

**Subject: World Squares for All Planning Conditions and proposals for North Terrace**

**Date: 10<sup>th</sup> October 2001**

**Report to: Director of Finance and Performance**

**Report of: Manager Trafalgar and Parliament Squares and Special Projects**

**Summary**

- 1.1 The Mayor's view on options for taking forward the World Squares for All proposals on Trafalgar Square are needed in order to progress the work.

**Background**

2.2 Four planning applications were submitted to Westminster City Council (WCC) for approval to carry out works on Trafalgar square. These included the part demolition of the North Terrace wall and the construction of a new central staircase. WCC agreed the applications but made that relating to the new staircase dependant on a condition that public lavatories and a lift for the disabled be built into the North Terrace Wall. The condition also stated that the responsibility for building and maintaining these facilities would be fully funded by the GLA.

2.3 This condition is attached to the consent for the central staircase. The central staircase is also the subject of a £1.5 million Heritage Lottery Fund Grant that can only be used for the purpose of building the staircase. Legal advice is being sought on the 'reasonableness' of the conditions imposed by Westminster. This is being done through TfL.

**Implications of the Planning conditions**

3.1 The construction of the lavatories and disabled access may require consent from the Crown Estates (being investigated). A further planning permission and listed building consent will also be required for any new facilities under the North Terrace. Funding for both capital and revenue costs will be required to build and maintain the additional facilities. Currently there is no money available within the TfL provision for the Phase 1 works.

**Options**

**Option 1** - The planning conditions are not met. The project goes ahead but without the central staircase.

*Advantage* - no additional cost are incurred.

*Disadvantage* - Downgrades the scheme, the benefit of the pedestrianisation would be compromised, loss of £1.5million Heritage lottery funding.

**Option 2** - Legal challenge that the conditions are unreasonable (advice awaited)

*Advantage* - if successful it would enable the works as originally proposed to go forward.

*Disadvantage* - it could fail and whether successful or not might result in delays having an adverse effect on the implementation of the project.

**Option 3** - Turn the difficulty into an opportunity to provide high quality facilities designed into the fabric of the Square. These are more likely to gain planning approval than other proposals. There are two possibilities:

**3A** Provide lavatories and a disabled lift. Capital cost possibly in the order of £500,000. Revenue costs say £165,000 per annum

*Advantages* - meets planning conditions, provides additional facilities on the square in a way in which is sympathetic to its structure and accords with the Mayor's vision.

*Disadvantage* - capital costs and on going revenue costs. Difficulties of managing the facilities permanently.

**3B** Provide the above plus provision for refreshment outlets and base for wardens. Capital costs say £920,000. Revenue costs around £192,000 assuming that the cleaning etc for the catering outlet is carried out by the 'concessionaire'.

*Advantages* - uses the opportunity of planned alterations to the square to provide 'all weather' facilities that are permanent and in keeping with the fabric and design of the square. Keeps costs and disruption to the square contained. Accords with the Mayor's vision for the Square and is the most likely proposal to gain planning permission and listed building etc consents.

*Disadvantages* - Capital cost, ongoing revenue cost and maintenance and management responsibilities for future.

4.1 Initial soundings of Lord Rogers, Lord Foster and English Heritage suggest that they would be supportive of such a proposal. Westminster CC, The National Gallery, St Martin's in the Field and other neighbours are all known to favour the provision of toilets in the North Terrace. Again initial sounding did not indicate an antipathetic approach to the further development of facilities.

### **Strategy Implications**

5.1 The provision of facilities build into the fabric of the Square would appear to accord with the Mayor's urban design and open spaces objectives

### **Financial Implications**

6.1 The consultants have estimated that the cost of building under the North Terrace might be in the order of £4,000 per square metre. Based on a total area of 230 square metres the Capital costs of building the lavatories, a lift and catering concession might be estimated to be in the order of £920,000. The precise cost will depend on the extent and nature of the building under the North Terrace. These figures are based on advice from Fosters and partners and the project management team for the World Squares project.

6.2 Revenue expenditure relating to the servicing, maintenance, cleaning etc of the facilities will be incurred by the GLA. Further work is being undertaken by the consultants to firm up the costings. Very rough estimates of this are based on staffing costs at £5.50 per hour with 2 staff manning the lavatories 24 hours per day all year. They assume that the cleaning of the catering outlet would be carried out by the concessionaire but allow a total of £95,000 for maintenance and repair of all areas per annum plus a small sum for cleaning other areas.

6.3 There is no funding identified for any of these costs.

## Legal Comments

7.1 Planning and listed building consent would be required to carry out the additional work.

### 8 Recommendations

- 1 That the Mayor indicates, in principle, whether or not he supports the idea that facilities should be built into the North Terrace of Trafalgar Square.
- 2 If so, which of the options he would wish to have worked up in more detail:
  - The provision of lavatories and a lift for the disabled as required by the conditions imposed by Westminster CC in the planning consent.
  - The provision of the above and additionally facilities for catering, Heritage Wardens, and storage.
- 3 Subject to recommendations 1 & 2 that appropriate funding for capital works be investigated and provision made for capital and revenue funding in the budget for 2002/2003, and to a smaller extend 2003/04, to enable the works to be progressed.
- 4 Subject to 3 above, that investigations be further progressed into evaluating the longer term revenue implications and the options for operating and managing the outlets.

Contact Officer:  
Telephone Number:

[REDACTED]  
020 7983 [REDACTED]

**Request for Mayoral Approval – MA168****Details of request**

**TITLE** World Squares for All Phase 1 - Planning conditions and Opportunities

**Supporting Detail****Summary**

A decision on the extent of the refreshment facilities to be incorporated into Phase I of the World Square's for All project is sought.

**Background**

1 Westminster City Council imposed a planning condition on the construction of the central staircase included in the World Squares for All works on Trafalgar Square. This required the provision of lavatories and a disabled lift within the north terrace of the Square, which ties into the GLA's future vision for refreshment facilities on the square. If an in principle decision is made now these proposals could be developed for incorporation into the implementation of the programmed Phase 1 works and scheduled to complete at the same time. This would significantly enhance the scheme and will reduce disruption and help minimise costs.

2 A feasibility study has been carried out by Foster and Partners. This evaluated the lifts, lavatories, catering including seating, facilities for the wardens and cleaners including, telecommunications, first aid and storage. Two options have been developed, a maximum (A) and minimum (B) development option (see Appendix 2). Option C is to appeal against the restrictions imposed on the planning application by Westminster Council. We feel however that the advantages of combining the works on the central staircase with the works required to implement the Mayor's vision for refreshments on the squares make Option A or B more attractive.

