

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 16 th January 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	19 Berwick Street, London, W1f 0px		
Proposal	Use of the first floor as offices (Class B1); erection of roof extension and rear extension at first and second floor levels to provide additional office (Class B1) floorspace, and repositioning and extension of extraction flue on rear elevation.		
Agent	CBRE		
On behalf of	Antipodean Soho Limited		
Registered Number	17/09736/FULL	Date amended/ completed	1 November 2017
Date Application Received	1 November 2017		
Historic Building Grade	Unlisted		
Conservation Area	Soho		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

The application site is a mid-terrace property and comprises three storeys plus basement. It is an unlisted building located on the east side of Berwick Street, backing on to residential properties located on Duck Row to the rear. Permission is sought for the use of the first floor for office purposes, a rear extension at first and second floor levels, the erection of a mansard roof to provide additional office accommodation (Class B1) and the relocation of an existing full height extract duct to the rear. The basement and ground floor unit does not form part of this application.

The key issues for consideration are:

- The impact of the external alterations on the character and appearance of the Soho Conservation Area; and
- The impact of the additional accommodation and relocated duct on residential amenity.

The proposal is considered acceptable in land use, amenity, design and conservation terms and complies with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan and is therefore recommended for conditional approval.

LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013. All rights reserved License Number LA 100019597

3. PHOTOGRAPHS

Front Elevation



Satellite view over Duck Lane towards Berwick Street



Satellite view over Berwick Street towards Duck Lane



Existing vacant first floor retail accommodation



View of existing extract to the rear looking towards No.3 Duck Lane



4. CONSULTATIONS

SOHO SOCIETY

Any response to be reported verbally.

ENVIRONMENTAL HEALTH

No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 26

Total No. of replies:17

No. of objections: 17 letter from 10 objectors [Includes representations to re-consultation with revised description of development]

Objections on the following grounds:

Amenity

- Loss of light
- Overlooking
- Sense of enclosure
- Increase in noise and odour from extract duct.

Design

- Height/Bulk
- Appearance

No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE:

Yes.

5. BACKGROUND INFORMATION

5.1 The Application Site

The application site is situated on the east side of Beak Street backing on to residential properties along Duck Lane and comprises basement, ground plus two upper storeys.

The basement and ground floor currently operates as a restaurant/café (Use Class A3), and is occupied by 'Med Bar' a Mediterranean style café. The upper floors are currently vacant but it is understood that lawful use of the first floor is a barber (Class A1) and the second floor is lawfully office accommodation (Class B1).

The site is located within the Soho Conservation Area, the West End Stress Area and the core Central Active Zone (CAZ).

5.2 Recent Relevant History

Permission was granted for the use of the first floor as a gents' hairdressing salon in November 1960. Council tax records suggests that this permission has been implemented.

6. THE PROPOSAL

Permission is sought for the use of the existing first floor (29 sqm GIA) as offices and to erect a mansard roof extension and a rear extension at first and second floor levels, which projects approximately 1.2m from the existing rear façade, all to provide additional office floorspace.

The net additional floor space as a result of the proposed extensions totals 38 sqm GIA, so that the total net additional office (Class B1) accommodation would be 67 sqm GIA.

It is proposed that the existing extract duct which terminates above the height of the new roof will be moved approximately 2m south along the outside face of the existing rear elevation.

The application has been amended during the course of its consideration to:

- Include the change of use of the existing retail accommodation at first floor level as offices;
- Reduce the massing of the roof extension to the rear.
- Include obscured glazing on lower section of the rear windows to the new third floor.

The owners / occupiers of neighbouring properties have been notified of the change to the description of the proposal.

7. DETAILED CONSIDERATIONS

7.1 Land Use

Loss of retail

City Plan Policy S21 seeks to protect retail floorspace throughout the City except where the City Council considers that the unit is not viable, as demonstrated by long-term vacancy despite reasonable attempts to let. Under UDP policy SS5, which applies to sites within the Core CAZ, outside of the primary shopping frontages, the introduction of non-A1 uses must not lead to, or add to, a concentration of three or more consecutive non-A1 uses use at basement, ground and first floor level will only be granted where and permission will only be granted where the proposal would not be detrimental to the character and function of an area or to the vitality or viability of the shopping frontage or locality.

