

GREATER LONDON AUTHORITY

Good Growth

Laura Elias
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Henrietta Place
London
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GLA ref: GLA/4925/07
Westminster City Council ref: 19/03673/FULL
Date: 01/03/2021

Dear Ms Elias,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

5 Kingdom Street
GLA reference: GLA/4925
Westminster City Council ref: 19/03673/FULL
Applicant: British Land

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED 01/03/2021

The Mayor of London hereby grants planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

“Full planning permission for the erection of a mixed-use development comprising ground floor (at Kingdom Street level) plus 19 storeys to provide offices (B1a) and retail (A1/A3) plus plant and amenity areas at roof level. Three floors below Kingdom Street delivered in phases to provide an auditorium (Sui Generis), and a flexible mix of business (B1a), retail (A1/A3/Sui Generis), sport and leisure (D2), exhibition/conference (D1/Sui Generis) uses and a community and educational space (D1) within the former 'Crossrail Box'. New outdoor terraces adjacent to railway at basement level; creation of a new pedestrian and cycle link between Harrow Road and Kingdom Street including internal and external garden and landscaping; and associated works.”

At: 5 Kingdom St, London W2 6PY

Subject to the following planning conditions:

i. Time limit and approved plans:

1. Time limit

The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason:

To prevent the accumulation of unimplemented planning permissions and to comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Compliance with approved drawings

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

Reason:

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

1. Site	
Site Location Plan - Box Level	606_07_001 P2
Site Location Plan - Lower Ground Level	606_07_002 P2
Site Location Plan - Ground Level	606_07_003 P2
Site Location Plan - All levels	606_07_004 P2
Existing Box Level Demolition Plan	606_07_010 P2
Existing Lower Ground Level Demolition Plan	606_07_011 P2
Existing Ground Level Demolition Plan	606_07_012 P2
Existing Demolition Sections	606_07_013 P2
2. Plans	
Proposed Lower Box Level Plan	606_07_100 P2
Proposed Upper Box Level Plan	606_07_101 P2
Proposed Lower Ground Level Plan	606_07_102 P2
Proposed Ground Level Plan	606_07_103 P2
Proposed Mezzanine Plan	606_07_104 P2
Proposed Level 01 Plan	606_07_105 P2
Proposed Typical Lower Office Level Plan	606_07_111 P2
Proposed Typical Upper Office Level Plan	606_07_119 P2
Proposed Level 19 Plan	606_07_123 P2
Proposed Roof Plan	606_07_124 P2
3. Elevations	
Existing Context Elevation - North	606_07_200 P2

Existing Context Elevation - West	606_07_201 P2
Existing Context Elevation - South	606_07_202 P2
Existing Context Elevation - East	606_07_203 P2
Existing Context Section - Kingdom Street	606_07_204 P2
Proposed Context Elevation - North	606_07_205 P2
Proposed Context Elevation - West	606_07_206 P2
Proposed Context Elevation - South	606_07_207 P2
Proposed Context Elevation - East	606_07_208 P2
Proposed Context Section - Kingdom Street	606_07_209 P2
Proposed North Elevation	606_07_210 P2
Proposed North Elevation - No Westway	606_07_211 P2
Proposed East Elevation	606_07_212 P2
Proposed East Elevation - No Buildings	606_07_213 P2
Proposed South Elevation	606_07_214 P2
Proposed West Elevation	606_07_215 P2
Proposed West Elevation - No Bridges	606_07_216 P2
4. Sections	
Proposed Section AA	606_07_300 P2
Proposed Section BB	606_07_301 P2
Proposed Section CC	606_07_302 P2
5. Bay Studies	
Bay Study - Lower Levels South	606_07_400 P2
Bay Study - Typical Levels South	606_07_401 P2
Bay Study - Upper Levels South	606_07_402 P2
Bay Study - Upper Levels North	606_07_403 P2
Bay Study - Kingdom Square Pavilion	606_07_404 P2
Bay Study - West Link Pavilion	606_07_405 P2
Bay Study - The Plinth	606_07_406 P2
Bay Study - Plinth At South West	606_07_407 P2
Bay Study - Plinth At North	606_07_408 P2
6. Phasing Plan	
Phasing Plan – Box Levels	606_07_020 P1

