



City of Westminster

Committee Agenda

Title: **Planning Applications Committee (2)**

Meeting Date: **Tuesday 21st February, 2017**

Time: **6.30 pm**

Venue: **Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP**

Members: **Councillors:**

Melvyn Caplan (Chairman)
Paul Church
Gotz Mohindra
Tim Roca

Members of the public are welcome to attend the meeting and listen to the discussion Part 1 of the Agenda

Admission to the public gallery is by ticket, issued from the ground floor reception at City Hall from 6.00pm. If you have a disability and require any special assistance please contact the Committee Officer (details listed below) in advance of the meeting.



An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact the Committee Officer, Tristan Fieldsend, Committee and Governance Officer.

**Tel: 020 7641 2341; email: tfieldsend@westminster.gov.uk
Corporate Website: www.westminster.gov.uk**

Note for Members: Members are reminded that Officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. With regard to item 2, guidance on declarations of interests is included in the Code of Governance; if Members and Officers have any particular questions they should contact the Head of Legal & Democratic Services in advance of the meeting please.

AGENDA

PART 1 (IN PUBLIC)

1. MEMBERSHIP

To note any changes to the membership.

2. DECLARATIONS OF INTEREST

To receive declarations by members and officers of the existence and nature of any personal or prejudicial interests in matters on this agenda.

3. MINUTES

To sign the minutes of the last meeting as a correct record of proceedings.

4. PLANNING APPLICATIONS

Applications for decision

Schedule of Applications

- | | |
|---|--------------------------|
| 1. 10-11 LANCASTER GATE, LONDON, W2 3LH | (Pages 3 - 32) |
| 2. DEVELOPMENT SITE AT KINGDOM STREET, LONDON, W2 6AE | (Pages 33 - 56) |
| 3. SELFRIDGES, 400 OXFORD STREET, LONDON, W1A 1AB | (Pages 57 - 68) |
| 4. GROUND FLOOR NORTH, COMMUNICATIONS HOUSE, 48 LEICESTER SQUARE, LONDON, WC2H 7LT | (Pages 69 - 76) |
| 5. 18 MONTPELIER SQUARE, LONDON, SW7 1JR | (Pages 77 - 100) |
| 6. THE LODGE, 101 HALL PLACE, LONDON, W2 1NQ | (Pages 101 - 116) |
| 7. FLAT 1 BERKELEY COURT, MARYLEBONE ROAD, LONDON, NW1 5NA | (Pages 117 - 126) |

Charlie Parker
Chief Executive
13 February 2017

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CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 21st February 2017
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Item No	References	Site Address	Proposal	Resolution
1.	RN NO(s) : 15/11987/FULL 15/11988/LBC Lancaster Gate	10-11 Lancaster Gate London W2 3LH	Demolition of 1st and 2nd storey of existing rear extension and erection of new four storey rear extension with internal alterations and new lift associated with use of building as ten residential units and associated works.	
Item No	References	Site Address	Proposal	Resolution
2.	RN NO(s) : 16/12331/FULL 16/12332/ADV Hyde Park	Development Site At Kingdom Street London W2 6AE	Application 1: Temporary use of cleared site at 5 Kingdom Street for two year period as restaurants (Class A3) and bar (Class A4) and erection of a temporary two storey building, with temporary access arrangements from Kingdom Street and Westbourne Bridge Road. Application 2: Display of 2 non-illuminated hoarding signs measuring 2.4m x 55m, 1 internally illuminated sign measuring 1.5m x 5m, 1 internally illuminated sign measuring at 1.2m x 4m, and 1 internally illuminated sign measuring 0.5m x 2m.	
Item No	References	Site Address	Proposal	Resolution
3.	RN NO(s) : 16/10206/FULL Marylebone High Street	Selfridges 400 Oxford Street London W1A 1AB	Installation of stone bench, water fountain and 4 trees including tree grilles on Duke Street.	
Item No	References	Site Address	Proposal	Resolution
4.	RN NO(s) : 16/08222/FULL St James's	Ground Floor North Communications House 48 Leicester Square London	Use of an area of the public highway measuring 3.0m x 18.3m narrowing to 2.0m x 4.0m for the placing of queue barriers in association with the use of the ground floor retail unit.	

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 21st February 2017
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

		WC2H 7LT		
Recommendation Refuse permission - unacceptable impact on safe movement of pedestrians and the character and appearance of the area.				
Item No	References	Site Address	Proposal	Resolution
5.	RN NO(s) : 16/09496/FULL 16/09497/LBC Knightsbridge And Belgravia	18 Montpelier Square London SW7 1JR	Demolition of existing lower ground and ground level rear extensions and erection of new rear extensions at ground and lower ground floors with replacement balcony and stair to garden at ground floor level. Extension to the closet wing at rear third floor level and erection of a mansard roof extension. Excavation of front vaults.	
Recommendation 1. Grant conditional permission and conditional listed building consent. 2. Agree the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.				
Item No	References	Site Address	Proposal	Resolution
6.	RN NO(s) : 16/09686/FULL Little Venice	The Lodge 101 Hall Place London W2 1NQ	Erection of an extension to rear ground floor with terrace above, erection of roof extension with terraces at second floor level. Alterations to windows and doors. Widening of existing garage door.	
Recommendation Grant conditional permission.				
Item No	References	Site Address	Proposal	Resolution
7.	RN NO(s) : 16/11231/FULL Bryanston And Dorset Square	Flat 1 Berkeley Court Marylebone Road London NW1 5NA	Amalgamation of Flat 1 and Flat 5 to form one maisonette at first and second floor levels.	
Recommendation Grant conditional permission.				

Agenda Item 1

Item No.

1

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 February 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	10-11 Lancaster Gate, London, W2 3LH,		
Proposal	Demolition of 1st and 2nd storey of existing rear extension and erection of new four storey rear extension with internal alterations and new lift associated with use of building as ten residential units and associated works.		
Agent	Michael Gold Architects		
On behalf of	Era Zly Ltd		
Registered Number	15/11987/FULL and 15/11988/LBC	Date amended/ completed	27 June 2016
Date Application Received	23 December 2015		
Historic Building Grade	Grade 2 listed		
Conservation Area	Bayswater		

1. RECOMMENDATION

1. Refuse permission – failure to provide an appropriate affordable housing contribution.
2. Grant conditional listed building consent.
3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

The application site contains two, seven storey grade II listed buildings located within the Bayswater Conservation Area. These buildings are currently vacant, but have been laterally converted historically and were last in use as a single hotel premises (Class C1). Due to their poor condition, these buildings are also on the Heritage at Risk register.

The applicant proposes a change of use from a hotel (Use Class C1) to ten apartments (Use Class C3). To facilitate this work, the applicant proposes demolishing the structures to the rear of no. 11 above ground floor level and constructing a new four storey extension. External alterations,

including the reinstatement of railings and a gate to the Craven Terrace frontage are proposed. Internal alterations, including replacement of the existing lift, are also proposed.

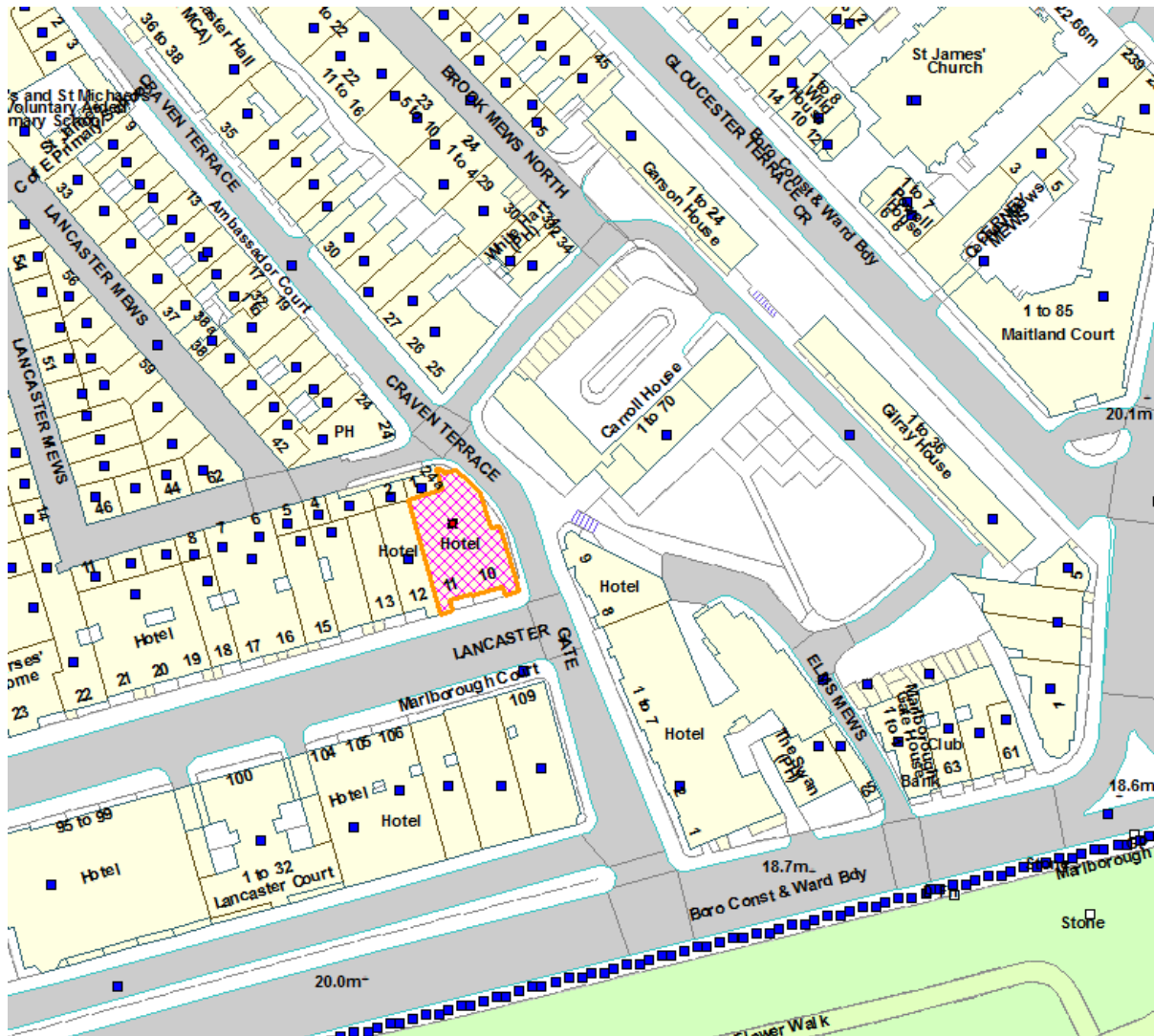
The key issues are:

- Loss of the hotel use and provision of residential;
- Provision of an affordable housing contribution and the Vacant Building Credit;
- Impact on the special architectural interest of this Grade 2 listed building and the character and appearance of the Bayswater Conservation Area; and
- Impact on on-street parking levels.

The applicant does not agree to payment of an affordable housing contribution of £3,611,520.00. This is despite viability testing demonstrating that this development can make this payment. In the absence of a policy compliant affordable housing payment, the proposed development would be contrary to policy S16 of the City Plan (adopted November 2016), policy H4 of the Unitary Development Plan (adopted January 2007) and the City Council's Interim Guidance Note on Affordable Housing (November 2013). Accordingly, it is recommended that permission is refused.

Subject to the recommended conditions, the proposed development would preserve the special architectural and historic interest of this listed building. Accordingly, it is recommended that listed building consent is granted, subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front (Lancaster Gate) View



Rear (Craven Terrace) View

5. CONSULTATIONS

WARD COUNCILLORS FOR LANCASTER GATE

Any response to be reported verbally.

HISTORIC ENGLAND

Authorisation given to allow the City Council to determine as they think fit. Although the additional height to the rear extension to no. 11 would alter the setting of no. 11, any harm would not be substantial and would be outweighed by the benefits of the scheme.

ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

DESIGN COUNCIL

Any response to be reported verbally.

THE GEORGIAN GROUP

Any response to be reported verbally.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally.

TWENTIETH CENTURY SOCIETY

Any response to be reported verbally.

THE VICTORIAN SOCIETY

Any response to be reported verbally.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION (SEBRA)

Support the change of use from hotel to residential as this we would bring this long derelict building back into use.

