

4 August 2022



**VIA PLANNING PORTAL**

Planning Department,  
City of Westminster  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

Joshua Price  
E: [joshua.price@savills.com](mailto:joshua.price@savills.com)  
DL: +44 (0) 2920 368950  
F: +44 (0) 2920 368999

2 Kingsway  
Cardiff  
CF10 3FD  
T: +44 (0) 2920 368 900  
[savills.com](http://savills.com)

Dear Sir / Madam,

**APPLICATION FOR:**

**LISTED BUILDING CONSENT FOR INSTALLATION OF EXTERNAL PLANT AND ASSOCIATED WORKS; AND**

**FULL PLANNING PERMISSION FOR EXTERNAL PLANT**

**163 PICCADILLY, ST. JAMES'S, LONDON, W1J 9ED**

**PLANNING PORTAL REF. PP-11452709**

On behalf of Pret A Manger (Europe) Limited ("Pret"), Savills is instructed to submit applications for Listed Building Consent and full planning permission for proposals at 163 Piccadilly, St. James's, London, W1J 9ED ("the site"). This covering letter has been prepared to support the applications.

Accordingly, please find enclosed:

- Application Form and Ownership Certificates;
- Community Infrastructure Levy Forms;
- Site Location Plan (0072-SD-100);
- Planning, Heritage, Design & Access Statement (August 2022);
- Plant Noise Impact Assessment (90554/NIA);
- Fire Safety Strategy (August 2022);
- Daikin Technical Data Specification;
- Daikin Condenser Specifications;
- Various Drawings:
  - 21.01456-1 (Proposed AC Plant Layout Plan & Elevations)
  - 0072-SD-001 (Existing General Arrangement Plan)
  - 0072-SD-401 (Roof North Elevation)
  - 0072-SD-402 (Roof South West Elevation)
  - 0072-SD-403 (Roof South East Elevation)

Payment of application fee has been made via the Planning Portal. No fee is applicable for LBC applications.

**Site Overview and Proposals**

The site is located along Piccadilly (A4). The site is a Grade II listed building forming part of a wider listing covering nos 162-165 Piccadilly. The site is situated within the St. James's Conservation Area. A Planning, Heritage, Design & Access Statement has been included within the application to provide an assessment of the proposals on the site and wider Conservation area.

The proposals are required for technical operation reasons to facilitate the continued occupation of the site by Pret and comprise the installation of external plant and associated works. Pret currently occupies the ground floor retail unit at 163 Piccadilly. Existing AC condensers are located on the upper roof (eighth floor) but are proposed to be replaced by four AC condenser units on the first floor roof to the rear of the site. The application drawings which accompany this cover letter detail the full extent and nature of the proposed works and should be referred to for full details.

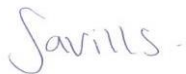
### **Summary**

The proposed alterations are considered appropriate to the site and its context. It therefore follows that there is full justification for the proposals and subsequent grant of listed building consent and full planning permission.

I look forward to receiving confirmation that the applications have been registered in due course and I would welcome the opportunity to discuss the details of the applications with the appointed Case Officer at the earliest opportunity.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Savills".

**Joshua Price**  
Senior Planner

Enc. As above