

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 13 February 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	30-31 Leinster Square, London, W2 4NQ		
Proposal	Use of building as 9 residential flats (Class C3) including renovations to front and rear facades and windows, erection of rear two storey lightweight infill extensions at basement and ground floor levels, alteration to rear parapet height, excavation of rear garden to provide lightwells, structural alterations to lower level of existing front vaults, internal refurbishments to all floors, restoration of original and secondary staircases, reinstatement of ground to basement stair flight, reuse of existing roof level water tank room as plant room and restoration of existing butterfly roofs.		
Agent	Ms Emma Adams		
On behalf of	FSR Acquire Ltd		
Registered Number	16/12254/FULL & 16/12255/LBC	Date amended/ completed	8 January 2018
Date Application Received	23 December 2016		
Historic Building Grade			
Conservation Area	Bayswater		

1. RECOMMENDATION

1) Grant conditional permission subject to a deed of variation to the original legal agreement dated 4 November 2016 to secure the following:

a) Provision of £321,000 towards the City Council's affordable housing fund (index linked and payable upon commencement of development);

2. If the S106 legal agreement has not been completed within six weeks of the date of the Committee resolution, then:

a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;

b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. Grant conditional listed building consent.

2. SUMMARY

30-31 Leinster Square is an amalgamated pair of Grade II Listed terraced properties located within the Bayswater Conservation Area. Planning Permission and Listed Building Consent is sought for the use of building as 9 residential flats (Class C3) including renovations to front and rear facades, erection of rear two storey lightweight infill extensions between closet wings, excavation of rear garden area to provide light to rear facing bedrooms, structural alterations to lower level existing front vaults, internal refurbishments to all floors, restoration of original and secondary staircases, reinstatement of missing ground to basement stair flight, reuse of existing roof level water tank room as plant room and restoration of existing butterfly roofs

Planning permission has been granted for a similar application for the use of building as 8 residential flats (Class C3) with associated alterations granted November 2016 (Ref:15/10884/FULL) and this has subsequently been subject to a S73 application which amended the proposal to remove the lift overrun was as granted planning permission in December 2017 (16/12279/FULL). Listed building consent was also granted for the associated works to the listed building in December 2017. (16/12278/LBC).