However, the proposal is for a limited number of large flats, which will be unaffordable for most Londoners and so will not contribute to solving London's housing problem. The building will be like so many others in the area, such as The Lancasters, which are left largely empty for much of the time. A better solution would be for a larger number of smaller units of varying sizes, as is proposed in a recent planning application for the conversion of the Holiday Villas Hotel in Leinster Gardens.

The proposed infill behind No 11 is acceptable in principle but they note the comment from an adjacent owner regarding party wall damage.

The proposal to retain the 1950s extension at the rear of No 10 is fine and a rendered finish to the brickwork is an improvement. However, consideration should be given to using sash windows, which would be more in keeping with the style of the area, and are proposed for the extension to No 11. Although the 1950s extension is to be given a more 'modernistic' style, there is no reason that sash windows could not be used.

The railings along the Lancaster Gate front should match those along the street, not those of the immediately adjacent Best Western hotel.

ENVIRONMENTAL HEALTH OFFICER

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER

Unacceptable, but could be made acceptable through condition requiring the provision of cycle parking

BUILDING CONTROL

The new lift is very close to the main cantilever staircase, we do not want any lifting track or guides to be fixed to the staircase's wall because this could damage the staircase.

The lift shaft should be completely independent of the staircase. No adverse comments regarding the rear extension.

WASTE PROJECT OFFICER

Applicant has confirmed the provision of a waste store at the basement vault. However, the storage capacity of the bins required was not stated and the bins were not marked R and W to indicate recycling and waste bins respectively.

Proposal to deposit waste on pavement on rubbish days not acceptable. Also unclear how residents in no. 11 will access bin stores in no. 10.

AFFORDABLE HOUSING SUPPLY MANAGER

Any response to be reported verbally

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 127

No. of objections: 1

In summary, the objector raises the following issues.

- Potential for party wall damage from the proposed works.
- Inconvenience and disruption during construction.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION**6.1 The Application Site**

The application site is located at the intersection of Lancaster Gate and Craven Terrace. It contains two, seven storey grade II listed buildings located within the Bayswater Conservation Area. These buildings are currently vacant, but have been laterally converted historically and were last in use as a single hotel premises (Class C1). Due to their poor condition, these buildings are also on the Heritage at Risk register.

6.2 Recent Relevant History

11/01841/FULL

Demolition of rear extension to No. 11 above ground floor level and erection of replacement rear extension between first and fifth floor levels, erection of single storey basement extension, opening up of existing vaults to increase covered outside space within front lightwells, installation of mechanical plant and satellite dishes at roof level, alterations to existing facades including replacement of windows and rendering of existing rear extension to No.10 and installation of a platform lift to the Craven Terrace elevation between ground and basement levels and associated external alterations in connection with refurbishment of existing hotel (Class C1).

Application Refused - 12 September 2013

11/01302/LBC

Demolition of rear extension to No. 11 above ground floor level and erection of replacement rear extension between first and fifth floor levels, erection of single storey basement extension, opening up of existing vaults to increase covered outside space within front lightwells, installation of mechanical plant and satellite dishes at roof level, alterations to existing facades including replacement of windows and rendering of existing rear extension to No.10 and installation of a platform lift to the Craven Terrace elevation between ground and basement levels and associated internal and external alterations in connection with refurbishment of existing hotel (Class C1).

Application Refused - 12 September 2013

11/12021/FULL

Use as 12 self-contained residential flats (Class C3) (1x1 bedroom flat, 8x2 bedroom flats, 2x3 bedroom flats and 1x4 bedroom flat), demolition of rear extension to No. 11 above ground floor level and erection of replacement rear extension between first and fifth floor levels, alterations to existing rear extension to No. 11, erection of single storey roof extension to No. 11, installation of a platform lift to the Craven Terrace elevation between ground and basement levels, installation of glazed roof over front lightwells and associated external alterations.

Application Refused - 12 September 2013

12/00399/LBC

Demolition of rear extension to No. 11 above ground floor level and erection of replacement rear extension between first and fifth floor levels, alterations to existing rear extension to No. 11, erection of single storey roof extension to No. 11, installation of a platform lift to the Craven Terrace elevation between ground and basement levels, installation of glazed roof over front lightwells and associated internal and external alterations. Works proposed in connection with use as 12 self-contained residential flats (Class C3).

Application Refused - 12 September 2013

12/00959/FULL

Demolition of rear extension to No.11 above ground floor level and erection of replacement rear extension between first and fifth floor levels, erection of plant enclosure and installation of mechanical plant at roof level, alterations to existing facades including replacement of windows and rendering of existing rear extension to No.10, installation of

a platform lift to the Craven Terrace elevation between ground and basement levels, associated external alterations and use as 42 serviced apartments/ apart-hotel (Class C3)

Application Refused - 12 September 2013

12/01722/LBC

Demolition of rear extension to No.11 above ground floor level and erection of replacement rear extension between first and fifth floor levels, erection of plant enclosure and installation of mechanical plant at roof level, alterations to existing facades including replacement of windows and rendering of existing rear extension to No.10, installation of a platform lift to the Craven Terrace elevation between ground and basement levels and associated external alterations. Internal alterations to all floor levels. Alterations and extension in connection with use as serviced apartments/ aparthotel (Class C1).

Application Refused - 12 September 2013

15/01896/FULL

Part demolition and rebuild including rear extension, new stairs and lift with overrun and new roof garden. Conversion of property from hotel to residential use (4 x 4 bed, 2 x 3 bed and 2 x 2 bed).

Withdrawn – 28 July 2015

15/01897/LBC

Part demolition and rebuild including rear extension, new stairs and lift with overrun and new roof garden. Conversion of property from hotel to residential use (4 x 4 bed, 2 x 3 bed and 2 x 2 bed).

Withdrawn – 28 July 2015

7. THE PROPOSAL

The applicant proposes a change of use from a hotel (Use Class C1) to ten apartments (Use Class C3). To facilitate this work, the applicant proposes demolishing the structures to the rear of no. 11 above ground floor level and constructing a new four storey extension. External alterations, including the reinstatement of railings and a gate to the Craven Terrace frontage are proposed. Internal alterations, including the replacement of the existing lift are also proposed.

The proposed apartments would be comprised as follows:

APARTMENT NO.	NO. OF BEDROOMS	FLOOR AREA (SQM GIA)
1 (Duplex)	3	295
2 (Duplex)	3	344
3 (1 st Floor)	3	337
4 (2 nd Floor)	5	214
5 (2 nd Floor)	2	151
6 (3 rd Floor)	2	163
7 (3 rd Floor)	4	216
8 (4 th Floor)	2	147
9 (4 th Floor)	2	161
10 (5 th Floor)	3	227

8. DETAILED CONSIDERATIONS

8.1 Land Use

Loss of Hotel Use

Policy TACE1 of the Unitary Development Plan (adopted 2007) (“the UDP”) and policy S23 of Westminster’s City Plan (adopted July 2016) (“the City Plan”) allow for the loss of existing hotels outside the CAZ, CAZ Frontages and the Paddington Special Policy Area (PSPA), and in areas of over-concentration of hotels, such as Bayswater and Pimlico where existing hotels are causing adverse effects on residential amenity. The policy application wording notes that “hotels that are not purpose built and do not have adequate provision for servicing, especially for coaches, are more likely to give rise to adverse effects on local resident’s amenity and environmental quality”. Paragraph 8.12 of the UDP identifies that such premises are appropriate candidates for conversion to residential use and that this will be encouraged.

The application site does not have any provision for off-street servicing and nor could this be provided given the impact this would have on the character and appearance of the grade II listed buildings. The buildings were originally built as two large townhouses and not as a purpose built hotel premises. Being listed, the layout and accommodation that can be provided by the premises is compromised by the impact that internal alterations would have on the special interest of the building. As such, the principle of returning the building to permanent residential use is supported in land use terms.

Proposed Residential Use

Policies H3 of the UDP and S14 of the City Plan seek to encourage the provision of more residential floorspace including the creation of new residential units and encourage changes of use from non-residential uses to residential use. Accordingly, the provision of residential flats on this site is supported in principle.

Affordable Housing

Policy 3.12 of the London Plan states that the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes, having regards to several factors, including the need to encourage rather than restrain residential development and the specific circumstances of individual sites. The latter includes development viability.

In accordance with policy S16 of the City Plan and the City Council’s Interim Guidance Note on Affordable Housing (November 2013) (“the Interim Note”), the proposed units would necessitate the provision of an affordable housing contribution. Policy S16 sets out a clear presumption that an appropriate form of affordable housing should be provided on site. However, there is a cascade of other options which may be agreed with the City Council where on-site provision is not feasible, namely the provision of off-site affordable housing in the vicinity, or a financial contribution in lieu of provision.

Based on the proposed residential floorspace figure of 2978 sqm GEA and the City Council's Interim Guidance Note on Affordable Housing, there is a requirement for 720 sqm of affordable housing (or 9 units based on an average unit size of 80sqm) to be provided. This equates to a financial contribution of £3,611,520.00 towards the affordable housing fund based on the current unit sum of £304,000.00, should it be accepted that the other options in the policy cascade are not appropriate.

The applicant is not proposing to provide any affordable housing on site, or off site in the vicinity. The applicant contends that affordable housing cannot be provided on-site due to the constraints of this listed building, particularly the need to install separate entrances and a lift to make the units attractive to registered providers. This rationale is agreed with and it is recognised that on-site provision may compromise the viability of the development. The applicant also does not appear to own other sites in the vicinity where affordable housing could be provided. As such, it is appropriate to seek a financial contribution towards the affordable housing fund in lieu of provision.

The applicant has submitted a viability appraisal that indicates that payment of this contribution would not be viable. This appraisal was assessed independently by Lambert Smith Hampton (LSH) on behalf of the City Council. LSH disagree with this appraisal and consider payment of a policy compliant sum possible whilst maintaining development viability.

Despite this, the applicant advises that they do not want to make this payment. The applicant also contends that the Vacant Building Credit (VBC) should apply to this development as the building has been empty for some time. However, officers do not consider the VBC applicable as this building has been empty for redevelopment purposes, as evidenced by the series of refused applications on this site since 2011. The VBC is therefore not needed to incentivise development of this site, as set out in the National Planning Practice Guidance.

In the absence of agreement to provide an affordable housing payment, the proposed development would be contrary to policy S14 of the City Plan, policy H4 of the UDP and the Interim Note.

Residential Mix and Standard Accommodation

Policy H5 of the UDP requires 'one third' of the units to be family sized units (i.e. with 3 bedrooms or more), as specified in policy H5 of the UDP. In this instance, approximately 60% of the proposed units contain three or more bedrooms. Accordingly, the mix proposed is acceptable.

The proposed flats all exceed the relevant space standards set out in the Nationally Described Space Standard (March 2015) by a significant margin. Accordingly, the proposed flats would provide an appropriate standard of accommodation, consistent with policy 3.5 of the London Plan (FALP 2015).

SEBRA are concerned with the large size of the apartments proposed, noting that more smaller flats would have been provided. However, the Nationally Described Space Standard and policy 3.5 of the London Plan only set minimum flat sizes rather than maximum apartment sizes. Furthermore, the listed status of this building generally

prevents further subdivision of this building as to do so would cause further harm to the special architectural and historic interest of this building through loss of historic fabric and plan form. Accordingly, an objection to the development on this basis would not be sustainable.

Policy H10 of the UDP specifies that the Council will normally expect the provision of open amenity space outside the CAZ and paragraph 3.111 of the supporting text specifies that at least 9 square metres should be provided per unit. This size requirement is consistent with what is encouraged by Standard 26 of the Mayor of London's Housing SPG (March 2016) ("the Mayor's SPG").

The proposed residential units would not have any private outdoor amenity space. However, paragraph 2.3.32 of the Mayor's SPG specifies that, in exceptional circumstances, where site constraints make it impossible to provide private open space for dwellings, an additional internal living space equivalent to the area of the private open space requirement may be provided. Given the large size of the units proposed and the constraints imposed by the listed status of these buildings, it would be consistent with paragraph 2.3.32 of the SPG to not provide this private amenity space for each apartment. Accordingly, the absence of private outdoor amenity space for each flat is supported in this instance.

8.2 Townscape and Design

These grand stucco properties comprise of five storeys plus basement and dormered roof storeys and occupy a prominent location, bound by streets on three sides. No. 11 has a flat mansard roof with an asphalt covering; No.10 has a pitched, slate clad roof. A large rear extension extends to the rear of No.10 and a lower rear extension is located behind No.11. The buildings are in poor condition internally, and to an extent externally and are included on Historic England's Heritage at Risk Register.