3 If either option A or B is to go ahead the project team need to be instructed to proceed with the scheme design of the accommodation no later than mid January 2002 if completion is to be coincide with that for World Squares Phase 1. A decision is therefore required as a matter of urgency.

**A detailed report is set out in Appendix 1 to this Approval form**

## Recommendations

1. That works additional to the original World Squares for All Phase 1 proposals for Trafalgar Square to include provision of lifts, lavatories and catering facilities be approved.
2. That a preference be expressed for either option A (the maximum development) or option B (the minimum development).
3. That TfL be authorised to progress the work as agreed by the preference indicated.
4. That officers be authorised to enter further discussions with TfL (for capital costs) and other organisations (for revenue expenditure) to explore funding arrangements for the works.

Additional information should be provided supported by background papers. These could include for example the business case, a project report or the results of procurement evaluation.

## Author

Signed

.....Anne McMeel.....

Date

.....10/1/02.....

Print Name

.....ANNE McMEEL.....

Tel:

.....020 7983 4128.....

Job Title

Countersigned by  
Director

.....Director of Finance and Performance.....

Date

.....Anne McMeel.....

.....10/1/02.....

## **Financial Implications**

If the request has implications on the core GLA budget in the current year or future years these should be clearly explained. Supporting papers may be required. This document should be sent to the Head of Core Finance or a member of her team (in her absence) for comments regardless of whether the Author has identified financial implications or not

## **Capital Expenditure**

The two Foster and Partners proposed options, Maximum and Minimum, have an estimated capital cost of £1,780,500 and £1,058,000 respectively.

These estimates should only be considered as indicative design and build estimates. The reason for this is because either option entails considerable redevelopment works of a historic site and consequently the plans may require further enhancement. For illustrative purposes, expenditure items which may increase the estimates are:

- i. further site investigation costs (e.g. abnormal ground conditions, discovery of archaeological artefacts, surveys);
- ii. professional fees;
- iii. communications hardwiring;
- iv. some fitting out of catering, toilets and public areas.

## **Revenue Expenditure**

The development of the Maximum and Minimum Options will entail additional revenue costs to the GLA from 2003/04. It is estimated that the Maximum and Minimum Options will incur revenue costs in the region of £133,000 and £93,000 respectively (the detailed estimates are shown in Appendix 3).

These estimates are based on the cost of some similar expenditure items at Romney House (e.g. lift maintenance; utilities; cleaning etc.). These costs would be reduced by any concession income from the letting of the Catering Facility.

The additional revenue cost that would fall on the Core GLA has not been built into the medium term financial plan at this stage. Assuming that the project proceeds and that alternative sources of funding cannot be identified, the additional running costs will represent an additional charge on the resources available for the 2003/04 Core GLA budget.

Signed



Anne McMeel

Director of Finance & Performance

Date

10/1/02

## Legal Implications

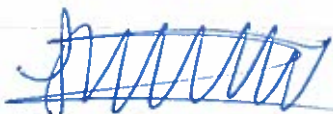
The legal implications should be discussed with the Head of Law prior to submission to the Mayor. If the request has legal implications these should be clearly explained. Supporting papers may be required. This document should be sent to the Head of Law or a member of his team (in his absence) for comment regardless of whether the Author has identified legal implications or not.

## Comments

Under section 383 of the Greater London Authority Act 1999 the Authority, acting through the Mayor assumed responsibility for the functions relating to the care, control, management and regulation of Trafalgar Square under the Trafalgar Square Act 1844. It is not a matter of complete legal clarity as to whether this power extends to initiating works such as those proposed for the Square. For this reason it has been a sensible precaution for TfL to have separately sought the agreement of the Secretary of State for the works. It is however clear that should the works be undertaken the Mayor would be under a duty through the 1844 and 1999 Acts to manage and maintain the works and any new facilities.

It is proposed that TfL will undertake the works. A further report will be necessary in the near future to formalise the arrangements under which TfL manages works on the Square which are being undertaken for the Mayor.

Signed



Howard Carter

Head of Law

Date

10/1/02

**Cleared by Chief of Staff**

I am satisfied that this is an appropriate request to be submitted to the Mayor.

Signed

.....  
Simon Fletcher

.....  
Chief of Staff

Date

10/1/02

Comments

**Approval from the Mayor**

The above request has my approval.

Signed

.....  
Ken Livingstone

.....  
Mayor of London

Date

11.1.02

Comments

Option A agreed. KL



### Checklist for Greater London Authority Staff

	Yes	No	N/A
1. Complete Nature of request	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Identify financial implications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Identify legal implications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Seek financial advice from Head of Core Finance or her staff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Seek legal advice from Head of Law or his staff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Submit request to the Chief of Staff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Approval or not given by Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. If no approval do you need to address comments to gain approval	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Re submit request if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Request approved	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Provide copy to Finance Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Provide copy to Legal Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### **World Squares for All Planning Conditions and Opportunities**

- 1 Four planning applications were submitted to Westminster City Council (WCC) to carry out works on Trafalgar Square for Phase 1 of the World Squares for All project. These included the part demolition of the North Terrace wall and the construction of a new central staircase. WCC agreed the applications but made that relating to the new staircase dependant on a condition, that public lavatories and a lift for the disabled be built into the North Terrace Wall. The condition also stated that the responsibility for building and maintaining these facilities would be fully funded by the GLA.
- 2 This condition is attached to the consent for the central staircase. The central staircase is also the subject of a £1.5 million Heritage Lottery Fund Grant that can only be used for building the staircase.
- 3 The construction of lavatories and disabled access may require consent from the Crown Estates (being investigated). A further planning permission and listed building consent will also be required for any new facilities under the North Terrace. Funding for both capital and revenue costs will be needed to build and maintain the additional facilities.
- 4 While this does place a new difficulty on the implementation of Phase I it also provides a potential new opportunity. The scope of phase I could be extended to include provision for a permanent refreshment outlet built into the fabric of the square and a base for storage and the Heritage Wardens. This would provide permanent 'all weather' facilities in keeping with the fabric and design of the Square. Carrying out works in conjunction with the programmed Phase 1 works help minimise costs and disruption to the square. The idea accords with the Mayor's vision for the Square and is the most likely proposal to gain planning permission and listed building consent etc.

