

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 22 August 2017	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Warwick	
<b>Subject of Report</b>	13 Cambridge Street, London, SW1V 4PR		
<b>Proposal</b>	Alterations to north and west elevations, external re-decorations, interior alterations, repairs and remedial works.		
<b>Agent</b>	Wilson Holloway		
<b>On behalf of</b>	Mr Omar Shaaban		
<b>Registered Number</b>	17/04048/FULL 17/03783/LBC	<b>Date amended/ completed</b>	10 May 2017
<b>Date Application Received</b>	10 May 2017		
<b>Historic Building Grade</b>	II		
<b>Conservation Area</b>	Pimlico		

## 1. RECOMMENDATION

1. Grant conditional permission and listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision notice.

## 2. SUMMARY

13 Cambridge Street is a former public house located on the corner of Cambridge Street and Hugh Street. The building is Grade II listed and within the Pimlico Conservation Area.

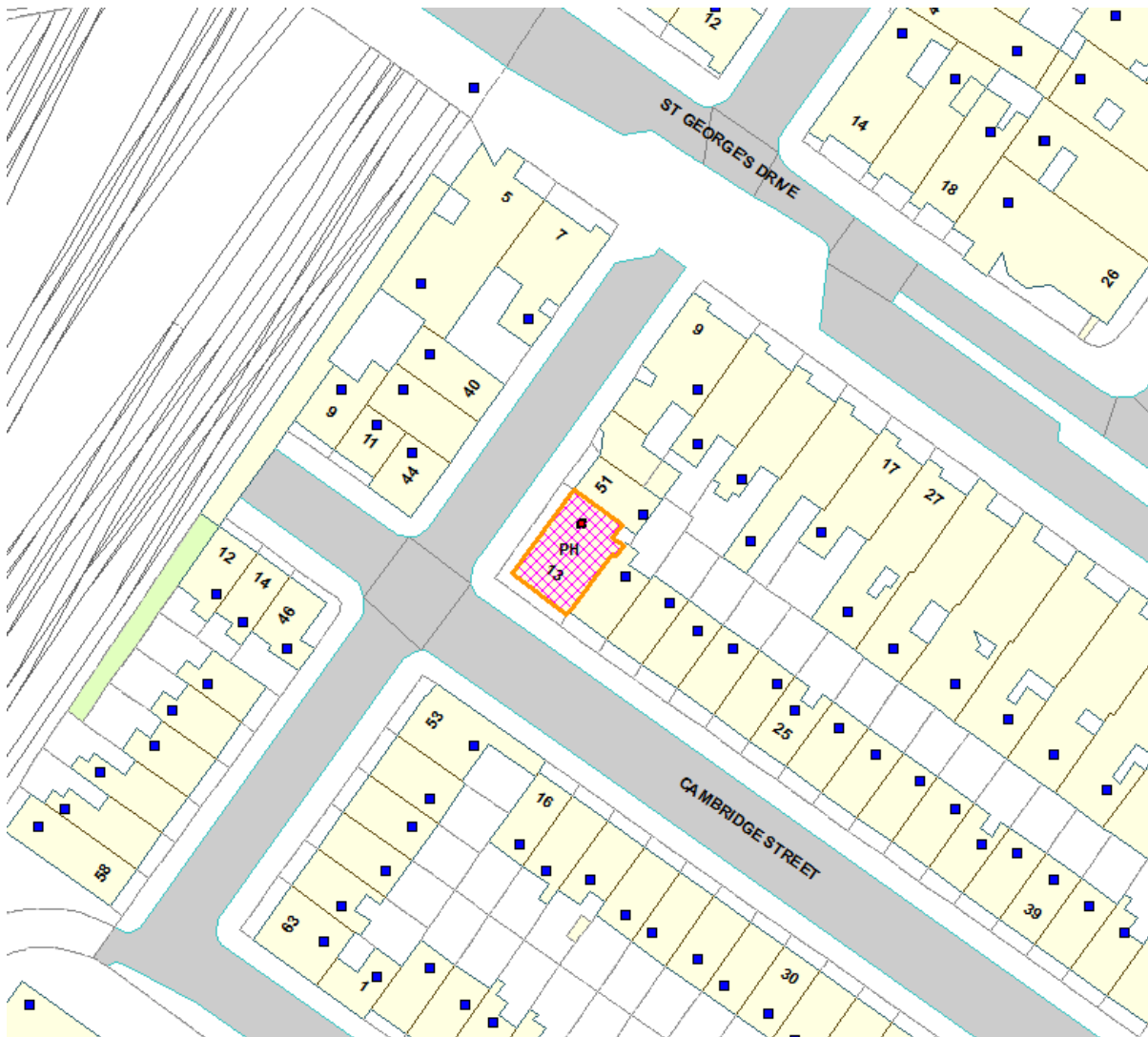
Permission and listed building consent are sought for alterations to north and west elevations, external decorations, interior alterations, repairs and remedial works.