The most significant external works are to the rear of the building. The existing and apparently 1950's era rear wing to no. 10 is to be rendered and painted to match the render colour of the existing building. The existing appearance is poor, though there is little information as to the detailing of this render, the basic principle of its rendering in a Craven Terrace street scene where most buildings are rendered is considered acceptable, and the detailing can be secured by the recommended conditions.

Full height rear extensions would typically be considered unacceptable in principle. However, the rear of no. 11 has already been heavily enclosed, is of particularly unattractive appearance, and much of the remainder of the terrace has been extended to the level proposed in this application. The detailing of the extension follows that of the one adjacent, and is considered acceptable in these circumstances. The stair enclosure and maintenance room proposed above this rear extension is unfortunate, although is not likely to be visible from street level. It would also be faced in yellow stock brickwork to ensure a traditional appearance and there are a number of other such structures along the terrace at this level. In these circumstances the stair enclosure and maintenance room are considered acceptable.

Other external works are either beneficial to the character of the building, such as the restoration of original railings where they have been replaced, or repair and

refurbishment of those that remain, and other works of refurbishment such as the installation of bottle balustrading back to the front entrance porches. Other more minor works of refurbishment are proposed and several more modern windows are proposed to be replaced. These works are uncontentious. SEBRA has requested the use of sash windows on the existing 1950's extension to no. 10. An amending condition is recommended requiring that these sash windows are installed.

Internally, the principal elements of the building are being retained and the plasterwork, currently in poor condition is to be repaired and restored. The revisions to the layout generally retain the important and intact elements of the original plan form, whilst the areas more significantly altered have already had significant changes over the years.

Overall, and mindful of the desire to see these buildings on the Heritage at Risk register restored, the public benefits of the proposal outweigh any potential harm caused. Subject to the recommended conditions, the proposed development would be consistent with policies S25 and S28 of the City Plan and policies DES 1, DES 5, DES 6, DES 9 and DES 10 of the UDP.

8.3 Residential Amenity

Aside from the rear extensions proposed to no. 11, no other extensions are proposed that would be capable of causing unacceptable loss of light, sense of enclosure or loss of privacy.

The rear extension would be located between the existing extension at no 10 and the flank wall of a similar extension to the rear of no. 12. In this position, it would not result in unacceptable loss of light, sense of enclosure or loss of privacy for the occupant of the neighbouring properties.

When viewed from the opposite site of Lancaster Mews, the proposed rear extension would also be seen against the larger backdrop of the rear of no.11 and the rest of the terrace. Accordingly, it would not result in unacceptable loss of light or sense of enclosure for the occupants of those properties. The windows in the rear elevation of the proposed extension would also have similar outlook to the existing and neighbouring buildings. Accordingly, it would not result in unacceptable loss of privacy for neighbouring properties.

No mechanical plant is proposed as part of this application. Accordingly, the proposed development would not give rise to unacceptable noise pollution for the occupiers of neighbouring properties.

Given the above, the proposed development would be consistent with policy S29 of the City Plan and policies ENV 7 and ENV 13 of the UDP.

8.4 Transportation/Parking

Parking

The Highways Planning Manager has reviewed the application.

No on-site parking is proposed as part of this application, nor could it be accommodated on-site without causing significant harm to these listed buildings. Where no on-site parking is proposed, policy TRANS23 of the UDP notes an 80% on-street car park occupancy threshold above which the provision of additional vehicles to the on-street parking environment will result in an unacceptable level of deficiency.

Policy TRANS23 includes all legal parking spaces. During the daytime period within the area, the legal on-street spaces for permit holders are Residents' Bays and Shared Use Bays. The evidence of the Council's most recent daytime parking survey in 2015 indicates that the parking occupancy of Residents' Bays and Shared Use Bays within a 200 metre radius of the development site is 77.3% (consisting of 195 Residents' and 8 Shared Use Bays, 150 and 7 of which were occupied respectively). Overnight, the pressure on Residents' and Shared Use Bays remains almost the same at 76.8%, although residents can also park free of charge on metered parking bays or single yellow line in the area.

The anticipated on-street parking demand from the proposed flats would result in daytime parking occupancy in the area exceeding 80%. To mitigate this, the applicant has suggested that lifetime car club membership will be made available to the occupants of each flat. Should the committee be minded to grant permission, it is recommended that this is secured by section 106 agreement.

Cycle Parking

Policy 6.9 of the London Plan (FALP 2015) requires provision of a minimum of 18 cycle parking spaces for the new residential units. However, the submitted drawings only indicate 9 cycle parking spaces, resulting in a shortfall of 9 spaces. There appears to be no reason why these spaces could not be provided on-site and a condition is recommended to secure these spaces on-site. Subject to this condition, the proposal would be consistent with policy 6.9 of the London Plan.

Waste

The Waste Projects Officer notes concerns with the waste storage and management regime proposed. A condition is recommended to secure appropriate waste and recycling storage and management.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

All apartments would be accessed via a lift whilst most would be located on one level. Recognising the constraints of this listed building, the proposed development would provide adequate access for disabled persons.

8.7 Other UDP/Westminster Policy Considerations

None

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

Were the development otherwise acceptable and as indicated above, the draft 'Heads' of agreement would be:

- a) Provision of lifetime car club membership (minimum 25 years) for all 10 flats; and
- b) Payment of cost of monitoring the agreement.

The change of use and additional floorspace created would also be Westminster CIL liable. Subject to any exemptions that may be applicable, the estimated Westminster CIL payment is £1,066,400.00.

8.11 Environmental Impact Assessment

EIA is not applicable for a development of this scale.

8.12 Other Issues

The objector has raised concerns regarding party wall works. This is not a material planning consideration. Conditions are also recommended to limit the impact of construction works as far as is reasonably practicable under planning law.

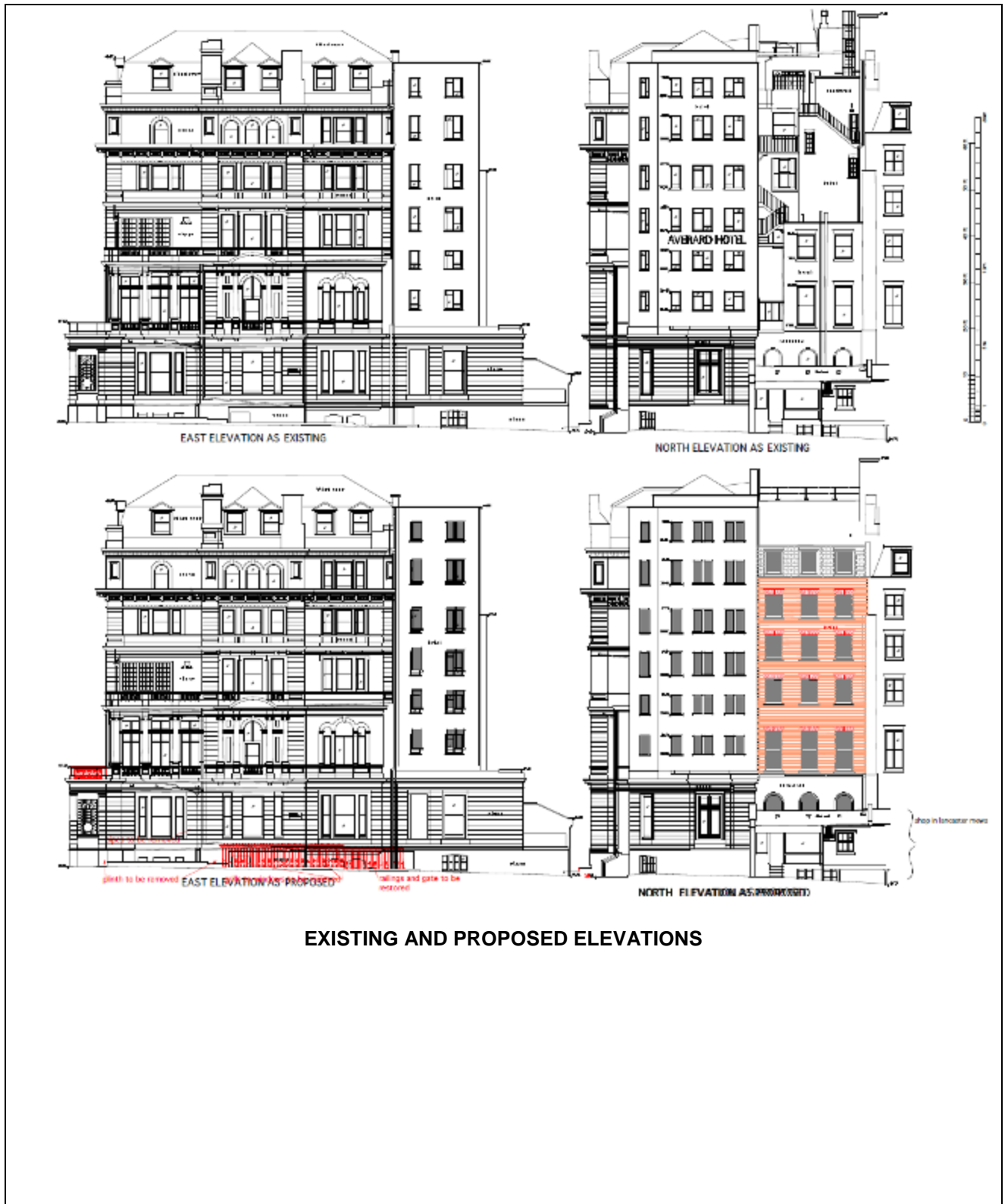
9. BACKGROUND PAPERS

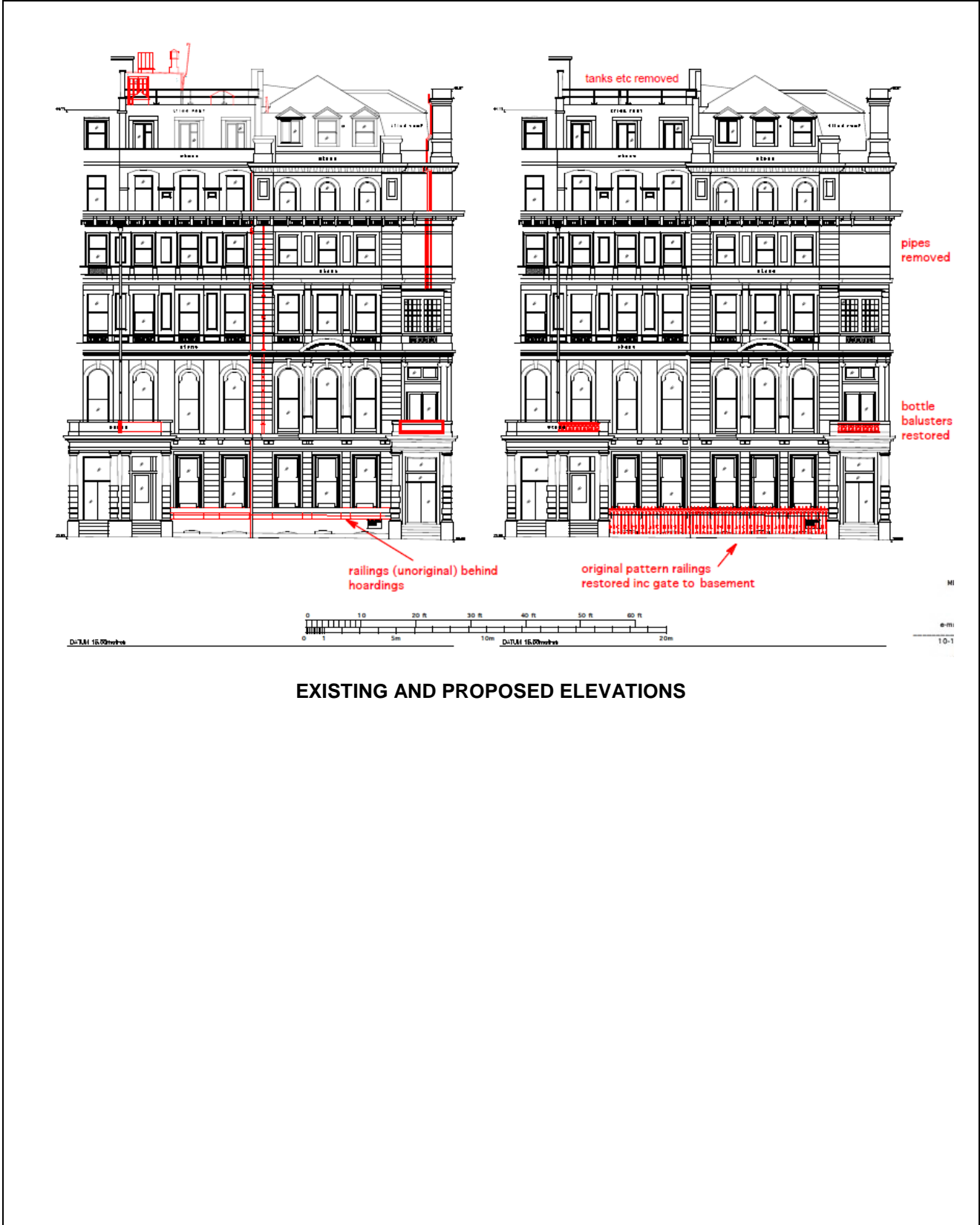
1. Application form
2. Response from Historic England, dated 21 July 2016
3. Response from South East Bayswater Residents Association, dated 17 July 2016
4. Response from Highways Planning Manager, dated 24 May 2016
5. Response from Building Control, dated 21 July 2016
6. Response from Waste Project Officer, dated 18 July 2016
7. Letter from occupier of 4, Grove Way, Esher, Surrey, dated 9 July 2016