### **Feasibility Study**

- 5 Foster and Partners together with WS Atkins, and Davis Langdon and Everest (the consultants for the WsfA project) have drawn up a feasibility study for the works and 2 possible options for its delivery. The study indicates that the provision of passenger lifts, public lavatories, catering facilities and other accommodation is feasible in that location. Two alternative designs were developed, one based on the maximum accommodation achievable within the site (A) and one based on the minimum accommodation required to satisfy condition 4 of the planning permission for the new stair case combined with a minimal catering facility, option (B).
- 6 The new staircase will occupy the three central bays of the retaining wall and terrace, leaving three bays on each side for other accommodation. The consultants felt that the most dramatic change to the Square would be in the activity generated by the new facilities of toilets, lifts, café, and management accommodation etc. All of these are thought likely to attract and retain high levels of pedestrian visitors. Crowd and queue management issues are likely to be new features as are public order and security.

## **Proposed facilities**

### **Public Lavatories**

7 The consultants suggest the following facilities as a minimum:

- WC's and wash basins for both male and female
- Disabled WC's and wash basins for both male and female
- Showers in both male and female lavatories
- Urinals in male lavatories only
- Baby changing and feeding facilities in both female and male lavatories
- Attendant room
- Store for cleaning equipment, supplies etc.

Numbers of fittings etc vary between maximum option (A) and minimum option (B) (see Annex 1)

### **Lifts**

- 8 Various options for disabled access between the different levels of the square including ramps, stairlifts and lifts were investigated. Passenger lifts have since been identified as the preferred option for disabled access. English Heritage has indicated to WCC that there would be no reason to object to suitably designed lifts on the north terrace.
- 9 The lifts are proposed for the central bay between the new central staircase and those at the North West and North East corners of the Square. While one ten person liftcar should be adequate to provide access for disabled people between the upper and lower levels of the square the architecture is strongly symmetrical and the consultants consider that it would be far better to provide two eight person lifts. This would also allow greater flexibility in the use of the lifts ensuring that one would always be available in the event of failure or maintenance.
- 10 The consultants propose that access to the lifts at the lower level of the square be through lobbies reached from the new door openings in the granite retaining wall and that these be simple and rectangular openings.

### **Catering Accommodation**

- 11 The consultants were aware that GLA were considering various options for the provision of catering on the Square. Informal meetings with both Lord Rogers and Spencer de Grey of Fosters and Partner had indicated that, in the context of the design of the Square, facilities beneath the north terrace, with some internal seating, would be preferable to free standing mobile outlets placed on the Square. The accommodation provided in the North Terrace might be:

- Seating for around twenty people (possible more subject to investigation of mechanical cooling).
- Counter for public service including a small display and cash till
- Accessible WC's and wash basins for visitors
- Preparation area for hot drinks
- Wash area for utensils
- Storage for drink ingredients and ice cream etc
- Storage for cleaning equipment and refuse
- Access for deliveries
- Staff rest room + lockers, wash basin, lavatory

12 The alternative (B) version of this would be more like the service counter found at railway stations. No seating would be provided, or toilet facilities specifically for users of the Café.

### Other Accommodation

13 The GLA's commitment to improving information and safety in Trafalgar square is noted by the consultants. They record that the Heritage Wardens do not have any on-site facilities at present and propose, in option A, that these be provided adjacent to the catering facilities. Accommodation for this could include:

- Staff room including WC and first aid point
- Office space with telecommunications
- Stores for equipment etc.

14 No provision is included for this in option (B).

### Timescale

15 The works should be completed at the same time as the central staircase in May 2003. To achieve this, the following target dates need to be met:

Mid January 2002	Instruct scheme design
End February 2002	Complete scheme design
End February 2002	Submit application s for planning and listed building consent
March to May 2002	Carry out detailed design and prepare application for Building Regulations. These activities to be carried out while applications for planning and listed building consent were being considered by WCC
June 2002	Invite tenders or negotiate contract
August 2002	Award contract
August 2002 to May 2003	Construction with practical completion to coincide with that of World Square phase 1 including central stairs.

### Estimated development costs Summary of estimate

16 The Gross Internal area of the minimum development is 177m<sup>2</sup> and the maximum development is 400m<sup>2</sup>. The estimates exclude abnormal ground conditions; discovery of archaeological artefacts etc; phasing; furniture and fittings; telephone, data cabling and

connection etc; professional fees, surveys, site investigation costs; planning and building application fees etc; VAT; site acquisition, client costs, catering area fit out, WC turnstiles.

### **Suggested way forward**

- 19 The World Squares for All Steering Group, TfL and the project team for phase I need to know by the beginning of January, which of the options, A maximum, or B minimum development, are supported by the Mayor. Further discussion will be entered into with TfL to determine how the additional capital cost of the scheme might be met. The existing TfL budget for Phase 1 is around £25 million but does not include direct provision for these additional works. Any impact on the GLA budget would be unlikely to fall before financial year 2003/2004. The revenue costs would be expected to be met by the GLA. Again these will not fall before 2003/04. It may be that support or co-sponsorship can be negotiated with neighbours or others to assist with these. It is assumed that the cleaning and general maintenance of the catering facility would be carried out by the person contracted to provide the service.

### **Strategy Implications**

- 20 The proposals for works in the North Terrace wall appear to be consistent with the Mayor's wider strategic objectives for, improving the public realm, urban design, and equalities considerations.

<b>OPTION A (Maximum)</b>		<b>OPTION B (Minimum)</b>	
<b>West side Terrace (A)</b>		<b>West side Terrace (B)</b>	
<b>Public Lavatories (A)</b>	<b>Male</b> <ul style="list-style-type: none"> <li>• 4 lavatories,</li> <li>• 1 accessible WC</li> <li>• 1 shower,</li> <li>• 1 baby change,</li> <li>• 5 urinals,</li> <li>• 10 wash basins</li> </ul>	<b>Public Lavatories(B)</b>	<b>Male</b> <ul style="list-style-type: none"> <li>• 4 lavatories</li> <li>• 1 accessible WC</li> <li>• 1 shower</li> <li>• 2 urinals</li> <li>• 5 wash basins</li> </ul>
	<b>Female</b> <ul style="list-style-type: none"> <li>• 8 lavatories,</li> <li>• 1 accessible WC,</li> <li>• 1 shower,</li> <li>• 1 baby change,</li> <li>• 10 wash basins</li> </ul>	<b>Female</b>	<ul style="list-style-type: none"> <li>• 6 lavatories</li> <li>• 1 accessible WC</li> <li>• 1 shower</li> <li>• 6 wash basins</li> </ul>
<b>Reception, Lift, Lobby areas (A)</b>	Lobby area 2 Attendant room Lift Motor room store	<b>Reception and Lobby area (B)</b>	Lobby area 1 Attendant room Lift 1 Baby change Motor room
<b>East side Terrace (A)</b>		<b>East side Terrace (B)</b>	
<b>Catering and Management Accommodation (A)</b>	<b>Café -</b> Preparation and Sales area 2 accessible WC Lobby areas Tables and seating for 20 - 30 persons	<b>Catering and Management Accommodation (B)</b>	<b>Café -</b> Small preparation area with sales counter. 1 accessible WC (staff) small store
<b>Reception, Lift, Lobby areas (A)</b>	Lobby areas 1 Attendant room Lift 1 Accessible WC (staff) Motor room Store Office 1 Accessible WC Large store room	<b>Reception and Lobby areas (B)</b>	<b>None</b>

