

## 1 SUSTAINABILITY STATEMENT: 10-12 Bourlet Close, London, W1W 7BR

1.1 Sustainable development is a cornerstone of Government policy and is always a material consideration. The site is sustainably located within the built-up area of Westminster and falls within an area which is both residential and commercial in character. The proposed development itself comprises of extensions to the rear of no 10-12 Bourlet Close, and erection of a mansard roof extension at no 12 Bourlet Close, improving the overall useability and functionality of this existing office building.

1.2 The NPPF and the adopted Development Plan set out policies in relation to sustainability and establishing key principles that can be taken forward and applied across the development. These are as follows:

### **National Planning Policy Framework 2023**

1.3 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

**City of Westminster City plan 2019 – 2040 (Adopted April 2021)**

- 1.4 The adopted Development Plan addresses sustainable design within Policy 38D which is noted to read as follows:

**Policy 38: Design Principles**

- 1.5 D. Sustainable Design: Development will enable the extended lifetime of buildings and spaces and respond to the likely risks and consequences of climate change by incorporating principles of sustainable design, including:
1. use of high-quality durable materials and detail;
  2. providing flexible, high quality floorspace;
  3. optimising resource and water efficiency;
  4. enabling the incorporation of, or connection to, future services or facilities; and
  5. minimising the need for plant and machinery.
- 1.6 The above policies seek to support development proposals which improve the sustainability of development subject to the type, size, and location of development.
- 1.7 As detailed within the Planning Statement, the proposed development achieves the three overarching objectives of sustainable development, given that the proposal would include the improvement of an existing office buildings within the East Marylebone Conservation Area. Furthermore, the proposed works would result in supporting the growth and enhanced productivity of the businesses within the three buildings (Class E(g), formally Class B1 of the Use Classes Order prior to September 2020) and in the enhancement of the historic environment.
- 1.8 The extensions proposed will expand upon the high-quality office spaces that exist in the building and provide more spacious and flexible working spaces for those occupying the building.
- 1.9 The proposed extensions have also been carefully considered in regard to design as it aims to create more open and accessible workspaces across four floors and reflecting the growing needs of the business.

- 1.10 In terms of optimising resource and water efficiency, the proposed development will continue to operate in accordance with the existing arrangements on the site and therefore, will result in an efficient and sustainable use of the functions of the existing office building. The materials used for the extensions will be identical to those existing and will therefore maintain the existing historic character of the mews and surrounding historic and listed buildings.
- 1.11 The proposals seek to move the enclosed plant machinery from first to fourth floor roof level and will not involve an increase of machinery than what exists currently on site. Its new elevated position will result in a negligible impact upon the surrounding historic character as delineated in the Heritage Impact Assessment.
- 1.12 Overall, the proposed development is sustainable and suitable within the East Marylebone Conservation Area, and one well suited to meet the needs of this growing business. As this application seeks to secure extensions across an already existing and operating office building, it is our view that the demands on energy and water usage will not be significantly greater than the existing. In fact, through good design and sensible use of material the scheme can actually result in a reduction in energy demands over and above the existing arrangement. Given the above, it is considered that the proposal is in accordance with the guidance set out within the NPPF and Local Plan Policy 38D.