

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 30 April 2024	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved St James's	
Subject of Report	34-37 Henrietta Street, London, WC2E 8NA		
Proposal	External alterations at basement and ground floor levels to the Henrietta Street and Covent Garden elevation including demolition, rebuilding of the Covent Garden elevation, removal and replacement of windows, removal of railings, installation of lighting, installation of new plant equipment, replacement of existing windows with ventilation louvres at the rear of the building, and other associated works at 34 Henrietta Street.		
Agent	Gerald Eve		
On behalf of	Shaftesbury Capital PLC		
Registered Number	23/07307/FULL	Date amended/ completed	20 October 2023
Date Application Received	20 October 2023		
Historic Building Grade	Unlisted		
Conservation Area	Covent Garden		
Neighbourhood Plan	Not Applicable		

1. RECOMMENDATION

Refuse permission – harm to the appearance of the building, harm to the character and appearance of the Covent Garden Conservation Area and harm to the setting of adjacent listed buildings.

2. SUMMARY & KEY CONSIDERATIONS

34-37 Henrietta Street is an unlisted building of townscape merit in a prominent corner of the Covent Garden Conservation Area. The building is within the setting of the Church of St Paul (Grade I) and the Market (Grade II STAR) and other grade II listed buildings on Henrietta Street.

The application proposes external alterations at basement and ground floor levels to the Henrietta Street and Covent Garden Piazza elevation including demolition, rebuilding of the Piazza elevation, removal and replacement of windows, removal of railings, installation of lighting, installation of new

plant equipment to rear lightwell, replacement of existing windows with ventilation louvres at the rear of the building, and other associated works.

The key considerations in this case are:

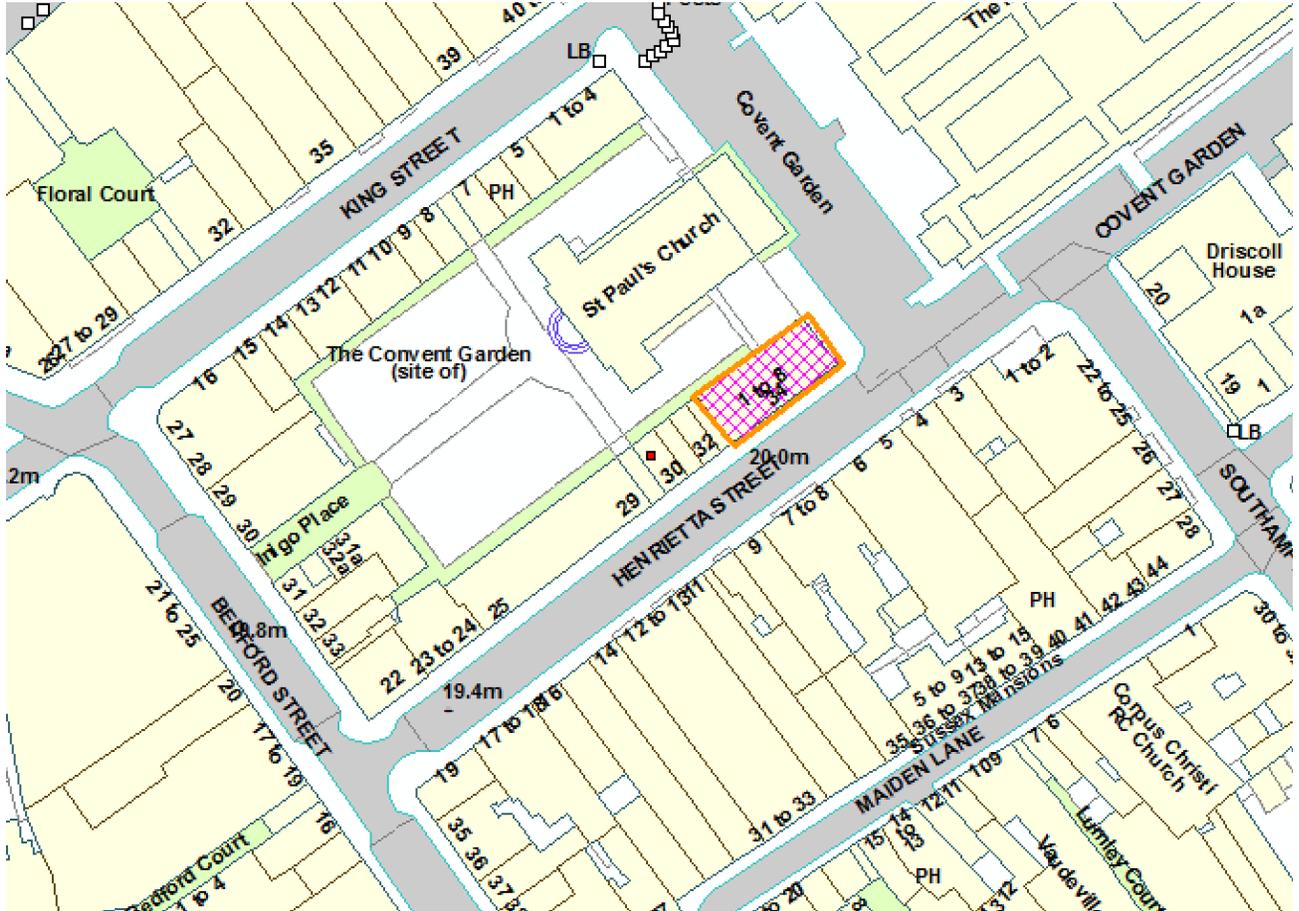
- The acceptability of the proposed alterations in design terms and their impact on the character and appearance of the Covent Garden Conservation Area and the setting of other nearby designated heritage assets, such as the grade I and II* listed buildings adjoining the site.
- The impact on the amenity of neighbouring residential properties.

This report explains the proposed alterations to the frontages along Henrietta Street and the Piazza would harm the appearance of the building, would harm the character and appearance of the conservation area and would harm the setting of nearby listed buildings.

Objections from local residents were received on the grounds of noise nuisance associated with a potential restaurant or bar use. However, the proposal is for external alterations only and the unit will remain within the E use class.