APPENDIX 3

WORLD SQUARES FOR ALL PHASE 1 PLANNING CONDITIONS AND OPPORTUNITIES - REVENUE AND CAPITAL ESTIMATES

REVENUE COSTS		Utilities				Business Rates		Cleaning		Repairs & Maintenance	Insurance	Total
		Water £	Electricity £	Gas £	Telephone £	£	£	Staffing £	Sundries £	£	£	
<b>Maximum Option</b> Toilets Receptions, Lifts & Lobby Area Catering Accommodation <b>Total</b>		14,500	3,000	2,500	-	2,400	20,000	4,000		10,000	4,000	60,400
		100	5,000	1,250	500	300	6,000	2,000		18,000	3,000	36,150
		3,000	1,000	1,250	250	10,000	14,000	2,000		1,500	3,000	36,000
		<b>17,600</b>	<b>9,000</b>	<b>5,000</b>	<b>750</b>	<b>12,700</b>	<b>40,000</b>	<b>8,000</b>		<b>29,500</b>	<b>10,000</b>	<b>132,550</b>
<b>Minimum Option</b> Toilets Receptions, Lifts & Lobby Area Catering Accommodation <b>Total</b>		9,800	1,886	1,572	-	1,509	20,000	2,515		6,288	2,515	46,085
		-	1,875	469	94	113	6,000	750		6,733	1,125	17,159
		2,000	2,500	781	156	6,250	14,000	1,250		938	1,875	29,750
		<b>11,800</b>	<b>6,261</b>	<b>2,822</b>	<b>250</b>	<b>7,872</b>	<b>40,000</b>	<b>4,515</b>		<b>13,959</b>	<b>5,515</b>	<b>92,994</b>

CAPITAL EXPENDITURE


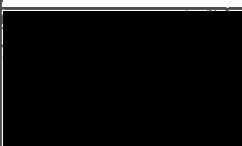
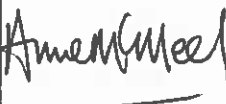

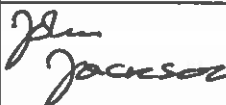

Maximum Option £ 1,780,500

Minimum Option £ 1,058,000

GREATER **LONDON** AUTHORITY**Request for Mayoral Approval – MA 1056**

## Decision Required:

- To agree and sign the attached section 106 agreement of the Town and Country Planning Act 1990, between Westminster City Council and the GLA, which details the planning obligations for a café, lifts and WC facilities in Trafalgar Square.
- To agree the payment of the legal costs incurred by WCC during negotiations and preparation of the section 106 agreement.

Name	Comment	Signature	Date
Originating Officer	 Head of Core Performance		1/11/02
Sponsoring Director Anne McMeel Executive Director of Finance & Performance	I have reviewed the request and am satisfied that <ul style="list-style-type: none"> <li>• the details are correct</li> <li>• the proposal is consistent with the Mayor's vision and objectives and the business plan</li> <li>• the equalities issues/impact have been considered</li> </ul>		1/11/02
Anne McMeel Executive Director of Finance & Performance	I have commented on the financial implications of the proposal		1/11/02
Howard Carter, Head of Law	I have commented on the legal implications of the proposal		1/11/02
Policy Director or Mayoral Adviser	I have been consulted about the proposal and agree the recommendations		4/11/02



Simon Fletcher Chief of Staff	I am satisfied that this is an appropriate request to be submitted to the Mayor	S. Fletcher	4/11/02
Ken Livingstone Mayor of London	The above request has my approval  (NB, modify this section if you are setting out options)	Ken Livingstone	4.11.02

Where this form is signed under delegated authority on behalf of the Mayor, please note the time of any discussion or correspondence with the Mayor:

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## **Request for Mayoral Approval – MA 1056**

### **Supporting report**

#### **1. Purpose and decision required**

- 1.1 To agree and sign the attached section 106 agreement (appendix one) between Westminster City Council and the GLA, which details the planning obligations for a café, lifts and WC facilities in Trafalgar Square.
- 1.2 To agree the payment of the legal costs incurred by WCC during negotiations and preparation of the section 106 agreement.

#### **2. Detail of proposal (to include links with Business Plan)**

- 2.1 World Squares for All (Phase One A Trafalgar Square) design plans for lifts, toilet facilities and café were first submitted to WCC Major Planning Applications Committee for approval on the 27<sup>th</sup> June 2002. The committee deferred consideration of the planning application and the GLA was asked to forward further information on the proposed new facilities and on the general management of the Square. The additional information and plans were resubmitted on the 25<sup>th</sup> of July where Members again deferred making a decision indicating that they would require a section 106 agreement to cover a number of management issues such as opening hours and products of the café.
- 2.2 After negotiations with WCC planning officers the WSFA plans were resubmitted and were heard at WCC's Planning Committee on the 22<sup>nd</sup> August 2002. The WSFA (Phase One A) plans were finally agreed at this Committee subject to the Mayor entering into a section 106 agreement with WCC and a number of standard planning conditions (appendix two).
- 2.3 The proposed section 106 agreement stipulates a number of planning obligations on the designs for the WSFA project on Trafalgar Square. These include:
  - Café: Take away sales should be limited to light refreshments only and shall exclude alcohol.
  - Café: Litter shall be removed from the external seating area as soon as reasonably practicable after each group of customers vacate and there should be sufficient staff provided at all times during café opening hours to ensure that this activity is covered.
  - CCTV: Prior to occupation of the development closed circuit television shall be installed in the following places: the café, lifts and entrance to the WC facility.

(Full details are attached in appendix two)

2.4 The WSfA development project (Phase One) on Trafalgar Square has already begun and is due to be completed in May 2003. Prior to the development of the café, public toilets and lifts, the attached Section 106 agreement must be agreed and signed by the Mayor of London and Westminster City Council. The terms of the Agreement have been negotiated by officers of the GLA and are considered to be acceptable.

### **3. Equalities Implications**

3.1 The WSfA project will increase physical access on to Trafalgar Square

3.2 The WSfA project includes increased 'disabled parking'

3.3 The proposed lifts will allow easy access for people with disabilities between the main platform of Trafalgar Square and the North Terrace.

