

Planning Statement

**Inc. Sustainable Design
Statement, Heritage
Statement and DAS**

**30B Wimpole
Street**

October 2023

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Introduction

- 1.1 This Planning Statement and Design and Access Statement has been prepared to assess and justify the proposal at 30B Wimpole Street, London W1.
- 1.2 The application seeks to apply for internal and external alterations through the building in connection with the installation of plant for the use of the lower ground to second floor as Class E(e) medical use and third and fourth floors as Class C3 residential use.
- 1.3 Internal changes include the removal of minor internal non original fixtures and fittings in connection with the installation of secondary glazing and plant throughout. Externally the front façade will be cleaned and repaired and new plant with at main roof level within a plant enclosure.
- 1.4 This proposal will result in an updated medical facility from lower ground to second floor level and updated residential space above providing and energy efficient mixed-use building whilst sensitively retaining the scale and character of the existing Grade II listed building.
- 1.5 The third floor of this building will remain as Class C3 residential use with a shared access arrangement from ground floor level with the Class E (e) medical use.

Existing Building and Location

- 2.1 This site in the Estate's ownership is shown in red on the site location plan included within the planning application package. The site is located on the north side of New Cavendish Street which runs in an east west direction with its junction at Harley to the east and Wimpole Street to the west.
- 2.2 30B Wimpole Street is located mid terrace on the north side of the street. The street comprises mainly three- four storey buildings, predominately terraced buildings of varying architectural designs and uses including residential, medical, office, and retail.
- 2.3 The existing building at 30B Street comprises of Class E (e) (medical use) from lower ground to second floor level with a Class C3 residential maisonette at third and fourth floor levels. A photo of the front elevation of 30B Wimpole Street can be seen below.



FIGURE 1: Front Elevation 30B Wimpole Street

- 2.4 The front elevation of this building comprises of a Portland Stone and transomed under a traditional slate roof. 30B Wimpole Street is part of a larger block of town houses including 30, 30A, 30B and 31 Wimpole Street.
- 2.5 The building is Grade II listed within the Westminster Harley Street Conservation Area Audit and the listing is as follows:

TQ 2881 NE CITY OF WESTMINSTER WIMPOLE STREET, W1 45/75 (East side) Nos 30, 30A, 30B and 31 G.V. II Large corner block of town houses. 1912 by Banister Fletcher. Portland stone; slate roofs. Vigorously detailed Free Style corner group mixing classical and Jacobean features, with steep pediment-gables and canted bays. 4 storeys and attics, on basement. 2 3-storey canted bays and a corner bay to front and symmetrical New Cavendish Street return with 3 3-storey pairs of canted bays and central attic feature. Doorways set under 1st floor balcony between the canted bays. Flush ashlar mullioned and transomed leaded casement windows; small oblong 3rd floor windows alternating with blind panels act as "frieze" to the main cornice and pediments. The pediments contain circular windows. The New Cavendish Street front has 4 small windows between the pairs of canted bays on each floor, set in segmental arched lined panels. 2 segmental pedimented stone dormers between the pediments in front and 2 wider ones set forward to return flanking the central balustraded and arcaded niched concave attic feature. Continuous stone strapwork balustraded balcony on consoles to 1st floor, its face flush with fronts of canted bays, and similar stone balconies to 1st and 2nd floors of return, linking the pairs of canted bays. Moulded main cornice and moulded pediments. Cast iron area railings.

- 2.6 The site lies in a setting typical of the immediate and wider area. Architectural styles within the street vary but are noted to include properties of varying ages from the 18th through to 21st Centuries.
- 2.7 The site is located in Central London and is located with close proximity to public transport. The site is location approximately 300m from Bond Street Underground Station. The site is highly accessible with access to the London Underground, Overground trains, and numerous bus routes accessible from Oxford Street.