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

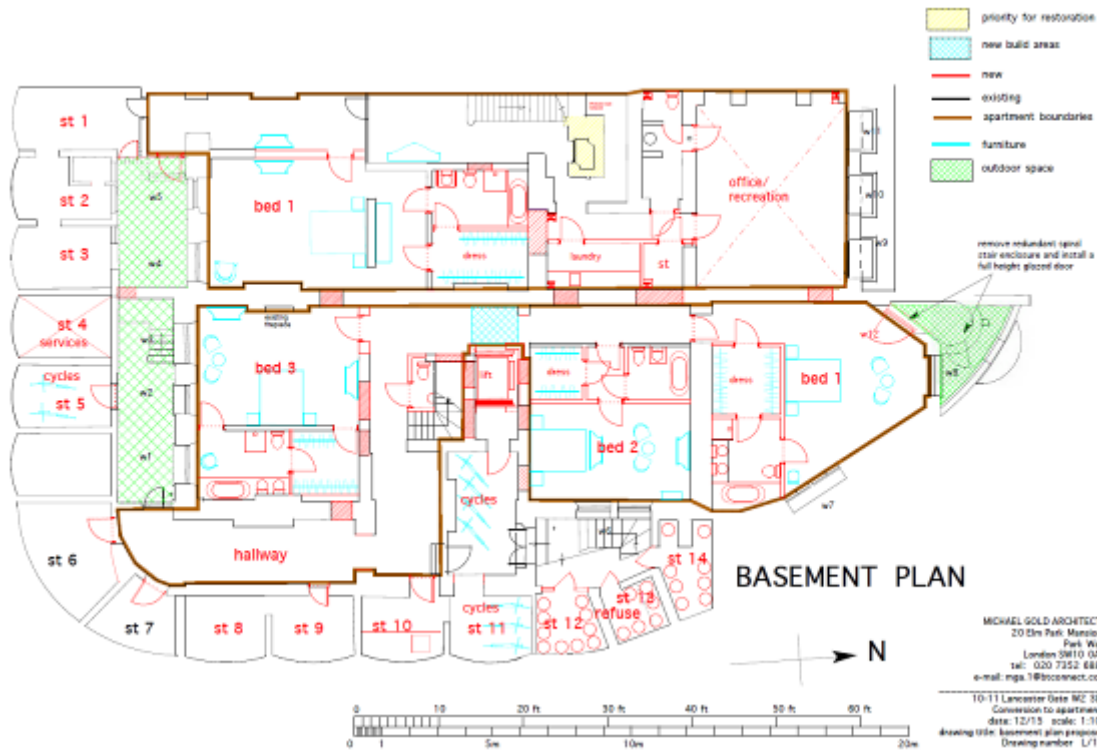
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: RUPERT HANDLEY BY EMAIL AT rhandley@westminster.gov.uk

10. KEY DRAWINGS





EXISTING AND PROPOSED ELEVATIONS



PROPOSED BASEMENT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



1ST FLOOR PLAN

MICHAEL GOLD ARCHITECTS
20 Elm Park Mansions
Park Walk
London SW10 0AN
tel: 020 7352 8885
e-mail: mgs.1@btconnect.com

10-11 Lancaster Gate W2 3LH
Conversion to apartments
date: 12/15 scale: 1:100
drawing title: 1st floor plan proposed
Drawing number: L/12

PROPOSED FIRST FLOOR PLAN



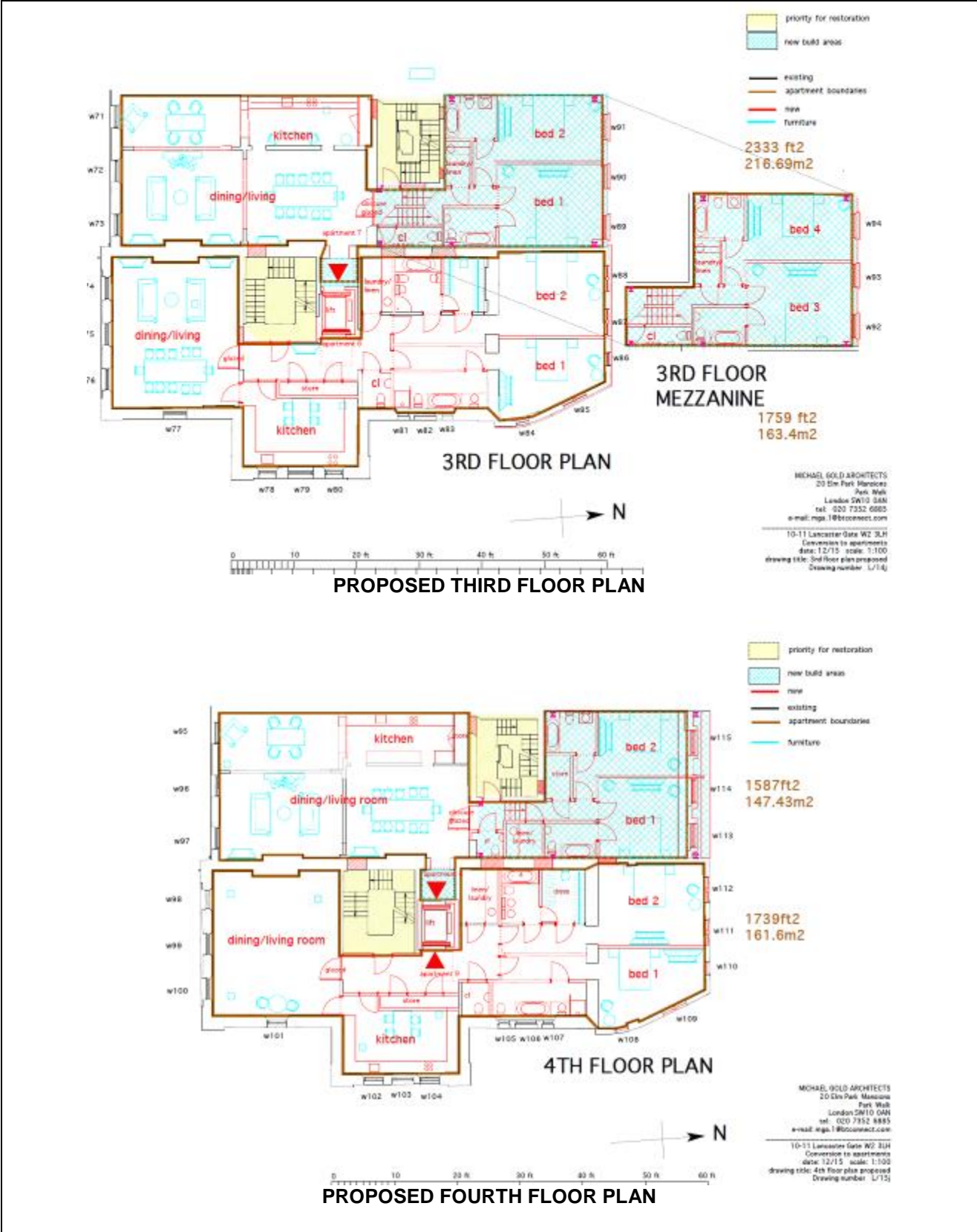
2ND FLOOR MEZZANINE

2ND FLOOR PLAN

MICHAEL GOLD ARCHITECTS
20 Elm Park Mansions
Park Walk
London SW10 0AN
tel: 020 7352 8885
e-mail: mgs.1@btconnect.com

10-11 Lancaster Gate W2 3LH
Conversion to apartments
date: 12/15 scale: 1:100
drawing title: 2nd floor plan proposed
Drawing number: L/13

PROPOSED SECOND FLOOR PLAN

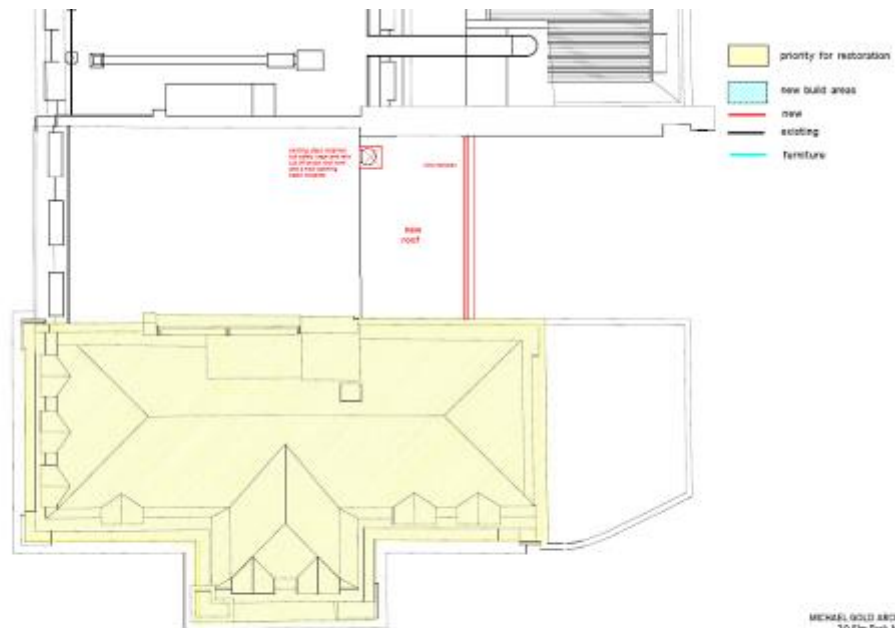




MICHAEL GOLD ARCHITECTS
20 Elm Park Mansions
Park Walk
London SW10 0AN
tel: 020 7352 6885
e-mail: mgs.1@btconnect.com

10-11 Lancaster Gate M2 3JH
Conversion to apartments
date: 12/15 scale: 1:100
drawing title: 5th floor plan proposed
Drawing number: L/18k

PROPOSED FIFTH FLOOR PLAN



MICHAEL GOLD ARCHITECTS
20 Elm Park Mansions
Park Walk
London SW10 0AN
tel: 020 7352 6885
e-mail: mgs.1@btconnect.com

10-11 Lancaster Gate M2 3JH
Conversion to apartments
date: 12/15 scale: 1:100
drawing title: roof plan proposed
Drawing number: L/17j

PROPOSED ROOF PLAN

DRAFT DECISION LETTER

Address: 10-11 Lancaster Gate, London, W2 3LH,

Proposal: Demolition of 1st and 2nd storey of existing rear extension and erection of new four storey rear extension with internal alterations and new lift associated with use of building as ten residential units and associated works.

Reference: 15/11987/FULL

Plan Nos: Site Location Plan, Drawing numbers L/10j, L/11k, L/12j, L/13j, L/14j, L/15j, L/16k, L/17j, L/18d, L/19d, L21, L/30j, L/31k, L/32j, L/33j, L/34j, L/35j, L/36j, L/37j, L/50e, L/51c; Historic Building report by Donald Insall Associates (November 2015); Design and Access Statement by Michael Gold Architects (June 2016)

Case Officer: Nathan Barrett

Direct Tel. No. 020 7641 5943

Recommended Condition(s) and Reason(s):

- 1 In the absence of a policy compliant affordable housing payment, the proposed development would be contrary to policy S16 of the City Plan (adopted November 2016), policy H4 of the Unitary Development Plan (adopted January 2007) and the City Council's Interim Guidance Note on Affordable Housing (November 2013).