### **4. Health and sustainable development**

4.1 The WSfA project on Trafalgar Square will improve the physical environment of the Square increasing pedestrian access and opening the Square up to the public.

### **5. Consultation**

5.1 Extensive consultation has been carried out with Londoners and other interested parties on the WSfA plans.

### **6. Strategy Implications**

6.1 WSfA (Phase One and One A) forms part of a wider strategy to increase access onto Trafalgar Square and to enhance the Squares role as the physical and cultural heart of London.

### **7. Legal Implications**

7.1 The Mayor, acting on behalf of the Authority, exercises the functions of care, control, management and regulation of Trafalgar Square under section 383 of the Greater London Authority Act 1999 which transferred to him those powers held by the Crown under the Trafalgar Square Act 1844.

7.2 Westminster City Council has resolved to grant planning permission for the provision of a café, lifts and WC facilities in Trafalgar Square, subject to the completion of a planning agreement under section 106 of the Town and Country Planning Act 1990. Officers of the GLA and Westminster City Council have negotiated an Agreement satisfactory to both parties covering management arrangements for the facilities

mentioned above. These management arrangements would not apply when the Square was being used for such "Special Events" as may be designated/agreed by the Mayor.

- 7.3 Westminster City Council requires its legal costs in the preparation and negotiation of the Agreement to be paid by the GLA. It is normal practice for the developer to pay the local planning authority's costs for section 106 Agreements and, on this occasion, these amount to £2,950.
- 7.4 The Mayor and Westminster City Council should now execute the section 106 Agreement so that it may be completed and thereby enable Westminster City Council to issue the planning permission and listed building consent for the works.

## **8. Financial Implications**

- 8.1 The total cost incurred by WCC is £2,950 for 37 hours work at a rate of £80 per hour. These costs can be met from the Squares Management Budget 2002/03.
- 8.2 In January 2002 the final details of the World Squares for All project were agreed which included the provision of a new café, toilets and lifts. The GLA will be responsible for the management and maintenance of these facilities once open in 2003/04 at an estimated annual cost of £130k which was reflected in the medium term forecast.

**CITY OF WESTMINSTER**

**MINUTES OF PROCEEDINGS**

At a meeting of the Planning Applications Sub-Committee No. 1 held on Thursday 16 August 2001 at 6pm, at City Hall, Victoria Street, SW1.

**Present:** Councillor Angela Hooper (Chairman)  
Councillor Anne Barns  
Councillor Robert Davis  
Councillor Barbara Grahame

**1. MEMBERSHIP**

The Sub-Committee noted that Councillors Barns, Davis and Grahame had replaced Councillors Astaire, Roberts and Stockill respectively.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. MINUTES**

The Chairman, with the assent of the members present, signed the Minutes of the meeting held on 2 August 2001.

**4. PLANNING APPLICATIONS**

The Director of Planning and Transportation submitted reports in relation to the following applications for determination by the Sub-Committee, copies of which are included in the Register in the custody of the Chief Executive.

**(1) 32 Elm Tree Road NW8 (TP21238):** Demolition of existing house and erection of two storey plus basement and attic house, refurbishment of existing studio and erection of a conservatory to link the buildings at ground floor level (Duplicate Applications).

Additional representations were received from the applicant and objectors.

**RESOLVED:** That conditional planning permission be refused on the ground that the additional bulk and volume of proposed side extension is detrimental to the character and appearance of the St Johns Wood Conservation Area.

**(2) 107 Eastbourne Mews W2 (TP3421):** Alterations and partial demolition of existing property in connection with the erection of an additional mansard storey.

**RESOLVED:** That conditional planning permission be granted in accordance with the recommendations of the Director of Planning and Transportation.

**(3) 132 Edgware Road W2 (TP1973):** Use of the public highway for the placing of 7 tables/benches with 24 chairs (1m x 3m and 2m x 12m) in connection with the Old English Gentleman Public House.

**RESOLVED:** That the Sub-Committee is minded to grant conditional planning permission in accordance with the recommendations of the Director of Planning and Transportation, subject to the deletion of the proposed tables and chairs on Edgware Road.

**(4) Trafalgar Square WC2 (TP7138):** A) and B) part demolition of existing retaining wall; relocation of busts and plaques; construction of new stairs; removal of granite bollards. C) alterations to footways, carriageways, street lighting and traffic signals; removal and replanting of trees. D) relocation of lamp standards and bollards.

Additional representations were received from the applicant, objectors, Transport for London and English Heritage.

**RESOLVED:** That

Application A: agreed subject to a Grampian condition requiring public toilets (including disabled access) and disability access to the Square, both to be provided within the Northern Terrace and undercroft and to be maintained at GLA expense (with toilets and disabled access to be in place prior to completion of the proposed steps);

Application B: listed building consent be granted in accordance with the recommendations of the Director of Planning and Transportation, subject to English Heritage authorisation.

Application C: no objection be raised to the proposed removal and replanting of trees; and

Application D: listed building consent be granted in accordance with the recommendations of the Director of Planning and Transportation, subject to English Heritage authorisation.

**(5) 2 Marsham Street SW1:** Stopping up of small piece of highway land on the south side of Great Peter Street to enable the approved redevelopment to be carried out.

**RESOLVED:** That:

a) a draft order be made pursuant to S247 of the Town and Country Planning Act 1990 for the stopping up of that area of highway in Great Peter Street to enable the development, for which planning permission and Circular 18/84 letter were issued on 14 June 2001; and

b) the Director of Planning and Transportation be authorised to take all procedural steps with the making of the Order and to make the Order as proposed if there are no unresolved objections to the draft Order.

**(6) 25-34 Cockspur Street SW1 (TP14875/6878/22299/8069):** Variation of condition 2 of permission dated 31 Mat 2001 namely to extend opening hours of basement members' bar/restaurant to operate until 3am Monday to Saturday nights and 00.30 on Sunday and Bank Holiday nights.

**RESOLVED:** That the proposed conditions are not sufficient to mitigate against adverse effect on amenity, and that planning permission is therefore refused on restaurant/amenity policy grounds.

**(7) Former Westminster Hospital, Dean Ryle Street/Horseferry Road SW1 (TP2233):** Alterations and extensions to provide 176 residential flats, two retail units (Class A1), a primary health care centre, a day nursery and 154 car parking spaces.