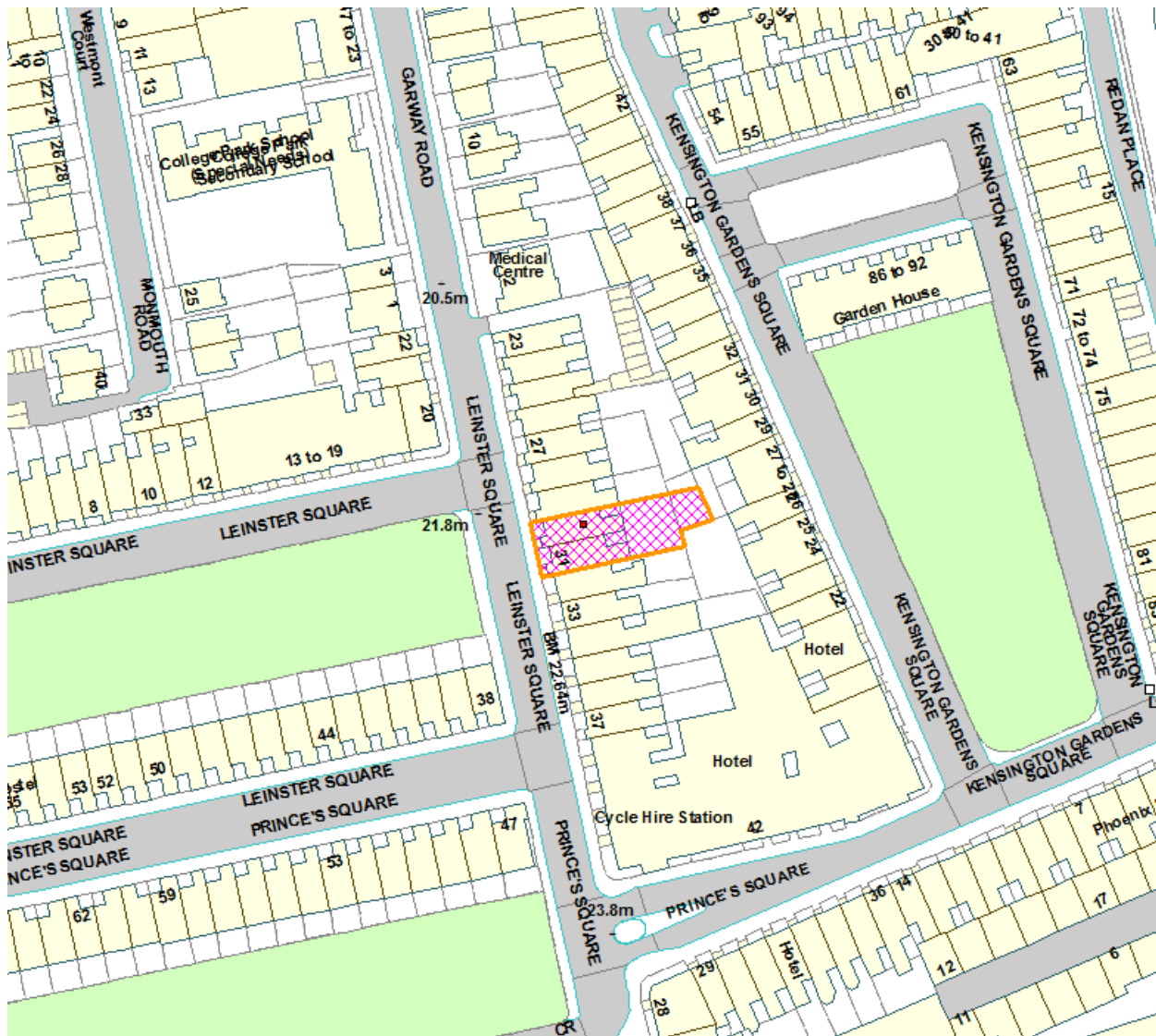
This application seeks to amend the most recently approved scheme by dividing the second floor into two units creating a total of 9 units whereas the approved scheme proposed one flat across the whole second floor meaning the total of units created was 8.

Most of the issues have already been assessed under the recent approvals and the key issues to consider under this application are:

- The acceptability of the updated affordable housing payment in lieu offer;
- The impact of the works on the character and appearance of the Grade II listed building;
- The acceptability of the change in the number and mix of units provided.

The amended proposals are considered, on balance, acceptable in land use, amenity, design and heritage terms and is in accordance with policies in Westminster's City Plan (City Plan) and the Unitary Development Plan (UDP) and is therefore recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

WARD COUNCILLORS

Any response to be reported verbally.

BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

HISTORIC ENGLAND

Historic England do not consider it necessary for them to have been notified on this application.

BUILDING CONTROL

No adverse comments.

CLEANSING

Objection on the grounds that insufficient details of waste storage provision have been provided. Revised plans are therefore requested.

ARBORICULTURAL SECTION

No objection subject to tree protection and landscaping conditions.

HIGHWAYS PLANNING

Undesirable on transportation grounds but could be made acceptable if cycle parking space provision increased to 17.

ENVIRONMENTAL HEALTH

No objection subject to standard noise conditions for plant equipment.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 109

Total No. of replies: 2

No. of objections: 1

No. in support: 1

The letter of objection is on the grounds that there are 3 sites within a 100m radius involving excavation. Council should have a phased approach to granting consents and limit structural work. Construction site restrict pram access.

One letter of support stating that they hoped a tree in the rear garden is pollarded to provide more light to their property.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

30-31 Leinster Square is a converted pair of Grade II Listed terraced properties located within the Bayswater Conservation Area. Its most recent use has been as a hostel (operated by Look Ahead) for the homeless with 29 rooms and shared communal facilities, however the building is now vacant. The properties were listed in 1965.