Informative(s)

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

DRAFT DECISION LETTER

Address: 10-11 Lancaster Gate, London, W2 3LH,

Proposal: Demolition of 1st and 2nd storey of existing rear extension and erection of new four storey rear extension with internal alterations and new lift associated with use of building as ten residential units and associated works.

Reference: 15/11988/FULL

Plan Nos: Site Location Plan, Drawing numbers L/10j, L/11k, L/12j, L/13j, L/14j, L/15j, L/16k, L/17j, L/18d, L/19d, L21, L/30j, L/31k, L/32j, L/33j, L/34j, L/35j, L/36j, L/37j, L/50e, L/51c; Historic Building report by Donald Insall Associates (November 2015); Design and Access Statement by Michael Gold Architects (June 2016)

Case Officer: Nathan Barrett

Direct Tel. No. 020 7641 5943

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 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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 The north facing elevation of the stair enclosure and maintenance room to fifth floor level at the rear of no. 11 Lancaster Gate shall be clad in exposed yellow stock brickwork

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You must apply to us for approval of detailed elevation drawings (and example photographs of

finials as appropriate) of the new railings to be installed to ground floor level. 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 drawings and example photographs. The approved railings shall then be installed to ground floor level prior to the occupation of the residential units.

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 The new external railings shall be formed in black painted metal

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 6 Notwithstanding the details shown on the application submission, the existing railings to the Craven Terrace elevation shall be retained and refurbished, with new finials to match existing as appropriate, and shall not be removed

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 7 You must apply to us for approval of an elevation and part section (as appropriate) to show the detailing of the render to the rear extension to no. 10 Lancaster Gate, including any rustication, render detailing and window surrounds. 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 drawings. The render shall be a smooth render which shall be painted and permanently maintained to match the colour of the existing render to the existing building.

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 8 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing for the new rear extension to no. 11 Lancaster Gate. You must not start work on this part of the development until we have approved what you have sent us.

You must then carry out the work according to the approved sample. This brickwork shall not be painted, rendered or otherwise overclad (C27DB)

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 9 Notwithstanding the application submission, the existing rendered elevations to the existing buildings at nos. 10 and 11 Lancaster Gate shall be maintained in its existing colour

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 10 Notwithstanding the application submission, no external wall insulation shall be added to the existing buildings nor internal insulation to the existing buildings to nos. 10 and 11 Lancaster Gate, with the exception of the rear extension above ground floor level to no. 10 Lancaster Gate

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 11 Notwithstanding the application submission, no lift housings, staircase structures, plant boxes, balustrading (whether glazed or otherwise) or green roofs shall be erected to roof level unless specifically shown to the application drawings.

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 12 The new mansard shall have pitched roofs clad in natural slate, and the dormers within the mansard shall be clad in lead to sides, cheeks and roofs

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 13 You must apply to us for approval of detailed plan and elevation drawings showing any security measures to the windows to pavement level on the Craven Terrace elevation. 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 drawings. (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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 14 The new windows to rooms 1.4 and 1.5 shall be single glazed and formed in glazing and white painted timber framing, and the new windows to the rear extensions to nos. 10 and 11 Lancaster Gate shall be formed in glazing and white painted timber framing

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 15 You must apply to us for approval of detailed elevation and section drawings of the new entrance doors to ground floor level, and detailed elevations of the new internal doors cross-referenced to a plan marking the location of each. 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 drawings. (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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 16 You must apply to us for approval of detailed elevation and section drawings of the new windows. 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 drawings. (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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 18 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 facing the street unless they are shown on drawings we have approved. (C26MA)

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 19 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, or (notwithstanding the application submission) balustrading to the roof of the plant room or generally to roof level, except (with the exception of the balustrading above the plant room) those shown on the approved drawings. (C26PA)

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 20 You must apply to us for approval of a schedule of, and methodology for internal plaster restoration and finish. 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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 21 You must apply to us for approval of detailed plan/elevation/section drawings (as appropriate) showing the following alteration(s) to the scheme:-

The enclosure underneath the main staircase to ground floor level set further back towards no. 11 Lancaster Gate, and with any associated alterations to the width of the entrance door(s) between the hallway and front room adjacent to facilitate this

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 22 You must apply to us for approval of detailed elevation, or photographs, with either cross-referenced to annotated plans to show the design and location of any new internal fireplaces. 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 drawings or photographs. (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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 23 Notwithstanding the application submission, the existing ceramic floor tiling to ground floor level shall be retained in-situ

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 24 Any acoustic insulation proposed to floors shall be installed either between joists or above, and shall not involve the removal, alteration or enclosure of ceilings to the floor level below

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 sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 25 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 sections 5 and 6 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 character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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.

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Agenda Item 2

Item No.

2

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 February 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Hyde Park	
Subject of Report	Development Site At, Kingdom Street, London, W2 6AE,		
Proposal	<p>Application 1: Temporary use of cleared site at 5 Kingdom Street for two year period as restaurants (Class A3) and bar (Class A4) and erection of a temporary two storey building, with temporary access arrangements from Kingdom Street and Westbourne Bridge Road.</p> <p>Application 2: Display of 2 non-illuminated hoarding signs measuring 2.4m x 55m, 1 internally illuminated sign measuring 1.5m x 5m, 1 internally illuminated sign measuring at 1.2m x 4m, and 1 internally illuminated sign measuring 0.5m x 2m.</p>		
Agent	Mr A Kindred		
On behalf of	British Land		
Registered Numbers	16/12331/FULL & 16/12332/ADV	Date amended/ completed	29 December 2016
Date Application Received	29 December 2016		
Historic Building Grade	Unlisted		
Conservation Area	No		

1. RECOMMENDATION

1. Grant conditional permission for a temporary period of 1 year.
2. Grant conditional advertisement consent.

2. SUMMARY

The site is a currently vacant development site at 5 Kingdom Street, which is characterised by a large concrete slab, set a storey below the level of Kingdom Street. The site is located outside of a conservation area and the Central Activities Zone (CAZ), but is within the North Westminster Economic Development Area (NWEDA) and the Paddington Opportunity Area.

Permission is sought for the use of the site as a new 'pop up' bar and restaurant for a temporary period of 2 years. The development will be set over two levels, with a new bar erected at Kingdom Street

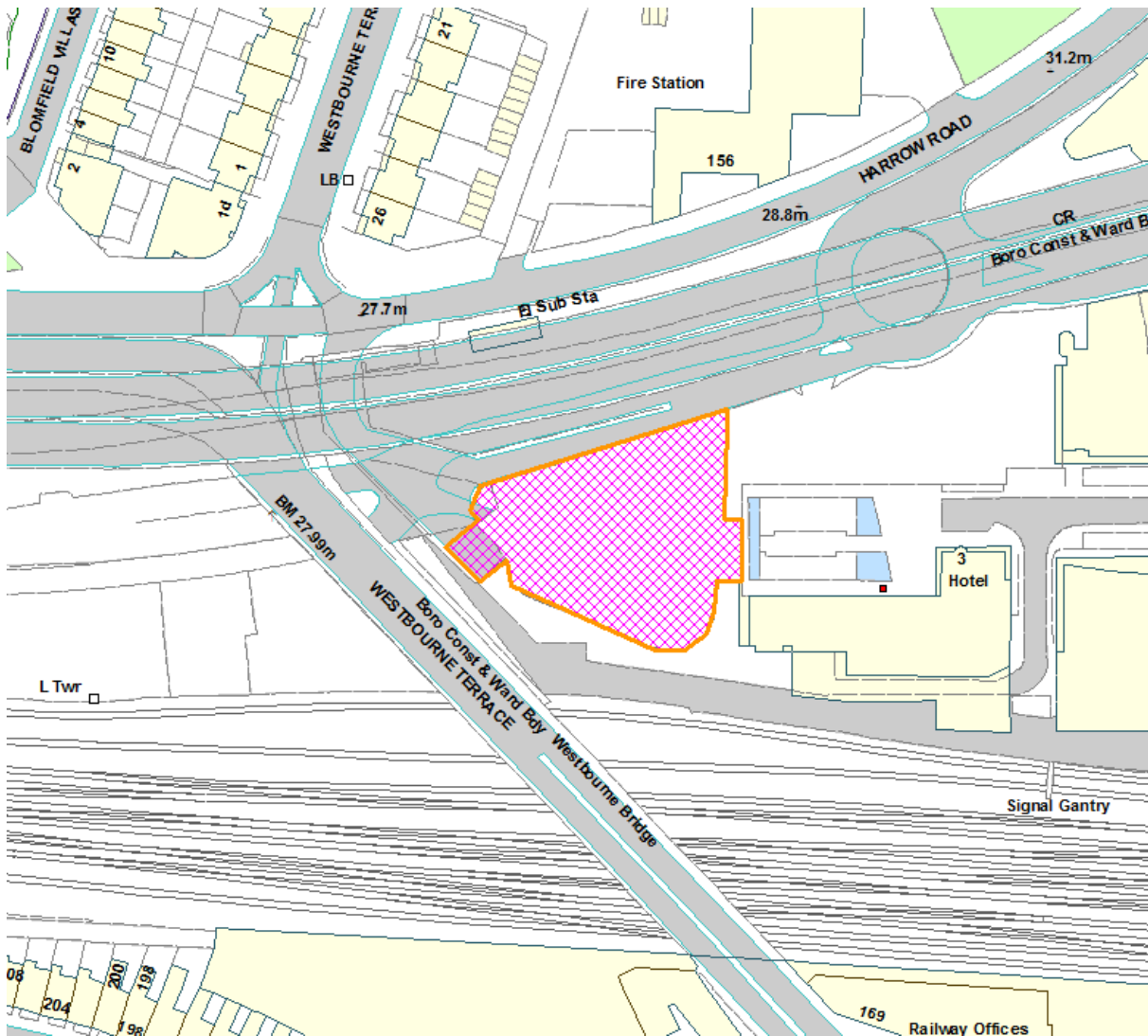
(podium) level and the erection of a number of food kiosks, bar and seating area under a large pergola at lower level (podium-1). A new walkway is also proposed which will provide a new access route from Kingdom Street to the Harrow Road, which lies to the north on the other side of the Westway.

The key issues are:

- * the acceptability of the use in land use terms;
- * the impact of the proposed use on the amenities of neighbouring occupiers;
- * the impact of the proposals on the character of the area; and
- * the impact of the proposed use on the highway network.

Subject to conditions, the proposed use is considered to comply with the Council's policies in relation to land use, amenity and highways as set out in Westminster's City Plan and the Unitary Development Plan (UDP) and the application is accordingly recommended for approval for a temporary period of 1 year.

3. LOCATION PLAN



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4. PHOTOGRAPHS



View from Kingdom Street (looking west)



View from under the Westway (looking east)

5. CONSULTATIONS

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

NORTH PADDINGTON SOCIETY

Any response to be reported verbally.

PADDINGTON WATERWAYS & MAIDA VALE SOCIETY

Support the temporary use. Comment that there should be a clear and enforceable plan to ensure that the Harrow Road is not blocked with taxis picking up and dropping off. There are a number of matters that will be considered by licensing.

LONDON UNDERGROUND LIMITED

No comment.

TRANSPORT FOR LONDON – BOROUGH PLANNING:

No objection subject to a Construction Logistics Plan (CLP) and a Delivery Servicing Plan (DSP) being secured by condition. Cycle parking proposed should be secured by condition and any increase would be welcomed.

Following additional comments provided by the applicant, TfL are happy with the proposals but maintain their stance in relation to cycle parking.

CROSSRAIL SAFEGUARDING:

No comment, however recommend an informative should any significant excavations be proposed.

NETWORK RAIL:

No objection, however comment that Crossrail should be consulted. The following comments are also raised:

- The applicant must provide a trespass proof fence adjacent to the trainline.
- Surface water should not be discharged onto Network Rail land.
- Safety precautions should be implemented to ensure that the safe operation of the railway is not jeopardised.
- All access roads to the railway shall be maintained.
- It is recommended all buildings are set 2m away from the boundary fence to allow the construction of any future maintenance work without requiring access onto Network Rail land.
- Excavation / earthworks must be designed so that no interfere with Network Rail.
- Proposals must not interfere with signals in the area.
- Design of buildings must not affect operation of the railway.
- No planting shall be planted closer than 1.5 times their mature height to the boundary fence.
- No scaffolding should over sail the railway
- No lighting shall interfere with the signalling apparatus or train drivers
- Safety barriers should be provided where new roads or parking areas are located adjacent to the railway.

