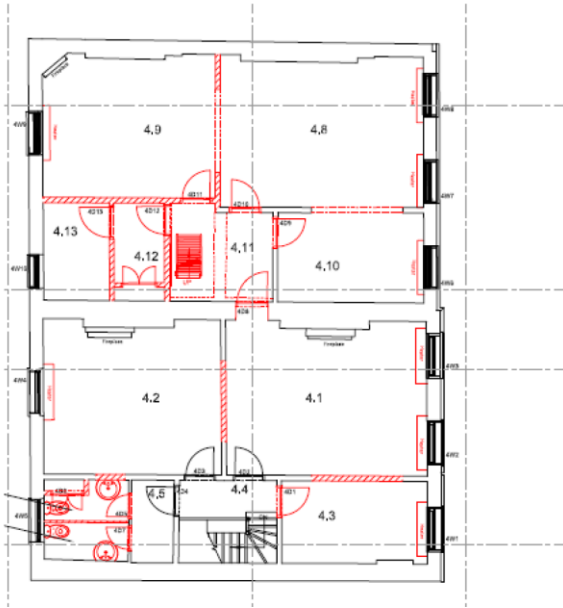
Second Existing & proposed



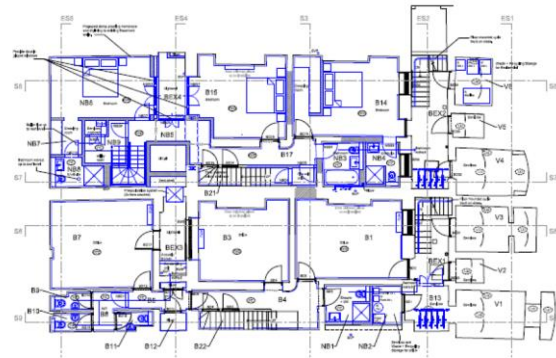
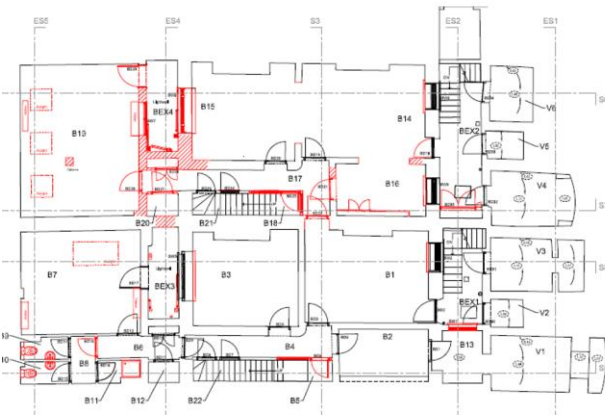
Third Existing & proposed



Fourth Existing & proposed



Basement Existing & proposed



DRAFT DECISION LETTER

Address: 57 Gloucester Place, London, W1U 8JH

Proposal: Change of use at 59 Gloucester Place and first to fourth floors of 57 Gloucester Place to accommodate residential use (Class C3), existing office (Class E) use retained at ground and basement floors of 57 Gloucester Place, with internal and external alterations including internal alterations, external alterations and repair works to elevations, roof and vaults, provision of lift, provision of outdoor amenity spaces at rear, provision of waste storage and replacement plant at roof level and provision of plant basement vaults.[Linked to 22/05363/LBC; Linked to redevelopment of land at Garfield House, 86 - 110 Edgware Road and Bernard House 163-169 George Street, London, W2 ref. 22/05768/FULL]. (Linked to 22/05363/LBC)

Reference: 22/05362/FULL

Plan Nos: Existing, and Demolition drawings:-, 005A, 006A, 009B, 010B, 011B, 012B, 013B,014B,015B, 021B, 023B, 024B, 020B, 030B031B, 032B, 033B, 034B. 149, 150, 151, 152, Proposed drawings:, 049B,050B, 051B, 052B,053B, 054B,055B, 061B, 063B, 064B, 060B, 070B, 071B, 072B, 073B, 074B, 099B, 100B, 101B, 102B, 103B, 104B. , Gerald Eve Letter 27.07.2022, Planning Statement, prepared by Gerald Eve;, Energy and Sustainability Statement, prepared by TPS;, Transport Healthy Streets Assessment, prepared by Caneparo;, Daylight and Sunlight Assessment, prepared by Point 2;, Structural Methodology Statement, prepared by Furness Partnership;, Noise Impact Assessment, prepared TPS;, Heritage Impact Assessment, prepared by Feilden and Mawson;, Design and Access Statement, prepared by Feilden and Mawson;, Site Location Plans, prepared by Feilden and Mawson;, Area Schedule (located within the Design and Access Statement), prepared by Feilden and Mawson.