The proposal is assessed against the relevant policies set out in the City Plan 2019-2040. For the reasons set out in the report, the proposed works, are unacceptable in design, heritage and townscape terms. The heritage harm identified in this report is not outweighed by public benefits. The application is therefore recommended for refusal as set out in the draft decision letter appended to this report.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Henrietta Street elevation



Covent Garden piazza elevation



Rear elevation

5. CONSULTATION

5.1 Application Consultations

COVENT GARDEN AREA TRUST:

After finding out more about the plans for the site and how they will fit in with, and potentially enhance, the whole of the area, the Covent Garden Area Trust withdrew their initial objection.

COVENT GARDEN COMMUNITY ASSOCIATION:

In view of the applicant retaining the embellishments to the windows on the Henrietta Street façade, the Covent Garden Community Association withdrew their initial objection.

ENVIRONMENTAL HEALTH

No objection subject to recommended conditions.

HIGHWAYS PLANNING:

Could be considered acceptable but will require separate Highway Authority approvals.

WASTE PROJECT OFFICER:

No objection subject to recommended condition.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 56

Total No. of replies: 4

No. of objections: 4

No. in support: 0

4 letters of objection on the following grounds:

- Noise from patrons arriving and departing late in the evening if the site is as used as bar or restaurant.
- Impact of live, amplified and recorded music, in particular if doors are left open
- Historical day-time opening hours have become established over time and area a material consideration. Hours of use should be restricted to 10.00 to 20.00.
- Upper residential flats were allowed in the context of the prevailing bank use at the time and its associated day-time opening hours.
- Future of use of unit should be restricted to a retail and/or restaurant use with appropriate planning controls.
- Noise report only assesses the proposed plant installations and openings into rear lightwell. No assessment of introduction of an use with extended opening hours and playing of music, failure to meet the test of planning policy.
- Lack of details with regards to proposed methods of ventilation and extraction. Odour assessment must be submitted.
- Smells and fumes from low level extraction
- External flue at roof top level would be unsightly addition
- Lack of attempts to give feedback as no invitations to meet or discuss the plans

PRESS NOTICE/ SITE NOTICE:

Yes

5.2 Applicant's Pre-Application Community Engagement

Engagement was carried out by the applicant with the local community and key stakeholders in the area prior to the submission of the planning application in accordance with the principles set out in the Early Community Engagement guidance. The engagement activities undertaken by the applicant (as listed in the submitted Statement of Community Involvement) are summarised in the table below:

Engagement Method/Event/Activity	Date	Attendance	Summary of Discussions
Designed summary proposals shared with St James's Ward Councillors, Covent Garden Area Trust and Covent Garden Amenity Society	19.09.23	Not applicable	-Unlikely to be contentious and broadly supported as reimagining the use of a former bank and loss of bank signage. -Opportunities to enhance the design. -Management of tables and chairs. -Area now has enough restaurants - Loss of 'clunky' doors supported -Retention of interesting friezes below window frames
Newsletter posted to 317 addresses to present plans and details of consultation website for feedback. A telephone number and a dedicated email address were also provided to supply further information.	05.09 to 28.09.23	116 views and 2 responses.	- Confirmation that there would be no alterations to northern elevation. - Area already has sufficient food and beverage premises and so hoped that this would be retail rather than a restaurant.

One local resident noted that they felt there were given limited opportunity to provide feedback as there was no meeting. However, given the scale of proposal it is acknowledged that the information in the newsletter provided sufficient opportunities (in line with the guidance) to comment on the proposal. In summary, across the range of engagement undertaken by the applicant the principal issues raised relate to the alterations to the shopfront and the over-concentration of restaurants in the locality.

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (December 2023) and should be afforded full weight in accordance with paragraph 225 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 City Plan Partial Review

The council published its draft City Plan Partial Review for consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 on 14 March 2024. The consultation continues until 25 April 2024. The Partial Review includes updated policies for affordable housing, retrofitting and site allocations.

An emerging local plan is not included within the definition of “development plan” within s.38 of the Planning and Compulsory Purchase Act 2004. However, paragraph 48 of the NPPF provides that a local authority may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Footnote 22 to paragraph 48 states that during the transitional period for emerging plans consistency should be tested against the version of the Framework, as applicable, as set out in Annex 1 (paragraph 230). This means that the consistency of the policies in the City Plan Partial Review must be tested for consistency for the purposes of paragraph 48(c) against the September 2023 version of the NPPF.

Accordingly, at the current time, as the Partial Review of the City Plan remains at a pre-submission stage, the policies within it will generally attract limited if any weight at all.

6.3 Neighbourhood Planning

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

6.4 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (December 2023) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

34-37 Henrietta Street is a late nineteenth century (1889-90), six storey building fronting the corner of Henrietta Street and the eastern side of Covent Garden Piazza. It is an unlisted building is of townscape merit and makes a positive contribution to the Covent Garden Conservation Area. The building is within the setting of the Church of St Paul (Grade I) and the Market (Grade II STAR), and other grade II listed buildings on Henrietta Street.

The site is also located within the Central Activities Zone (CAZ), West End Strategic Cultural Area and West End Special Retail and Leisure Special Policy Area.

The first to fifth floor levels are used as self-contained apartments, which are accessed from Henrietta Street. The unit at basement, ground and mezzanine levels is currently accessed from the Piazza. It was last occupied by NatWest bank and is lawfully within the E use class.

The ground floor frontage to Henrietta Street is six bays wide, featuring a rusticated four arched window arcade, flanked by door entrances; and a two arched arcade to the Piazza, within the arches sit window openings with stone mullions, transoms, and decorative stone surrounds. On the Piazza side, a modern entrance door has been installed within one of the arches, though part of the former window opening has been retained above as a fan light. This modern opening detracts from the architectural coherence of the facades, but otherwise very few alterations have occurred to the ground floor frontage of the building.

7.2 Recent Relevant History

Between 1986 and 2013 there are a number of permissions for advertisement signs and the installation/relocation of service till/cash machine. In 2020 planning permission was granted for the removal of one ATM on the Henrietta Street elevation and infill area with matching stone surround (RN: 20/02880/FULL).

However in 2007, planning permission was refused for the removal of existing cash machines from Henrietta Street elevation and installation of two new cash machines on Covent Garden Piazza elevation, and the blocking up of a current entrance on Henrietta Street (RN: 07/01085/FULL) as the location, design and materials chosen the installation of two new cash machines on the Covent Garden Piazza elevation would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area and would increase the fear of crime, actual crime and nuisance for residents, businesses and visitors.