The key issues in this case are:

\* The impact of the proposed works upon the special architectural or historic interest (significance) of the listed building and the character and appearance of the Pimlico Conservation Area.

The proposals are considered to comply with the Council's policies in relation to design and conservation as set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan) and the applications are recommended for approval.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



Cambridge Street Elevation



Hugh Street Elevation



Internal Appearance

## 5. CONSULTATIONS

### COUNCILLOR JACQUI WILKINSON (WARWICK WARD):

Welcomes the proposal for a restaurant/ bar. However raises the following concerns regarding the external alterations:

- The removal of the current lantern at the corner of Hugh and Cambridge Street.
- The proposed sienna-coloured paint is totally out of character.
- Glad that the fire door onto Cambridge Street is being replaced. Proposed glass door on Hugh Street is likely to be out of character with adjacent properties.
- Noted that the Greyhound graphics are being removed but concerned whether there are plans for new graphics.
- No strong views about the proposed awning on Hugh Street, which it is assumed will be similar to that outside the Cambridge Cafe.

### WESTMINSTER SOCIETY:

No objection.

### HIGHWAYS PLANNING MANAGER:

Acceptable on transportation grounds.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 16

No. of replies: 6 (incl. reply on behalf of the local resident's association CARA North)

No. of objections: 6

### Design:

- Painting of the exterior of the building in "terracotta" is out of character with the residential street.
- Replacement glass entrance door on Cambridge Street is out of character.
- A new door on Cambridge Street, in keeping with the character of the building would be a great improvement.
- The proposed awning on Cambridge Street is out of keeping with the look and feel of this residential street.
- Supportive of improvements to the outside of the building.
- The exterior lights are listed and part of the building fabric. They contribute to the character of the 'public house' and should be kept.
- The bar is listed and should therefore be retained.
- The current lantern at the corner of Hugh Street and Cambridge Street should be retained as it is iconic.

### Amenity:

- Replacement door on Cambridge Street must remain a fire door, only opened in an emergency and fitted with a closing device in order to reduce noise emanating from the restaurant.
- The proposed awnings may lead to noise created by those sitting outside as the size of the awnings proposed implies that they will cover tables or similar on the pavement.
- Concerns raised with regards to issues relating to the Prevention of Public Nuisance, Prevention of Crime and Disorder and Public Safety.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

13 Cambridge Street is a former public house ('The Greyhound') located on the corner of Cambridge Street and Hugh Street. The building is Grade II listed and within the Pimlico Conservation Area.

### 6.2 Recent Relevant History

#### 11/10225/FULL

Construction of a new fire escape from basement to street level with perimeter railings and re-opening of second door on Cambridge Street elevation.

Application Permitted 14 February 2012

#### 11/10226/LBC

Internal alterations at basement and ground floor level. Construction of a new fire escape from basement to street level with perimeter railings and re-opening of second door on Cambridge Street elevation.

Application Permitted 14 February 2012

#### 09/06986/LBC

Alterations during the course of construction to listed building consent dated 7 November 2002 (RN: 02/05041) as amended by listed building consent dated 23 August 2005 granted on appeal (RN: 04/06172) and listed building consent dated 10 March 2006 (RN: 05/10493) namely; internal alterations at third and fourth floor levels.

Application Permitted 24 November 2009

#### 09/06059/FULL

Alterations during the course of construction to planning permission dated 7 November 2002 (RN: 02/04938) as amended by planning permission dated 23 August 2005 granted on appeal (RN: 04/06171) and planning permission dated 10 March 2006 (RN: 05/10494) namely; internal alterations at third and fourth floor levels.

Application Permitted 24 November 2009

#### 06/00335/LBC

Retention of existing timber sash windows with new single glazed sashes to match.