6.2 Recent Relevant History

16/12279/FULL

Variation of Condition 1 of planning permission dated 4 November 2016 (RN: 15/10884/FULL) for use of building as 8 residential flats (Class C3) with associated alterations including a lift overrun at roof level, renovation of external facades, alterations to windows, minor increase in height to parapets and new rear infill extensions at lower ground and ground floors with associated lightwells. Namely, to alter the approved drawings to allow removal of lift. (Linked Case: 16/12278/LBC).

Application Permitted 6 December 2017

16/12278/LBC

Works associated with the conversion of the property into 8 residential flats, erection of a contemporary design two-storey glazed infill extension at basement and ground floor levels to both buildings, renovation of external facades, alterations to windows, minor increase in height to parapets and new rear infill extensions at lower ground and ground floors with associated lightwells. (Linked Case: 16/12279/FULL).

Application Permitted 6 December 2017

15/10884/FULL

Use of building as 8 residential flats (Class C3) with associated alterations including a lift overrun at roof level, renovation of external facades, alterations to windows, minor increase in height to parapets and new rear infill extensions at lower ground and ground floors with associated lightwells,

Application Permitted 4 November 2016

7. THE PROPOSAL

Planning permission is sought to use the building as 9 residential flats with associated alterations including the renovation of external facades, internal works, new rear infill extensions at lower ground and ground floors. The units comprise of two x 3 bed, six x 2 bed and one x 1 bed.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Loss of hostel

The loss of the hostel has been accepted under both the November 2016 and December 2017 planning permissions. There has been no significant amendments to relevant policies since these decisions were made, and its loss is therefore still considered acceptable.

Residential use

The suitability of the proposed residential use has been established by the 2016 and 2017 permissions.

The proposed mix of units includes two x 3 bed, six x 2 bed and one x 1 bed. The same number of 3 bedroom / family units is proposed as previously, with the number of two beds increased. As there is no net reduction in the number of family units proposed and as the proposals will help to maximise the number of units on site, the proposed mix is considered to be acceptable. All units meet the Nationally Described Space Standards (Technical Housing Standards DCLG 2015) and are considered to provide a suitable standard of accommodation with adequate natural light and ventilation.

Private amenity space is proposed to four of the units. Whilst provision has not been made for the other flats, primarily for design and listed building reasons, the proposals are considered acceptable and to accord with policy H10 of the UDP.

Affordable housing

Policy S16 of the City Plan requires that in new residential schemes of 10 or more additional units or 1,000+ sqm (GEA) of additional floor space an element of on-site affordable housing should be provided. In this case, the creation of 1068m² of new residential floor space outside the Core CAZ, Paddington Opportunity Area and named streets where the proposal relates to land having a low existing use value requires 80m² of the floor space to be provided as affordable housing.

The policy requires affordable housing to be provided on-site but where this is not practicable or viable, cascade options allow for it to be provided off-site in the vicinity. The supporting text to this policy notes that financial contributions in lieu of affordable housing provision is an option the Council will only accept if the cascade options have been thoroughly explored and proved impracticable or unfeasible. In this case the policy compliant payment in lieu would be £328,320.

The applicant argues that providing affordable housing on site will make their development unviable and have provided a viability assessment to support this. The Council's independent consultants, Lambert Smith Hampton accept this position and confirm that this cannot be accommodated within the current scheme given the alterations required to bring this property up to standard and having regard to the listed building.

On the previously permission for 8 units, the applicant agreed to pay a contribution of £125,000. An updated Viability Report has been submitted by the applicant for this application. This report concluded that no affordable housing contribution could be sustained by the development. The Council's independent consultants Lambert Smith Hampton have assessed the applicant's viability report and agreed that neither a policy

compliant on site provision or payment in lieu would be viable however they have concluded that the proposal can support a maximum payment in-lieu of £321,000. The applicant has agreed to pay this sum. In light of the independent viability consultants findings it is considered that this financial contribution to the City Council's affordable housing fund is acceptable.

8.2 Townscape and Design

The only difference between this proposal and the planning permission and listed building consent granted in December 2017 is that two units are proposed at second floor level rather than one large unit across the whole level. This amendment has benefits in listed building terms as a breakthrough in the party wall is no longer required in the front rooms, thereby retaining more of the historic planform.