Whilst not specified in the wording of Policy SS5, the inclusion of first floor within this wording relates to a more typical arrangement of a retail unit spread across first, ground

and basement level rather than the 19 Berwick Street situation of a self-contained A1 unit at first floor level with no street presence.

The existing first floor of the building is vacant with the hairdressing salon ceased operating in October 2016. The unit has been vacant for approximately 14 months. In its current state is extremely run-down and dilapidated and has not had a clear street presence now or historically relying on access through a shared stairwell.

Whilst no marketing assessment has been provided to demonstrate long term vacancy, as the existing small retail unit (29 sqm GIA) is an isolated unit at first floor level and does not have an active frontage or any street presence, it is considered that the loss of retail use would not have a detrimental impact on the character of the area and therefore due to these unique circumstances the loss of Class A1 retail accommodation is considered acceptable.

Increase in office accommodation

Policy S20 of the City Plan sets out that new office development will be directed towards the Core CAZ therefore the proposed increase in office accommodation is acceptable. Policy S1 of the City Plan seeks to promote mixed use developments within the CAZ. As the net additional office (Class B1) accommodation totals only 67 sqm GIA, the development is not 'mixed use liable' under City Plan Policy S1.

7.2 Townscape and Design

No. 19 Berwick Street is part of a group of four similar buildings on the east side of the street, and it makes a positive contribution to the Soho Conservation Area. The roof is modern and not visible from street level. However, it is overlooked by buildings opposite and at the rear in Duck Lane.

Neighbouring residents consider that the height, bulk and massing of the proposed extension are excessive and would be detrimental to the appearance of the conservation area.

In this context, the proposed roof alterations are acceptable in principle and accord with UDP policy DES 6.

The closet wing extension at the rear is subordinate to the height and width of the main building and accords with UDP policy DES 5.

It is considered that the alterations will maintain the character and appearance of the surrounding conservation area, and accord with UDP policy DES 9.

7.3 Residential Amenity

Policy ENV13 seeks to protect and safeguard the amenities of existing residential properties from development proposals including in relation to the levels of daylight and sunlight received, overlooking and increased sense of enclosure.

Objections have been received from a number of neighbouring residential occupants to the rear of the site on the grounds of loss of daylight and sunlight, the increased sense of enclosure and the potential loss of privacy due to the roof top and rear extension with rear facing windows.

Sunlight and Daylight

A daylight and sunlight report has been submitted with the application which assesses the impact of the development with regard to BRE guidelines for daylight and sunlight to existing sensitive properties.

The daylight and sunlight assessment submitted to support the application assessed windows within 1-4 duck Lane, 18, 20 and 21 Berwick Street.

Daylight

Vertical Sky Component (VSC) is the method used to measure the amount of light reaching the outside face of a window. If the VSC achieves 27% or more, the window will have the potential to provide good levels of daylight. Reductions of more than 20% should be avoided as such losses are likely to be noticeable. The BRE guidance is clear that numerical values are not intended to be prescriptive in every case and are intended to be interpreted flexibly depending on the site circumstances.

The NSL assessment shows that all rooms comply with the BRE guidance. With the exception of a window serving habitable one room within 20 Berwick Street, the predicted reduction in VSC does not exceed the 20% threshold and therefore the occupants of this properties will notice any reduction in daylight. The instances where there are material losses are discussed below.

20 Berwick Street is located directly north of the site and has a shared boundary wall. The one window that exceeds the BRE guidance which serves a small bedroom would experience a 24% VSC reduction, marginally beyond the 20% threshold. It is considered that the degree of light loss is magnified by the existing low level of light received as the absolute VSC reduction is limited to 1.8%.

In this circumstance, given that the most significant impact is on a bedroom window, which are afforded a lesser degree of protection than principal living rooms, as the existing lighting level to this room is already poor, and as its principle living rooms would not be materially impacted by the proposal, it is not considered that, in this built up central location, the losses of light would have a significant impact on the amenity of its residential occupants.

