

29 March 2021

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Amanda Jackson
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BDP.

Dear Amanda,

NORMAN SHAW NORTH – APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT PURSUANT TO THE TOWN AND COUNTRY PLANNING ACT 1990 AND THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 – PP-09622044

Please find enclosed the application for full planning permission and listed building consent for works to the Norman Shaw North building, situated on the Parliamentary Northern Estate (Planning Portal reference PP-09622044). The application is submitted by BDP on behalf of the Corporate Officer of the House of Commons, pursuant to the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Description of Development

The application seeks permission for:

“Full planning consent for the refurbishment of Norman Shaw North including the installation of glazed roof covering to the internal courtyard, to provide further accommodation for parliamentary uses (Sui Generis); installation of chillers at ground level adjacent to the northern elevation; basement piling; alterations to the courtyard eaves to create a roof access gallery; alteration of the northern elevation; alteration of north western corner stepped plinth; alteration to Laundry Road landscape and levels to provide accessibility improvements; and crane gantry screw piling located in Commissioners’ Yard.

Listed Building Consent for the internal and external refurbishment, including installation of new building services and rooftop repairs and reconfiguration including rooftop louvres and reconstruction of chimneys; courtyard roof fixings; secondary glazing; and interiors; alterations to existing openings and basement vaults; and associated works including temporary construction works.”

At Norman Shaw North, 35 Victoria Embankment, London SW1A 2JL.

Proposals

The need for the NSN proposals relates to the urgent need to undertake critical repair and refurbishment works both internally and externally, to preserve the significance of the Grade I listed building and ensure its long-term future for Parliamentary use is secured. The last significant major internal refurbishment works to the building date from the 1970s, including MEP services. Whilst adaptations and additions have been made over the years the installations are dated, they do not meet modern workplace standards and are beyond their economic life expectancy. In addition the externals of the building, specifically the elevations and roof, are considered to be of a poor maintenance standard with recent surveys identifying a number of critical defects, including a lack of

slates in the roof, dry and wet rot, and cracking leading to falling masonry. The roof coverings including flashings and leadwork, chimney stacks, doors and windows are also required to be upgraded to bring the building envelope into good and weather tight condition.

Building services will also be replaced throughout the building to bring them in line with modern standards, and improve the internal conditions and energy performance of the building. Service upgrades include the replacement of plant throughout the building; new risers and ceiling rafts to distribute services; and new chiller units in an enclosure to the north of the building.

In addition to the critical need for refurbishment and repair works, the proposals will deliver improved Parliamentary functions that meet modern standards and provide for the operational needs of the Parliamentary Estate. The principal intervention into the building – a new glass roof will create a courtyard atrium space, providing essential restaurant and communal working space for NSN and the wider estate. Other interventions into the building create space for other required upgraded functions within the Parliamentary Estate, including: office accommodation; meeting and conference rooms; operational staff hub; and maintenance workshop space.

The proposals also seek to substantially improve accessibility into and within the building, introducing new step-free routes, eliminating as far as possible steps and kerbs and introducing new step-free entrances. The ambition is to provide a fully accessible building and barrier-free approach and entry, via an improved external landscape.

Background

This planning application (known as the NSN Standalone application), is submitted following the submission of a number of recent applications for NSN, comprising:

NSN NEP2 Planning (19/08243/FULL) and LBC (19/08251/LBC) – submitted in October 2019 as part of the NEP Masterplan suite of applications for the comprehensive refurbishment and redevelopment of the Parliamentary Northern Estate to allow the decant of the House of Commons, into a temporary chamber and accommodation on the Northern Estate. Pending determination.

19/08243/FULL

“Installation of glazed roof covering the Norman Shaw North internal courtyard, to provide further accommodation for parliamentary uses (Sui Generis); alterations to existing openings and basement vaults; piled foundations in Commissioners Yard to support a temporary construction plant gantry, and associated works including temporary construction works.”

19/08251/LBC

“Installation of glazed roof covering the Norman Shaw North internal courtyard, to provide further accommodation for parliamentary uses (Sui Generis); internal and external refurbishment, including installation of new building services and rooftop louvres; courtyard roof fixings; secondary glazing; and interiors; alterations to existing openings and basement vaults; piled foundations in Commissioners Yard to support a temporary construction plant gantry, and associated works including temporary construction works.”

NSN Envelope Planning (20/06649/FULL) and LBC (20/06650/LBC) – consented February 2021 for a package of critical repair works to the external of NSN.

20/06649/FULL

“Alterations to the courtyard eaves to create a roof access gallery; installation of new stone window recesses on the northern elevation; alteration of north western corner stepped plinth; and temporary crane gantry screw piling located in Commissioners’ Yard.”

20/06650/LBC

“Refurbishment of external façades; roof repairs and reconfiguration, including reconstruction of chimneys; removal of portacabins and demarcation of the courtyard central oculus; temporary removal of coping stones in the Embankment forecourt; temporary scaffolding fixings; alterations to the courtyard eaves to create a roof access gallery; installation of new stone window recesses on the northern elevation; alteration of north western corner stepped plinth; and temporary crane gantry screw piling located in Commissioners’ Yard.”

