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Development Planning
Westminster City Council
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

FAO Matthew Mason

Our ref: LJW/NRO/AMU/EBH/U0020979

Your ref: PP- 12741045

9 February 2023

Dear Matthew

1 Victoria Street, London, SW1H 0ET
Town and Country Planning Act 1990 (as amended)

We write on behalf of our client, Mitsubishi Estate London Limited, (“the Applicant”), to submit an application for full planning permission at 1 Victoria Street, London, SW1H 0ET.

Full planning permission is sought for the following:

“Alteration and extension of the existing building, including partial demolition and retention and retrofit to provide a building with basement, ground and nine upper floors for use as retail, restaurant, leisure/experience, medical (Class E (a) (b) (c) (d) (e)) and office (Class E(g)(i)) uses together with associated ancillary spaces to those uses. Provision of public realm enhancements, including new landscaping. Provision of short and long stay cycle parking, on-site servicing, refuse storage, plant and other ancillary and associated works”.

The Applicant is seeking to extensively refurbish and extend the existing building to deliver a sustainable, commercial building, offering high-quality office accommodation with active retail on the ground floor that enlivens the streetscape along Victoria Street whilst also meeting modern energy efficiency standards, minimising carbon usage and following the principles of the circular economy.

The application proposals have been subject to extensive pre-application consultation with the Greater London Authority, Westminster City Council, Heritage England and Transport for London. The Applicant has been in detailed discussions with Westminster City Council since April 2023 including the planning, design, conservation, highways and public realm officers.

The Applicant has ensured that key stakeholders and members of the local community have been informed of design development and is committed to maintain an ongoing dialogue to ensure they are kept informed of the progression of the proposals, following submission of the planning application.

The Town Planning Statement submitted as part of this application, should be read in conjunction with the accompanying plans and drawings submitted, as well as the following documents which are submitted in support of this application:

1. Covering Letter, prepared by Gerald Eve LLP;
2. Completed application form and Certificate, prepared by Gerald Eve LLP;
3. Completed Community Infrastructure Levy Form, prepared by Gerald Eve LLP;
4. Air Quality Assessment and Air Quality Neutral Assessment, prepared by AQC;
5. Archaeological Desk Based Assessment, prepared by MOLA;
6. Basement Impact Assessment, prepared by HTS;
7. Biodiversity Net Gain Assessment and Calculation Metric, prepared by Greengage;
8. Circular Economy Statement (including Pre-Demolition Audit and Pre-Redevelopment Audit), prepared by Arup with input from Reusefully;
9. Code of Construction Practice - Signed Appendix A Checklist, prepared by Real PM;
10. Contaminated Land Assessment - Preliminary Risk Assessment, prepared by HTS;
11. Daylight and Sunlight Assessment (included within Environmental Statement), prepared by Waldrams;
12. Design and Access Statement (Inclusive Design Statement, Landscape Statement and Crime Prevention Statement), prepared by AHMM with input from Arup and BBUK Studio;
13. Delivery and Servicing Plan (including Site Waste Management Strategy), prepared by Arup;
14. Drawings (see Appendix 1 for drawing register), prepared by AHMM, including:
 - Site Location Plan
 - Site Plan
 - Existing (floor plans, elevations, sections)
 - Demolition (floor plans, elevations, sections)
 - Proposed (floor plans, elevations, sections)
15. Economic Statement, prepared by Volterra;
16. Energy Report, prepared by Arup;
17. Environmental Statement, prepared by Trium, including:
 - Volume 1, Chapter 1 (Introduction), prepared by Trium;
 - Volume 1, Chapter 2 (EIA Methodology), prepared by Trium;
 - Volume 1, Chapter 3 (Alternative and Design Evolution), prepared by Trium;
 - Volume 1, Chapter 4 (The Proposed Development), prepared by Trium;
 - Volume 1, Chapter 5 (Demolition and Construction), prepared by HTS & Trium;
 - Volume 1, Chapter 6 (Socio Economics), prepared by Volterra Partners LLP;
 - Volume 1, Chapter 7 (Noise and Vibration), prepared by Arup;

- Volume 1, Chapter 8 (Daylight, Sunlight, Overshadowing, Solar Glare and Light Spill), prepared by Waldrams;
 - Volume 1, Chapter 9 (Air Quality), prepared by AQC;
 - Volume 1, Chapter 10 (Climate Change), prepared by AQC & Trium;
 - Volume 1, Chapter 11 (Effect Interactions), prepared by Trium;
 - Volume 1, Chapter 12 (Likely Significant Effects), prepared by Trium;
 - Volume 1, Chapter 13 (Mitigation and Monitoring), prepared by Trium;
 - Volume 2 (Townscape, Visual and Built Heritage Impact Assessment), prepared by Tavernor & Miller Hare;
 - Volume 3 (Technical Appendices); and
 - Non-Technical Summary, prepared by Trium.
18. Fire Statement, prepared by Arup;
 19. Flood Risk Assessment (including Sustainable Drainage Systems Strategy and London Sustainable Drainage Pro-Forma), prepared by HTS;
 20. Heritage and Townscape Views Impact Assessment, prepared by Tavernor;
 21. Noise Impact Assessment, prepared by Arup;
 22. Preliminary Ecological Assessment, prepared by Greengage;
 23. Social Value Statement, prepared by Volterra;
 24. Statement of Community Involvement, prepared by Kanda Consulting;
 25. Sustainability Statement including Sustainable Design Statement (including BREEAM Pre-Assessment), prepared by Arup;
 26. Transport Assessment and Travel Plan (including; Construction Logistics Plan; Parking Design and Management Plan; Healthy Streets Assessment), prepared by Arup;
 27. Utilities Statement, prepared by Arup;
 28. Ventilation Statement, prepared by Arup;
 29. Whole Life Cycle Carbon Assessment, prepared by Arup; and
 30. Wind Microclimate Assessment, prepared by RWDI Anemos.

The application fee of £151,458.00 has been paid via the Planning Portal (ref. PP-12741045).

We trust the enclosed is sufficient for the purposes of validation and we look forward to confirmation of this shortly.

Please do not hesitate to contact Natalie Rowland (07827353894), Anna Murray (07501392985) or Esmee Bryson-Harris

(07425477720) of this office should you have any questions regarding the above.

Yours sincerely

Gerald Eve LLP.

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Appendix 1 – Drawing register