Planning History

- 3.1 The relevant planning history for the property is shown below excluding advertisement consents reproduced from both the Westminster City Council planning website and also the Howard de Walden archive.
- RN: 09/06473/FULL
Planning permission granted 3rd July 1996 for the permanent use of the basement, ground 1st & 2nd Floors as professional offices.
 - RN: 98/03406/FULL
Planning permission granted 2nd June 1998 for removal of professional use condition, so that the basement to second floors can be used for general office use.
 - RN: 04/02940/FULL
Planning permission granted 1st June 2004 for use of basement, ground, first and second floor for medical purposes (Class D1) for a temporary period of 10 years.
 - RN: 04/04398/ADFULL
Approval of details of condition granted 30th July 2004 for the details of refuse storage to Condition 1 of permission dated 1 June 2004 (RN: 04/02940)
 - RN: 14/10800/FULL
Planning permission granted 22nd December 2014 for use of the basement, ground, first and second floors for medical purposes (Class D1) for a temporary period of 15 years.

Proposal

- 4.1 The application seeks planning and listed building consent for internal and external alterations throughout the building in connection with the installation of plant for the lower ground to second floor as Class E(e) medical use and third and fourth floors as Class C3 residential use.
- 4.2 The existing building has been altered and upgraded internally over the years and therefore the proposed alterations are in line with previous alterations to the building. In addition, due to the overall lack of historic features within this building, the minimal internal alterations proposed within this application seek to retain the historic layout within this building.
- 4.3 In addition, the internal works throughout the building will seek to repair and replace any details lost within the walls, ceilings, and cornicing throughout the building. All existing metal and timber windows will be overhauled and repaired with secondary glazing installed throughout.

- 4.4 All existing doors (which appear to be non-original) will be either overhauled, upgraded, or renewed with new ironmongery to achieve the required fire rating for the building. In addition to this, new service installations are proposed throughout the building which will run through existing routes where possible to new heating and cooling units on each floor of the building.
- 4.5 At main roof level, it is proposed to repair and replace where necessary the asphalt roof, carry out stone and brickwork repairs to chimney's, renew lead roofs and install new air conditioning units within an acoustic enclosure to service the whole building.
- 4.4 On the front elevation of the building, its proposed to strip and redecorate railings and gates including redecoration of the stone plinth. It is also proposed to overhaul the existing metal stairs down to basement level and repair all existing lead and cast-iron rainwater goods.
- 4.5 Its proposed that all stone and brickwork elevations are to be cleaned by a specialist contractor and will be repaired and repointed where necessary.

Planning Policy

- 5.1 The Statutory Development Plan for the site comprises of the London Plan- the Mayor's London Plan (adopted March 2021) and the Westminster City Plan (adopted April 2021).
- 5.2 We refer to the relevant policies of each document below.

London Plan

- 5.3 London Plan Policy D3 sets out the design let approach that should be followed for all new development to achieve safe, secure, and inclusive environments, delivery privacy and amenity, mitigate against the impacts or noise and air quality and deliver indoor and outdoor environments that are comfortable and inviting for people to use.
- 5.4 Policy HC1 relates to heritage conservation and growth, the policy stresses the on-going importance of heritage management and protection and the conservation of heritage buildings, sites, and area. The policy highlights that the heritage significance of building should be clearly identified, and that any development should respond positively to the assets significance, local context, and character, specifically noting the appropriate use of scale, materials, details, and form.
- 5.5 Policy S1 2 'minimising greenhouse gas emissions' sets out the Mayor's commitment to London Becoming a zero-carbon city. The policy stresses the importance of using less energy from more clean sources. It highlights that new development should exceed the reductions set out in Building Regulations Part L in order to meet carbon reduction targets.
- 5.6 Policy S1 of the Westminster City Plan states that within the CAZ the City Council will encourage development which promotes Westminster's World City Functions and a mix of uses consistent with support its vitality, function and character will be promoted.

Westminster City Plan (2019-2040)

