



Your ref:  
My ref: P20/00882

**Please reply to:** Holly Sharpley  
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**Place Shaping and Town Planning**  
Westminster City Council  
PO Box 732  
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Date: 26<sup>th</sup> January 2021

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**48 Berwick Street, London, W1F 8JD,**

**External alterations including installation of replacement glazed roof lantern, rooflights and replacement canopy. Erection of new external staircase. Installation of replacement door and windows at first floor level to rear. Internal alterations including the addition and removal of partitions.**

Thank you for your enquiry regarding the above planning matter.

**Land Use**

You have advised that the building is a mixed use including retail, manufacturing and associated storage. The proposal is to use the building for the same mixed use space, albeit with updated facilities for the people working and visiting the site. The concept outlined is to take the form of individual craftsmen working in their own workspace, whilst sharing the retail space and facilities. If you were to submit a planning application for this site you will need to fully set out the intended uses for the site, including whether any events are to be held at the premises and the intended use of the first floor canopy area. At this stage it appears that there are no changes to the existing use.

**Amenity**

ENV 13 of the Unitary Development Plan (UDP) seeks to protect residential amenity; it states that the City Council will normally resist proposals which result in a material loss of daylight/sunlight, particularly to existing dwellings and educational buildings. In cases where the resulting level is unacceptable, permission will be refused. ENV 13 also states that development should not result in a significant increase in the sense of enclosure or overlooking, or cause unacceptable overshadowing, particularly on gardens, public open space or on adjoining buildings, whether in residential or public use.

The proposed works are modest in their scale and given the location of the rear stair extension and its relationship with neighbouring windows, it is not considered that there would be any material adverse effect upon the amenity of neighbouring properties. Plans of the neighbouring building at 47 Berwick Street indicate that the first floor window immediately adjacent to the site boundary serves a WC to the rear of the stair compartment. In these circumstances, it is not considered that a stairwell in this location would adversely affect the amenity of the neighbouring building or adjacent properties.

There appears to be residential accommodation within the adjoining building at 49 Berwick Street and as set out above, you will need to set out the intended use of the first floor terrace area, so that the impact of the use on residential amenity may be assessed.

## **Design and Conservation**

48 Berwick Street is a grade II listed building located in the Soho Conservation Area. This Pre-application advice follows a site visit and is sought regarding a number of questions put forward by the applicant.

Question 1: Fire safety implications:

In terms of fire safety, the Building Act 1984 – Building regulations (2010) requires an existing building to be no more unsatisfactory in relation to the requirements than before any proposed works are carried out. A balance will need to be proposed whereby the historic fabric of the building is conserved, while it is upgraded for the proposed use. You are advised to take a holistic approach which takes into account the existing situation and how you proposed to use the building. It may be necessary to incorporate a combination of appropriate management systems, technical hardware systems and limited building interventions. A suppression system and early detection may be more suitable in lieu of compartmentalising areas, for example. The replacement of historic doors with new fire doors is inappropriate and would be strongly resisted. You are advised that the sensitive upgrade of existing doors is likely to be acceptable. Drawings will need to be submitted to demonstrate the proposals. For further information the City Council's Building Control Team could also be contacted.

Question 2: Roof repairs:

Upon a site visit it became clear that the roof of the rear workshop survives in a poor condition. Extensive repair works may be justified subject to the submission of a structural report and detailed drawings. The replacement of the roof lantern is likely to be acceptable if the proposed replacement is 'like for like' in material and design, a slimline double-glazed timber unit could be justified to provide better sound proofing. The removal of the roof covering and replacement with lead and slate is likely to be acceptable. The addition of natural insulation may also be acceptable. Drawings will need to be provided regarding the repairs to the timber frame below.

Question 3: Canopy:

The existing canopy was in place prior to the building's listing, however, its appearance is unsightly, and its removal welcomed. The proposed metal canopy forms an unusual and dominant feature on the rear of this modest terrace. It is likely that no canopy is going to be considered acceptable here.

Question 4 and 6: Shopfront and ground floor:

You are advised to research historic images of the façade to understand its former appearance. The existing shopfront incorporates dark ashlar stone finish and timber framed windows above an unusually high stallriser. It has become a recognisable shopfront on Berwick Street. There is likely to

be no objection to the removal of the shop windows and stallriser and their replacement with a timber framed shopfront with lower stallriser. However, you are advised that the reinstatement of a Georgian style shopfront is most likely to be welcomed. The City Council's 'Shopfront, Blinds and Signs: A

Guide to their Alterations' SPG provides detailed information regarding appropriate traditional shopfronts.

Internally, it appears that the ground floor shop space was historically subdivided by the timber screens still present in some places. There is likely to be no objection to subdivision in the same manner, reusing and creating screens to provide secure access to the building outside of the opening hours of the shop. However, existing cornices and timber cladding should be retained. The differing cornice profiles found at this level demonstrate the evolution of the building and should be retained and repaired in a like for like manner. The retention of a large area of floor mosaic is also welcomed. You are advised to provide a plan form to demonstrate your proposals for further comment.

Question 5 First floor window:

Upon a site visit it became clear that the external rear door at ground floor level forms a twentieth century addition. Its replacement with a timber panelled door or timber French doors may be acceptable subject to their detailed design.

Any forthcoming application should include existing, proposed drawings relating to the above proposals as well as a structural report, drawing and method statement regarding structural repairs throughout the building.

### **Coronavirus (COVID-19)**

Should you submit an application during the current pandemic, you are advised to submit a full set of annotated photos which show all areas of the site, cross referenced to a plan to show where it was taken and what is proposed. If possible, officers will then undertake a desk-based assessment of the proposed works. Please note, that if a site visit is required, for instance, should a neighbour object, determination times for applications may be affected.

### **Community Infrastructure Levy**

Developments that will be liable for the Mayoral CIL and Westminster CIL include those that comprise any new build – that is a new building or an extension – of 100 square metres or more of gross internal floor space (GIA), or any development that involves the creation of an additional dwelling, even when that is below 100 square metres of GIA. Change of use proposals may also be liable for the Mayoral/Westminster CIL. The Mayoral CIL charge stands at £80 per square metre against all but health, education and affordable housing floorspace. There are additional charges for retail, hotel and office development within CAZ and we will be required to calculate, collect and enforce the Mayoral CIL for developments within Westminster. You will be required to provide sufficient information to allow us to determine whether a development is liable to pay the Mayoral/Westminster CIL and calculate the amount of CIL.

More information regarding Westminster's CIL, including a charging schedule can be found on our website [www.westminster.gov.uk/cil](http://www.westminster.gov.uk/cil)

Information regarding Mayoral CIL can be found here:

<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy>

The advice contained within this letter is for guidance and does not prejudice the consideration of any future applications under the Planning Acts. If you require any further guidance please contact Holly Sharpley on 07779431074.

Yours faithfully

*Holly Sharpley*  
**Holly Sharpley**

NB In order to speed up the processing of your application, submitted documents and drawings should be titled in accordance with our file naming protocol. More information is available on our website: <https://www.westminster.gov.uk/submitting-your-planning-application>. If you provide the drawings on a CD or an USB stick, the size of each document must be maximum 5 MB.