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Director of Place Shaping and Planning
Westminster City Council
Westminster City Hall
64 Victoria Street
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Date: 10.04.2021

Dear Westminster City Council,
Copied, the Applicant: UNIBIN CAPITAL UK LIMITED

Section 26H, Planning (Listed Buildings and Conservation Areas) Act 1990, 25 Berkeley Square, London, W1J 6HN

Application

On behalf of our client, UNIBIN CAPITAL UK LIMITED ('the Applicant'), Cohanim Architecture have been instructed to submit this application for a Certificate of Lawfulness for proposed works to a listed building, in respect of works which are proposed to be undertaken exclusively within the First Floor level at 25 Berkeley Square, London, W1J 6HN ('the site').

This application aims to confirm with Westminster City Council that the following works are lawful and would not require listed building consent:

"Internal fit out works to first floor, encompassing installation of new partitions, kitchen area, staff meeting rooms, furniture, cabling, internal partitions and other associated services."

Site

This application is limited to and only made in respect of level one (First Floor) of 25 Berkeley Square. The site is situated within the Mayfair Conservation Area. No. 25 Berkeley Square is a Grade II listed, ten-storey commercial building located on the northern corner of Berkeley Square. The listing description reads:

"Includes former No 26. Mansion block of flats. C1906 by F T Verity. Ashlar faced, rather French inspired. Six storeys, 7 windows. The ground and first floors have banded rustication. On the upper floors the fenestration is in the rhythm 1 x 3 x 1, the central 3 windows being double sized. The shallow broad panelling of the window surrounds subtly articulates this central recessed area



which is further enhanced by the cast iron balconies that create their own additional rhythm across the facade. Central entrance up flight of steps.”

Certificate of Lawfulness

The statutory framework concerning “lawfulness” for lawful development certificates relating to listed buildings is set out in Section 26H of the Planning (Listed Building and Conservation Areas) Act (1990). Section 26H:

“(1) A person who wishes to ascertain whether proposed works for the alteration or extension of a listed building in England would be lawful may make an application to the local planning authority specifying the building and describing the works.

(2) For the purposes of this section works would be lawful if they would not affect the character of the listed building as a building of special architectural or historic interest.

(3) If on an application under this section the local planning authority are provided with information satisfying them that the works described in the application would be lawful at the time of the application, they must issue a certificate to that effect; and in any other case they must refuse the application.”

Proposal

25 Berkeley Square recently underwent significant refurbishment work. The Applicant proposes is limited however to the internal fit-out of floor one. Fulfilling these works will enable their users to be able to operate comfortably from the relevant floor area through the installation of furnishings, IT equipment and partitions (a combination of stud, permeable and glazed divisions) to create the typically required areas in a contemporary commercial office. The Applicant does not intend to alter the fenestration or fabric of the building. It therefore follows that the proposals will not alter or affect the character of the listed building as a building of special architectural or historic interest. It is our understanding and belief that the proposal will therefore not need to seek Listed Building Consent nor require it to be granted.

Should you have any queries, please do not hesitate to contact my team who remain at your disposal.

Yours faithfully,

Mr Harrison
Cohanim Architecture