DESIGNING OUT CRIME OFFICER:

Request for additional details in relation to the security measures for the site.

ENVIRONMENTAL HEALTH:

No objection raised.

CLEANSING:

Request for amended plans to show the storage capacity of waste storage, include details of cooking oil waste storage and for the labelling of waste storage.

HIGHWAYS PLANNING:

No objection, however request condition in relation to cycle parking. Comments are also made in relation to the proposed site access, with particular concerns in the use of the Harrow Road entrance to the site. A condition is recommended for the impact of the use to be reassessed after 6 months, to see if further controls are required.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 1082

Total No. of replies: 4

No. of objections: 2

No. in support: 2

The four representations raise some or all of the following issues:

Amenity:

- Noise and light pollution.
- Request for vehicles to be fitted with 'white noise' systems.

Highways:

- Increased parking stress in locality.
- Query as to where cycle parking will be provided.

Other:

- Increased litter.
- Increased anti-social behaviour.
- Inconsistencies within the documentation.
- Query in relation to the toilet signs.
- Request for pollution and air quality improvements given location adjacent to busy road.
- Request for greater provision of recycling and reuse of materials.
- Request for free space for local community and education groups.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION**6.1 The Application Site**

The site is located within Paddington Central, a mixed commercial and residential development, which is outside of a conservation area and the CAZ, but is located within the North Westminster Economic Development Area (NWEDA) and the Paddington Opportunity Area.

The development site at no. 5 Kingdom Street is currently a large area of concrete being used by construction vehicles for adjacent developments on Kingdom Street, which are nearing completion.

6.2 Recent Relevant History

The site has an extant consent further to approval of reserved matters on 12th January 2010 (Ref 09/08353/RESMAT). The description of development was as follows:

'Reserved matters approval in relation to the last two buildings at 4 and 5 Kingdom Street pursuant to Condition A.1(a),(b),(c) in part relating to the layout, siting means of vehicular and pedestrian access, parking, detailed design and external appearance and the surface treatment of any part of the site not covered by buildings or formally landscaped areas and Condition M.1 (disabled access) attached the outline planning permission dated 23 May 2000 (as amended by 09/08354/FULL), for one 13 storey office building plus plant room and one 10 storey office building plus plant room.'

This reserved matters approval was granted further to an original outline planning permission dated 23rd May 2000 (Ref 97/06935/OUT) for:

'Redevelopment to provide a mix of uses; namely offices, 210 residential units, local shopping and studio/ light industrial units in buildings between 7 and 13 storeys in height. Creation of new access off Bishops Bridge Road and new egress ramp, provision of basement car parking and ancillary office accommodation. New footpaths and pedestrian links including a new footbridge across the canal'

This scheme of development at 5 Kingdom Street is yet to commence aside from site enabling works in relation to the 'crossrail box'.

7. THE PROPOSAL

Planning permission (application 1) and advertisement consent (application 2) is sought for the erection of a temporary structure at the western end of Kingdom Street on the existing crossrail box, which appears as a large concrete slab located a floor below the current level of Kingdom Street. The development site is known as 5 Kingdom Street, which is a development scheme for a new office building which is yet to be implemented.

The proposals comprise the erection of hoardings around the site, which will include advertisements, with the main display being located at the end of Kingdom Street, which will be the main entrance to the site. Adjacent to the new entrance, a new walkway is proposed featuring seating and viewing areas, will run along the north side of the site providing a new pedestrian access route from Kingdom Street to the Harrow Road.

At Kingdom Street level a platform is to be erected behind the new entrance hoarding, which will act as a welcome area with a bar and coffee shop. This will provide access down to the main podium-1 level which will have a number of food kiosks, a bar and seating under a large pergola structure. The pergola will have a retractable roof. The podium-1 level will also be surrounded by hoardings, with an emergency escape route at the western side of the site. Permission is sought for a temporary period of two years.

2017	Start	Finish
Build	17th April 2017	16th May 2017
Summer Season 2017	17th May 2017	1st October 2017
Re-dress/Closed	2nd October 2017	18th October 2017
Winter Season 2017	19th October 2017	23rd December 2017
2018		
Re-dress/Close	24th December 2017	25th April 2018
Summer Season 2018	26th April 2018	30th September 2018
Re-dress/Closed	1st October 2018	17th October 2018
Winter Season 2018	18th October 2018	23rd December 2018

8. DETAILED CONSIDERATIONS

8.1 Land Use

Policy S3 within the City Plan relates to the Paddington Opportunity Area, which this site is located within. It states that the 'provision of a range and mix of uses across the Opportunity Area including'... 'other uses to support the economic and social regeneration of the area, including retail, social and community facilities, entertainment and arts/cultural uses. Where appropriate, other town centre uses should provide active frontages at ground floor level.'

Policy S12 of the City Plan states that development should contribute to increasing economic activity within the area, or provide local services or improving the quality and tenure mix of housing.

As the proposals will result in a new use to the area the proposals are considered to be in accordance with these policies.

The proposals provide a mix of c. 1450sqm of A3/A4 floorspace across the two floors. Any new entertainment uses over 500m² must be assessed against Policy TACE 10 which states that such uses are only permissible in 'exceptional circumstances'. Policy S24 within Westminster's City Plan is also relevant and states that new large scale, late night entertainment uses of over 500m² will not generally be appropriate within Westminster. The UDP includes a schedule of what exceptional circumstances may constitute:

- a) a general reduction in adverse effects on residential amenity and local environmental quality when compared with the existing activity on the site;

- b) the retention of a use which has a long-standing association with the area, or makes a major contribution to its character or function;
- c) the retention of a valued Central London activity which is of national or international importance;
- d) proposals which are shown to be necessary to improve health and safety standards, or access for disabled people;
- e) the provision of restaurants and cafés on the second floor and above in Oxford Street, Regent Street and Piccadilly;
- f) in the Paddington and the North West Westminster Special Policy Area, the achievement of regeneration benefits.

Part (f) is relevant given the location of the site within the Paddington Opportunity Area. The question is therefore do the proposals achieve 'regeneration benefits'? As the proposed use is only for a temporary basis, it is not considered that this can be argued.

It must be noted, however, that Policy TACE 10 was adopted prior to the publication of the National Planning Policy Framework (NPPF). Although the policy still holds weight as a saved policy, the NPPF has impacted on the assessment of larger entertainment uses because it is no longer sufficient for the City Council to argue that a use would not satisfy any of the policy criteria.

Permission was refused on 10 July 2012 for an extension to a new restaurant at 34 Grosvenor Square as it was contrary to Policies TACE 10 and the then draft Policy CS23 of the Core Strategy (now adopted policy S24 of the City Plan). The decision was appealed (Ref APP/A/12/2183693). The Inspector determined to grant permission as it was not considered that the proposed use would result in material harm to the living conditions of adjacent occupiers. He concluded that the absence of proven harm qualified as an exceptional circumstance.

Such decisions are material considerations and the Council must therefore identify the specific harm that would be caused if it were to refuse an application and explain why it would be contrary to sustainable development objectives.

In economic terms the proposed use would result in the use of a vacant site, albeit for a temporary benefit, which is welcomed.

In environmental terms no details of ventilation have been provided for the new kiosk style restaurants, which will ventilate directly to open atmosphere, however given the temporary nature of the proposals and as the site is set away from adjacent buildings Environmental Health has not raised objection to the proposals.

It is accepted that there would be a degree of impact on the social realm. A3/A4 uses are likely to result in some increased vehicle movements from deliveries in the morning and increased pedestrian movements in the evening, which contrasts with typical patterns of the existing vacant site. Unless the additional movements would result in 'significant adverse impacts on health and quality of life' as set out in paragraph 123 of the NPPF, it is not considered that the proposed uses would result in significant social harm that would be contrary to the overarching principle of the NPPF to promote sustainable development.

The applicant has also put forward a number of reasons which they consider the proposal justify an exceptional circumstance, namely:

1. The proposals make a positive use of the space in accordance with the NPPF and ENV3 of the UDP, which encourages the use of previously developed land.
2. A new access from Westbourne Street to Kingdom Street is proposed, consistent with S12 of the City Plan which identifies issues of poor accessibility and connectivity around the Harrow Road.
3. The proposals will encourage local employment.
4. TACE10 predates the publication of City Plan, which identifies Paddington Opportunity Area as one that supports entertainment uses.
5. The site is not located in close proximity to neighbouring residents, therefore there is an absence of material harm.

Given the location of the site, set away from residential occupiers, and within the Paddington Opportunity Area, it is considered that an exception circumstance could be argued in this instance and permission for a temporary period should be granted.

The impacts of the proposals in terms of the amenity of adjacent occupiers is discussed in section 8.3 of this report.

8.2 Townscape and Design

Two applications have been submitted, Application 1 for the works associated with the creation of the new restaurant/bar offering and Application 2 for Advertisement Consent for hoarding and signage associated with the new use. Both applications will be considered together here.

The existing site is currently screened off on all sides by a hoarding. It is proposed to replace these hoardings with new decorative hoardings, which include internally illuminated signage. The main entrance to the site is from the western end of Kingdom Street, which is to feature a large festive exploded sign, green walls and signage which reads 'Pergola Paddington'. Additional signage is proposed to the western side, which will lead via a walkway along the northern side of the site, to the main Kingdom Street entrance. The north and south elevations are also to be hoarded, with the south elevation having a solid base and a clear Perspex top section. The north hoarding is to be hipped to provide some coverage to seating and directional lighting to the new walkway.

The main signage located at the end of Kingdom Street is bright and vibrant in order to provide a focal point and way finding for people approaching from the east. This approach is acceptable in this context, given the commercial nature of this end of Paddington Central, and given the location of the site outside of a conservation area.

Internally within the site the structures will be screened by the aforementioned hoardings. The main feature will be a Pergola structure at podium-1 level, which features a retractable roof. None of the structures (with the exception of the main entrance sign) rise above the level of the surrounding hoardings and are therefore considered to have a limited impact on the townscape and are therefore considered acceptable on a temporary basis.

It is noted that the advertisement application seeks for a three year consent (application 2), however as detailed in section 8.3 below, a 1 year period is considered sensible to tie the proposals with the main planning application, which will also provide the added benefit of allowing the impact of the signage to be reassessed after the year has lapsed. Subject to this the proposals are considered acceptable in design and townscape terms.

8.3 Amenity

Policies S29 and S32 within the City Plan relate to residential amenity and noise and are therefore applicable. UDP Policy ENV 6 also relates to noise pollution and requires design features and operational measures to minimise and contain noise from developments, to protect noise sensitive properties. Policy ENV7 specifically relates to noise and vibration from mechanical plant, setting out noise standards for different parts of Westminster. In relation to the proposed entertainment uses, S24 and TACE 10 are applicable, within which paragraph 8.83 of the UDP states that when assessing the potential adverse impacts of a proposal, matters to be taken into account will include the gross floorspace, capacity, type of use proposed, the opening hours, the provision of effective measures to prevent smells, noise and vibration disturbance, proximity to residential uses, the existing level of night time activity and the number of existing and proposed entertainment uses in the vicinity and their opening hours.

8.3.1 External noise and general disturbance:

The proposed use is likely to result in increased noise from vehicles, staff, and general disturbance from visitors arriving and departing from the site throughout the day and into the evening.

In order to mitigate against potential noise disturbance in relation to the proposed A3/A4 uses, an Operational Statement has been submitted. This sets out how the use would operate including details of event noise and music, staff management, security, servicing, capacity and opening hours.

While the pergola does have a roof which covers most of the site, this is retractable and has open sides. The supporting information confirms that the seated capacity of the venue is 650, with a further 200 people standing, therefore with a total capacity of 850 people. There are residential occupiers located to the south on the other side of the railway, to the north on the other side of the Westway, and to the east at the other end of Kingdom Street at Sheldon Square. While these residential occupiers are located some distance away, given the size of the site and the potential number of patrons, the impact of the use both from people within the site and from people coming and going to the venue is a significant consideration.

The applicant has requested the following opening hours:

Midday – 23:30 Monday to Thursday;
Midday – 00:30 Friday and Saturday;
Midday – 22:30 Sundays and Bank Holidays

They also propose for the Kingdom Street level bar to be open Monday to Friday from 07:00 – midday to serve coffee and tea only.