**RESOLVED:**

1. That the applicants have made a sufficient case for addressing the affordable housing policy through a commuted sum rather than provision on site, and that the commuted sum proposed of £3,186,000 is sufficient;
2. That conditional planning permission be granted subject to a S106 legal agreement to secure:
  - i) The commuted sum for affordable housing of £3,186,000;
  - ii) Environmental improvements around the perimeter of the site, including repaving, tree planting, resurfacing of Dean Ryle Street and Page Street to a value of £500,000;
  - iii) The payment of £10,000 towards a children's play area/equipment to a confirmed location;
  - iv) Provision of a primary health care centre at a rent below the value of the space if used as office or residential;
  - v) Provision of a day nursery at a rent below the value of the space if used as office or residential, including investigation of potential to the bridge the void and use surface as a playspace; and
  - vi) Public art to a value of £50,000.

**(8) 41 New Cavendish Street W1 (TP5607):** Retention and relocation of 2 air conditioning units on roof of ground floor rear extension.

**RESOLVED:** That conditional planning permission be granted in accordance with the recommendations of the Director of Planning and Transportation, subject to the provision of screening.

**(9) 12-14 Harcourt Street W1 (TP16271):** Variation of Condition 3 of planning permission dated 21 May 1998 (RN982520) to allow one air conditioning unit (No. 5) sited on 2<sup>nd</sup> floor roof at rear to operate for 24 hours a day, 7 days a week (Section 73 application).

**RESOLVED:** That conditional planning permission be granted in accordance with the recommendations of the Director of Planning and Transportation.

**(10) 35 Marylebone High Street W1 (TP2532):** Alterations to windows, replacement of side entrance, installation of ductwork, chiller pipes and stand-by generator; all in connection with the refurbishment of the existing BBC broadcasting facility.

**RESOLVED:** That conditional planning permission be granted in accordance with the recommendations of the Director of Planning and Transportation, subject to the following additional conditions:

Condition 6 – Timber screen to be installed within 2 months and retained as long as the generator is in situ;

Condition 7 – No doors or gates to open across public highway;

Condition 8 – the lower edge of the screen enclosure should be sealed to the roof and anti-vibration mounts should be used.

**(11) Kemble House, 58 Dean Street W1 (TP1706):** External alterations including erection of a roof extension to form three flats, relocation of existing extract flue, relocation of existing extract flue, rear lift extension and new plant.

**RESOLVED:** That had an appeal not been lodged, planning permission would have been refused on the grounds of principle of roof extension and detailed design, in accordance with the recommendations of the Director of Planning and Transportation.

(Councillor Davis abstained)

**(12) 90-93, 94, 95 Piccadilly, 12 White Horse Street, 42 Half Moon Street, 4 Queen Street and 68 Mount Street W1 (TP4837, 7720, 8411):** Use of 90-93, 94, 95 Piccadilly, 12 White Horse Street and 42 Half Moon Street as a hotel; entailing erection of rear extension; part redevelopment of 12 White Horse Street to provide an off-street servicing area with hotel bedrooms above; roof extensions to 95 Piccadilly and 42 Half Moon Street; works of demolition, excavation and various internal alterations. Relocation of



residential from 90-93 Piccadilly to 4 Queen Street and 68 Mount Street with associated alterations.

Additional representations were received from Councillor Roberts, the Army and Navy club, English Heritage, The Royal Parks, Central London Partnership, Residents Association of Mayfair and London & Regional Properties.

**RESOLVED:** That the Sub-Committee endorse Officers' views on the following issues:

1. The proposed hotel use is acceptable in principle, subject to other considerations being satisfactorily addressed, e.g amenity;
2. The scheme is acceptable in terms of traffic impact and servicing provision, subject to conditions and subject also to the use of the service yard for refuse collection (all other servicing areas unacceptable);
3. The loss of retail at Nos. 90-93 may be acceptable in these exceptional circumstances subject to the provision of written assurances from the applicant with regard to the use of the public facilities and the imposition of stringent conditions, and that the principle of the proposed night club use is acceptable on the basis of a 1am close time;
4. Consideration should be given to residential amenity initially, otherwise The proposed rear extension should be reduced by one storey;
5. The following areas are considered acceptable in principle, subject to submission of further details:
  - i) the infilling of the front lightwell
  - ii) the mansard roof extensions to 95 Piccadilly and 42 Half Moon Street
  - iii) the internal alterations
  - iv) roof level plant
  - v) glazed link
6. The following area considered acceptable in principle, subject to further negotiation on detailed design:
  - i) the demolition and rebuilding to White Horse Street and the infill extension
  - ii) lift extension
7. The proposed land use swap is acceptable in principle and the replacement residential accommodation, comprising an improved residential

mix, sufficiently outweigh the loss of the purpose built residential flats, with Park views.

8. The mansard roof extension to 4 Queen Street is only acceptable in the context of the exceptional circumstances of the current scheme, subject of further negotiations on the detailed design.

**(13) 15-18 Golden Square, 66-74 Brewer Street, 2-4 Lower John Street, and 7 Lower James Street W1 (TP21220):** Demolition of 15-18 Golden Square behind retained front facades, complete demolition of 66-74 Brewer Street and redevelopment of sites for retail (Class A1), food and drink (Class A3) and office purposes(Class B1). Conversion of 2-4 Lower John Street for residential and retail purposes. Conversion and extension of 7 Lower James Street for use as a single dwelling.

**RESOLVED:** That the application be deferred to seek a higher quality of design and material, including design of upper level to be integrated into lower elevation. Revised visuals required from Golden Square to the plant room area.

**(14) Keysign House, 421-429 Oxford Street W1:** Stopping up of a small piece of highway land to the east side of Balderton Street to enable the approved redevelopment to be carried out .

**RESOLVED:** That:

a) a draft order be made pursuant to S247 of the Town and Country Planning Act 1990 for the stopping up of that area of highway in Balderton Street to enable the development, for which planning permission was issued on 31 August 2000, to take place; and

b) the Director of Planning and Transportation be authorised to take all procedural steps with the making of the Order and to make the Order as proposed if there are no unresolved objections to the draft Order.

## **5. TERMINATION OF MEETING**

The meeting ended at 9.50pm.

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Chairman

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Date

*Planning Minutes/Papps16August*



# City of Westminster

*Carl Powell: Director of Planning and Transportation*

Please reply to: Mike Gray  
Direct Tel. No: 020 7641 2931  
Direct Fax No: 020 7641 2339

Client Director and Head of Service:  
Gordon Chard

Transport For London  
c/o Foster & Partners  
22 Hester Road  
London SW11 4AN

Development Planning Services  
Westminster City Hall  
64 Victoria Street  
London SW1E 6QP

Your ref: MARK COSTELLO  
My ref: PT/01/01525/LBC  
TP/7138

Date: 24 OCT 2001

Dear Sir

## PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 LISTED BUILDING CONSENT FOR WORKS (CONDITIONAL)

The City Council has considered your application and grants consent for the works referred to below subject to the conditions set out and in accordance with the plans submitted.