May 2019 Documents (original planning application submission)	July 2020 Documents (amendments to planning application)	October 2020 (Addendum/Subsequent Submission to GLA)
Energy Assessment	Energy Assessment	
Operational Management Framework	Operational Management Framework	
Sustainability Statement	Sustainability Statement Addendum	
Television Interference Desk Based Report		
	Fire Statement	Fire Statement (Rev 1)
Historic Environment (Archaeological) Assessment		
Phase I Environmental Assessment - Ground Conditions and Contamination		
Transport Assessment	Transport Assessment Addendum	
Travel Plan		
Delivery, Servicing and Waste Management Plan	Delivery, Servicing and Waste Management Plan Addendum	
Flood Risk Assessment (inc drainage)		
Westminster SUDS proforma		
Ecological Impact Assessment		
Air Quality Assessment	Air Quality Assessment Addendum	
Noise and Vibration Impact Assessment	Noise and Vibration Impact Assessment Addendum	
Outline Construction Environmental Management Plan		

ii. **Pre-commencement Conditions:**

3. Circular economy statement

No development shall commence until a revised circular economy statement is submitted to and approved in writing by the local planning authority in consultation with the GLA. This shall include the provision of:

- a Bill of Materials for the main elements of the building that sets out the weight of each element (façade, sub-structure, structure, floors, roof, internal partitions), its weight divided by the GIA floor area of the building and a commitment to achieving a minimum 20% recycled content by value;
- a Recycled and Waste Reporting Table that details the weight of the waste arising from demolition, excavation and construction, the percentage of waste reused/recycled on site, offsite, the percentage to landfill, and the percentage to other management (e.g. incineration), with the commitment to a 95% diversion from landfill for all three waste streams;
- specific measures to meet the Mayor's 65% target for Municipal waste recycling;
- for any residual waste that is destined for landfill, written evidence that the destination landfill(s) have the capacity to receive waste, along with a notification of the likely destination of all waste streams (beyond the Materials Recycling Facility) where known;
- a commitment to producing a Post Completion Report setting out the predicted and actual performance against all numerical targets, and provide updated versions of the Recycling and Waste Reporting form and the Bill of Materials.

The development shall not be carried out otherwise than in accordance with the details so approved.

Reason:

In the interests of sustainable development. It is necessary to deal with these matters prior to commencement as the information was not available for consideration as part of the planning application submission.

4. Non-Road Mobile Plant and Machinery (“NRMM”)

The development hereby permitted shall not commence until evidence that the developer/contractor has signed up to the Non-Road Mobile Plant and Machinery register has been submitted to and approved in writing by the local planning authority. Following sign-up, the following steps shall be undertaken:

- a. The development site must be entered onto the register alongside all the NRMM equipment details;
- b. the register must be kept up-to-date for the duration of the construction of development;
- c. it is to be ensured that all NRMM complies with the requirements of the directive; and,
- d. an inventory of all NRMM to be kept on-site stating the emission limits for all equipment.

Reason:

To protect local air quality. It is necessary to deal with these matters prior to commencement to ensure that construction works are carried out accordingly.

5. Contaminated land investigation

Prior to the commencement of the development, you must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment. This site investigation must meet the water, ecology and general requirements outlined in 'Contaminated Land Guidance for Developers submitting planning applications' - produced by Westminster City Council in January 2018.

You must apply to the local planning authority for approval of the following investigation reports. You must apply to the local planning authority and receive our written approval for phases 1, 2 and 3 before any demolition or excavation work starts, and for phase 4 when the development has been completed but before it is occupied.

Phase 1: Desktop study - full site history and environmental information from the public records.

Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property.

Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution.

Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate.

Reason:

To make sure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future. It is necessary to deal with these matters prior to commencement, as the detailed information was not available for consideration as part of the planning application submission.

6. Code of Construction Practice

Prior to the commencement of any:

- (a) Demolition, and/or
- (b) Earthworks/piling and/or
- (c) Construction

On site you must apply to the local planning authority for written approval of evidence to demonstrate that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by Westminster City Council's Code of Construction Practice. Such evidence must take the form of the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved by the Westminster City Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the local planning authority has issued its written approval through submission of details prior to each stage of commencement.

Reason:

To protect the environment of residents and the area. It is necessary to deal with these matters prior to commencement to ensure that all demolition and construction works are carried out accordingly.

7. London Underground method statement

No development shall commence until detailed design and method statements (in consultation with London Underground) for each stage of the development for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures;
- accommodate the location of the existing London Underground structures;
- accommodate ground movement arising from the construction thereof; and
- mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

To ensure that the development does not impact on existing London Underground transport infrastructure. It is necessary to deal with these matters prior to commencement to ensure that all demolition and construction works are carried out accordingly.