- 5.7 The Westminster City Plan has a strong focus on continued delivery of high quality, sustainable commercial space in order to enable job growth across a range of sectors within Westminster.
- 5.8 Policy 14- Town centres, high streets, and the CAZ states in section A states that the intensification of town centres, high streets, and the CAZ to provide additional floorspace for main town centre uses is supported in principle subject to impact on townscape and heritage.
- 5.9 This site is located within the Harley Street Special Policy Area an area recognised for being a centre of medical excellence, therefore the City Council will seek to protect existing medical floorspace to ensure its continuation. Therefore Policy 22- Harley Street Special Policy Area states in section A that development in the Harley Street Special Policy Area will support and enhance its continued role as an international centre of medical excellence complemented primarily by residential use.
- 5.10 With regards to the installation of plant both internally and externally at main roof level, Policy 33C (Noise and Vibration) states that development should prevent adverse effects of noise and vibration and improve the noise environment in compliance with the council's Noise Thresholds, with particular attention to:
1. minimising noise impacts and prevent noise intrusion to residential developments and sensitive uses.
 2. minimising noise from plant machinery and internal activities
 3. minimising noise from servicing and deliveries; and
 4. protecting the relative tranquillity in and around open spaces.
- 5.11 Policy 38 sets out the design principles for new development. The policy highlights that all new development or incorporate exemplary standards of high quality sustainable inclusive design. It notes that development must positively contribute to the surrounding townscape and streetscape in terms of its character and appearance, relationship with adjacent buildings and heritage assets and in terms of materials, scale, orientation, height, and massing. The policy also sets out important sustainable design, through the use of high-quality durable materials, optimising resource in water efficiency and minimising the need for plant and machinery.
- 5.12 Policy 39 relates to Westminster Heritage. The policy sets out the importance that is given to the unique historic environment and contribution to the quality of life it contributes. It states that heritage assets and their settings should be conserved and enhanced in a manner appropriate to their significance. Heritage assets should be sensitively adapted, and their retention prioritised. The policy goes on to stress the importance of Conservation Areas and how they should be enhanced through new development. The policy highlights the presumption to retain unlisted buildings that make a positive contribution to the conservation area.
- 5.13 Policy 40 related to townscape and architecture building the former design policies. This policy highlights that development will be sensitively designed having regard to the prevailing scale, heights, character, building lines and plot widths. This policy highlights that alterations and extensions will respect the character of the existing and adjoining buildings, not obscuring important architectural features or disrupt uniformity. The policy also notes that rear extensions will be supported in principle where they do not impact adversely on heritage assets. It notes new roof extensions should be of inappropriate established design and in keeping with any existing extensions within the street scene.

Planning Considerations

- 6.1 We set out our planning considerations of the issues associated with the scheme under the headings of principle of works and use, design and heritage and noise.
- 6.2 A revision to the original National Planning Policy Framework (NPPF) was introduced in February 2019. The document provides guidance on decision making in respect of applications for listed building consent. The NPPF states that:

***Para 189** - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.*

- 6.3 Paragraph 193 goes on to state that “*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*”.

Principle of Works and Use

- 6.2 We are seeking to provide modern and updated medical floorspace in a building fit for the needs of the current market and occupier. This building is currently within medical use from lower ground to second floor but requires updating along with sustainability upgrades to make it fit for purpose in the existing market.
- 6.3 In addition this application will also provide updates to the existing residential accommodation at third and fourth floor levels of this building which also provide more modern and updated sustainable residential accommodation.
- 6.4 The works included within this application will include general maintenance of the building, such as fire proofing measures and works to reduce the overall energy consumption of the building. These works are wholly in line with the City Plan's aims for the management and long-term preservation of Heritage Assets. The minor alterations which are detailed out on the drawings are proposed primarily to modernise the building to make it fit for both occupation in medical and separate residential terms.
- 6.6 The works proposed are therefore considered to fall in line with both national policy in relation to the protection of heritage assets but also the recently adopted London Plan.

Fire Safety

- 6.7 As landlord we have an obligation to comply with all relevant statutes. Fire safety is primarily covered in the Regulatory Reform (Fire Safety) order 2005 (RRO). The doors identified do not meet the requirements for fire rating under the Regulatory Reform (Fire Safety) order 2005 for which listed buildings do not have any exception. We have a statutory duty to take general fire precautions including limiting the spread of fire and smoke. This is referred to as passive fire protection and includes fire separating compartments and openings within compartment walls such as fire doors, windows, dampers, voids, and other penetrations such as cable routes.

- 6.8 An individual assessment of each door has been undertaken by the Estates Fire Consultants which has determined that in order to meet the appropriate fire rating the doors need either to be rectified and altered, or in some cases replaced where they cannot be bought up to the required standard. The identified doors which require upgrade to alter or retrofit fire proofing measures have been clearly indicated within the application.