The majority of the works proposed in the March 2021 Standalone application replicate the envelope works that were included in the NSN envelope applications, and the internal works included in the October 2019 NEP2 applications, with the exception of: addition of 72 mini piles at the basement slab; external chillers with associated enclosure; additional roof louvre; development of the north elevation design; and piling to the lift pits, southern vaults and north east pavilion foundations.

The Norman Shaw North proposals form a standalone application, following the submission of the October 2019 NEP2 NSN planning (19/08243/FULL) and LBC (19/08251/LBC) applications, and the October 2020 NSN envelope planning (20/06649/FULL) and LBC (20/06650/LBC) applications. The majority of the works proposed in the new planning and listed building consent application replicate internal and external works from the October 2019 NEP2 and October 2020 NSN envelope applications respectively.

In May 2020, the R&R Sponsor Body announced a Strategic Review of the Restoration and Renewal Programme, including how requirements for a temporary House of Commons decant may have developed in response to Covid-19. As a result, determination of the October 2019 masterplan suite of applications is on hold, pending the outcome of the Strategic Review, and subsequent work requested by the House of Commons to ensure that plans address both the temporary requirements arising from the R&R works in the Palace of Westminster and the long-term needs of the Parliamentary estate, being considered through an estate-wide masterplan.

In order to progress urgent repair works to NSN, a full planning application (20/06649/FULL) and LBC application (20/06650/LBC) was submitted for works to the external envelope of the building on the 16th of October 2020, and was granted consent on the 3rd of February 2021. This application is known as the 'Envelope application'. The envelope application was designed to work with the October 2019 NEP2 application as part of a wider masterplan, or a standalone proposal for NSN.

The NSN Envelope application decoupled the critical external works from the October 2019 masterplan suite of applications to allow urgent works to the external of NSN to begin without delay, and ensure no further deterioration of the building occurs.

Subsequent to the preparation of the NSN envelope works application, in the context of anticipated delays to the outcome of the R&R Strategic Review, the House of Commons Commission gave a direction to proceed independently with the full refurbishment of Norman Shaw North, while also continuing to work with Sponsor Body through the Strategic Review to achieve mutually consistent outcomes.

The NSN standalone application comprises a comprehensive package of internal refurbishment works and critical repair works to the external envelope, and in effect will supersede the NSN Envelope consent (20/06649/FULL and 20/06650/LBC). The application is independent of the previous NEP Masterplan and NSN Envelope applications, and is therefore referred to as the NSN Standalone application.

As the existing NSN façades, roof, interiors and plant are in a poor state of repair, and the condition of the building is characterised by years of underinvestment, lack of maintenance and inappropriate additions that detract from the significance of the building and surrounding conservation area, the proposed works are considered to be critical repair works. The proposed development is therefore required to preserve the significance of the building and enhance the character and appearance of the conservation area.

Pre-application advice letters were received from Historic England and Westminster City Council on 01 March 2021 and 29 March 2021 respectively, and the points raised have been addressed in the enclosed Planning Statement and Design and Access Statement.

Content of the Norman Shaw North Standalone application

The application consists of:

1. Completed application forms and certificates
2. Existing and Proposed Drawings, including construction enabling works drawings
3. Design and Access Statement
4. Heritage Impact Assessment
5. Planning Statement
6. Archaeology Statement and WSI
7. Ecology Statement
8. Transport Statement

9. Arboriculture Statement
10. Noise Impact Assessment
11. Ground Conditions Statement
12. Outline SEMP and signed Appendix A

Please refer to the submission documents schedule at Appendix A for a full list of application documents and drawings.

Submission and application fee

Documents and drawings have been submitted online via Planning Portal. The planning portal reference is PP-09622044 and the application fee of £3,696.00 has been provided under separate cover.

Please note we are happy to arrange a site visit to allow you to view the internals of the building, and this can be set up for any time over the next few weeks. Please let us know your availability should you wish to attend a site visit.

I trust that you have the requisite information to validate the application, and look forward to discussing matters with you further.

Yours sincerely,

Antonia May
Town Planner

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Appendix A – Norman Shaw North Standalone Works Documents and Drawings