8. Demolition Environmental Management and Logistics Plan

No demolition shall commence until a demolition management and logistics plan is submitted to and approved in writing by the local planning authority in consultation with TfL. The plan shall include specific details relating to the logistics and management of all demolition works associated with the proposed development and aim to minimise road vehicle movements, traffic congestion, pollution and adverse amenity impacts. It should be produced in accordance with TfL's latest Construction Logistics Plan Guidance. The plan should include:

- a) Details of the site manager, including contact details (phone, email, postal address) and the location of a large notice board on the site that clearly identifies these details and a 'Considerate Constructors' contact telephone number;
- b) The parking of vehicles of site operatives and visitors;
- c) Loading and unloading of plant and materials;
- d) Storage of plant used in demolition works;
- e) The erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
- f) Wheel washing facilities;
- g) Measures to control the emission of dust, dirt and emissions to air during demolition; such measures to accord with the Air Quality and Dust Management Plan guidance provided in the document "The Control of Dust and Emissions during construction and demolition", Mayor of London, July 2014;
- h) A scheme for recycling/disposing of waste resulting from demolition works;
- i) Methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development; and
- j) Demolition work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites" Parts 1 and 2;
- k) The applicant's commitment to employ suppliers/ contractors who have achieved at least 'Silver level' accreditation or above of the Fleet Operator Recognition Schemes (FORS) ensuring adequate safety training and efficient operation of construction logistics activities.

The demolition works shall be carried out in accordance with the details so approved.

Reason:

To safeguard the amenity of adjacent residents, to ensure efficient and sustainable operation of the borough's highway system and to safeguard pedestrian and highway safety and to prevent or reduce air pollution during demolition and construction. It is necessary to deal with these matters prior to commencement to ensure that all demolition works are carried out accordingly.

9. Construction Environmental Management and Logistics Plan

No construction works shall commence until a construction management and logistics plan is submitted to and approved in writing by the local planning authority in consultation with TfL. The plan shall include specific details relating to the construction, logistics and management of all construction works associated with the proposed development and aim to minimise road vehicle movements, traffic congestion, pollution and adverse amenity impacts. It should be produced in accordance with TfL's latest Construction Logistics Plan Guidance. The plan should include:

- a) Details of the site manager, including contact details (phone, email, postal address) and the location of a large notice board on the site that clearly identifies these details and a 'Considerate Constructors' contact telephone number;
- b) The parking of vehicles of site operatives and visitors;
- c) Loading and unloading of plant and materials;
- d) Storage of plant and materials used in constructing the development;
- e) The erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
- f) Wheel washing facilities;

- g) Measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the Air Quality and Dust Management Plan guidance provided in the document "The Control of Dust and Emissions during construction and demolition", Mayor of London, July 2014;
- h) A scheme for recycling/disposing of waste resulting from construction works;
- i) The use of efficient construction materials;
- j) Methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development; and
- k) Construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites" Parts 1 and 2;
- l) The applicant's commitment to employ suppliers/ contractors who have achieved at least 'Silver level' accreditation or above of the Fleet Operator Recognition Schemes (FORS) ensuring adequate safety training and efficient operation of construction logistics activities.

The construction works shall be carried out in accordance with the details so approved.

Reason:

To safeguard the amenity of adjacent residents, to ensure efficient and sustainable operation of the borough's highway system and to safeguard pedestrian and highway safety and to prevent or reduce air pollution during demolition and construction. It is necessary to deal with these matters prior to commencement to ensure that all construction works are carried out accordingly.

10. Public toilets

Before the development is commenced (save for demolition), and notwithstanding the approved drawings, the following shall be submitted to and approved in writing by the local planning authority:

- a) floor plans of B1 (Lower ground floor) and B2 (Upper Box level) levels, demonstrating adequate provision of free public toilets suitable for a range of users including disabled people, families with young children and people of all gender identities and the provision of at least one free 'Changing Places' toilets designed in accordance with the guidance in British Standard BS8300-2:2018;
- b) details of the ongoing management and cleaning, demonstrating that the toilets provided would be available to the public during the Public Garden's opening hours and would be maintained safe, well-lit and clean.

The development shall be carried out and maintained in accordance with the details so approved, unless otherwise agreed first in writing by the local planning authority.

Reason:

To ensure that the development provides an appropriate range of free and suitably maintained public toilets. It is necessary to deal with these matters prior to commencement to ensure that these facilities can be accommodated in the design of the development.

11. Landscaping scheme

Before the development is commenced (save for demolition), detailed drawings of a hard and soft landscaping scheme across the development below mezzanine floor level (including the 'West Link', the 'Public Garden' and the Box yard), which include the number, size, species and position of trees, shrubs and vertical climbing plants, as well as the location and

soil depth of planters and details of irrigation measures, shall be submitted to and approved in writing by the local planning authority.