Sunlight

All windows assessed for Annual Probable Sunlight Hours (APSH) achieve BRE compliance for winter and annual sunlight.

Sense of Enclosure

Policy ENV13 of the UDP states that the City Council will seek to ensure new developments do not result in a 'significant increase in the sense of enclosure'.

The proposed half width rear extension projects approximately 1.2m from the existing rear façade on the northern boundary of the site. Whilst the distance between the

proposed extension and the rear of 3 Duck Lane which is in residential use reduced to approximately 2m, given that both facing windows serve bathrooms, it is not considered that it would be reasonable to refuse this application due to sense of enclosure as they are not habitable rooms.

The proposed roof extension has been modified to ensure the rear 70 degree roof slope is set behind the parapet wall. Due to this amendments, the proposed extensions to the building are now not considered that the proposal will materially increase the sense of enclosure felt within neighbouring residential properties.

Privacy

Policies ENV13 of the UDP and S29 of the City Plan seek to protect residential amenity and ensure that new developments do not result in a 'significant increase in overlooking' to neighbouring residential or sensitive buildings.

The proposal includes two south facing windows on the return wall of the proposed rear extension serving two internal toilets. As these windows are obscured and fixed shut, it is not considered that there will be any reduction in privacy due to their presents. This has been secured by condition.

The single storey extension is served by two windows to the front and an additional two windows to the rear.

A condition has been imposed requiring the two rear windows serving the new third floor office accommodation are obscured and fixed shut thus omitting the potential of overlooking to residential properties to the rear.

The new windows to the front of the overlook commercial premises thus will have no impact on residential amenity.

7.4 Transportation/Parking

Given the modest uplift of office accommodation, it is not considered that the proposal would give rise to any transportation/parking issues.

7.5 Economic Considerations

Any economic benefits generated are welcomed.

7.6 Access

The access arrangement remains unaltered.

7.7 Other UDP/Westminster Policy Considerations

Plant

Due to the proposed rear extension, it is proposed to relocate the existing extract flue from its current location at the rear of the property. The extract flue is proposed to be attached to the rear wall of the property, to the south. As such, it is being moved approximately three metres to the south of its current position. Objections have received due to the potential of noise and odour from the relocated extract duct.

An acoustic report has been submitted as part of the application. This has been reviewed by Environmental Health Officers who raise no objection to the proposals

subject to standard conditions relating to plant noise and vibration. Given that the duct is extended higher than the existing duct, it is likely to better the existing situation with regards to odour dispersal.

The application is therefore to comply with the City Council's noise policies ENV7 and ENV13 of the UDP. The proposals will not therefore materially harm the amenity of neighbouring properties.

Refuse /Recycling

No specific waste store for waste and recyclable materials is illustrated on the plans. A condition has been imposed requiring details of waste storage prior to the commencement of the use.

7.8 London Plan

This application raises no strategic issues.

7.9 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.

7.10 Planning Obligations

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

7.11 Environmental Impact Assessment

The proposal is of insufficient scale as to trigger an environmental assessment.

8. BACKGROUND PAPERS

1. Application form
2. Memorandum from Environmental Health, dated 21 November 2017
3. Letters from occupiers of 3a Duck Lane, Soho, dated 23 November and 2 January 2018 (four letters from two occupants)
4. Letters from occupiers of Flat A, 1 Duck Lane, dated 23 November 2017 (two letters from two occupants)
5. Letters from occupiers of Flat B, 1 Duck Lane, dated 23 November 2017 (two letters from two occupants)
6. Letter from occupier of 3B Duck Lane, London, dated 22 November 2017 and 2 January 2018 (two letters from one occupant)
7. Letters from occupiers of 2A Duck Lane, London, dated 22 November 2017 (two letters from two occupants)
8. Letters from occupier of 3b Duck Lane, London, dated 22 November 2017 and 2 January 2018 (two letters from one occupant)