Application Permitted 15 March 2006

#### 05/10494/FULL

Alterations during the course of construction to planning permission dated 7 November 2002 (RN: 02/04938) as amended by planning permission dated 23 August 2005 granted on appeal (RN: 04/06171) namely, installation of window at rear third floor level (west elevation).

Application Permitted 10 March 2006

#### 05/10493/LBC

Alterations during the course of construction to listed building consent dated 7 November 2002 (RN: 02/05041) as amended by listed building consent dated 23 August 2005 granted on appeal (RN: 04/06172) and listed building consent dated 24 August 2005 (RN: 05/05030) namely, installation of window at rear third floor level (west elevation) and internal alterations at third and fourth floor level.

Application Permitted 10 March 2006

04/09705/FULL

Replacement of existing roof structure and raising of roof by 275mm (retrospective).

Application Refused 17 March 2005

04/09706/LBC

Replacement of existing roof structure and raising of roof by 275mm (retrospective).

Application Refused 17 March 2005

04/06171/FULL

Retention of replacement roof.

Application Refused 28 September 2004

04/06172/LBC

Retention of replacement roof.

Application Refused 28 September 2004

02/04938/FULL

Conversion of first to third floors to form six self-contained residential units, extension at rear ground floor level, installation of three rooflights.

Application Permitted 7 November 2002

02/05041/LBC

Conversion of first to third floors to form six self-contained residential units, extension at rear ground floor level, installation of three rooflights, removal of canopies and dutch blinds at ground floor level and internal alterations.

Application Permitted 7 November 2002

## **7. THE PROPOSAL**

Permission and listed building consent are sought for alterations to the north and west elevations, external decorations, interior alterations, repairs and remedial works.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The proposals are in connection with the use of this former public house as a bar and restaurant. The public house is not identified as an Asset of Community Value. The Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2017 amends the most recent Order dated 15 April 2015. Article 3 of the Order introduces a new permitted development right under Class AA which permits a change of use of a building and any land within its curtilage –

- a) From a use falling within Class A4 of the Schedule to the Use Classes Order to a use falling within Class A4 (drinking establishments) with a use falling within Class A3 (restaurants and cafes) (“drinking establishments with expanded food provision”) ;  
and
- b) From a use as a drinking establishment with expanded food provision to a use falling within Class A4 (drinking establishment).

The applicant has confirmed that the building is currently vacant and the intention would be to use the lower ground and ground floor levels as a restaurant and bar. Based on the changes contained within the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2017 the proposed use of the lower ground and ground floor levels as a restaurant and bar constitutes permitted development in accordance with Class AA of the Order.

## 8.2 Townscape and Design

The works have been altered since originally submitted to remove a number of unacceptable elements. The elements that have been removed are:

- Tanking to the Lower Ground Floor vaults.
- The proposed tiled pavement finish.
- The proposed tiled plinth.
- The proposed glass entrance doors
- The proposed 'terracotta' paint finish.
- The proposed enclosed the chimney piece.
- The proposed awnings on Hugh Street and Cambridge Street elevations.

The works now consist of:

Lower Ground Floor - At lower ground floor level the works propose to install a staff WC within the vaults, the erection of a glazed partition to form a wine store, the erection of a further partition to form an electrical cupboard and the formation of a new bar/ servery. These works are of a minor nature and have little impact on the overall character of the building and as such considered acceptable in design and listed building terms.

Ground Floor - At ground floor the works propose to remove the existing bars and a number of minor partition walls. The partitions are not considered to be original and whilst the floor is likely to have been divided originally and the partitions may reflect those divisions, the space has been vastly altered in the past. The nibs of the partitions are to be retained and therefore the works are considered to preserve an understanding of the current layout. The new dumb waiter, given the size of the proposed opening is not considered to harm the character of the building and the amount of historic fabric (if it is original) to be removed will be minimal. With regards to the existing bar, it is not considered to be an original feature and does not add to the significance of the building, whilst it does form part of the listed building as it is physically attached, its loss is not deemed harmful. The 'fit out' also includes the installation of a new bar and fixed bench style seating.

External - The works consist of the repair of the existing entrance door on Hugh Street, the replacement of one door on Cambridge Street, and other alterations, notably the removal of the existing corner lantern.

The entrance door on Hugh Street is to be refurbished which is considered acceptable. On Cambridge Street the existing fire door is to be replaced with a door to match the style of the other existing doors. This is considered a benefit to the proposals.