You must then carry out the landscaping and planting in accordance with the details so approved within 1 planting season of completing the development (or within any other time limit agreed first in writing by the local planning authority). If you remove any trees or find that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of the area, and to improve its contribution to biodiversity and the local environment. It is necessary to deal with these matters prior to commencement, as these elements are not fully designed at this stage and to ensure that adequate soil depth is accommodated in the development.

12. Fire evacuation lift

Before the development is commenced (save for demolition), drawings showing the installation of the fire evacuation lift shall be submitted to and approved in writing by the Local Planning Authority. The fire evacuation lift shall thereafter be installed and maintained within the development hereby permitted in accordance with the approved drawings.

Reason:

To ensure the safe and inclusive emergency evacuation of occupants of the building. It is necessary to deal with these matters prior to commencement to ensure that evacuation lifts can be accommodated in the design of the development.

13. Wind mitigation

Before the development is commenced (save for demolition), additional wind tunnel testing and details of the final wind mitigation measures proposed for the development shall be submitted to and approved in writing by the local planning authority. The development shall be implemented and maintained as such, unless otherwise agreed first in writing by the local planning authority.

Reason:

To ensure a satisfactory environment for the general public. It is necessary to deal with these matters prior to commencement, as these elements have not been fully defined at this stage.

14. Thames Water – Piling Method Statement

No piling shall take place until a piling method statement detailing the depth, type of piling, methodology including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure and the programme for the works, has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. The development shall be carried out in accordance with the approved details.

Reason:

To protect underground strategic water main utility infrastructure, as piling has the potential to impact on local underground water utility infrastructure.

15. Thames Water – No construction within 5 metres of the water main

No construction shall take place within 5m of the water main, unless agreed first in writing with the local planning authority. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason:

To protect underground strategic water main utility infrastructure, as the proposed works will be in close proximity to underground water utility infrastructure have the potential to impact on local underground water utility infrastructure.

iii. Prior to Occupation:

16. Wayfinding and public art

Prior to the occupation of the development, you must submit to the local planning authority for approval details of wayfinding and public art to be placed within the public realm and how they will be maintained. The wayfinding and public art shall then be installed and maintained in accordance with these details, within 6 months of any offices being first occupied, unless otherwise agreed first in writing by the local planning authority.

Reason:

To make sure the art and wayfinding is provided for the public and to make sure that its appearance is suitable.

17. Television interference

Prior to the occupation of any office accommodation, a television interference reception measurement report shall be submitted to and approved in writing by the local planning authority. Reasonable endeavours should then be made to implement any required mitigation measures within 6 months of the decision.

Reason:

To ensure that neighbouring occupiers do not suffer television interference as a result of the development.

18. External lighting and security

Notwithstanding the drawings hereby approved, details of: CCTV; general external lighting; security lighting; and, Secured by Design measures and counter terrorism measures, on or around the buildings or within the public realm in the development shall be submitted to and approved in writing by the local planning authority (in consultation with the Metropolitan Police) and installed prior to the first occupation of the development. The details shall include the location and full specification of all lamps; light levels/spill; illumination; cameras (including view paths); and support structures. The details shall also include an assessment of the impact of any such lighting on the surrounding residential environment. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To safeguard the security of the development and to ensure that any resulting general or security lighting and CCTV are appropriately located, designed to not adversely impact on neighbouring residential amenity, and are appropriate to the overall design of the development.

19. Thames Water – Wastewater capacity and water supply

No part of the development shall be occupied until confirmation has been provided to the local planning authority that all combined water network upgrades required to accommodate the additional flows from the development have been completed.

Reason:

To ensure that the water infrastructure has sufficient capacity to accommodate the additional demand. The development may lead to sewage flooding, no/low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development.

20. Water Efficiency

Prior to first occupation of the development, evidence (schedule of fittings and manufacturer's literature) that the development shall achieve a minimum 40% reduction in water consumption against a baseline performance as measured under Wat01 which exceeds the minimum BREEAM Excellent standards shall be submitted to and approved in writing by the local planning authority in consultation with the GLA. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

In the interests of sustainable development.

21. Cycle storage details

You must apply to the local planning authority for approval of details of the layout, design and appearance (shown in context) of the long term and short stay cycle storage, including all complimentary facilities, for each of the proposed uses, in line with the London Cycle Design Standards. The storage shall be covered and secure (except for the short stay spaces) and provide for no less than 693 long stay spaces, 37 lockers for folding bikes and 226 short stay spaces for visitors. You must not occupy the development until such details have been approved in writing by the local planning authority and all of the cycle storage and complimentary facilities have been provided in accordance with the approved details. You must not use the cycle storage for any other purpose.