Permission has recently been granted at No 4 Kingdom Street at committee for the use of the podium and ground floor levels as various uses including A3/A4. As customers are likely to walk past the residential occupiers, it was not considered that a later terminating hour than 23:00 could be justified. Members supported this view. Given the number of patrons and the open nature of this site, the impact in relation to noise is even more important here. Given that the use is not established, it is not considered that a terminating hour later than 23:00 Monday to Saturday could be justified. A condition is therefore recommended to limit the opening hours to 23:00 Monday to Saturday and 22:30 on Sundays and Bank Holidays. In addition, while a 2 year consent has been applied for, in order to ensure that the use is not causing undue harm to the amenities of surrounding occupiers, it is recommended that permission is only granted for a one year period so that the true impact of the proposed use can be reassessed following a fresh round of consultation should the applicant wish to apply for a further year.

The Operational Statement also confirms that music is to be played at the development site. To ensure that the surrounding residents amenity is not affected by noise, the applicant states that maximum noise levels will be set by an independent sound engineer in discussion with Westminster to prevent noise disturbance. Similar controls are in effect around Sheldon Square where noise is limited from the temporary screening events, however in that instance this was secured by a license. As no license is currently approved for this use, a condition is recommended for the submission of details of how the sound levels will be limited to protect residential amenity, to match those of the license, prior to the occupation of the site.

8.3.2 *Vehicles:*

While there may be an increase in servicing vehicles associated with the proposed uses, this would be undertaken from the dedicated servicing road which runs up the side of the site. One objection has been received requesting that servicing and construction vehicles are fitted with 'white noise' reverse warning sound (rather than the standard beeping noise). Given the location of the site, adjacent to the Westway and the open railway, and given that the area is already used for servicing of Kingdom Street, it is not considered that such a condition could be justified.

In relation to taxis, while these can use Kingdom Street, it is not considered that these will give rise to a significant loss of amenity given the existing hotel opposite and the existing commercial use of the building.

8.3.3 *Light*

Concern has been raised by residents in relation to light pollution, particularly during the night up to 1am. The main external lighting is located at the entrance to the site at the end of Kingdom Street, which is flanked by a hotel and a commercial building, the remaining hoardings do not include lighting. No flashing lighting is proposed. While it is noted that there will be some increase in lighting within the site, there are currently no controls on light levels from the existing building site. In addition given the distance from the nearest neighbouring properties, and subject to the limiting of the opening hours to 23:00, it is not considered that the impact in terms of light would be so significant as to cause undue harm to surrounding occupiers as to justify refusal.

8.4 **Transportation/Cleansing**

Paddington Central has dedicated service roads and servicing bays located on the lower levels of the development as well as immediately adjacent to the site. The Highways Planning Manager has therefore not raised objection on these grounds. He has however commented that while the proposed new link to the Harrow Road is welcomed, there are concerns that the use would increase trip rates. Particular concern is raised in relation to increased departures from the Westbourne Bridge end of the site, therefore it is recommended that measures are put in place to reduce the use of this entrance and it is recommended that a review should be undertaken after 6 months so the impact of the use can be reassessed. It should be noted that there is already a vehicular and pedestrian access route to Kingdom Street from the Harrow Road, the proposals will however provide a more prominent pedestrian route.

The Westbourne Bridge side of the site is not proposed to be used for entrance and egress to the new entertainment use, with anyone entering Paddington Central from this side either using the existing route to the south of the site under the hotel, or via the new pedestrian route over the north side of the site. The Operational Strategy confirms that the main entrance will be on Kingdom Street a condition is recommended to secure this, subject to it being amended to include further details in relation to how guests departing from the site will be managed, particularly to ensure that people who wish to use a taxi being directed towards existing taxi ranks at Paddington. It is not considered that a condition for a reassessment of the impact of the new access route after 6 months could be justified, given that it is recommended that permission is only granted for a temporary period of one year and given that access is already possible from this route.

In relation to parking, the applicants have confirmed within the Operational Statement that no visitor parking is provided and that the majority of visitors will arrive via public transport. Given the location of the site adjacent to Paddington Station, this is accepted. Any people arriving by car will need to find a parking space within the vicinity in line with existing restrictions, it would not be possible to restrict where people park.

Transport for London and a local resident have raised a query in relation to cycle parking provision. A plan has been provided within the Operations Document which shows the provision of 9 short stay spaces and 2 long stay spaces. The Highways Planning manager has recommended a condition to secure this which is considered acceptable.

8.5 Economic Considerations

Any economic benefits of the proposed changes of use are welcomed.

8.6 Access

The additional access route through the site from Kingdom Street to the Harrow Road is discussed elsewhere within this report, namely section 8.4.

8.7 Other UDP/Westminster Policy Considerations

The Cleansing Manager has requested revised plans in relation to the storage capacity of waste, the location of cooking oil and for bins to be suitable marked. A condition is recommended to secure this.

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

Based on the applicants figures of 353sqm (covered areas) a Community Infrastructure Levy payment of £52,950 is required.

8.11 Environmental Impact Assessment (EIA)

This application is of insufficient scale to require the submission of an EIA.

8.12 Other Issues

Plant equipment:

Given that the proposals include the provision of ventilation equipment for the restaurant kiosks Westminster's standard noise and vibration conditions are recommended to ensure that noise from such units does not cause a nuisance.

Crime and security:

The Designing Out Crime Officer has requested further details such as CCTV, smoking areas and security staff provision. Details in relation to security are included within the Operational Strategy, which is recommended to be secured by condition.

Other:

Network Rail has raised multiple comments in relation to operation of the site and the impact on the adjacent railway. The proposed use is set away from the boundary shared by the railway by the existing service road, which runs along the south side of the site. There is an existing safety fence which runs around the perimeter of the site and the new hoarding sits on the northern side of the service road. The new walkway is set on the northern side of the site well away from the railway. No lighting is proposed on the hoarding along this frontage. As such it is not considered that the proposed works will give rise to a negative impact on the operation of the railway to justify refusal.

9. BACKGROUND PAPERS

1. Application form
2. Operational Statement
3. Letter from Paddington Waterways & Maida Vale Society dated 24 January 2017
4. Letter from London Underground dated 25 January 2017
5. Emails from TfL Borough Planning, dated 3 and 8 February 2017
6. Email from Network Rail, dated 6 February 2017
7. Emails from Crossrail safeguarding, dated 31 January and 9 February 2017

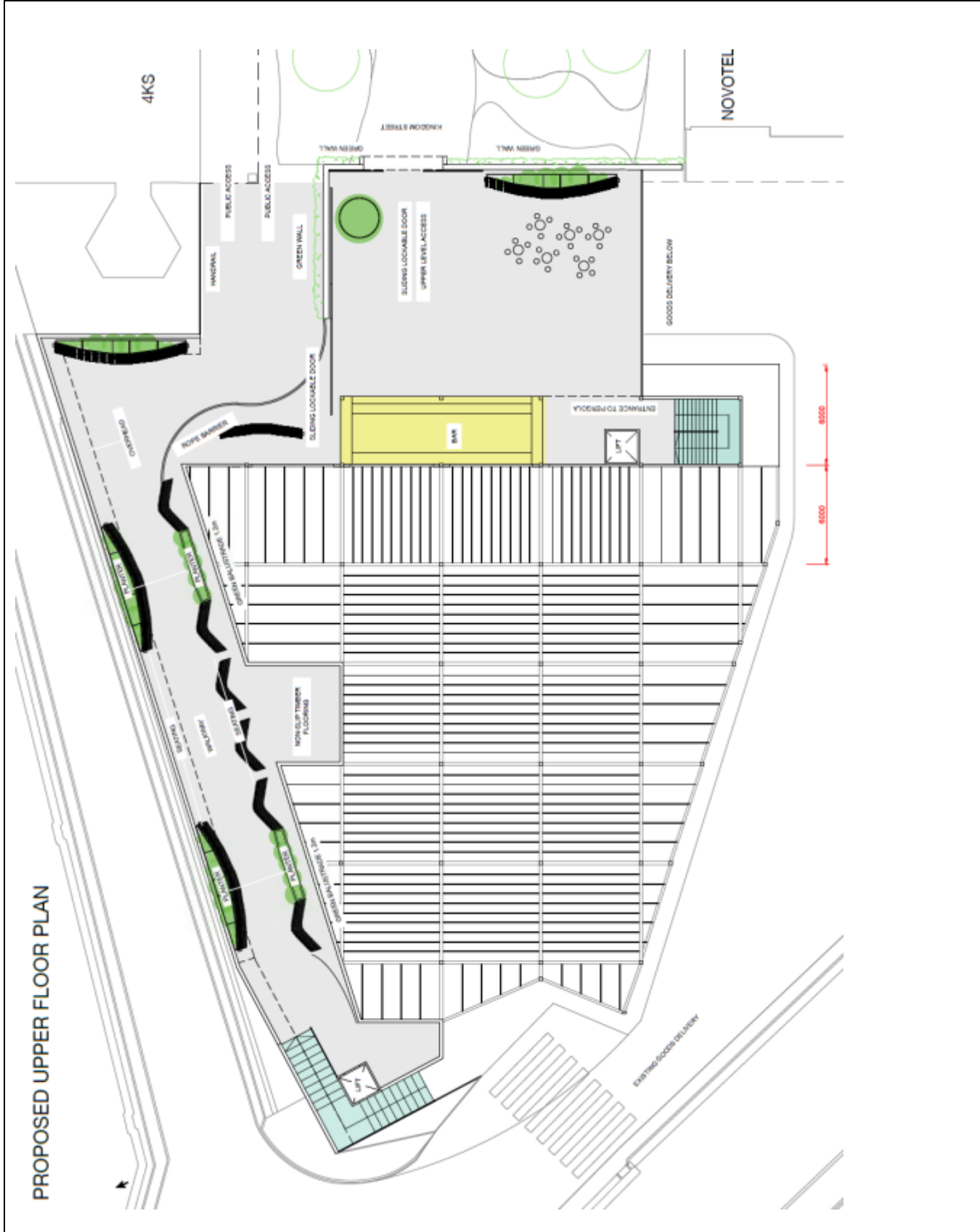
8. Email from Designing Out Crime Officer, dated 11 January 2017
9. Email from Environmental Health, dated 2 February 2017
10. Memorandum from Cleansing, dated 18 January 2017
11. Memorandum from Highways Planning, dated 1 February 2017
12. Letter from occupier of 16A Westbourne Terrace Road, London, dated 28 January 2017
13. Letter from occupier of 10 Westbourne Court, Orsett Terrace, dated 22 January 2017
14. Letter from occupier of 176, Gloucester Terrace, dated 14 January 2017
15. Letter from occupier of 89 Westbourne Court, dated 1 February 2017