In relation to the all of the other internal and external extensions and alterations, these remain as previously approved. There has been no significant change to the relevant policies since this work was approved and are therefore still considered acceptable.

In summary the revised works are considered to comply with policy DES 1, DES 5, DES 9 and DES 10 of the UDP and S29 of the City Plan and can therefore be considered for conditional permission and consent.

8.3 Residential Amenity

The residential amenity implications of the proposals have been considered under both the November 2016 and December 2017 planning permissions and are considered acceptable. There have been no significant amendments to relevant policies or on site situation since these decisions were made.

8.4 Transportation/Parking

The Highways Planning Manager has assessed the proposals, which includes 1 additional residential unit compared to the previous applications. He remains of the view that the proposals are acceptable in highways terms, with surveys indicating that any parking can be absorbed into the surrounding street network.

He also notes that the plans indicate the provision of 9 cycle parking spaces at lower ground floor level, which is insufficient to meet the London Plan requirements of 17 spaces. A condition is therefore recommended for revised plans to be submitted to include 17 spaces.

8.5 Economic Considerations

Any economic benefits resultant of the development proposals are welcomed.

8.6 Access

Access arrangements will not be significantly altered by the proposal.

8.7 Other UDP/Westminster Policy Considerations

The City Council's Cleansing Officer has stated that the proposed waste and recycling storage provision is inadequate however it is intended that this will be secured by way of condition.

The City Council's arboricultural Officer has assessed the submitted tree survey and arboricultural impact assessment and has no objection to the proposals for the rear extensions subject to tree protection and landscaping conditions being placed on any permission.

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

A payment in lieu of £321,000 for affordable housing will be secured by a legal agreement.

It is estimated that proposal will require a Mayoral CIL contribution of £3,347 and a Westminster CIL contribution of £24,000.

8.11 Other Issues

One letter of objection has been received on the grounds that there are three sites within a 100m radius in the vicinity involving excavation/construction sites which results in issues including pram access. The objector states that they feel the Council should have a phased approach to granting consents and limit structural work. It is not within the Council's powers to restrict the issuing of planning permissions on a phased basis or to limit structural works.

9. BACKGROUND PAPERS

1. Application form
2. Response from Historic England (Listed Builds/Con Areas), dated 21 February 2017
3. Response from Building Control - Development Planning, dated 5 December 2017
4. Response from Cleansing - Development Planning, dated 22 February 2017
5. Response from Arboricultural Section - Development Planning, dated 24 January 2017
6. Response from Highways Planning - Development Planning, dated 21 February 2017
7. Response from Environmental Health, dated 14 March 2017
8. Letter from occupier of 32 Leinster Square, London, dated 15 February 2017
9. Letter from occupier of 27b Leinster square, london, dated 17 February 2017