Unless any other period is stated in the Schedule this consent, by virtue of Section 18(1) of the 1990 Act, is granted subject to the condition that the works to which it relates must be begun not later than the expiration of 5 years beginning with the date of this consent.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

### SCHEDULE

Application Date: 23.2.2001

Date Received: 26.02.2001

Date Amended: 26.07.2001

Application No: 01/01525/LBC

Address: Trafalgar Square London WC2N 5DS

Proposal: Demolition and alteration of three bays of the existing North Terrace retaining wall and its balustrade, lamp-standards and lanterns and the construction of four flights of steps and return walls with balustrades, lamp-standards and lanterns; removal and relocation of three existing busts and their inscribed granite bases; removal and relocation of the 'Imperial Measures'; removal and relocation of twelve granite bollards.

See next page for plan numbers, conditions and reasons.

Yours faithfully

Carl Powell  
DIRECTOR OF PLANNING AND TRANSPORTATION

01/01525/LBC/TP/7138

**Plan Nos:** FP/1046/P003, P004, P208, P209, P211, P221; 1046 ASK 009 Rev. 1, 010 Rev. 1; Design Statement (21.02.2001), photo montage views PX01, PM01, PX04, PM04 (22.02.2001), lighting equipment schedule (Revision 01) (for information only).

**Condition(s)**

- 1 The works hereby approved are only those specifically indicated on the drawings referred to above. (C27N)

**Reason:**

To ensure that the special architectural or historic interest of this building is safeguarded and that the development contributes to the character and appearance of this part of the Trafalgar Square Conservation Area. This is in accordance with DES7 and DES8 of our Unitary Development Plan and DES9 and DES10 of our Replacement Unitary Development Plan (First Deposit version). (R27A)

- 2 All new external and internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent. (C27A)

**Reason:**

To ensure that the special architectural or historic interest of this building is safeguarded and that the development contributes to the character and appearance of this part of the Trafalgar Square Conservation Area. This is in accordance with DES7 and DES8 of our Unitary Development Plan and DES9 and DES10 of our Replacement Unitary Development Plan (First Deposit version). (R27A)

- 3 Full particulars including detailed drawings to a scale of 1:5 or full-size of the following items shall be submitted to and approved by the City Council as local planning authority, in consultation with English Heritage before any work is commenced on the relevant part of the development:-

- (i) The handrails and supporting stanchions running down the proposed new flights of steps;
- (ii) A typical tread and riser (and the cast iron inserts) in the proposed new flights of steps.

This part of the development shall not be carried out otherwise than in accordance with the details thus approved. (C26D)

**Reason:**

To ensure that the special architectural or historic interest of this building is safeguarded and that the development contributes to the character and appearance of this part of the Trafalgar Square Conservation Area. This is in accordance with DES7 and DES8 of our Unitary Development Plan and DES9 and DES10 of our Replacement Unitary Development Plan (First Deposit version). (R27A)

- 4 Full particulars, including samples and specifications of the following items shall be submitted to and approved by the City Council as local planning authority, in consultation with English Heritage before any work is commenced on the relevant part of the development:-

01/01525/LBC/TP/138

- (i) All new facing and paving materials where not matching existing work;
- (ii) The handrails and supporting stanchions running down the proposed new flights of steps;
- (iii) The cast iron inserts in the granite treads and
- (iv) The treads and risers of the proposed new flights of steps.

This part of the development shall not be carried out otherwise than in accordance with the details thus approved. (C26D)

Reason:

To ensure that the special architectural or historic interest of this building is safeguarded and that the development contributes to the character and appearance of this part of the Trafalgar Square Conservation Area. This is in accordance with DES7 and DES8 of our Unitary Development Plan and DES9 and DES10 of our Replacement Unitary Development Plan (First Deposit version). (R27A)

- 5 The overall layout of the twelve bollards proposed for removal from the North Terrace and their detailed individual profile shall be recorded in measured drawings before their removal and copies of the drawings provided for the City Council and English Heritage.

Reason:

To ensure that the special architectural or historic interest of this building is safeguarded and that the development contributes to the character and appearance of this part of the Trafalgar Square Conservation Area. This is in accordance with DES7 and DES8 of our Unitary Development Plan and DES9 and DES10 of our Replacement Unitary Development Plan (First Deposit version). (R27A)

- 6 Particulars of the proposed relocation of the twelve bollards to be removed from the North Terrace, or of their disposal by Transport for London, the Crown/The Department for Culture, Media and Sport, or any other party, shall be submitted to and approved by the City Council, as local planning authority, in consultation with English Heritage, before their removal and salvaging for re-use.

Reason:

To ensure that the special architectural or historic interest of this building is safeguarded and that the development contributes to the character and appearance of this part of the Trafalgar Square Conservation Area. This is in accordance with DES7 and DES8 of our Unitary Development Plan and DES9 and DES10 of our Replacement Unitary Development Plan (First Deposit version). (R27A)

- 7 The design of the handrails and supporting stanchions running down the proposed new flights of steps shall not be as shown in drawing no. PP/1044/P211, but as shown indicatively in drawings nos. FP/1046/ASK 009, revision 1 and ASK 010, revision 1 and as may be approved under Condition 4(ii) above.

Reason:

To ensure that the special architectural or historic interest of this building is safeguarded and that the development contributes to the character and appearance of this part of the Trafalgar Square Conservation Area. This is in accordance with DES7 and DES8 of our Unitary Development Plan and DES9 and DES10 of our Replacement Unitary Development Plan (First Deposit version). (R27A)

01/01525/LBC/TP/7138

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**Informative(s):**

- 1 With regard to Condition 2(i) above, notwithstanding the indicative design shown on drawings 1046/P209 and P211, you are advised to develop the refined design illustrated on the revised sketch drawings 1046 ASK: 09 Rev. 1 and 010 Rev. 1.
- 2 You are reminded of the requirement for further consultation with the City Council in respect of paving, street furniture and lighting as required by the terms of the draft legal agreement under Section 8 of the Highways Act 1990 and Section 101 of the Local Government Act 1972.
- 3 With regard to the report entitled "Supplementary Information About Access In Trafalgar Square", you are advised that a separate listed building consent would be required for any of these options.
- 4 The support of English Heritage for the removal of the two lamp-standards from their existing positions is offered only in the context of an approved and coherent scheme for the enhancement of the character and appearance of Trafalgar Square, under which they are to be relocated to satisfactory new positions, close to their existing positions.