Case Officer: Sarah Whitnall

Direct Tel. No. 020 7641
07866036375

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 All new work 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Portman Estate Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 3 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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 Portman Estate Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 4 You must apply to us for approval of a sample panel of brickwork, built on site, which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved the sample panel in writing. You must then carry out the work according to the approved sample. (C27DC)

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 Portman Estate Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 5 You must apply to us for approval of detailed drawings of the following parts of the development: , ,
a) All new windows (elevation at 1:10, section at 1:5),
b) All external doors (1:20 and 1:5),
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 drawings. (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 Portman Estate Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 6 You must apply to us for approval of detailed drawings showing the following alteration to the scheme: , A third blind window, an increase in the size of blind windows and coping store to the parapet of the lift enclosure. You must not start on these parts of the work until we have approved in writing what you have sent us. You must then carry out the work according to the approved drawings. (C26UC)

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 Portman Estate Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 10 All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)

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 Portman Estate Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 11 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)

- 12 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved 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)

- 13 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.2m/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)

- 14 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) 12 _ 13 of this permission. You must not start work on this part of the development until we have approved in writing what you have sent us. (C51AB)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and 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. (R51AC)

- 15 You must apply to us for approval of details of a supplementary acoustic report confirming the selection of primary windows along with the distance between the existing and the secondary glazing. You must not start work on this part of the development until we have approved in writing what you have sent us. (C51AB)

Reason:

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise as set Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R49AB)

- 16 The emergency plant and generators hereby approved shall only be used for the purpose of public safety and life critical systems and shall not be used for backup equipment for commercial uses such as Short Term Operating Reserve (STOR). The emergency plant and generators shall be operated at all times in accordance with the following criteria: , (1) Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the LA90, 15 mins over the testing period) by more than 10 dB one metre outside any premises., , (2) The emergency plant and generators hereby permitted may be operated only for essential testing, except when required in an emergency situation., , (3) Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays. (C50AC)

Reason:

Emergency energy generation plant is generally noisy, so in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), a maximum noise level is required to ensure that any disturbance caused by it is kept to a minimum and to ensure testing is carried out for limited periods during defined daytime weekday hours only, to prevent disturbance to residents and those working nearby. (R50AC)

- 17 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 049/C 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 building. (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)

- 18 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)

- 19 No development should occur between the highway surface and a depth of 900mm unless otherwise approved in writing by us as Local Planning Authority.

Reason:

This is to ensure sufficient space remains for utilities and in accordance with Policy 45 of the City Plan 2019 - 2040 (April 2021)

- 20 The basement and ground floor of 57 Gloucester Place shall only be used for Office purposes within Class E and for no other use within Class E Part A, Schedule 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any equivalent class in any order that may replace it).

Reason:

To protect neighbouring residents from noise nuisance, avoid blocking surrounding streets, to ensure that sustainable transport modes are used, to prevent sensitive air quality receptors from occupying the site or uses that would have a significant adverse effect on air quality, policies 7, 25,28, 29, 32, 33, 38,39,40 of the City Plan 2019 - 2040 (April 2021).

- 21 You must provide, maintain and retain the following energy efficiency measures before you start to use any part of the development, as set out in your application.

- o BREEAM Very Good
- o Upgrades to building fabric U values (windows, roofs and non-sensitive elements);Improvements to building air tightness;
- o The installation of low carbon and high efficiency heating systems;
- o Provision of Air Source Heat Pumps with heat recovery;
- o Installation of energy efficient controls and metering measures;
- o Installation of PV's at roof level,
- o Installation of Low Water Use fittings.,
- o Reduction of regulated carbon emissions in the region of 40% when measured against the existing building at the site.

You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features

included in your application as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021). (R44AD)

- 22 You must apply to us for approval of details of Planters and screens for the external terraces:- Including Details of length, width and depth of the proposed planters and number, size, species density of proposed planting. You must then carry out the development according to the approved details and provide them prior to use of the terraces.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Portman Estate Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in Policies 34, 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R30CE)

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 When carrying out building work you must take appropriate steps to reduce noise and prevent nuisance from dust. The planning permission for the development may include specific conditions relating to noise control, hours of work and consideration to minimising noise and vibration from construction should be given at planning application stage. You may wish to contact to our Environmental Sciences Team (email: environmentalsciences2@westminster.gov.uk) to make sure that you meet all the requirements before you draw up contracts for demolition and building work. , , When a contractor is appointed they may also wish to make contact with the Environmental Sciences Team before starting work. The contractor can formally apply for consent for prior approval under Section 61, Control of Pollution Act 1974. Prior permission must be sought for all noisy demolition and construction activities outside of core hours on all sites. If no prior permission is sought where it is required the authority may serve a notice on the site/works setting conditions of permitted work (Section 60, Control of Pollution Act 1974)., , British Standard 5228:2014 'Code of practice for noise and vibration control on construction and open sites' has been recognised by Statutory Order as the accepted guidance for noise control during construction work., , An action in statutory nuisance can be brought by a member of the public even if the works are being carried out in accordance with a prior approval or a notice.