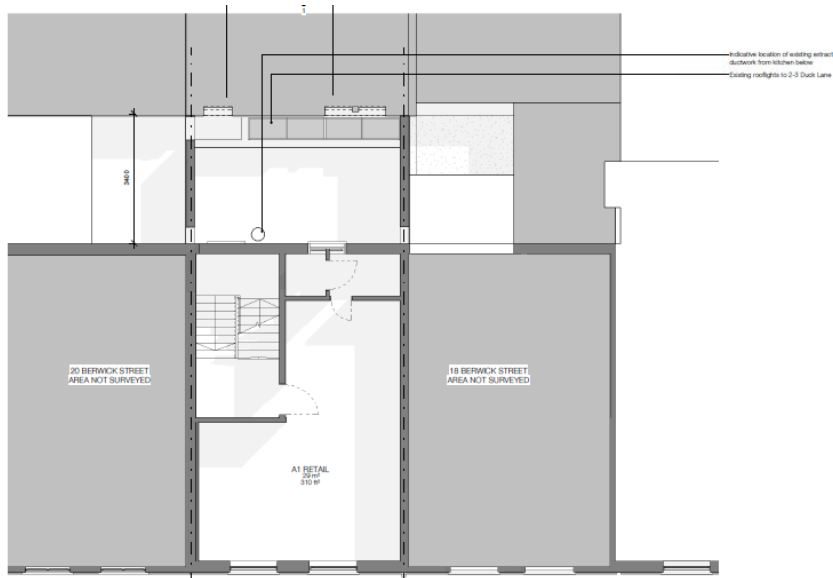
(Please note: All the application drawings and other relevant documents and Background

Papers are available to view on the Council's website)

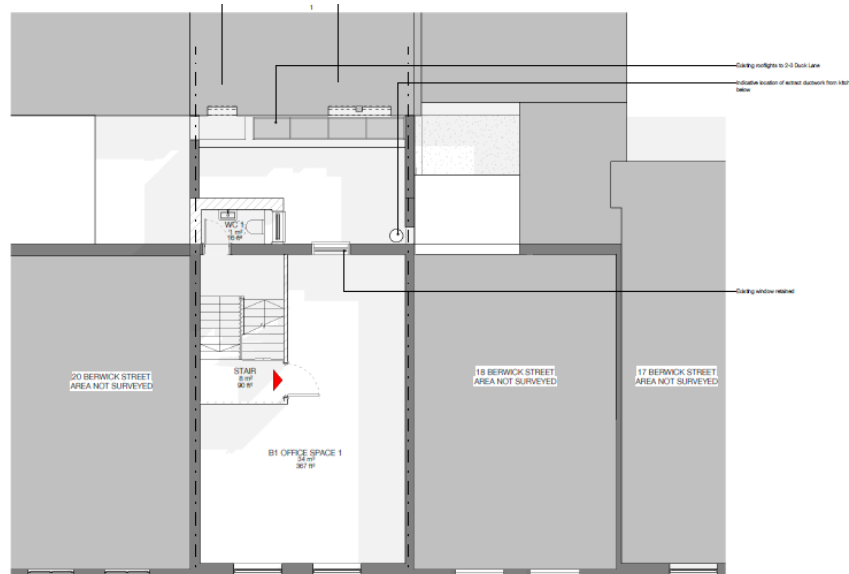
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MARK HOLLINGTON BY EMAIL AT MHOLLINGTON2@WESTMINSTER.GOV.UK .