External alterations to the basement and ground floor units were also allowed with the

following permissions:

In 2002, planning permission was granted for the installation of pavement grilles behind existing railings for ventilation of replacement air conditioning units within basement vaults (RN: 02/07345/FULL).

In 2004, planning permission was granted for Installation of new handrails to main entrance door, 3 external lights and tactile paving (RN: 04/03262/FULL).

In 2006, planning permission was granted for the removal of two steps to the ground floor entrance (Henrietta Street elevation) to create new level access (RN: 06/02670/FULL).

In 2014, retrospective permission was granted for the retention of an existing flue at roof level and proposed encasement of the flue with a lead-covered cladding screen (RN: 14/06674/FULL).

In 2016, permission was granted for the installation of external lighting to the Henrietta Street and Piazza facades (RN: 16/07973/FULL).

In 2005 and 2010 planning permissions were granted for the erection of a double height mansard roof extension and the use of the upper floors as residential flats with associated external alterations.

8. THE PROPOSAL

Proposals seek external alterations at basement and ground floor levels to the Henrietta Street and Covent Garden elevation. The works include the demolition and the rebuilding of the Piazza elevation at ground floor level, the removal and replacement of windows and the removal of railings at ground floor level on the Henrietta Street elevation and the installation of lighting.

It is also proposed to install three air conditioning units to rear lightwell and the replacement of existing windows with ventilation louvres at basement level to the rear of the building. The proposal includes the replacement of windows to rear elevation at basement level and the replacement of the footway paving to match the wider footway.

Upon officers' advice a revised planning statement has been submitted clarifying that the application is for external alterations only, and not a change of use.

9. DETAILED CONSIDERATIONS

9.1 Land Use

This basement and ground floor unit has been vacant since January 2024 and was last occupied by a bank, a use falling within the E use class. Changes to the Uses Classes Order which came into effect in September 2020 which combined a number of town centre uses into a single use class, Class E (Commercial Business Service). There are no restrictions attached to the unit to prevent the occupation by other uses within the E use class. The applicant explains the proposed works are intended to facilitate the occupation of the unit as a restaurant or as a retail unit, uses which also fall within the Class E.

Because of the Use Class Order, planning permission is not required to use the unit for these uses – planning permission is only required for the external alterations and installation of plant equipment.

Representations received from and on behalf of local residents raised concerns about the use of unit as a bar or restaurant and the associated noise nuisance at late hours from patrons arriving and departing, the playing of music and odour from necessary extraction.

Because the current application is only for the external alterations and installation of plant equipment, consideration can only be given to the impact of these works (which is discussed in the sections below) and consideration cannot be given to the potential use of the space as a restaurant because it would be lawful to begin that use without planning permission. However, the applicant would need planning permission to use the unit as a drinking establishment, or other uses outside of class E, but that is not proposed and nor is it the applicant's stated intention for the unit.

If the unit is occupied by a restaurant, separate planning permission would likely be needed for the installation of extraction and ventilation equipment associated with a kitchen. With regards to hours of use of operation, the occupier will need to obtain appropriate licensing consent to operate a restaurant at late hours.

9.2 Environment & Sustainability

The supporting documents details the applicant is committed to recycling materials as much as possible, the new heating/cooling and ventilation systems will be more efficient and the new windows will improve the insulation.

9.3 Biodiversity & Greening

Not applicable for this proposal.

9.4 Townscape, Design & Heritage Impact

Legislative & Policy Context

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

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

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

Also of consideration are policies with Westminster's City Plan 2019-2040 (April 2021):

Policy 38 Design Principles (A) states that new development will incorporate exemplary standards of high quality, sustainable and inclusive urban design....(B) respond to Westminster's context by positively contributing to Westminster's townscape and streetscape.

Policy 39 Westminster's Heritage (K) , states that development will preserve or enhance the character and appearance of Westminster's conservation areas. (I) states Development within the settings or affecting views of listed buildings will take opportunities to enhance or better reveal their significance. (L) goes on to state that there will be a presumption that unlisted buildings that make a positive contribution to a conservation area will be conserved.

Policy 40 Townscape and Architecture, states that (A) Development will sensitively designed, having regard to the prevailing, scale, heights, character, building lines and plot widths, materials, architectural quality, and degree of uniformity in the surrounding townscape. (D). Alterations and extensions will respect the character of the existing and adjoining buildings, avoid adverse visual and amenity impacts and will not obscure important architectural features or disrupt any uniformity, patterns, rhythms or groupings of buildings and spaces that contribute positively to Westminster's distinctive townscape. Supporting text contained in Para 40.14 states that, even small-scale alterations and additions can have a cumulative impact on townscape character. The design of new doors, windows or shopfronts should be carefully considered to relate sensitively to the existing building and adjoining townscape.

Detailed Design and impact on heritage assets

The proposed alterations to the rear elevation with the replacement of windows, the installation of louvres and the installation of three air conditioning units to lightwell are not opposed from a design and townscape perspective subject to their detailed design (drawings of which could have been secured by condition had the application been otherwise acceptable). This is because of their discreet location.

The proposals also seek ground floor façade alterations to Henrietta Street and Piazza facing façades to create a more active frontage, including new entrance arrangement. The ground floor windows have some good quality decorative stonework of which it is proposed to remove a large percentage.

On the Henrietta Street façade, the proposals see the loss of the decorative stone mullions and transoms and to accommodate taller glazing the decorative plinth bands will also be removed. The windows are to be replaced with larger windows comprising large glazed panels, as is one of the former timber doors. Proposals also include the removal of railings along both façades (which is not considered to be contentious). The alterations and increased glazing are sought to provide a more active frontage.

In relation to the Henrietta Street frontage, whilst the current proposals have evolved through pre-application discussions to retain more of the fabric of the building including the stone window surrounds and decorative pediments, the loss of the decorative mullions, transoms and plinth bands would still detract from the appearance of the building. The

modern glazed panel at the former entrance door would appear incongruous against the traditional stone façade and a more traditional timber door, which could incorporate glazing, would be a more suitable approach. These proposed façade alterations would diminish the building's appearance and its positive contribution to the character and appearance of the conservation area.