Reason:

To ensure that adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport for people using the development.

22. Car parking

Prior to the occupation of the development, a maximum of 2 car parking spaces shall be provided for occupier use only with a valid Blue or White Badge only. All car parking shall be retained for no other purpose. These bays should have access to electric vehicle charging points, which are maintained in working order.

Reason:

To provide accessible parking spaces for people using the development.

23. Delivery vehicle electric vehicle charging facility

Prior to occupation of any part of development, details of a fast-electric vehicle charging facility, demonstrating that the charging point will be suitable for the expected type of delivery vehicle use and their anticipated dwell times, shall be submitted to and approved in writing by the local planning authority. You must then provide these facilities in accordance with the approved details and maintain them in working order.

Reason:

To ensure that air quality is not adversely affected by the development and in the interest of promoting sustainable method of transport.

24. Delivery, Servicing and Waste Management Plan

Prior to occupation of the development, a Delivery, Servicing and Waste Management Plan shall be submitted to and approved in writing by the local planning authority and followed/maintained for the life of development, unless a revised strategy is approved in writing by the local planning authority.

Reason:

To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free flow of vehicles.

iv. Other conditions – to be complied with and discharged in accordance with the specified requirements:

25. Box layout

For each use within the 'Box' space below Kingdom Street, no works shall be carried out within the Box relating to that use until the following have been submitted to and approved in writing by the local planning authority:

- 1) Floorplans and sections (1:300) indicating the layout of that use, including circulation areas and points of access, demonstrating that:
 - a) the layout provides ease of access to all uses located within the Box;
 - b) the access route leading to the uses on the eastern side of the box provides a high quality, open and inviting connection;
 - c) at least 50% of the southern aspect is dedicated to the affordable workspace;
 - d) the community space has adequate access to daylight;
 - e) the interior design (including finishes) has optimised the light entering the space through glazed portions of the elevation, glazed partitions, void spaces and rooflights, where required (dependant on use).
- 2) A wayfinding and lighting strategy that demonstrates ease of access to the uses located within the box.

The works must then be carried out and maintained strictly in accordance with these details and retained as such thereafter, unless otherwise agreed first in writing by the local planning authority.

Reason:

In order to ensure high design quality within the development.

26. Operational Management Plan

Before A1/A3/D1/D2/Sui Generis use commences, you must provide an interim Operational Management Plan (OMP) for the relevant proposed use to the local planning authority for their written approval. Within 6 months of any A3/D1/D2/Sui Generis use commencing, a report of any issues which have arisen must be submitted to the local planning authority along with a revised OMP to address any concerns. A final OMP must be agreed in writing by the local planning authority within 6 months of submission of the revised OMP.

The plan must include the following:

- a) A floorplan to show the location and layout of the use;
- b) Capacity;
- c) How the use will be serviced;
- d) How the use will be operated;
- e) Visitor management, such as: queuing, crowd control etc.;
- f) Security arrangements;
- g) Access and egress arrangements;
- h) Waste Storage and recyclable storage including cooking oil where appropriate.

The use must then operate in accordance with the approved final OMP, subject to any revisions required from time to time to be agreed first in writing by the local planning authority. Thereafter, any subsequent material change of use (to any other use hereby approved) will require the submission of a revised operational management plan to be approved in writing by the local planning authority prior to the new use commencing. The use must then operate in accordance with the approved plan.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties.

27. Public route Operational Management Plan

Before the use of the public route connecting from Harrow Road to Kingdom Street commences, you must provide a Public Route Operational Management Plan to the local planning authority for their written approval. The plan must include the following:

- a) A floorplan to show the location and layout;
- b) Opening hours (public and private);
- c) How the use will be operated;
- d) Visitor management, such as: queuing, crowd control etc.;
- e) Security arrangements;
- f) Access and egress arrangements.

The space must then operate in accordance with the approved management plan. Thereafter, any subsequent material change will require the submission of a revised operational management plan to be approved in writing by the local planning authority. The space must then operate in accordance with the approved plan.

Reason:

To avoid blocking the surrounding streets and to protect the amenity of people in neighbouring properties.

28. Terraces' landscaping

Before you start any work on these parts of the development, detailed drawings of a hard and soft landscaping scheme across the development's terraces, which include the number, size, species and position of trees, shrubs and vertical climbing plants, as well as the location and soil depth of planters and details of irrigation measures, shall be submitted to and approved in writing by the local planning authority.

You must then carry out the landscaping and planting in accordance with the details so approved within 1 planting season of completing the development (or within any other time limit agreed first in writing by the local planning authority). If you remove any trees or find that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of the area, and to improve its contribution to biodiversity and the local environment.