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

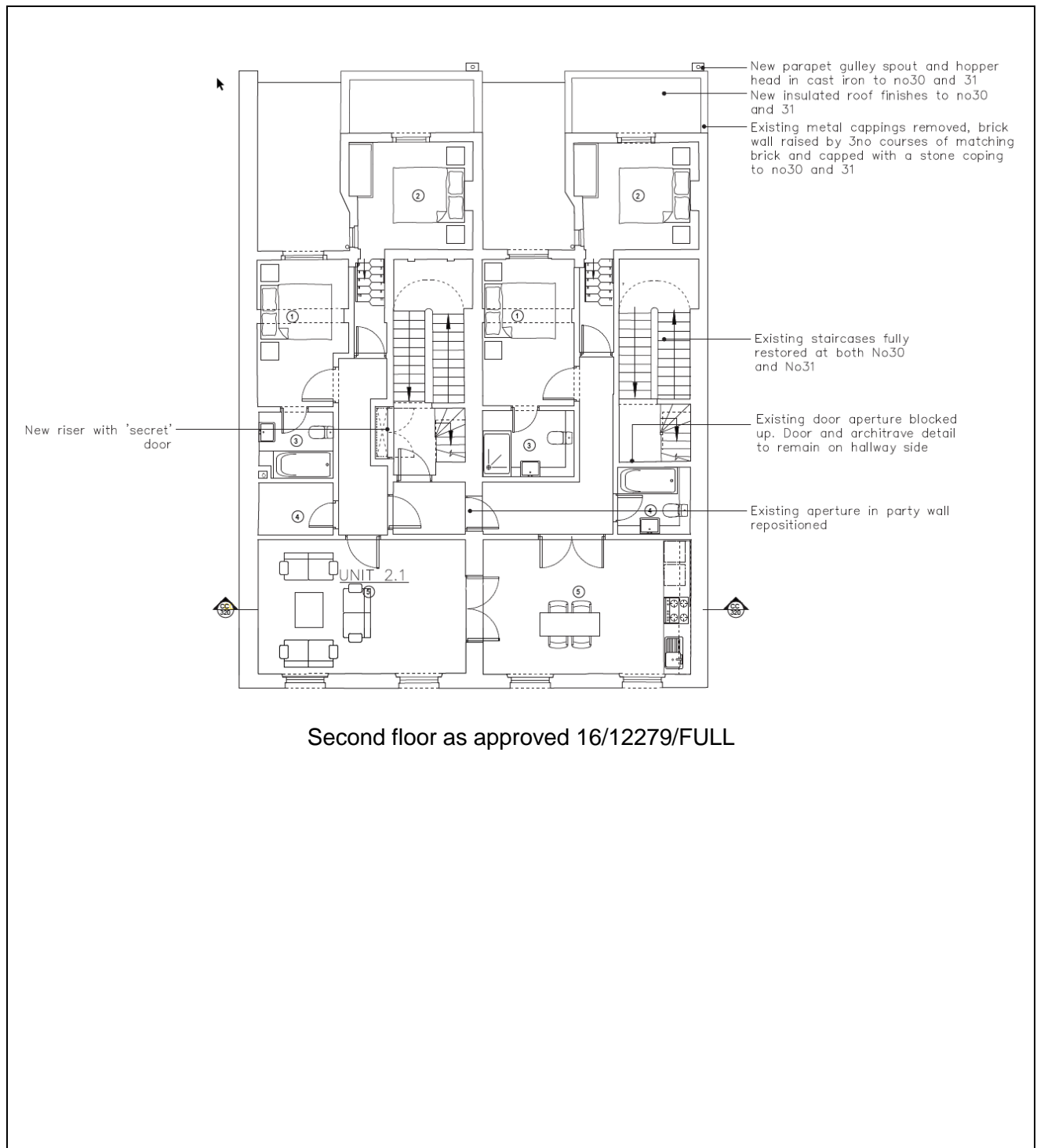
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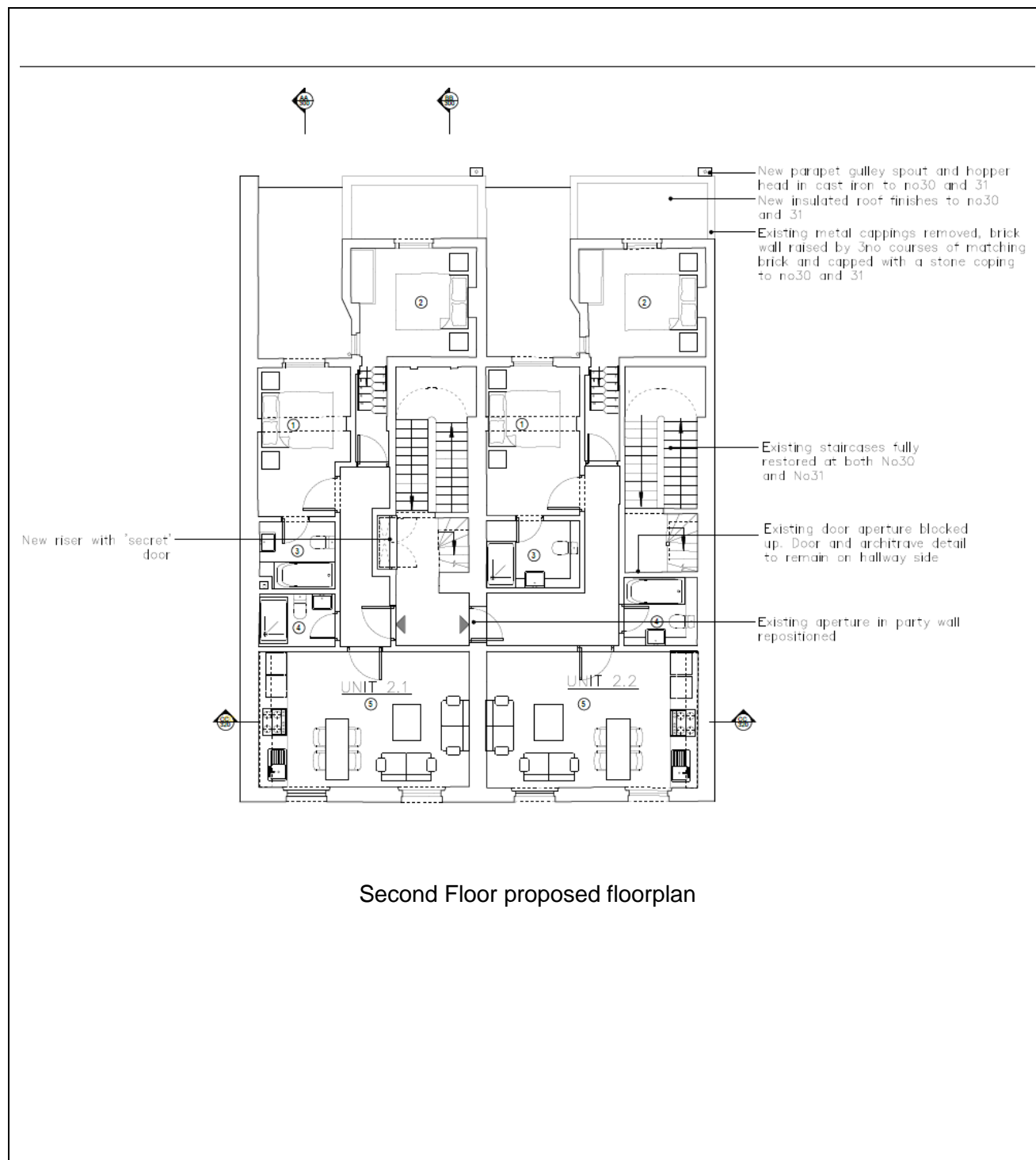
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Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: RUPERT HANDLEY BY EMAIL AT rhandley@westminster.gov.uk