The other external alterations, notably the removal of the existing lantern and external lights, whilst these elements may be of local interest, they are both considered later additions and neither on close inspection or of any great quality. As such their loss is not considered to not unduly harm the character of the listed building or conservation area.

### **8.3 Residential Amenity**

Concerns have been raised with regards to the use of the site as a restaurant and potential external seating that may follow. This application does not apply for external seating and therefore the external arrangement remains as existing. These comments are not considered a sustainable reason for refusal and more of a matter to be considered through both licensing and future planning applications for external seating.

### **8.4 Transportation/Parking**

No transportation/ parking issues are applicable.

### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size.

### **8.6 Access**

No changes are proposed to the existing access/egress to the building.

### **8.7 Other UDP/Westminster Policy Considerations**

There are no further considerations.

### **8.8 London Plan**

This application raises no strategic issues.

### **8.9 National Policy/Guidance Considerations**

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

### **8.10 Planning Obligations**

Planning obligations are not relevant in the determination of this application.



This development does not generate a Mayor CIL or WCC CIL payment.

#### **8.11 Environmental Impact Assessment**

Not applicable.

#### **8.12 Other Issues**

None.

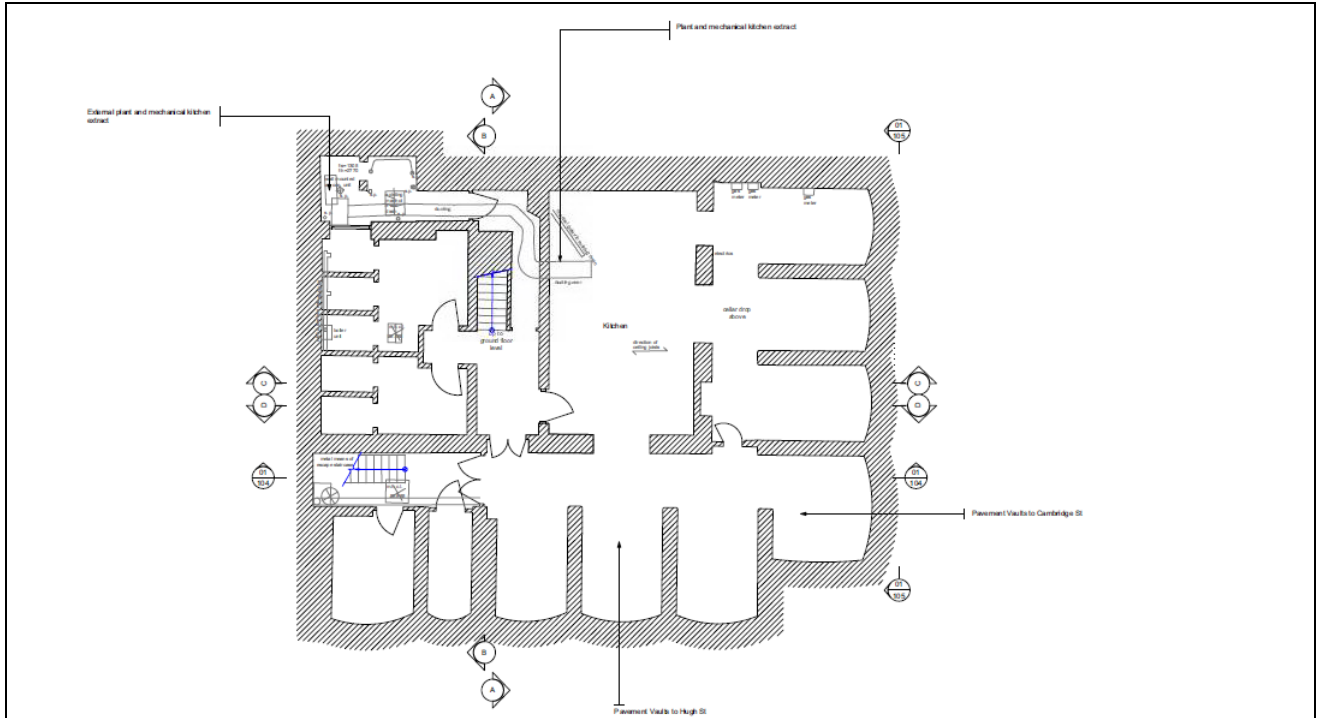
### **9. BACKGROUND PAPERS**

1. Application form
2. Letter from Councillor Jacqui Wilkinson dated 15 June 2017
3. Letter from Westminster Society dated 25 May 2017
4. Memo from Highways Planning Manager dated 6 June 2017.
5. Letter on behalf the local resident's association CARA North dated 7 June 2017
6. Letter from occupier of 53 Hugh St dated 25 May 2017
7. Letter from occupier of 19 Aldernet St dated 6 June 2017
8. Letter from occupier of 26 Cambridge Street dated 6 June 2017
9. Letter from occupier of 15 Cambridge Street, London dated 7 June 2017
10. Letter from occupier of 23 Cambridge Street, London dated 18 June 2017

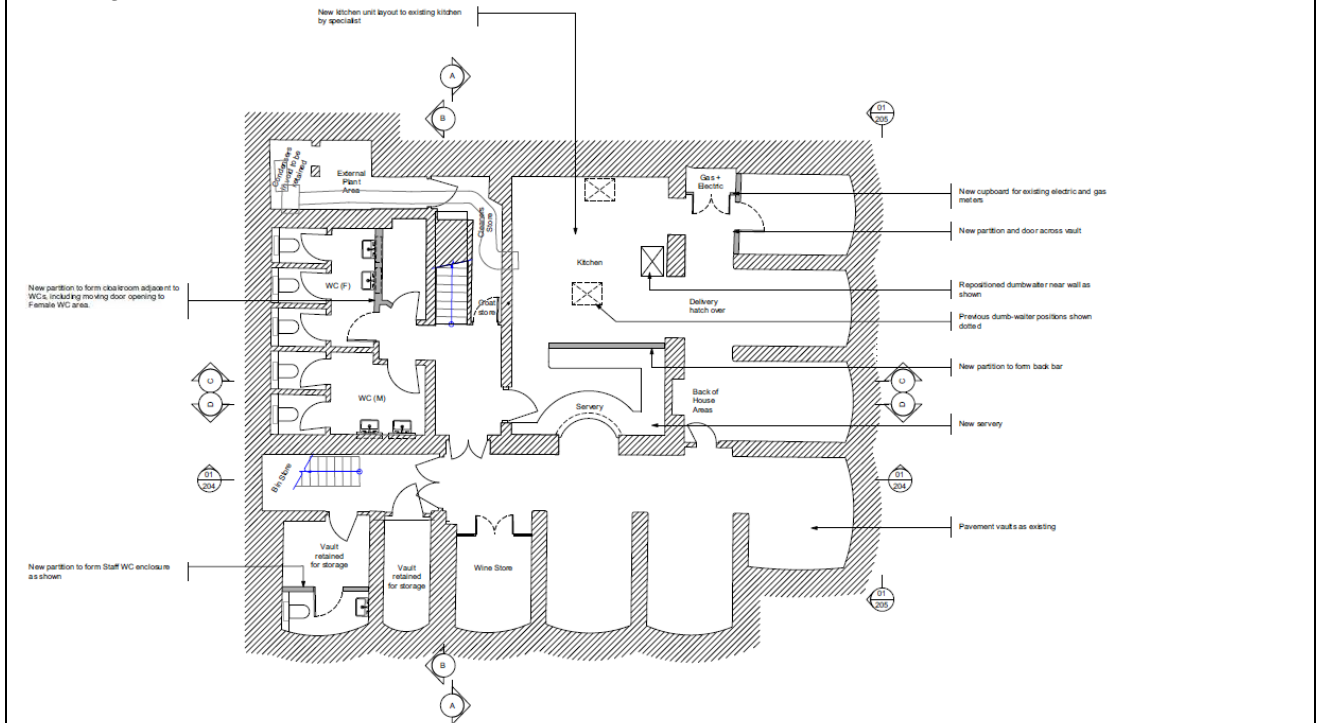
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT [ddorward@westminster.gov.uk](mailto:ddorward@westminster.gov.uk)