The alterations to the Piazza facing frontage are more intrusive, seeing the removal of all remaining elements of the original decorative stonework which, although compromised by the current entrance, still contribute to the aesthetic quality of the building. The wholesale removal of the existing fabric and installation of a modern glazing system would be at odds with the retained façade and diminishes the appearance of the building, and in turn this would harm the character and appearance of the conservation area and the setting of listed buildings, St Paul's Church and the Market Building..

The proposals therefore raise significant design and townscape concerns because they result in the removal of traditional architectural details which currently contribute positively to the building's appearance and the character and appearance of the conservation area / setting of adjacent listed buildings and would introduce new elements at odds with the character of the building and area. To overcome these concerns, officers recommended to the applicant that they amend the proposal to achieve a more balanced design solution by allowing alterations in the position of the original main entrance doors providing clear points of visibility and entry into the unit whilst retaining the historic detailing surrounding the windows. This was not agreed by the applicant. The applicant refers to the shopfronts to the similar building on the opposite side of the St Paul's Church (at the junction of the Piazza and Kings Street) in part as justification for their proposals. This building has somewhat similar shopfronts to those proposed at 34-37 Henrietta Street, however there is no known planning history for those shopfronts (although it appears to have been in existence for a significant length of time in this form / a similar form). The existing shopfronts there impact negatively on the appearance of that building and the area and officers disagree that its presence should justify the proposals at 34-37 Henrietta Street.

Overall, the proposals would result in a low to moderate level of less than substantial harm to the significance of the unlisted building of merit, character and appearance of the Covent Garden Conservation Area and the setting of the adjacent listed building including the St Paul's Church and the Market Building. In accordance with para 208 of the NPPF, this harm must be weight against any public benefits and this assessment is carried out below in paragraph 9.11.

9.5 Residential Amenity

Noise & Vibration

Policies 7 and 33 of the City Plan require developments to be neighbourly and designed to ensure that proposals will not adversely affect the local environment in terms of noise and odours.

The application includes the installation of mechanical plant equipment to the rear lightwell and the installation of louvres at basement level to rear elevation. The application is supported by a noise assessment report. The Council's Environmental Health has no objection in terms of noise and vibration subject to the standard noise conditions. Had the

application been considered acceptable in all other respects it would have been recommended that these conditions were attached.

9.6 Transportation, Accessibility & Servicing

The proposal involves the removal of the existing railings and installation of York paving to the footway to match existing paving of the wider footway. The Highways Planning Manager confirms that the proposal does not raise significant highway concerns, however separate approvals will be required from the Highways Authority as well as a legal agreement. Had the application been considered acceptable in all other respects, the applicant would be required to enter into a S106 legal agreement to ensure that the cost of all the highway works (including that the new pavement is designed to be tied into the wider footway) are paid for by the developer.

The Highways Planning Manager notes that it is disappointing given the interventions to the site no improvements to support cycling is proposed. However, given the nature of the proposal and that planning permission is not required for use as a restaurant or retail unit, it is not reasonable to require cycle parking provision in this case.

The waste storage provision shown on the drawings is in line with the Council's requirements. Had the application been considered acceptable on all other aspects this would have been secured by condition.

9.7 Economy including Employment & Skills

The development is of insufficient scale to require an employment and skills plan.

Bringing a vacant unit back into use is welcomed. Given that the floorspace remains as existing, and given the nature of the proposed uses, this will likely create a similar or moderate increase level of employment and jobs as compared to the former bank. It will also contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending.

9.8 Other Considerations

None.

9.9 Environmental Impact Assessment

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

9.10 Planning Obligations & Pre-Commencement Conditions

Had the application been considered acceptable in all other respects and had the proposed works to the public highway also been considered acceptable, the applicant would be required to enter into a S106 legal agreement to ensure that the cost of all the highway works including that the new pavement is designed to be tied into the wider footway are paid for by the developer.

9.11 Assessment of Planning Balance

As set out within Section 9.4 of this report, the proposal is considered to cause less than substantial harm to the unlisted building of merit, the character and appearance of the Covent Garden Conservation Area and the setting of listed buildings, including the Grade I Church of St Paul and the Grade II STAR Market Building. The harm would be caused by the level of alterations to the Henrietta Street and Piazza frontages. The harm to the significance of the unlisted building merit would be a moderate level of less than substantial given the works harm the main façades of the building, the impact to the conservation area would be a low level of less than substantial harm given this building forms a relatively small (albeit important) part of the overall area, and the impact on the setting of the listed buildings would be at a low to moderate level of less than substantial harm given this building forms an important part in the setting of the Church of St Paul and the Market Building.

Paragraph 208 of the NPPF states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the 'public benefits' of the proposal, including optimising its optimum viable use. 'Public benefits' could be anything that delivers economic, social or environmental progress as described in the NPPF. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public to be genuine public benefits.

When undertaking this weighing exercise, the Sub-Committee must fulfil its statutory duties within Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as set out within Section 9.4 of this report) and give great weight to the conservation of heritage assets, irrespective of the degree of harm. Any harm needs to be clearly and convincingly justified.

The applicant contends that the proposed alterations are necessary to secure the long-term viable use of the ground and basement unit (in Class E use), however officers are not of the same opinion, and consider that the increase in glazing to Henrietta Street would have a limited benefit in this respect and would not be sufficient to outweigh the harm being proposed. Also, the Piazza facing façade could incorporate more glazing and a more active frontage without the extent of fabric removal being proposed, and a sensitive and complementary aesthetic achieved.

Although ensuring the prompt reuse of the building would be an economic benefit, there is no evidence that a refurbished building with a less harmful set of alterations would be of little / no interest to operators within the broad E use class. There are many buildings in Westminster which do not have a conventional retail/restaurant façade (shopfront) yet are successfully trading.

For the reasons set out above, the proposals are harmful in design, heritage and townscape terms and the public benefits would not be of such significance that they would be sufficient to outweigh the less than substantial heritage harm that would occur, and therefore the proposal would not comply with paragraph 208 in the NPPF. Accordingly, a clear and convincing justification for the harm caused to the designated heritage assets has not been presented in compliance with paragraph 206 of the NPPF.

10. Conclusion

This report has considered the material planning issues associated with the proposed development in conjunction with all relevant national, regional and local planning policy, and has also considered the weight to be attributed to the public benefits and harm that would arise from the scheme. Having regard to this assessment, it has found that the proposed development is unacceptable.