9. KEY DRAWINGS

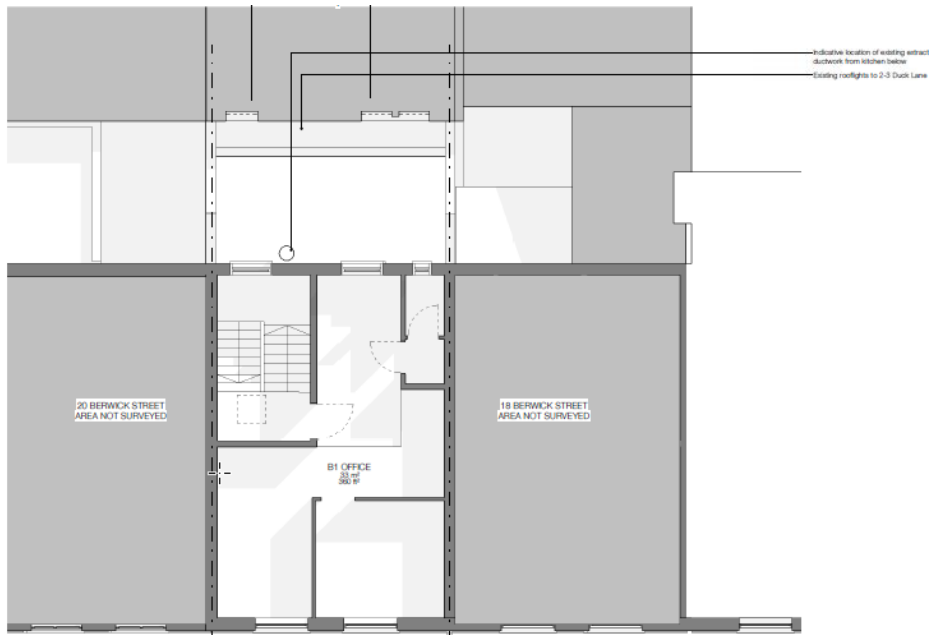
Existing First Floor Plan



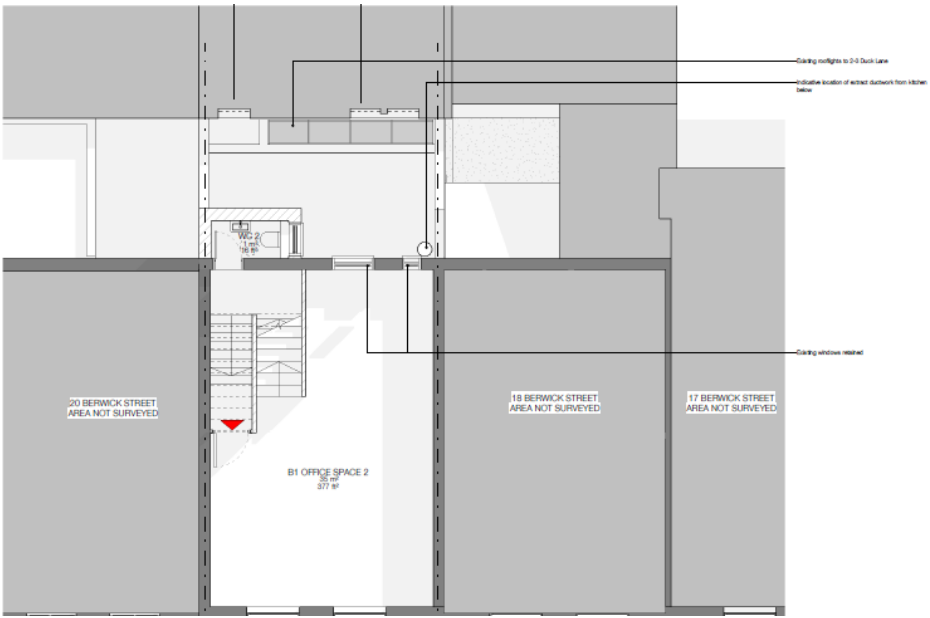
