

Westminster City Council

Westminster City Hall  
64 Victoria Street  
London SW1E 6QP

[www.westminster.gov.uk](http://www.westminster.gov.uk)



City of Westminster

7-10-16 ref 2016/5072/P

Your ref: Quadrant 4 - Smoke Vents  
My ref: 16/06385/FULL

Please  
reply to:  
Tel No:

Ken Powell



Mr Graham Timms  
CBRE  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

**Development Planning**  
Westminster City Council  
PO Box 732  
Redhill, RH1 9FL

17 October 2016

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990  
PERMISSION FOR DEVELOPMENT (CONDITIONAL)

The City Council has considered your application and permits the development referred to below subject to the conditions set out and in accordance with the plans submitted.

Unless any other period is stated in the Schedule below or by conditions attached; this consent, by virtue of Section 91(1) of the Town and Country Planning Act 1990 (as amended), is granted subject to the condition that the development shall be commenced within 3 years of the date of this decision.

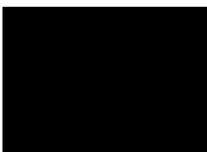
Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

**SCHEDULE**

<b>Application No:</b>	16/06385/FULL	<b>Application Date:</b>	
<b>Date Received:</b>	06.07.2016	<b>Date Amended:</b>	15.08.2016
<b>Plan Nos:</b>	11137 (00) P110C; P200F; P201G; P202F; P203F; P302D; P303E; P304E; P305D and Acoustic Report (A57065.160811.PCR 1.1) prepared 12.08.2016		
<b>Address:</b>	12 Sherwood Street, London, W1F 7BR,		
<b>Proposal:</b>	Installation of four mechanical extract fans at roof level.		

See next page for conditions/reasons.

Yours faithfully



John Walker  
Director of Planning

Note: As the requirements of the Building Regulations may affect the design of the proposed development our Building Control team can offer advice and guidance at an early stage. If you would like to take advantage of this service please contact them on 020 7641 6500 or email [districtsurveyors@westminster.gov.uk](mailto:districtsurveyors@westminster.gov.uk) to arrange a preliminary discussion.

**Note:**

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.



**Condition(s):**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (July 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

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