Accordingly, the proposed development would fail to accord with policies 38, 39 and 40 of the City Plan 2019-2040 and would not meet the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990. Therefore, it is recommended that planning permission should be refused on grounds that the proposed development would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area or the setting of nearby listed buildings.

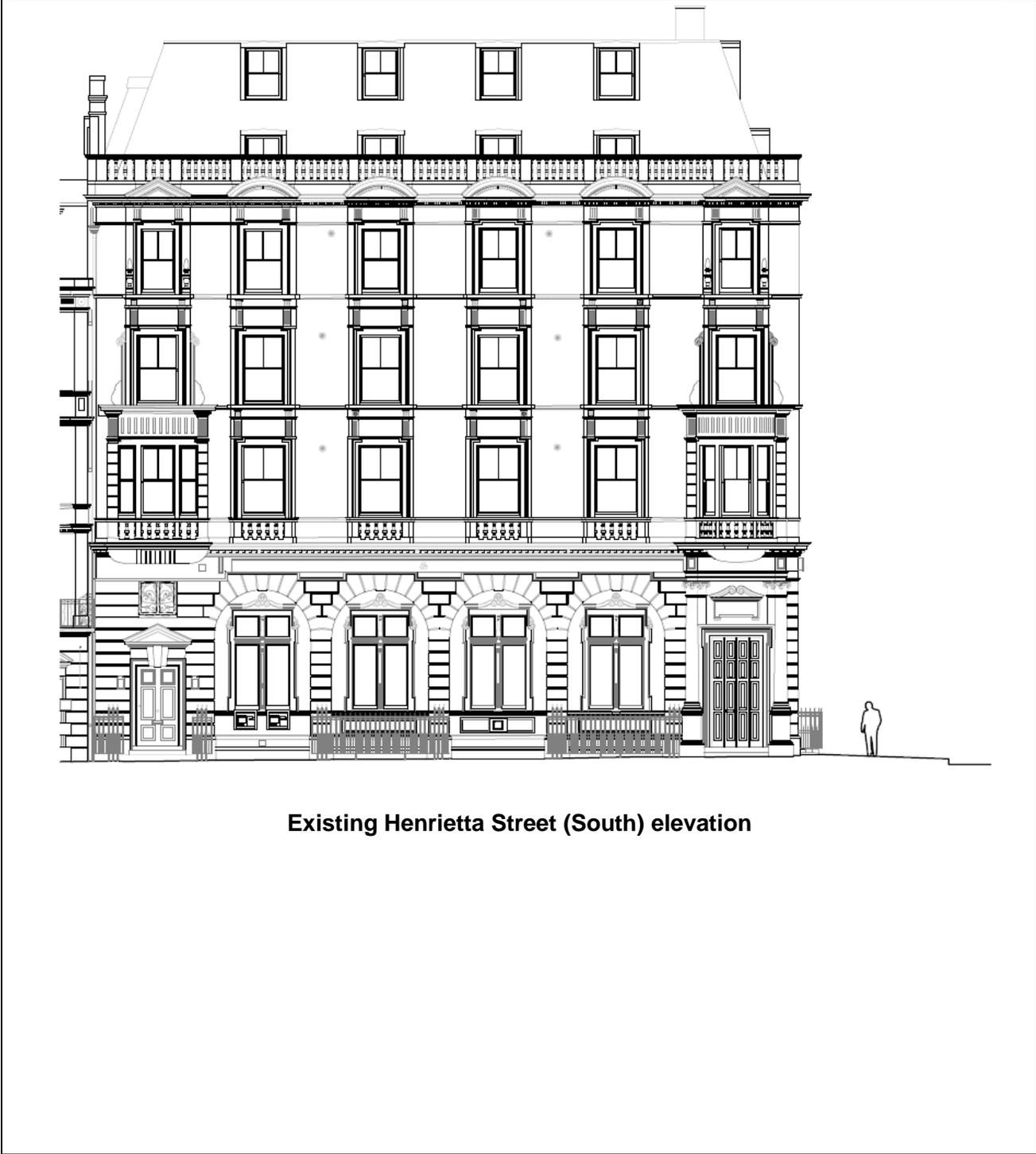
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JOSHUA HOWITT BY EMAIL AT jhowitt@westminster.gov.uk.