29. Bay studies

Prior to commencement of works above Kingdom Street level, the following details shall be submitted to and approved in writing by the local planning authority and the development shall not be completed otherwise than in accordance with the details so approved:

- a) Detailed 1:20 bay studies of each new external façade type;
- b) Details at 1:5, to include windows and doors, façade cladding, metalwork, ground / street-level ventilation and other service terminations, integrated lighting and external hard-landscaping steps and ramps. Your details should be drawn in context in relation to visually adjoining building parts and should be cross-referenced to related conditions.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area.

30. Internal design details

Before you start any work on these parts of the development, the following details shall be submitted to and approved in writing by the local planning authority and the development shall not be completed otherwise than in accordance with the details so approved:

- a) Details at 1:10 of the Public Garden, including junctions between floors, raised planters, seating, retaining walls;
- b) Details at 1:20 and 1:5 of the entrance to the Box from the 'Public Garden', including details of the ceiling of the Public Garden and the junction with the ceiling of the Box, and details of the flooring of the 'Public Garden' and junction with the flooring of the Box (including Foyer and access route through the Box), including junctions with columns.

Reason:

In order to ensure high design quality for the Public Garden and the entrance to the Box.

31. Facing and landscaping materials

Before you start any work on these parts of the development, the following details/samples shall be submitted to and approved in writing by the local planning authority and the

development shall not be completed otherwise than in accordance with the details/samples so approved:

- a) a detailed written and photographic specification of the facing and hard landscaping materials you will use, including glazing, supported by annotated versions of the approved elevations/plans showing where each material would be used;
- b) records of sample and trial panels, which shall be made available on-site for inspection where appropriate.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area.

32. Acoustic report

Before you start any work on these parts of the development, a supplementary acoustic report must be submitted to and approved in writing by the local planning authority demonstrating that:

- a) the plant will comply with the Council's noise criteria as set out in Condition 42 (Noise – External areas), Condition 44 (Noise – Plant and machinery) and Condition 45 (Noise – Internal activity) of this permission;
- b) suitable mitigation measures will be implemented to ensure that the community space within the development is not exposed to excessive noise and vibration levels as set out in Condition 46 (Vibration).

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure that the noise environment of people in noise sensitive properties is protected.

33. Compliance with Energy Assessment

Within three months of first occupation, a certificated Post Construction Review, or other verification process agreed with the local planning authority, shall be submitted to the local planning authority to demonstrate that the agreed standards set out in the Energy Assessment, dated July 2020 (or any relevant revised Strategy or Energy Addendum that has been approved in writing by the relevant local planning authority, where appropriate), have been met and it shall be approved in writing by the local planning authority in consultation with the GLA. The proposed development shall be designed to permit a future connection to a District Heat Network should a feasible and viable connection become available in the future.

Reason:

To ensure satisfactory compliance with the submitted energy assessment.

34. BREEAM

- a. The main office building shall achieve a minimum BREEAM rating of Excellent (or any other such equivalent certification replacing that scheme, with or without modification) and shall obtain a Post Construction Review Certificate certifying that a BREEAM rating of Excellent has been achieved within six months of first occupation.
- b. The Box shall achieve a minimum BREEAM New Construction 2014 rating of Very Good (or any other such equivalent certification replacing that scheme, with or without modification) and shall obtain a Post Construction Review Certificate certifying that a BREEAM rating of Very Good has been achieved within six months of first occupation

Reason:

To ensure that the proposed development is constructed in an environmentally sustainable manner.

35. Waste and recycling store details

You must apply to the local planning authority for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until such details have been approved in writing by the local planning authority. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using each of the uses within the development.

Reason:

To protect the environment and provide suitable storage for waste.

36. Odour control

There shall be no primary cooking within the development, such that you must not cook raw or fresh food unless details of the design, construction, insulation and maintenance of a suitable ventilation system and any associated equipment have been submitted and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter, unless otherwise agreed first in writing by the local planning authority.

Reason:

To ensure that neighbouring properties do not suffer from cooking smells, as there are insufficient details about kitchen extractor equipment.

37. Land limitations

No works that are the subject of this planning permission shall be carried out under this planning permission on land registered at Land Registry under Title Number NGL858538 unless and until all those with an estate or interest in such land, that need to be bound to ensure satisfactory enforcement of the obligations contained in the Section 106 Agreement associated with this planning permission, have been bound or made subject to the Section 106 Agreement and other provisions relating thereto to the reasonable satisfaction (as confirmed in writing) of the local planning authority.