10. KEY DRAWINGS





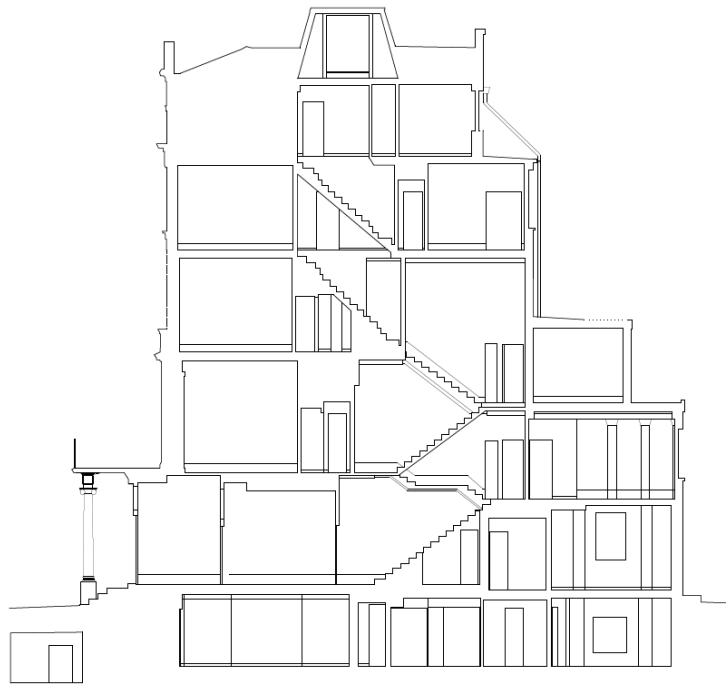
Second Floor proposed floorplan



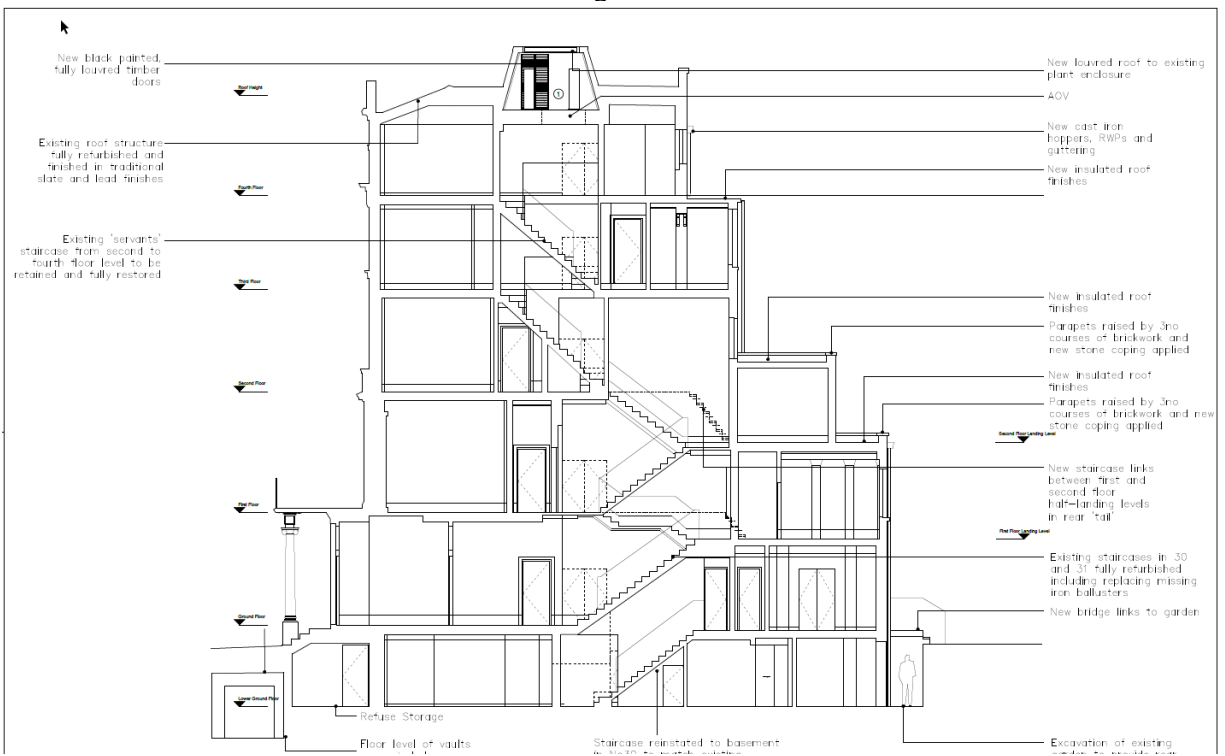
Existing rear elevation



Proposed rear elevation



Existing Section



Proposed Section

DRAFT DECISION LETTER

Address: 30-31 Leinster Square, London, W2 4NQ,

Proposal: Use of building as 9 residential flats (Class C3) including renovations to front and rear facades and windows, erection of rear two storey lightweight infill extensions at basement and ground floor levels, alteration to rear parapet height, excavation of rear garden to provide lightwells, structural alterations to lower level of existing front vaults, internal refurbishments to all floors, restoration of original and secondary staircases, reinstatement of ground to basement stair flight, reuse of existing roof level water tank room as plant room and restoration of existing butterfly roofs.

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LSP_THA_PR_AL_510R1; LSP_THA_PR_AL_520R1; LSP_THA_PR_AL_530R1;
LSP_THA_PR_AL_540R1;
LSPTHAPRAL090P2: LSPTHAPRAL100P3: LSPTHAPRAL110P4:
LSPTHAPRAL120P2: LSPTHAPRAL130P2: LSPTHAPRAL140P2:
LSPTHAPRAL150R1: LSPTHAPRAL160R1: LSPTHAPRAL170R1:
LSPTHAPRAL180R1: LSPTHAPRAL200R2: LSPTHAPRAL210R2:
LSPTHAPRAL300R1: LSPTHAPRAL310R1: LSPTHAPRAL320R1: Covering letter dated 22.12.16; Heritage Statement revision 3; Design and Access Statement; Window Report; Plant Noise Assessment; Environmental and Energy Report.