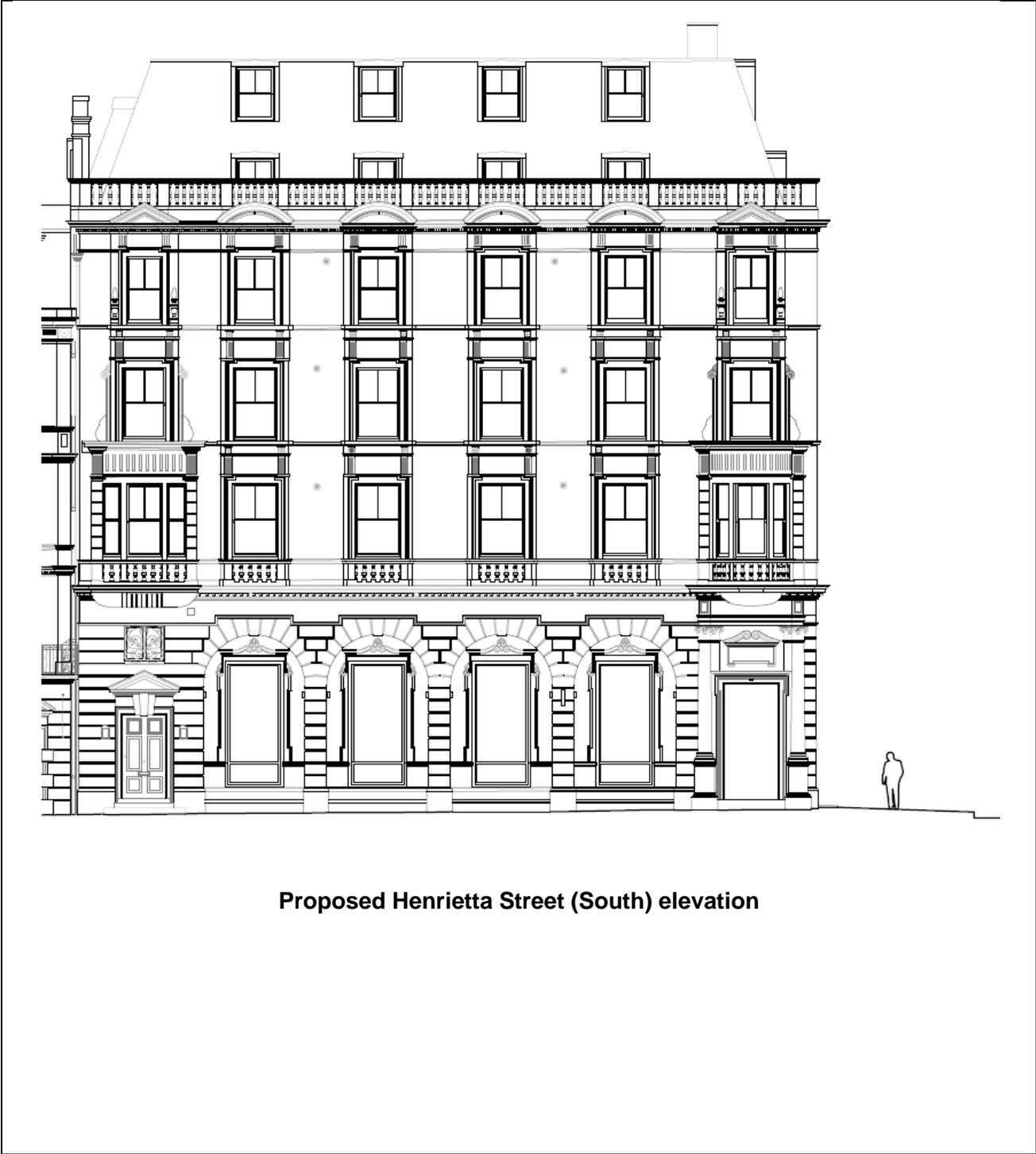
11. KEY DRAWINGS



Computer Generated Image of Proposed Frontage



Existing Henrietta Street (South) elevation



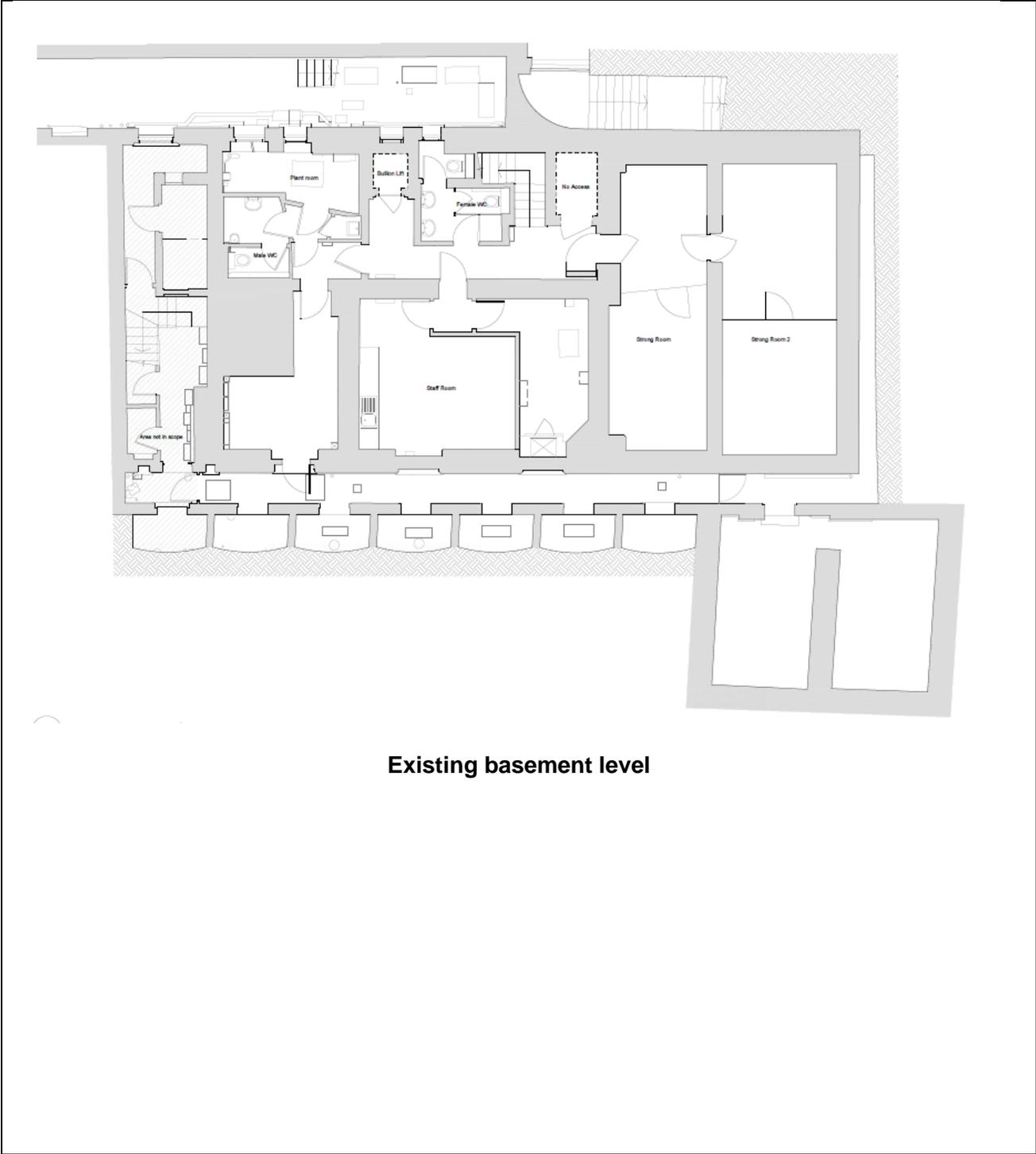
Proposed Henrietta Street (South) elevation