Heritage Considerations

- 6.9 As set out within policy at both national and local level and within the City Plan, the protection and enhancement of heritage assets is of paramount importance. Policy highlights that retention of the fabric of the building should be the priority wherever possible and this is the approach that the Estate take when assessing works such as those proposed. Chapter 16 of the NPPF '*Conserving and enhancing the historic environment*' note that heritage assets are recognised as an irreplaceable resource and that the conservation of heritage assets in a manner appropriate to their significance is also a core planning principle.
- 6.10 The NPPF further categorises harm to designated heritage assets into 'substantial harm', addressed in Paragraphs 201 and 195 of the NPPF, or 'less than substantial harm', addressed in Paragraphs 202. It outlines that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. It is clear that any substantial harm to heritage assets such as Grade II buildings should be exceptional. Paragraph 202 sets out where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.11 In respect of proposals potentially affecting listed buildings, Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 states that "*in considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*".
- 6.12 The proposed alterations to the building are seeking to reinstate and maximise the buildings character and historic value by repairing and maintaining the existing original structure and features within it. The introduction of new additions such as bathrooms and kitchens will replace existing in areas which have previously undergone alteration and/or modernisation.
- Install Fan Coil Units (FCU)
- 6.13 As set out above, works will include the fitting out of new services to serve the fan coil units and air conditioning system being installed. As part of this, the new fan coil units will be installed in the building and will be wall mounted at a high level away from any heritage details such as cornicing. Detailed drawings have been enclosed within the application to detail this out further.
- Overhaul of Existing Windows and Secondary Glazing
- 6.14 The upgrade works to the proposed windows which include draft proofing are common practice across the Estate. The works significantly reduce heat loss and the requirement for additional heating. The works are unintrusive and have minimal intrusion to existing fabric. Detailed drawings have been provided showing the secondary glazing proposed, this will be installed as is typical across the Estate within the window reveals and will provide a discrete addition in visual terms while significantly enhancing the thermal qualities of the glazed elements of the building.

- Installation of AC plant to main roof level
- 6.15 New air conditioning plant is proposed at roof level. This plant will be set back from the front elevation of the building behind the existing dormer window and up against the main chimney breast on the eastern side of the building. The proposed plant will set within an acoustic enclosure proposed to be approximately 1.2m in height, therefore it is not considered that this plant will have a significant impact on the existing building.
- Works to fireproof doors.
- 6.16 We are seeking to improve the fire resilience of the existing doors within the building. This will include a range of measures including replacement of non- original doors where required. Many of the doors (if not all) are non-original therefore we do not anticipate these works having a significant on the listed building.
- Noise
- 6.17 The air conditioning plant proposed both internally and externally has been assessed by our acoustic consultants RBA Acoustics and a noise report has been submitted as part of this application. This report confirms that the proposed units will meet the noise criteria as set by WCC.
- Sustainable Design
- 6.18 The proposal incorporates a number of elements which will assist in reducing the need for energy with the building.
- 6.19 Secondary glazing is proposed throughout the building, to in effect reduce the U-Values of the windows and therefore heat loss. The installation of secondary glazing is commonplace across the Estate and Westminster and a recognised method of reducing heat loss in buildings. The proposal follows guidance set out within both the Westminster Environmental SPD and the recently published how-to-guide on windows. Both support the use of secondary glazing in both reducing heat loss and in lowering the requirement for cooling in summer months.
- 6.20 The removal of gas from the building in conjunction with installation of a new heating and cooling system in conjunction with the upgrades to the windows will provide a more sustainable building overall.

Conclusion

- 7.1 This Planning Statement has been prepared to assess and justify the proposal at 30B Wimpole Street, London W1.
- 7.2 The application seeks consent for internal and external alterations through the building in connection with the installation of plant for the use of the lower ground to second floor as Class E(e) medical use and third and fourth floors as Class C3 residential use.
- 7.3 The proposal will deliver a new high-quality mixed-use building within the heart of Marylebone. This building will be upgraded to be more sustainable with a people focused design. In addition, the new building will provide a sensitive and attractive development that will enhance not only the existing building but the wider Conservation Area.
- 7.4 The works are aligned to the Estate commitment to become carbon neutral by 2040. Delivering a building that is more thermally efficient and has a reduced requirement for both heating and cooling.
- 7.5 In planning policy terms the proposal is compliant, the design of the proposed changes have been considered in light of both the Listed Building and the wider Harley Street Conservation Area, with the alterations seeking to maintain and enhance the quality of both.

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