

19 September 2023
L230919 Cover Letter



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SUBMITTED VIA PLANNING PORTAL PP-12070688

Dear Sir or Madam

SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) APPLICATION FOR MINOR EXTERNAL ALTERATIONS TO THE REAR ELEVATION 147 WARDOUR STREET, LONDON, W1F 8WD LUCKY LAND (H.K.) LIMITED

Introduction

We write on behalf of our client, Lucky Land (H.K.) Limited (the '**Applicant**'), to apply for planning permission for minor external alterations to the rear elevation at 147 Wardour Street, London.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the application comprises the following:

- This covering letter;
- The completed application form and certificates;
- Community Infrastructure Levy form;
- Sunray Stackable Louvre Specification Sheet;
- Sunray Louvre Door Brochure;
- Noise Impact Assessment;
- The following plans and drawings:
 - Drawing Ref: 147 Wardour Street-UKPN Sub Planning-Layout REV A – 'Proposed and existing floor plans and elevational plans'; and
 - Drawing Ref: 147 Wardour Street-UKPN Sub Planning-Site Location Plan – 'Site Location Plan'.

The planning application has been submitted and the requisite fee (£234.00) paid electronically via the Planning Portal (Ref: PP-12070688).

The Application Site

The application site comprises the ground floor level rear elevation of the five storey building at 147 Wardour Street in London (the '**Site**'). The full extent of the Site is detailed on the submitted *Drawing Ref: 147 Wardour Street-UKPN Sub Planning-Site Location Plan – 'Site Location Plan'*.

The Proposed Development

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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The proposed development comprises minor physical works to alter the rear elevation to allow a substation to be installed within the premises at ground floor level. The proposed works are necessary to allow a new operator to occupy the premises.

The proposed development does not seek to make any changes to the overall structure of the elevation of the building. The works are limited to the removal of two windows, the installation of a louvre and the replacement of existing door to install louvre double doors.

The existing and proposed elevations are shown on '*Drawing Ref: 147 Wardour Street-UKPN Sub Planning-Layout REV A – Proposed and existing floor plans and elevational plans*'.

Details and specification of the proposed have been submitted as part of this application.

Assessment of the Proposed Development

We have assessed the proposed development against the National Planning Policy Framework ('**NPPF**') and the relevant policies within the development plan.

A summary of the analysis is provided below considering both the principle of the land use and the specific development management policies relating to operational matters.

Noise Impact Assessment

The development plan's policies 7 '*Managing development for Westminster's people*' and 33 '*Local environmental impacts*' sets out that development should prevent adverse effects on noise and vibration through minimising noise impacts and preventing noise intrusion to residential developments and sensitive uses.

London Plan policies D14 '*Noise*' reconfirms the above and says that in order to reduce, manage and mitigate noise proposals should avoid significant observable adverse effect ('**SOAEL**') impacts on health and quality of life.

The application includes a Noise Impact Assessment ('**NIA**') which assessed the potential impact of the development on relevant receptors. Noise sensitive residential receptors located on The Shelter, 25 Berwick Street and 13 Wardour Mews.

The NIA is informed by empirical evidence (collected from 11:00 on Wednesday 31st May 2023 to 11:30 on Thursday 1st June 2023) and establishes a baseline position in terms of the noise environment of the Site and its surrounds. The NIA also identifies potential noise sources from the proposed development and the effects of these activities have been measured and assessed.

The NIA concludes that there will be 'No Observed Effect' on the closest noise sensitive receptors. It follows there is no need for any specific mitigation measures and the proposed development accords with relevant policies relating to noise and amenity.

Design

The minor physical works will not have any material impact on the appearance of the building or the wider street scene. They retain the established structure of the building and work within the established bay arrangement of the front elevation.

As set out above, the works will enhance access to the building and help to bring vacant floorspace back into active use as set out above.



The physical works do not conflict with any design or other relevant policies contained within the development plan.

Summary and Conclusion

This application seeks planning permission for minor external alterations to alter rear elevation at 147 Wardour Street, London.

The proposed physical works are minor in nature and will not materially alter the appearance of the building. The works will not alter the structure of the building and as such will retain the established appearance of the elevation in the wider street scene.

The proposal does not conflict with any of the relevant policies in the development plan and as such, we respectfully request that this application is approved and that planning permission is granted.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

If you have any queries regarding the above or require any further information, please do not hesitate to contact Heloise Whiteman or Tim Price.

Yours faithfully,

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

Savills (UK) Limited
Planning