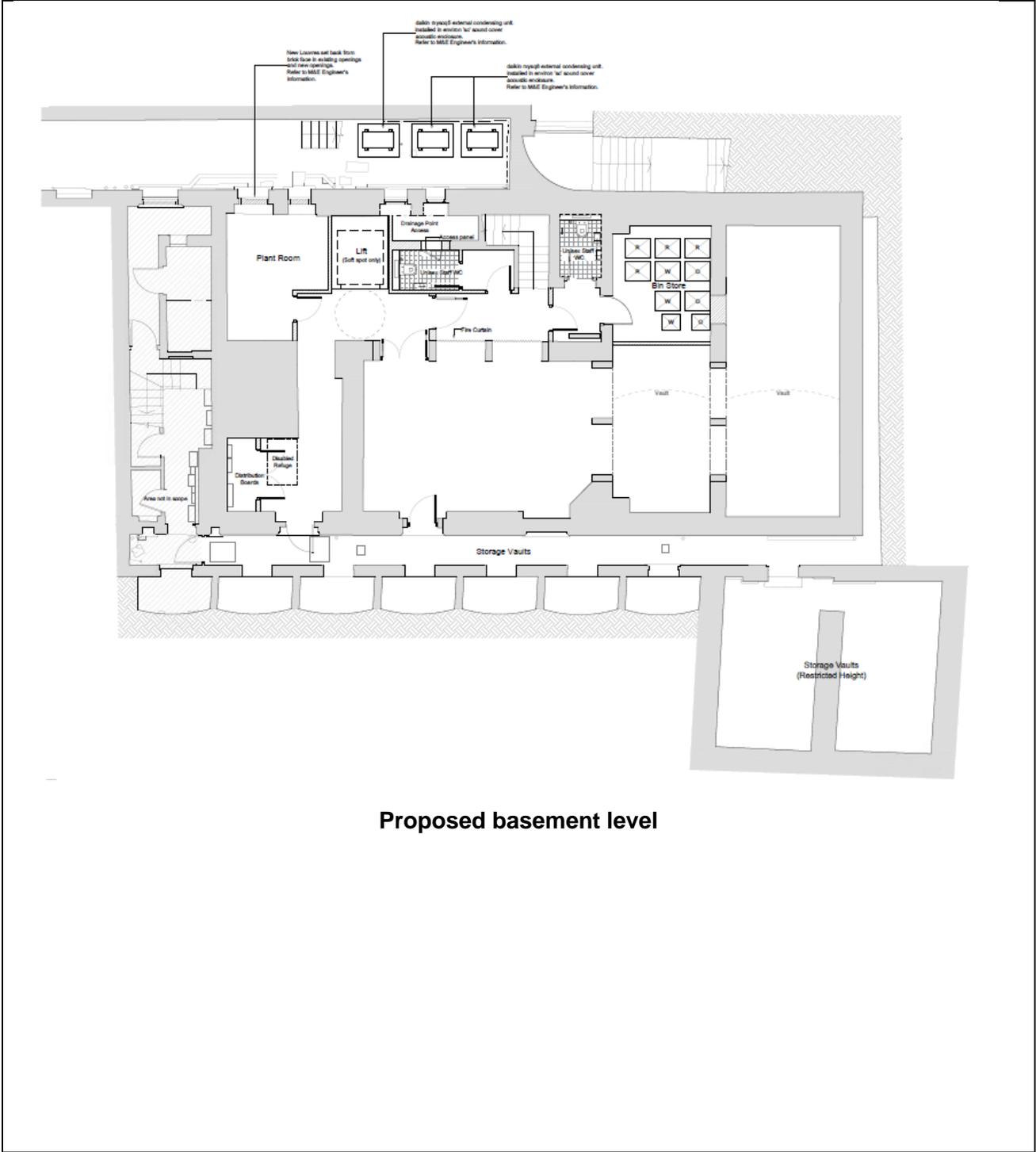
Existing Piazza (East) elevation



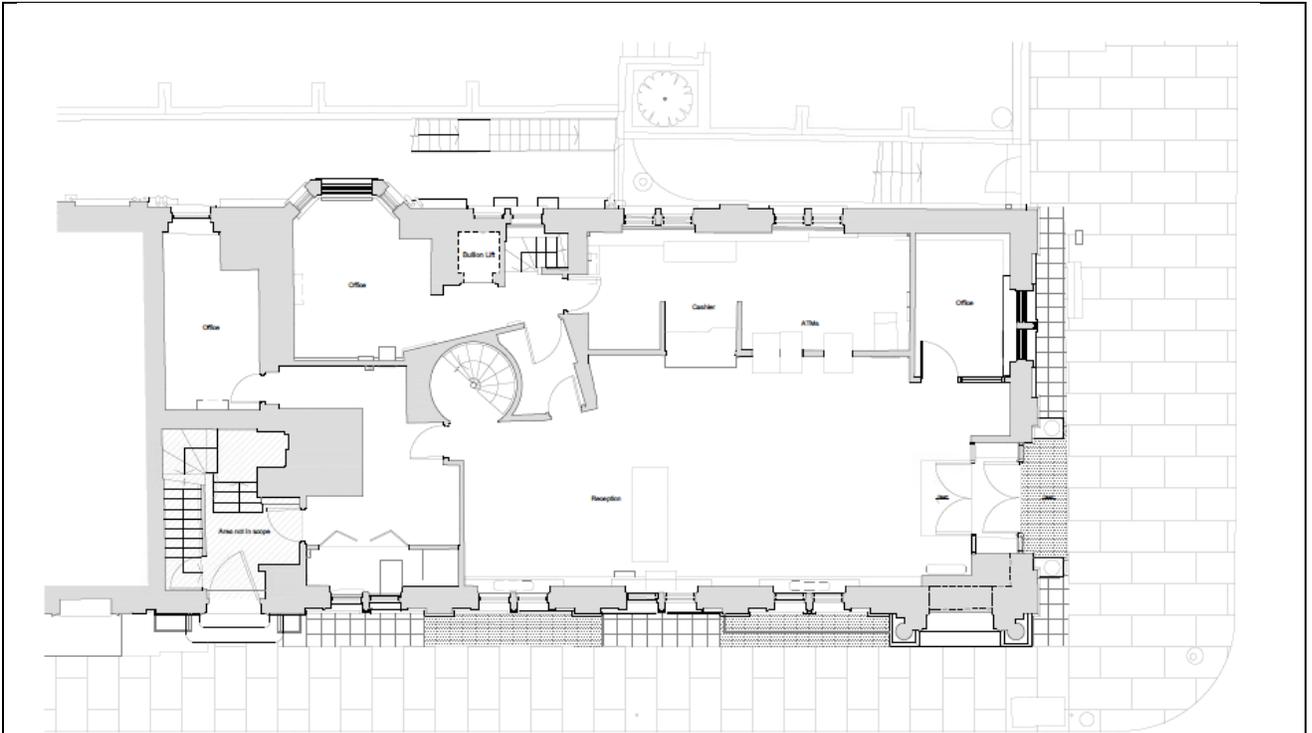
Proposed Piazza (East) elevation



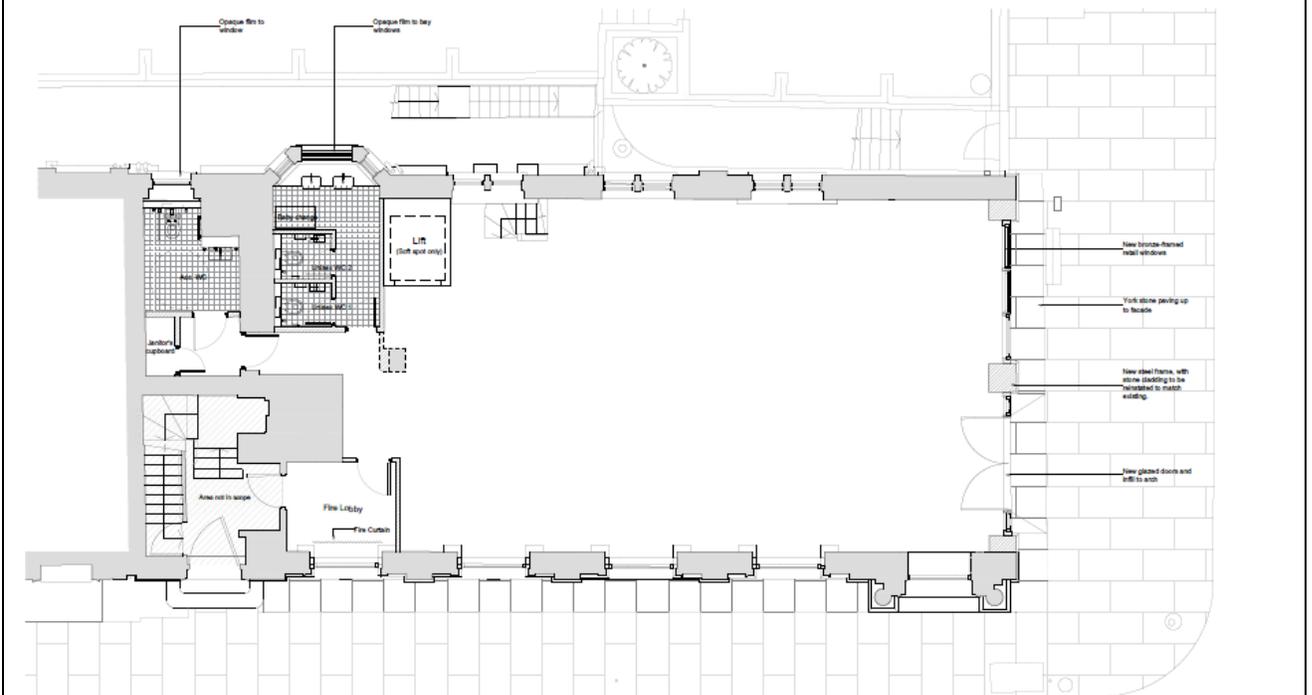
Existing basement level



Proposed basement level



Existing ground floor plan



Proposed ground floor plan



Existing rear elevation



Proposed rear elevation

Existing windows to be retained.

New Flood Tether Windows to replace existing windows and enclosure. Profile & finish to match existing.

Small Timber Window to be retained. Profile & finish to match existing.

New high performance aluminum weather louvre installed within new openings. PVC White to match other frames on elevation. Louvres set back from brick face.

Window in landlord garage & not in scope

DRAFT DECISION LETTER

Address: 34-37 Henrietta Street, London, WC2E 8NA

Proposal: External alterations at basement and ground floor levels to the Henrietta Street and Covent Garden elevation including demolition, rebuilding of the Covent Garden elevation, removal and replacement of windows, removal of railings, installation of lighting, installation of new plant equipment, replacement of existing windows with ventilation louvres at the rear of the building, and other associated works at 34 Henrietta Street.

Reference: 23/07307/FULL

Plan Nos: (01)002 rev. B; (01)003 rev.B; (01)010 rev.A; (01)020 rev.A; (01)080 rev. A; (01)100 rev. A; (01)201 rev. A; (01)400 rev. A; (01)700 rev. A; (01)101 rev. A; (01)200 rev.A; (01)203 rev. A; (01)401 rev. A; (01)500 rev.A; (01)501 rev. A; (01)502 rev. A; ((01)503 rev.A; 01)701 rev. A; (01)800 rev.A; (01)801 rev. A; (01)802 rev. A; (01)803 rev. A; (61)001 rev. A; (61)002 rev.A; (61)011 rev. A; Noise survey and plant noise egress limits Ref: 023724-R01-B dated 29 September 2023.

For information only:

Historic building report; Structural Commentary on the Façade Works; Design and access statement rev.B dated 02.10.23.

Case Officer: Aurore Manceau

Direct Tel. No. 07779567368

Recommended Condition(s) and Reason(s)

Reason:

Because the loss of the original ground floor fenestration, window proportions and stonework detailing to the principal Henrietta Street and Piazza facades, the lowering of cills and removal of intermediate architectural detailing would harm the appearance of the building, failing to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area. The works would also harm the setting of adjacent listed buildings, including St Paul's Church and the Market Building. This would not meet Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).

The works are also contrary to adopted and published supplementary planning advice, namely 'Shopfronts Blinds and Signs' (City of Westminster: 1993)

Informative(s):

1 In dealing with this application the City Council has implemented the requirement in the National

Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, further guidance was offered to the applicant by the case officer to the applicant during the processing of the application to identify amendments to address those elements of the scheme considered unacceptable. However, you did not want to amend the scheme.

To remind you, the required amendments are:

-alternative shopfront alterations which retain a larger extent of the traditional decorative details, proportions and materials.

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