Proposed First Floor Plan



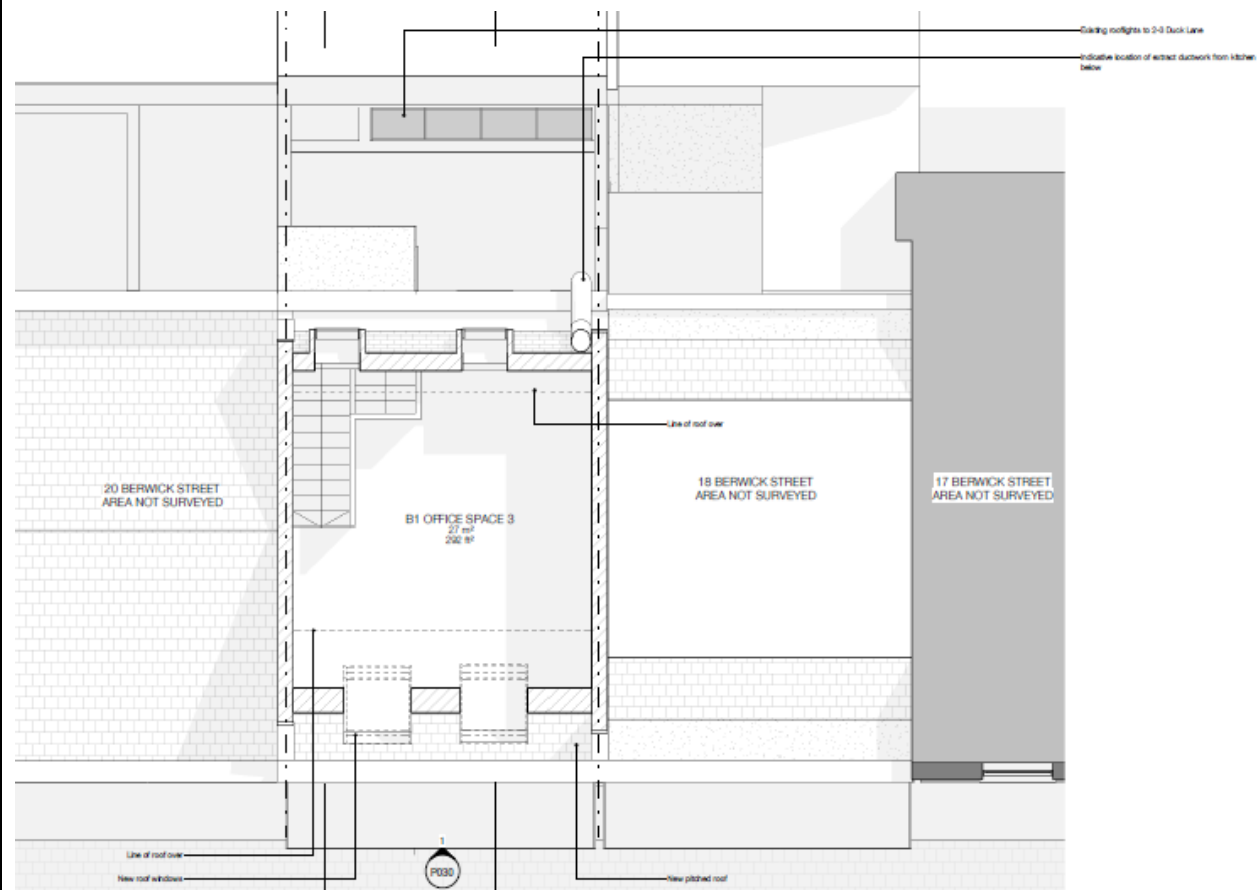
Existing Second Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan



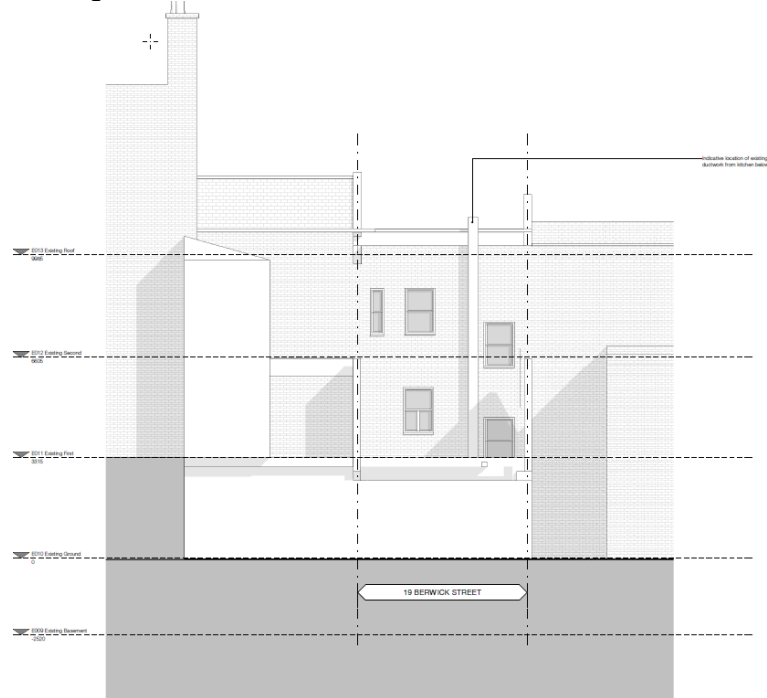
Existing front Elevation



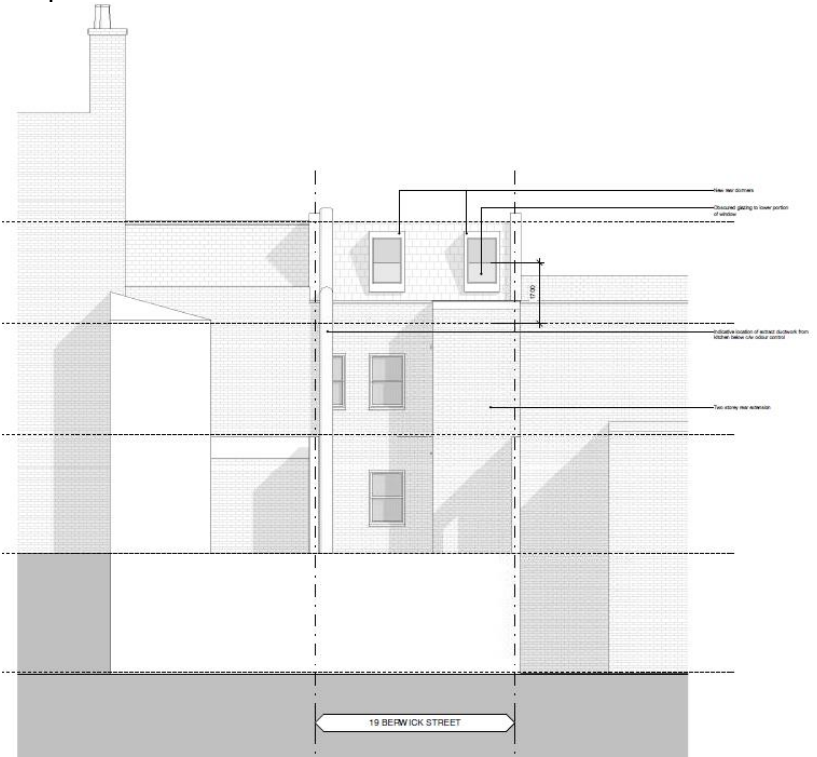
Proposed Front Elevation



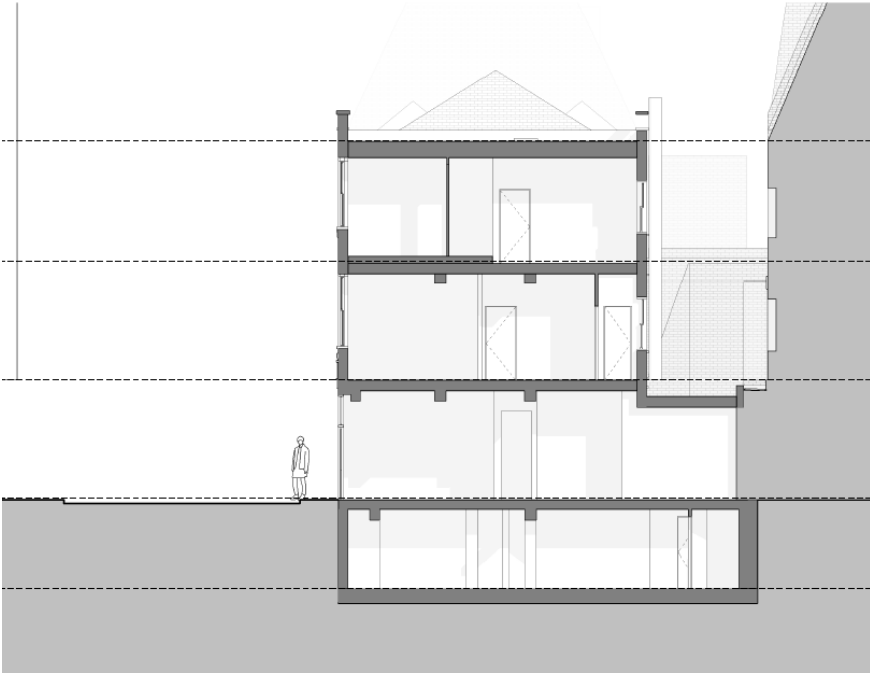
Existing Rear Elevation



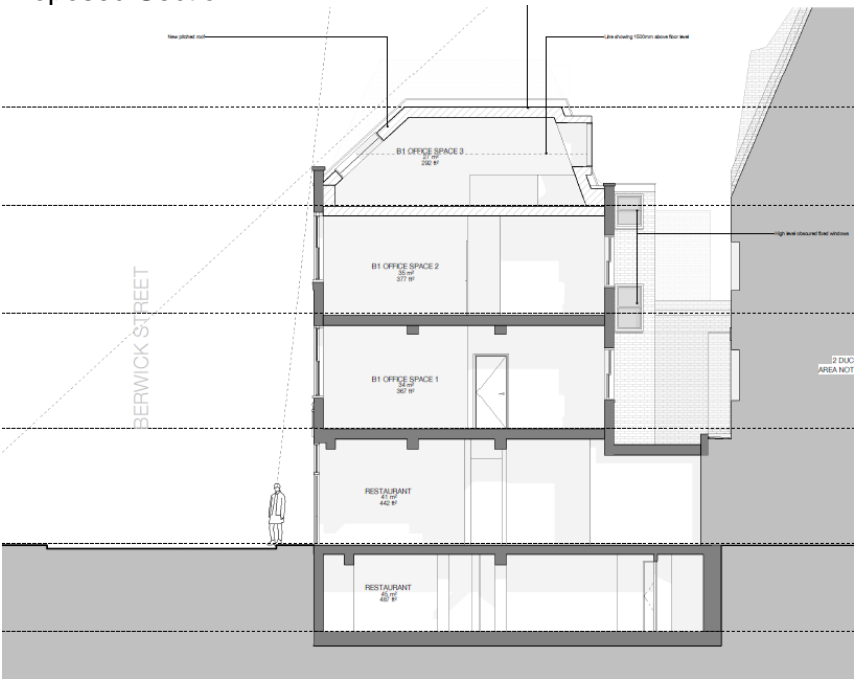
Proposed Rear Elevation



Existing Section



Proposed Section



DRAFT DECISION LETTER

Address: 19 Berwick Street, London, W1F 0PX

Proposal: Use the first floor as offices (Class B1). Erection of roof extension and rear extension at first and second to provide additional office floorspace (Class B1), and repositioning and extension of extraction flue on rear elevation.

Reference: 17/09736/FULL

Plan Nos: P009 A, P010 B, P011 F, P012 G, P013 G, P014 G, P030 B, P031 G, P040 G, P041 G.

Case Officer: Damian Lavelle

Direct Tel. No. 020 7641 5974

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

You must carry out piling, excavation and demolition work only

- o between 08.00 and 18.00 Monday to Friday; and
- o 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)

- 3 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be

intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 4 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 5 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not occupy the additional office (Class B1) floorspace until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the office accommodation. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste 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. (R14BD)

- 6 The glass that you put in the following windows must not be clear glass and must be fixed shut:

- the two south facing windows on the return wall of the approved rear extension serving two internal toilets; and

- the two rear windows at third floor.

You must apply to us for approval of a sample of the glass (at least 300mm square).

You must not start work on the relevant part of the development until we have approved the sample.

You must not change the glass within these windows without permission.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 7 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 (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)

- 8 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

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 (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)

- 9 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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 (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)

- 10 The plant/machinery hereby permitted shall not be operated except between 0900 and 2345 Mondays to Saturday and between 0900 and 2230 on Sundays.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 11 Prior to the erection of the rear extension or occupation of the office accommodation at first to third floor level you must erect the replacement duct as shown on the approved drawings

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

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 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

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.