

Our Ref: JM/KFW/DP5450

1st April 2021

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FAO: Aurore Manceau
South Area Planning Team
Westminster City Council
64 Victoria Street
London
SW1E 6QP

Dear Aurore,

RE: PLANNING APPLICATION FOR AN AMENDMENT UNDER SECTION 19 OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 TO CONDITION 4 OF LISTED BUILDING CONSENT REF: 18/01910/LBC DATED 21 JUNE 2018 IN RELATION TO 7 ST JAMES'S SQUARE, LONDON SW1Y 4JU

On behalf of our client, 7 St James's Square Limited, please find enclosed an application for an amendment to listed building consent ref: 18/01910/LBC dated 21st June 2018 for the Site known as 7 St James's Square, London SW1Y 4JU. The purpose of this application is to amend the wording of Condition 4 associated with Listed Building Consent Ref: 18/01910/LBC in order to allow the reinstatement works to be completed no later than the 30th September 2021.

Listed Building Consent (Ref: 18/01910/LBC) was granted on 21st June 2018 for the following:

"Removal of existing non-original floorboards on second, third and fourth floors to allow the removal of asbestos in the floor and ceiling voids. Opening up of wall cavities to all floors to remove asbestos concealed in vertical service risers."

The purpose of this application together with other works granted Listed Building Consent, was to facilitate the removal of asbestos within the building. As part of the Condition 4 of Listed Building Consent 18/01910/LBC states:

"Notwithstanding the submitted drawings and documents, the flooring, plasterwork and associated mouldings affected by this consent must be reinstated to their existing condition no later than one year following the date of this notice, unless agreed otherwise in writing with us through applications submitted for that purpose."



An application to amend the date by when the reinstatement works should be completed by submitted to and approved by WCC on the 25th October 2019 to allow the works to be completed no later than the 31st October 2020 (Ref: 19/07302/LBC).

As discussed with officers, following the Covid-19 pandemic works to remove the asbestos within the building and reinstate the historic fabric were put on hold in response to on-going Government guidance. Works to remove the asbestos from the building have now been undertaken and it is anticipated that the reinstatement works will be completed by the end of September 2021, in conjunction with broader works to safeguard the building.

As discussed with officers, in order to provide sufficient time to allow the completion of the works in a timely manner, it is proposed that the wording of Condition 4 of LBC Ref: 18/01910/LBC is amended to the following:

“Notwithstanding the submitted drawings and documents, the flooring, plasterwork and associated mouldings affected by this consent must be reinstated to their existing condition no later than 30 September 2021, unless agreed otherwise in writing with us through applications submitted for that purpose.”

The Planning Application fee has been calculated at £234.00 which has been paid and submitted via the Planning Portal. We trust that the enclosed information is sufficient to validate this application and determine accordingly. Should you have any questions regarding this application please do not hesitate to contact Jonathan Marginson or Katharine Woods at this office.

Yours sincerely,

DP9 Ltd.

DP9 Ltd
(Enc.)