Reason:

In the interest of proper planning.

v. Compliance Conditions:

38. Restrictions on change of use from office

With the exception of the flexible Class B1 floorspace, you must use the Class B1 office floorspace only as an office floorspace and research and development floorspace and not for any other purpose, including any other Class E use within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or any equivalent class in any order that may replace it).

Reason:

There is a need to protect office floorspace given the significant losses of office space in the City of Westminster and the Opportunity Area and Central Activities Zone designations.

39. Retention of scheme architects

The existing architects, Allies and Morrison, or other such architects as approved in writing by the local planning authority, acting reasonably, shall undertake the detailed design of the project.

Reason:

In order to ensure high design quality of the development in the interest of the visual amenity of the area.

40. Fire statement

The development must be carried out and maintained strictly in accordance with the Fire Statement prepared by The Fire Surgery Ltd and dated 19th October 2020, Revision 1, and retained thereafter, unless otherwise agreed first in writing by the local planning authority.

Reason:

In the interests of fire safety and to ensure the safety of all building users.

41. Hours of operation – Terraces and Patios

You must not use the terraces or patios at levels B3, 1F and 19F outside of the hours of 07:00 and 23:00.

Reason:

To protect the environment of residents and the area.

42. Opening hours (excluding office use)

The community space, retail, café/restaurant, market hall, conference/exhibition, cinema and gym uses within the development shall not be open to customers before 07:00 or after 23:00 hours daily, unless otherwise agreed first in writing with the local planning authority.

Reason:

To make sure that these uses will not cause nuisance for people in the area and to protect the environment of people in neighbouring properties.

43. Noise – External areas

Noise from live or recorded music played externally, shall not exceed a value of 10 dB below the minimum measured external background noise level without music events taking place, at a point 1 metre outside any window of any residential or other noise sensitive property at the quietest time of the proposed operational hours, measured over a period of 5 minutes and in the indices of Leq & LfMax in the octave bands of 63 Hz & 125 Hz. (The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation.)

Reason:

To protect neighbouring residents from noise nuisance.

44. Noise – Emergency plant and generators

(1) Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) 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 by an emergency loss of power.

(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 09.00 – 13.00 hrs Saturday and not at all on public holidays.

Reason:

Emergency and auxiliary energy generation plant is generally noisy, so a maximum noise level is required to ensure that any disturbance caused by it is kept to a minimum and to ensure testing and other non-emergency use is carried out for limited periods during defined daytime weekday hours only, to prevent disturbance to residents and those working nearby.

45. Noise – Plant and machinery

(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 local planning authority. 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 local planning authority. 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 local planning authority for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the local planning authority. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;

- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

To ensure that the noise environment of people in noise sensitive properties is protected.

46. Noise – Internal activity

(1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the A1/A3/D2/Sui generis use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the local planning authority. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the A1/A3/D1/D2/Sui generis use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the local planning authority. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(3) Following completion of the development, you may apply in writing to the local planning authority for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for approval by the local planning authority. Your submission of a noise report must include:

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

Reason:

To ensure that the noise environment of people in noise sensitive properties is protected.

47. Vibration

No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

To ensure that the development is designed to prevent structural transmission of noise or vibration.

48. Flood risk and Sustainable Urban Drainage System

The development must be carried out strictly in accordance with the Flood Risk Assessment, including SUDS Assessment and Drainage Strategy (dated April 2019) and Sustainable Drainage Strategy Addendum (dated September 2019), prepared by Ramboll Environment and Health UK Limited, and shall be maintained as such thereafter, unless otherwise agreed first in writing with the local planning authority.

Reason:

To make sure that the development provides the environmental sustainability features included in your application.

49. Restrictions on D1 use

Except for the community space, you must use the Class D1 floorspace only for conference, display of works of art (otherwise than for sale or hire), museums, public libraries/reading rooms, public/exhibition halls and law courts and not for any other purpose, including any other use within Class D1 of the Town and Country Planning (Use Classes) Order 1987 or Class F.1 within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) (or any equivalent class in any order that may replace it).

Reason:

To prevent use of the property for any unsuitable purposes and prevent the introduction of uses that are more vulnerable to flood risks and to poor air quality.

50. Urban greening features

The development's urban greening features must be carried out in accordance with the Sustainability Statement Addendum, dated July 2020, and shall be maintained as such thereafter, unless otherwise agreed first in writing with the local planning authority.

Reason:

To ensure that the proposed development is constructed in an environmentally sustainable manner.

51. Vehicles movement

All vehicles must enter and exit the site in forward gear.

Reason:

In the interests of public safety.

52. Service bays height

The clear height of the service bays shall be maintained at 4.5 metres minimum.