Case Officer: Richard Langston

Direct Tel. No. 020 7641 7923

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 You must apply to us for approval of detailed drawings/schedules/ methodologies of the following parts of the development: -

- a) New front light well stone steps and railings/gate;
- b) New entrance tiling/works to steps;
- c) New windows;
- d) Junction of new rear extensions to original building;
- e) Works of restoration, redecoration, including repointing spec;
- f) Welsh slate sample;
- g) lightwell stone sample;

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 The metal framing used for the glazed rear extensions must be dark grey in colour.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

- 6 (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.

- 7 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.

- 8 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 1 year of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 5 years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Bayswater Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

- 9 **Pre Commencement Condition.** You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing . You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005. You must then carry out the work according to the approved details. (C31AC)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Bayswater Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

- 10 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 start work on the relevant part of the development 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 building

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)

- 11 You must apply to us for approval of details of 17 secure cycle storage spaces for the building. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

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 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 3 Please read the following.
 - * British Standard BS: 5837 (2005) and later revisions - Recommendations for trees in relation to construction
 - * National Joint Utilities Group guide NJUG 10 - Guidelines for the planning, installation and maintenance of utility services in proximity to trees (1995)
 - * Arboricultural Practice Note APN 1 - Driveways close to trees (1996), and the products available to provide hard surfaces close to trees. (I92AA)

- 4 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: www.westminster.gov.uk/cil

Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an Assumption of Liability Form immediately. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a Commencement Form

CIL forms are available from the planning on the planning portal:
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Forms can be submitted to CIL@Westminster.gov.uk

Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.

- 5 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 6 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)

DRAFT DECISION LETTER

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 LSP_THA_PR_AL_510R1; LSP_THA_PR_AL_520R1; LSP_THA_PR_AL_530R1;
 LSP_THA_PR_AL_540R1; LSPTHAPRAL090P2: LSPTHAPRAL100P3:
 LSPTHAPRAL110P4: LSPTHAPRAL120P2: LSPTHAPRAL130P2:
 LSPTHAPRAL140P2: LSPTHAPRAL150R1:
 LSPTHAPRAL160R1: LSPTHAPRAL170R1: LSPTHAPRAL180R1:
 LSPTHAPRAL200R2: LSPTHAPRAL210R2: LSPTHAPRAL300R1:
 LSPTHAPRAL310R1: LSPTHAPRAL320R1: Covering letter dated 22.12.16;
 Heritage Statement revision 3; Design and Access Statement; Window Report;
 Plant Noise Assessment; Environmental and Energy Report.

Case Officer: Richard Langston

Direct Tel. No. 020 7641 7923

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 You must apply to us for approval of detailed drawings/schedules/ methodologies of the following parts of the development: -

- 1) New front light well stone steps and railings;
- 2) New entrance tiling/works to steps;
- 3) New main stairway, railing/balustrade between ground and first floor;
- 4) New windows;
- 5) Junction of new rear extensions to original building;
- 6) Works of restoration, redecoration, including repointing spec;
- 7) Welsh slate sample;
- 8) lightwell stone sample;

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Basywater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must apply to us for approval of detailed drawings / schedules / methodologies of the following parts of the development: -

- 1) Internal doors to be retained and design of new doors;
- 2) Proposals to refurbish plasterwork at ground and first floors, inc. bulkhead investigation bulkhead in front room;
- 3) Retention of floorboards throughout buildings;
- 4) Skirtings, architraves and cornices to be retained at each level and designs of new;
- 5) Design, materials and any works associated with construction of the new stone stair between ground and first;
- 6) Design, size, material and height of lobbies at first floor,

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these details. (C26DB)

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 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 All new external rainwater and waste water goods must be formed of cast iron, the down pipes with traditional eared collar fittings.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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 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. (159AA)