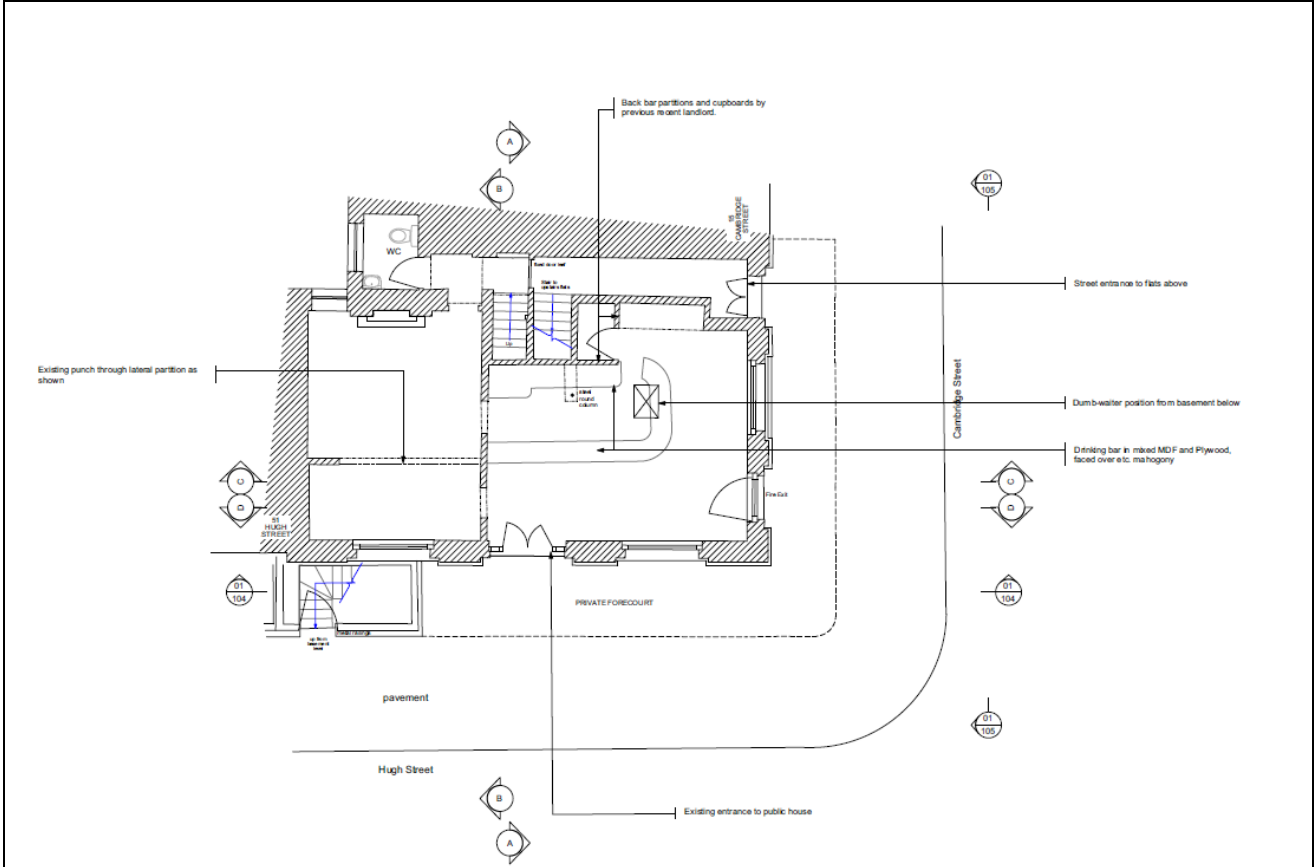
### 10. KEY DRAWINGS



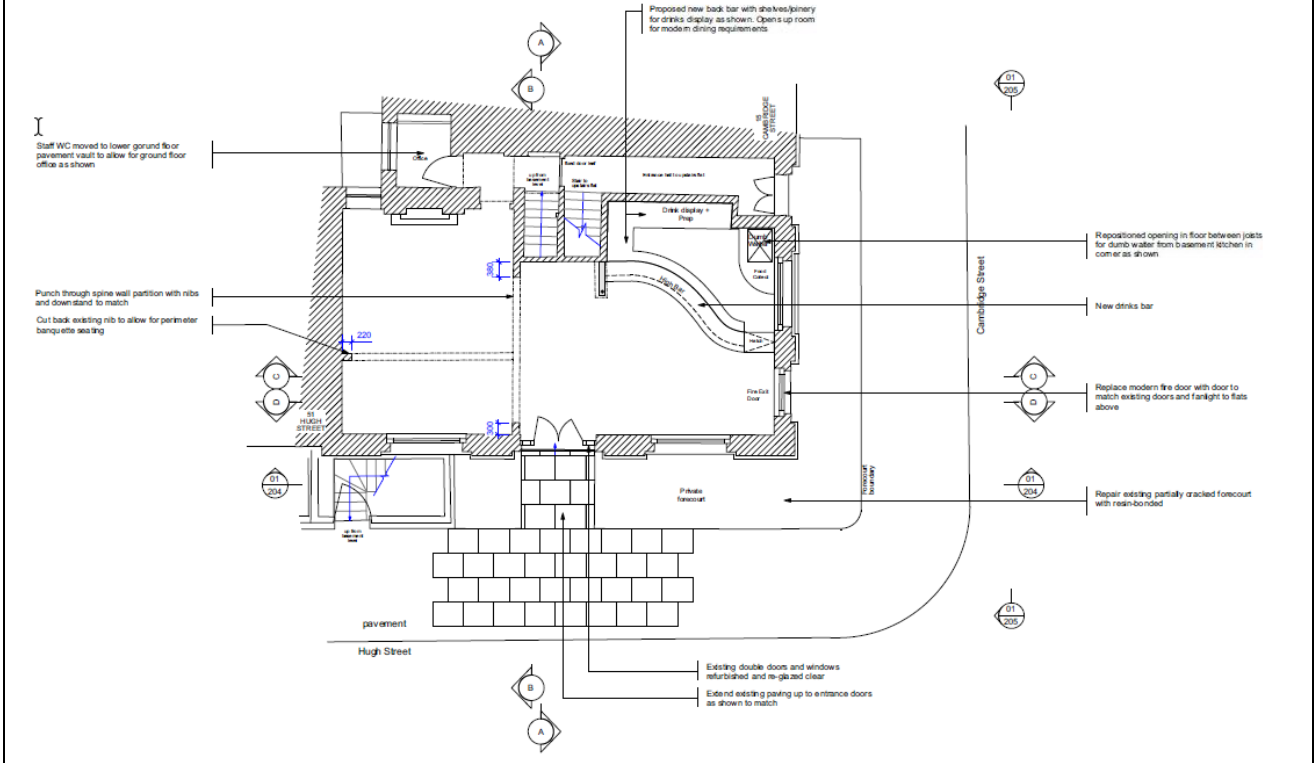
Existing Lower Ground Floor



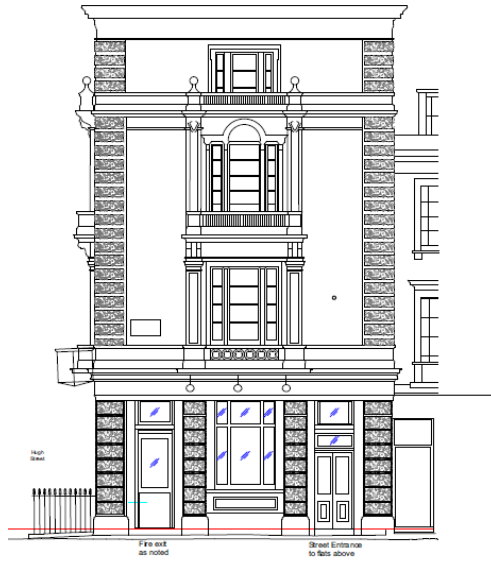
Proposed Lower Ground Floor



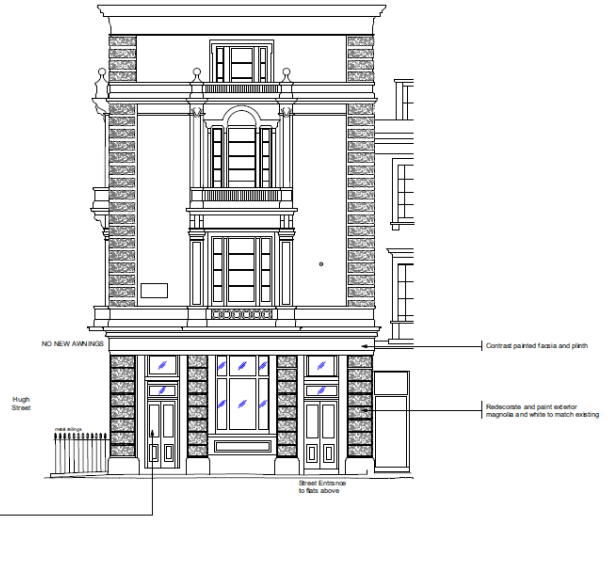
**Existing Ground Floor**



Proposed Ground Floor



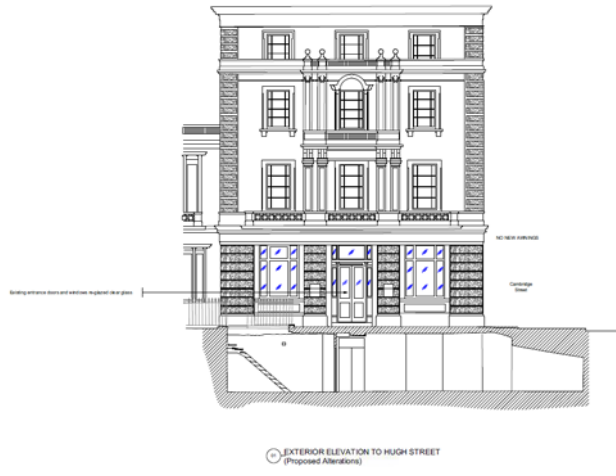
Existing Cambridge Street Elevation



Proposed Cambridge Street Elevation



Existing Hugh Street Elevation



Proposed Hugh Street Elevation

**DRAFT DECISION LETTER**

**Address:** 13 Cambridge Street, London, SW1V 4PR

**Proposal:** Alterations to North and West elevations, external re-decorations, interior alterations, repairs and remedial works. (Linked to 17/03783/LBC).

**Reference:** 17/04048/FULL

**Plan Nos:** 047\_001a Rev. a, 047\_101a Rev. a, 047\_102 Rev. a, 047\_103a Rev. a, 047\_104a Rev. a, 047\_105a Rev. a, 047\_201a Rev. a, 047\_202a Rev. a, 047\_203b Rev. b, 047\_204b Rev. b and 047\_205b Rev. b.

For information purposes: Historic Building Impact Assessment Addendum dated 31 May 2017 and Addendum Note - 21.07.2017.

**Case Officer:** Jon Kilner

**Direct Tel. No.** 020 7641 5481

**Recommended Condition(s) and Reason(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 Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 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)

- 3 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:

- between 08.00 and 18.00 Monday to Friday;
- between 08.00 and 13.00 on Saturday; and
- not at all on Sundays, bank holidays and public holidays,