- 3 Under the Construction (Design and Management) Regulations 2015, 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.
- 4 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.
- 5 Working at height remains one of the biggest causes of fatalities and major injuries. 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/toolbox/height.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)

- 6 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (including date decision and planning reference number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 7 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is also a condition of the London Building Acts (Amendment) Act 1939, and there are regulations that specify the exact requirements. For further information on how to make an application for street naming and numbering, and to read our guidelines, please visit our website: www.westminster.gov.uk/street-naming-numbering. (I54AB)
- 8 Please email our Project Officer (Waste) at wasteplanning@westminster.gov.uk for advice about your arrangements for storing and collecting waste.
- 9 The term 'clearly mark' in condition 17 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 10 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 email AskHighways@westminster.gov.uk. 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).
- 11 We recommend you speak to the Head of Building Control about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 6500 or email districtsurveyors@westminster.gov.uk.
- 12 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 and to apply online please visit www.westminster.gov.uk/suspensions-dispensations-and-skips.
- 13 You must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during structural work to support the building. Your application will need to show why

you cannot support the building from private land. For more advice, please phone 020 7641 2560. (I36AA)

- 14 The developer will be required to obtain additional licences for the hoarding and any other temporary structure or skip prior to installation. Further advice can be found at www.westminster.gov.uk/licensing/

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

DRAFT DECISION LETTER

- Address:** 57 Gloucester Place, London, W1U 8JH
- Proposal:** External and internal alterations works to elevations, roof and vaults, provision of lift, provision of outdoor amenity spaces at rear, waste storage, basement vaults plant and replacement plant at roof level and provision of plant basement in connection with use of 59 Gloucester Place and first to fourth floors of 57 Gloucester Place for residential use (Class C3)(Linked to 22/05362/FULL)
- Reference:** 22/05363/LBC
- Plan Nos:** Existing, and Demolition drawings:-, 005A, 006A, 009B, 010B, 011B, 012B, 013B,014B,015B, 021B, 023B, 024B, 020B, 030B031B, 032B, 033B, 034B. 149, 150, 151, 152, Proposed drawings:, 049B,050B, 051B, 052B,053B, 054B,055B, 061B, 063B, 064B, 060B, 070B, 071B, 072B, 073B, 074B, 099B, 100B, 101B, 102B, 103B, 104B. , Gerald Eve Letter 27.07.2022, Planning Statement, prepared by Gerald Eve;, Energy and Sustainability Statement, prepared by TPS;, Transport Healthy Streets Assessment, prepared by Caneparo;, Daylight and Sunlight Assessment, prepared by Point 2;, Structural Methodology Statement, prepared by Furness Partnership;, Noise Impact Assessment, prepared TPS;, Heritage Impact Assessment, prepared by Feilden and Mawson;, Design and Access Statement, prepared by Feilden and Mawson;, Site Location Plans, prepared by Feilden and Mawson;, Area Schedule (located within the Design and Access Statement), prepared by Feilden and Mawson.

Case Officer: Sarah Whitnall

Direct Tel. No. 020 7641
07866036375

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:

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 Portman Estate Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 3 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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 Portman Estate Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 4 You must apply to us for approval of a sample panel of brickwork, built on site, which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved the sample panel in writing. You must then carry out the work according to the approved sample. (C27DC)

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 Portman Estate Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 5 You must apply to us for approval of detailed drawings of the following parts of the development: , a) All new windows (elevation at 1:10, section at 1:5), b) All new doors, internal and external (1:20 and 1:5), c) All new cornices, skirtings and decorative plaster (1:5), d) All new service runs, e) all new chimneypieces, f) compartmentalization of the stair to no 57, g) new stair to no. 59, , 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 drawings. (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 Portman Estate Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 6 You must apply to us for approval of detailed drawings showing the following alteration to the scheme, ,
a) A third blind window, an increase in the size of blind windows and coping store to the parapet of the lift enclosure,
b) an alternative scheme of bathroom provision on the first floor,
c) retention of the partition between ground floor rooms G2 and G3,

d) omission of the lowered ceiling at first floor level and an alternative to the use of ceiling mounted sprinklers. You must not start on these parts of the work until we have approved in writing what you have sent us. You must then carry out the work according to the approved drawings. (C26UC)

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 Portman Estate Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 7 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

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)

- 8 You must scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

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)

- 9 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this 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)

- 10 All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)

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 Portman Estate 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.

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.