Task Order 35 NSN Standalone Planning Drawing list

00NSN-2131-BDP-90-XX-A-AR-RE-00011

Revision: C01

Date: 29.03.2021

PLANNING
ISSUE

Author	Title	Document No		
	DESIGN			
	Drawings			
	Site Plan			
BDP	Site Location Plan	00NSN-2131-BDP-90-XX-T-AR-PL-01003	C01	29.03.21
	Site Plans Existing			
BDP	Existing Site Plan	00NSN-2131-BDP-90-LG-T-AR-PL-20010	C01	29.03.21
	Existing General Arrangement Plans			
BDP	Existing Roof Level	00NSN-2131-BDP-90-RF-T-AR-PL-20155	C01	29.03.21
	Existing Elevations			
BDP	Existing North Elevation	00NSN-2131-BDP-90-ZZ-T-AR-EL-20245	C01	29.03.21
BDP	Existing East Elevation	00NSN-2131-BDP-90-ZZ-T-AR-EL-20246	C01	29.03.21
BDP	Existing South Elevation	00NSN-2131-BDP-90-ZZ-T-AR-EL-20247	C01	29.03.21
BDP	Existing West Elevation	00NSN-2131-BDP-90-ZZ-T-AR-EL-20248	C01	29.03.21
	Fabric removal and alterations plans			
BDP	Roof Level - Fabric Removal and Alteration	00NSN-2131-BDP-90-RF-T-AR-PL-20168	C01	29.03.21
	Fabric removal and alterations elevations			
BDP	North Elevation - Fabric Removal and Alteration	00NSN-2131-BDP-90-ZZ-T-AR-EL-20265	C01	29.03.21
BDP	South Elevation - Fabric Removal and Alteration	00NSN-2131-BDP-90-ZZ-T-AR-EL-20266	C01	29.03.21
BDP	East Elevation - Fabric Removal and Alteration	00NSN-2131-BDP-90-ZZ-T-AR-EL-20267	C01	29.03.21
BDP	West Elevation - Fabric Removal and Alteration	00NSN-2131-BDP-90-ZZ-T-AR-EL-20268	C01	29.03.21
	Proposed General Arrangement Plans			
BDP	Roof Level	00NSN-2131-BDP-90-RF-T-AR-PL-20180	C01	29.03.21
	Proposed Elevations			
BDP	North Elevation - Proposed	00NSN-2131-BDP-90-ZZ-T-AR-EL-20270	C01	29.03.21
BDP	South Elevation - Proposed	00NSN-2131-BDP-90-ZZ-T-AR-EL-20271	C01	29.03.21
BDP	East Elevation - Proposed	00NSN-2131-BDP-90-ZZ-T-AR-EL-20272	C01	29.03.21
BDP	West Elevation - Proposed	00NSN-2131-BDP-90-ZZ-T-AR-EL-20273	C01	29.03.21
BDP	North Elevation (with enclosure)- Proposed	00NSN-2131-BDP-90-ZZ-T-AR-EL-20274	C01	29.03.21
	Landscape			
BDP	Landscape Existing GA Plan	000NE-2131-BDP-90-LG-T-AR-PL-90170	C01	29.03.21
BDP	Landscape Proposed GA Plan	000NE-2131-BDP-90-LG-T-AR-PL-90171	C01	29.03.21
BDP	Landscape Masterplan	000NE-2131-BDP-90-LG-T-AR-PL-90172	C01	29.03.21
BDP	Landscape Proposed Levels and Drainage Plan	000NE-2131-BDP-90-LG-T-AR-PL-90173	C01	29.03.21
BDP	Landscape Removal Plan	000NE-2131-BDP-90-LG-T-AR-PL-90174	C01	29.03.21
BDP	Landscape Proposed GA Plan - Laundry Road 1 of 2	000NE-2131-BDP-90-LG-T-AR-PL-90175	C01	29.03.21
BDP	Landscape Proposed GA Plan - Laundry Road 2 of 2	000NE-2131-BDP-90-LG-T-AR-PL-90176	C01	29.03.21
BDP	Ramp along Laundry Road Elevation	000NE-2131-BDP-90-LG-T-AR-EL-97180	C01	29.03.21
BDP	Laundry Road Plinth Elevations	000NE-2131-BDP-90-LG-T-AR-EL-97181	C01	29.03.21
BDP	Laundry Road Detail Sections	000NE-2131-BDP-90-LG-T-AR-DE-97172	C01	29.03.21
	Reports			
BDP	Design and Access Statement	00NSN-2131-BDP-90-XX-T-AR-RG-00171	C01	29.03.21

BDP	Application form incl. ownership certificates	00NSN-2131-BDP-XX-XX-T-XX-RG-10350	C01	29.03.21
BDP	CIL questions	00NSN-2131-BDP-XX-XX-T-XX-RG-10351	C01	29.03.21
BDP	Covering letter	00NSN-2131-BDP-XX-XX-T-XX-RG-10352	C01	29.03.21
BDP	Planning Statement	00NSN-2131-BDP-XX-XX-T-XX-RG-10342	C01	29.03.21
DIA	Heritage Impact Assessment	00NSN-2131-DIA-XX-XX-T-XX-RG-10343	C01	29.03.21
MOLA	Archaeology Statement and WSI	00NSN-2131-MLA-XX-XX-T-XX-RG-10344	C01	29.03.21
Steer	Transport Statement	00NSN-2131-SDG-90-XX-T-XX-RG-00001	C01	29.03.21
BDP	Preliminary Ecology Assessment, including bat surveys	00NSN-2131-BDP-XX-XX-T-XX-RG-10346	C01	29.03.21
BDP	Arboriculture Assessment	00NSN-2131-BDP-XX-XX-T-XX-RG-10347	C01	29.03.21
AECOM	Noise Impact Assessment	00NSN-2131-ACM-XX-XX-T-XX-RG-10353	C01	29.03.21