Reason:

To make sure that the service bay will be available for all types of vehicles for which it has been designed, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties.

53. Noisy work - Hours

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:

- between 08.00 and 18.00 Monday to Friday;
- between 08.00 and 13.00 on Saturday; and
- not at all on Sundays, bank holidays and public holidays.

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

- between 08.00 and 18.00 Monday to Friday; and
- 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).

Reason:

To protect the environment of residents and the area generally.

54. Servicing

All areas for servicing, including off-street vehicle area, holding areas and access corridors, must be retained for this purpose for the life of the development and used for no other purpose that prevents off-street servicing from occurring. All servicing shall occur only from within the subject site and no goods to be accepted and/or dispatched directly from the highway.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties.

vi. Informatives:

1. CIL

The phased development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at:

www.westminster.gov.uk/cil

Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an Assumption of Liability Form immediately. On receipt of this notice a CIL Liability Notice setting out the estimated CIL

charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a Commencement Form

CIL forms are available from the planning on the planning portal:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Forms can be submitted to CIL@Westminster.gov.uk

Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.

2. Highways licensing

Under the Highways Act 1980 you must get a licence from Westminster City Council 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 to Westminster City Council a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please visit our website at www.westminster.gov.uk/guide-temporary-structures.

3. Considerate Constructors

You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

4. Building Regulations

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

5. Thames Water

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

The proposed development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m, of strategic water mains and have contacted the developer in an attempt to agree how the asset will be diverted / development will be aligned.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes> Should you require further information please contact Thames Water.
Email: developer.services@thameswater.co.uk

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

Supplementary Comments

Waste: We expect surface water to be attenuated to Greenfield run-off rates following London Policy 5.13 and achieve 5l/s/ha.

We require the drainage strategy to specify the point(s) of connection and peak discharge rates into the public sewer system for foul and surface water. We require demonstration of how the surface water disposal hierarchy has been implemented for the site and why connection to the combined sewer is the preferred option.

6. Waste and recycling

In relation to the condition on waste and recycling store details, please refer to Westminster City Council's website for details <https://www.westminster.gov.uk/waste-storage-planning-advice> and email the Project Officer (Waste) at wasteplanning@westminster.gov.uk for any further advice about your arrangements for storing and collecting waste.

7. Building work

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 Westminster City Council's 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.

8. Employment & skills plan

The Economy Team at Westminster City Council provide support and guidance to developers and contractors in the creation and delivery of employment & skills plans. The Team will provide guidance on local priorities, drafting of employment & skills plans and implementation of activities to deliver commitments. For further information please contact Soyful Alom, Economy Job Broker (salom@westminster.gov.uk)

9. Code of Construction Practice

With reference to the condition on the Code of Construction Practice, please refer to the Council's website www.westminster.gov.uk/code-construction-practice. You will be required to enter into an agreement with the Council appropriate to this scale of development and to pay the relevant fees prior to starting work.

Your completed and signed Checklist A (for Level 1 and Level 2 developments) or B (for basements) and all relevant accompanying documents outlined in Checklist A or B, e.g. the full Site Environmental Management Plan (Levels 1 and 2) or Construction Management Plan (basements), must be submitted to the City Council's Environmental Sciences team (environmentalsciences2@westminster.gov.uk) at least 40 days prior to commencement of works (which may include some pre-commencement works and demolition. The checklist must be countersigned by them before you apply to the local planning authority to discharge the above condition.

You are urged to give this your early attention as the relevant stages of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval of each of the relevant parts, prior to each stage of commencement.

Where you change your plans after we have discharged the condition, you must re-apply and submit new details for consideration before you start work. Please note that where separate contractors are appointed for different phases of the project, you may apply to partially discharge the condition by clearly stating in your submission which phase of the works (i.e. (a) demolition, (b) excavation or (c) construction or a combination of these) the details relate to. However please note that the entire fee payable to the Environmental Sciences team must be paid on submission of the details relating to the relevant phase.

Appendix A must be signed and countersigned by Environmental Sciences prior to the submission of the approval of details of the above condition.

10. Designing out crime

Please contact a Metropolitan Police Designing Out Crime Officers about suitable security measures for your development. You should also check whether these features will need planning permission. The contact details for Designing Out Crime Officers that cover Westminster can be found at the following link: www.securedbydesign.com/contact-us/national-network-of-designing-out-crime-officers?view=article&id=308#metropolitan-police-service-north-west-region.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA/4925/03. The Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

A handwritten signature in black ink that reads "John Finlayson". The signature is written in a cursive style with a long horizontal line extending to the right.

John Finlayson
Head of Development Management

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.