# City of Westminster

*Carl Powell: Director of Planning and Transportation*

Please reply to: Mike Gray  
Direct Tel. No: 020 7641 2931  
Direct Fax No: 020 7641 2339

Client Director and Head of Service:  
Gordon Chard

Transport For London  
c/o Foster & Partners  
22 Hester Road  
London SW11 4AN

Development Planning Services  
Westminster City Hall  
64 Victoria Street  
London SW1E 6QP

Your ref: MARK COSTELLO  
My ref: PT/01/01524/FULL  
TP/7138

Date: 30 AUG 2001

Dear Sir,

## TOWN AND COUNTRY PLANNING ACT 1990 PERMISSION FOR DEVELOPMENT (CONDITIONAL)

The City Council has considered your application and permits the development referred to below subject to the conditions set out and in accordance with the plans submitted. Unless any other period is stated in the Schedule this permission, by virtue of Section 91(1) of the Town and Country Planning Act 1990 is subject to a condition that the development shall be commenced within 5 years of the date of this decision.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

### SCHEDULE

Application Date: 23.2.2001      Date Received: 26.02.2001  
Date Amended: 26.07.2001      Application No: 01/01524/FULL

Address: Trafalgar Square London WC2N 5DS

Proposal: Part demolition of existing retaining wall; relocation of busts and plaques; construction of new stairs; removal of granite bollards.

See next page for plan numbers, conditions and reasons.

Yours faithfully

Carl Powell  
DIRECTOR OF PLANNING AND TRANSPORTATION

01/01524/FULL/TP/7138

**Plan Nos:** FP/1046/P003, P004, P208, P209, P211, P221; report entitled "Access for Disabled People" (22.02.2001); Design Statement (21.02.2001); Space Syntax Pedestrian Study (A4) and Space Syntax Pedestrian Study (A3) (February 2001) (for information only); photo montage views PX01, PM01, PX04, PM04 (22.02.2001) (for information only); Archaeological appraisal (20.06.2000); Drgs. 1046 ASK: 004, 005, 009 Rev.1, 010 Rev.1, 016 (for information only); lighting equipment schedule (Revision 01) (for information only); Report entitled "Supplementary Information About Access In Trafalgar Square" (25.07.2001) (for information only); Report entitled "Proposed New Public Toilet Locations" (23.07.2001) (for information only).

### Condition(s)

- 1 All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the drawings hereby approved, or as required by any condition(s) attached to this permission. (C26A)

**Reason:**

To ensure that the special architectural or historic interest of this building is safeguarded and that the development contributes to the character and appearance of this part of the Trafalgar Square Conservation Area. This is in accordance with DES7 and DES8 of our Unitary Development Plan and DES9 and DES10 of our Replacement Unitary Development Plan (First Deposit version). (R27A)

- 2 Full particulars, including detailed drawings and models of the following part(s) of the development shall be submitted to and approved by the City Council as local planning authority before any work is commenced on the relevant part of the development:- (i) Staircase handrails.

This part of the development shall not be carried out otherwise than in accordance with the details thus approved. (C26D)

**Reason:**

To ensure that the special architectural or historic interest of this building is safeguarded and that the development contributes to the character and appearance of this part of the Trafalgar Square Conservation Area. This is in accordance with DES7 and DES8 of our Unitary Development Plan and DES9 and DES10 of our Replacement Unitary Development Plan (First Deposit version). (R27A)

- 3 Samples of the following part(s) of the development shall be submitted to and approved by the City Council as local planning authority before any work is commenced on the relevant part of the development:- (i) All facing and paving materials.

This part of the development shall not be carried out otherwise than in accordance with the details thus approved. (C26D)

**Reason:**

To ensure that the special architectural or historic interest of this building is safeguarded and that the development contributes to the character and appearance of this part of the Trafalgar Square Conservation Area. This is in accordance with DES7 and DES8 of our Unitary Development Plan and DES9 and DES10 of our Replacement Unitary Development Plan (First Deposit version). (R27A)



01/01524/FULL/TP/7138

- 4 Full details of (1) new public toilets, which shall include provision for disabled people and which demonstrates how the long term maintenance of the facilities shall be secured and (2) access for disabled people from the Square to the North Terrace, shall be submitted to and approved by the City Council as local planning authority. These shall be provided within the North Terrace and undercroft. Both these facilities shall be provided in accordance with the drawings thereby approved before the new steps are brought into use, and shall be permanently retained and made available for public use except as may be agreed otherwise by the City Council as local planning authority (see Informative 5).

Reason:

To protect amenity and to ensure that reasonable access/egress for people with disabilities is provided and retained in accordance with the City Council's policies as set out in DES1(B) and SC3 of the City of Westminster Unitary Development Plan adopted July 1997, and DES1 and STRA18 of our Replacement Unitary Development Plan (First Deposit version). Also to ensure such provision is made in a manner that does not detract from the external appearance of the structure.

- 5 No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme and method statement for investigation, that has been approved by the City Council as local planning authority. The archaeological work and subsequent development shall only take place in accordance with the detailed scheme and method statement approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the City Council (See Informative 2 below).

Reason:

In order that the archaeological heritage of the City is safeguarded in accordance with the guidance contained in Planning Policy Guidance Note 16 "Archaeology and Planning" and the policies set out in DES18 of the City of Westminster Unitary Development Plan adopted July 1997 and DES11(B) of our Replacement Unitary Development Plan (First Deposit version). (R32B)

**Informative(s):**

- 1 With regard to Condition 2(i) above, notwithstanding the indicative design shown on drawings 1046/P209 and P211, you are advised to develop the refined design illustrated on the revised sketch drawings 1046 ASK: 09 Rev. 1 and 010 Rev. 1.
- 2 The development of this site is likely to damage archaeological remains and archaeological work must be carried out in accordance with Condition No. 6. You are advised to contact English Heritage's Archaeological Officer on 020 7973 3732 to discuss the works required to discharge this condition. For the avoidance of doubt, you are advised that details of any proposed trial pits are considered to be caught by this condition.
- 3 You are reminded of the requirement for further consultation with the City Council in respect of paving, street furniture and lighting as required by the terms of the draft legal agreement under Section 8 of the Highways Act 1990 and Section 101 of the Local Government Act 1972.

- 4 With regard to Condition 4, you are advised that separate planning permission and listed building consent will be required for these facilities.

- 5 With regard to Condition 4, you are advised that the City Council will not assume responsibility for the toilets but will expect these to be fully funded by or on behalf of the Greater London Authority.