- 

You must carry out piling, excavation and demolition work only:

- between 08.00 and 18.00 Monday to Friday; and

- not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 4 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 5 You must submit details of waste storage prior to the commencement of the development. You must then carry out the development in accordance with the approved details.

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

- 6 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:

i) Doors

You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

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 Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 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 (November 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.
- 2 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: [districtsurveyors@westminster.gov.uk](mailto:districtsurveyors@westminster.gov.uk). Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply., , The Equality and Human Rights Commission has a range of publications to assist you, see [www.equalityhumanrights.com](http://www.equalityhumanrights.com). The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit [www.cae.org.uk](http://www.cae.org.uk). , , If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see [www.habinteg.org.uk](http://www.habinteg.org.uk) , , It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.
- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 4 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

**DRAFT DECISION LETTER**

**Address:** 13 Cambridge Street, London, SW1V 4PR,

**Proposal:** Alterations to North and West elevations, external re-decorations, interior alterations, repairs and remedial works.

**Reference:** 17/03783/LBC

**Plan Nos:** 047\_001a Rev. a, 047\_101a Rev. a, 047\_102 Rev. a, 047\_103a Rev. a, 047\_104a Rev. a, 047\_105a Rev. a, 047\_201a Rev. a, 047\_202a Rev. a, 047\_203b Rev. b, 047\_204b Rev. b and 047\_205b Rev. b., , For information purposes: Historic Building Impact Assessment Addendum dated 31 May 2017 and Addendum Note - 21.07.2017.

**Case Officer:** Jon Kilner

**Direct Tel. No.** 020 7641 5481

### **Recommended Condition(s) and Reason(s)**

- 1 The works 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 and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and



S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:

i) Doors

You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

#### **Informative(s):**

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.
- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:, , \* any extra work which is necessary after further assessments of the building's condition;, \* stripping out or structural investigations; and, \* any work needed to meet the building regulations or other forms of statutory control., , Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents., , It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

Item No.
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<b>04</b>
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