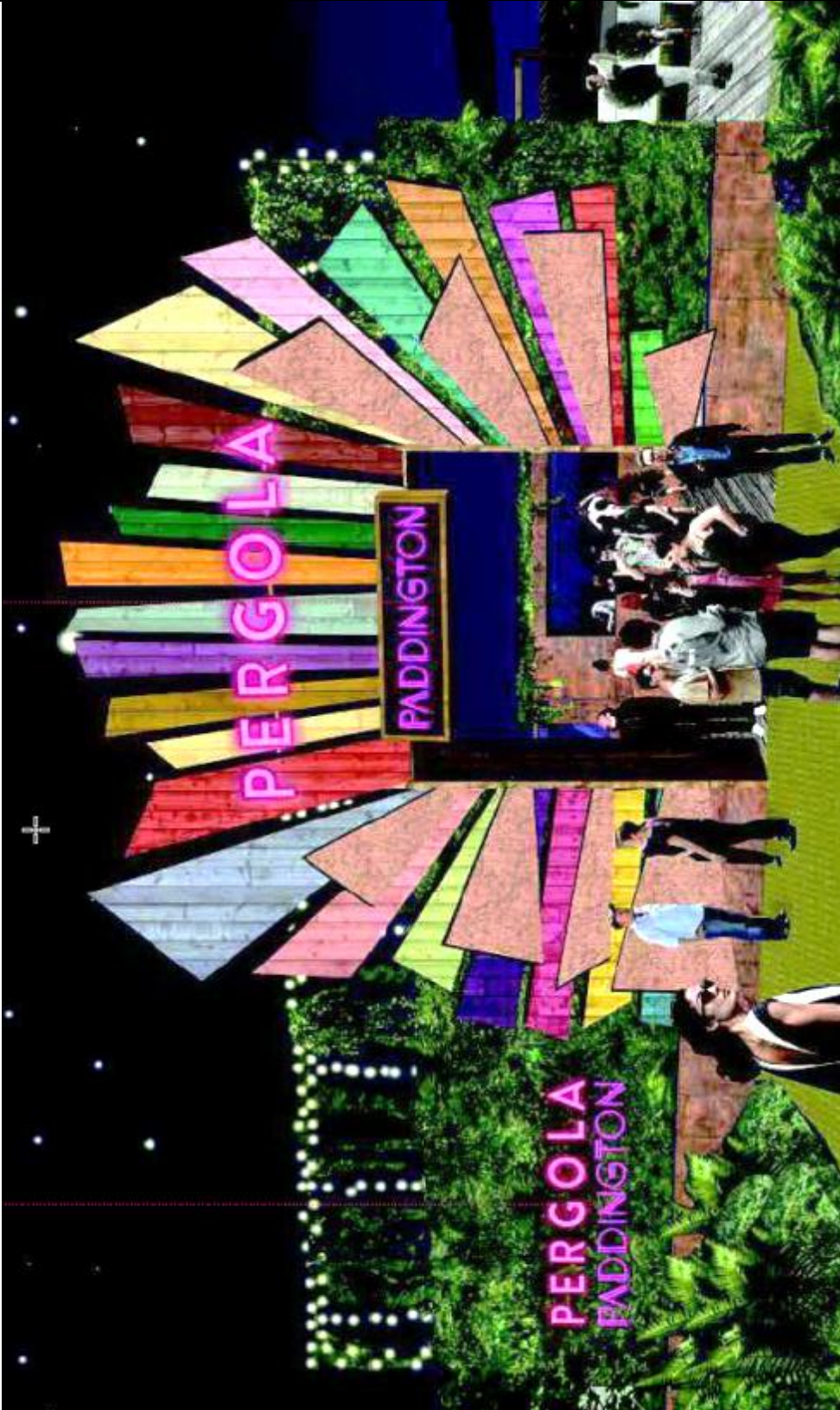
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: RUPERT HANDLEY BY EMAIL AT RHANDLEY@WESTMINSTER.GOV.UK.

10. KEY DRAWINGS







DRAFT DECISION LETTER

Address: Development Site At, Kingdom Street, London, W2 6AE

Proposal: Temporary use of cleared site at 5 Kingdom Street as restaurants (Class A3) and bar (Class A4) and erection of a temporary two storey building, with temporary access arrangements from Kingdom Street and Westbourne Bridge Road.

Plan Nos: 98 B; 100 A; 101 A; 150 D; 151 E; 152 D; Existing 201 C; Proposed 201 C; Existing 202 C; Proposed 202 C; Operations Document; Design Document; Operational Strategy; letter from CBRE dated 30 December 2016.

Case Officer: Rupert Handley

Direct Tel. No. 020 7641 2497

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

- 1 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)

- 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 With the exception of the new walkway (as shown on drawing 151 E), customers shall not be permitted within the site before 07:00 or after 23:00 hours Monday to Friday and before 07:00 or after 22:30 on Sundays and Bank Holidays.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 4 Before the use is commenced, you must provide an updated Operational Strategy to include the following details:

- i) how guests departing from the site will be managed;
- ii) sound monitoring and limiting.

The use must then operate in accordance with the approved strategy.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S24, S29, S32, S44, S42 of Westminster's City Plan (November 2016) and TACE 10, ENV 6, ENV 12, STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007.

- 5 You must not sell any take-away food or drink on the premises, even as an ancillary part of the Class A3 use. (C05CB)

Reason:

We cannot grant planning permission for unrestricted use within Class A3 because it would not meet S24 and S29 of Westminster's City Plan (November 2016) and TACE 10 of our Unitary Development Plan that we adopted in January 2007. (R05CC)

- 6 You must not allow more than 850 customers onto the site at any one time. (C05HA)

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 7 All servicing shall take place from within Paddington Central and not from the highway.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S29, S42 of Westminster's City Plan (November 2016) and ENV 6, ENV 13, STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007.

- 8 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 site. (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)

- 9 You must provide each cycle parking space shown in the Operations Document prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

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.

- 10 (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.

- 11 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.

- 12 The A3/A4 use allowed by this permission can continue until 31 December 2017. After that the land must return to its previous condition and use. (C03AA)

Reason:

So that we can assess the effect of the use and make sure it meets TACE 10 of our Unitary Development Plan that we adopted in January 2007. (R03CB)

- 13 The doors on the lower floor plan (150 D) to the south and west frontages shall be fixed shut, however can be used in the event of an emergency.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

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 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 3 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.
- 4 In relation to condition 4, the updated Operational Strategy should include details of how people who wish to use a taxi will be managed and directed. In relation to the noise, you are advised to look into the licensing application for the temporary screening events at Sheldon Square for details.

DRAFT DECISION LETTER

- Address:** Development Site At, Kingdom Street, London, W2 6AE
- Proposal:** Display of 2 non-illuminated hoarding signs measuring 2.4m x 55m, 1 internally illuminated sign measuring 1.5m x 5m, 1 internally illuminated sign measuring at 1.2m x 4m, and 1 internally illuminated sign measuring 0.5m x 2m. All for a temporary period of 3 years between 1 May 2017 and 1 May 2020.
- Plan Nos:** 98 B; 100 A; 101 A; 150 D; 151 E; 152 D; Existing 201 C; Proposed 201 C; Existing 202 C; Proposed 202 C; Operations Document; Design Document; Operational Strategy; letter from CBRE dated 30 December 2016.
- Case Officer:** Rupert Handley **Direct Tel. No.** 020 7641 2497

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

- 1 The hoarding can stand from 21 February 2017 to 31 December 2017. You must then remove it without delay. (C04CA)

Reason:

The hoarding is temporary, so under DES 8 of our Unitary Development Plan that we adopted in January 2007, we can only approve it for a limited period. (R04BB)

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 February 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Marylebone High Street	
Subject of Report	Selfridges, 400 Oxford Street, London, W1A 1AB,		
Proposal	Installation of stone bench, water fountain and 4 trees including tree grilles on Duke Street.		
Agent	JLL		
On behalf of	Selfridges Retail Ltd		
Registered Number	16/10206/FULL	Date amended/ completed	25 October 2016
Date Application Received	25 October 2016		
Historic Building Grade	Classical building is Grade II, the SWOD building is not listed		
Conservation Area	Part of the application site is within the Stratford Place conservation area, the majority is not.		

1. RECOMMENDATION

Grant conditional permission, subject to a maintenance agreement to secure the following:

- The implementation of the servicing regime for the water feature, bench and trees; and
- Arrangements to secure the removal of the water feature, bench and trees, associated works of making good above ground level and the re-instatement of the adjacent paving, to match that in adjoining areas, should the servicing regime fail.

2. SUMMARY

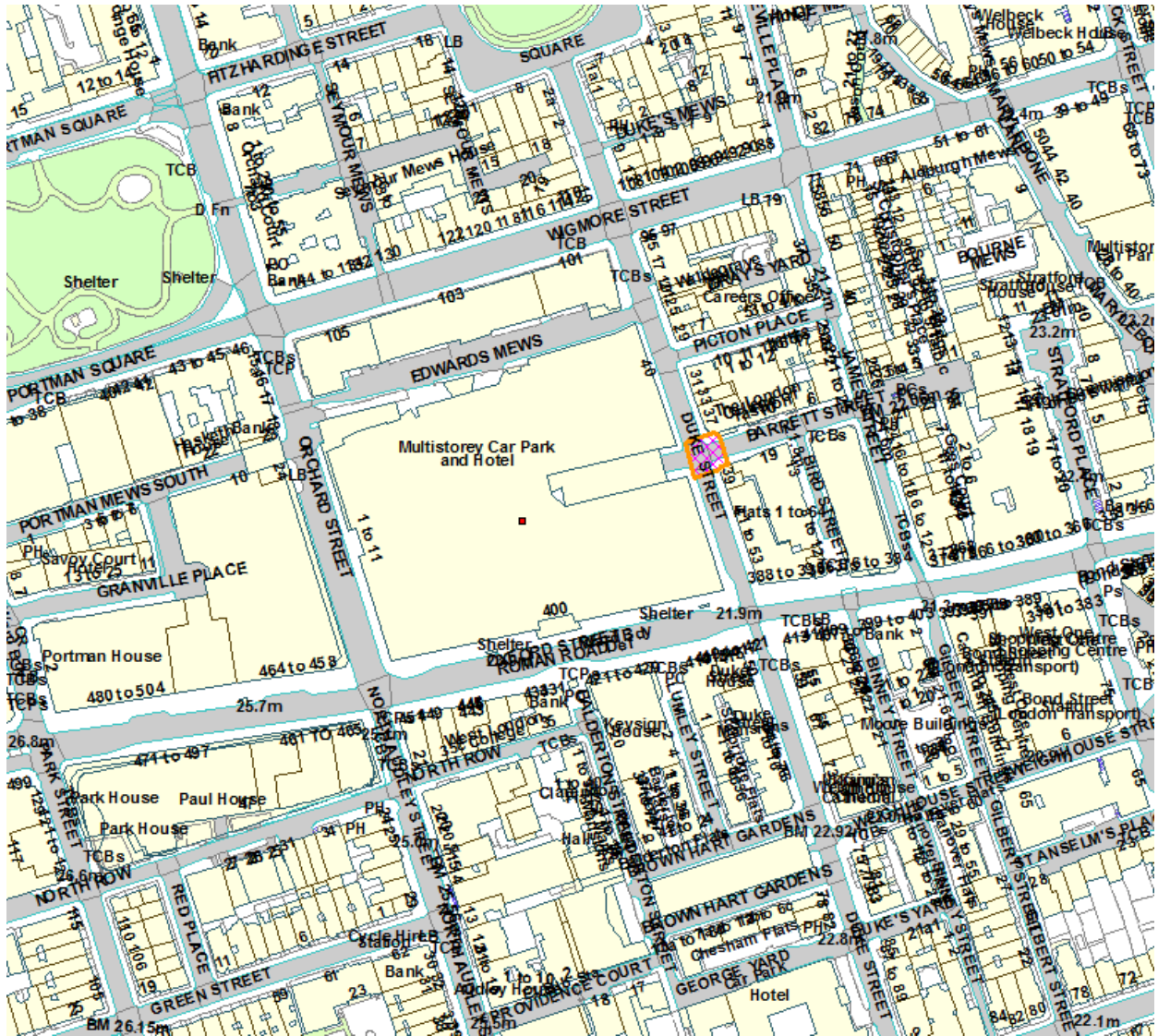
Selfridges occupies a street block with frontages on Oxford Street, Duke Street, Edwards Mews and Orchard Street. Works are continuing on site to create a new entrance from Duke Street and permission is sought for the installation of a stone bench and water fountain on the public highway outside the new entrance. Four new trees are also proposed, two will be planted either side of the bench and water fountain and the other two will be planted on the opposite side of Duke Street.

The key issues for consideration are:

- The impact of the street furniture on the public highway;
- The impact of the street furniture on the character and appearance of the conservation area.

The proposed bench, water fountain and trees are considered acceptable and comply with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan.

3. LOCATION PLAN



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Approved Duke Street elevation



4. CONSULTATIONS

THE MARYLEBONE ASSOCIATION

No objection

HIGHWAYS PLANNING MANAGER

Objection – proposal will cause an obstruction of the public highway.

CLEANSING

Objection – proposal will leave insufficient room for the City Council's cleansing vehicles.

DESIGNING OUT CRIME

Any response to be reported verbally.

ARBORICULTURAL SECTION

No objection, subject to the planting of four Liquidambar trees.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 49

Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

5. BACKGROUND INFORMATION

5.1 The Application Site

The application site relates to an area of public highway on Duke Street on the east side of Selfridges.

5.2 Recent Relevant History

Permission was granted in 2014 for a variety of works including the removal of vehicular exit ramp and creation of a new customer entrance and new glazed four storey façade on Duke Street. Works are currently underway on site to implement this permission.

Permission was subsequently granted for alterations to the new façade on Duke Street.

6. THE PROPOSAL

Permission is sought for the installation of a stone bench and a drinking water fountain on the public highway outside the new entrance on Duke Street. Four new trees are proposed to be planted on Duke Street, two either side of the bench and fountain and two at the junction of Barratt Street and Duke Street.

The bench includes seating on one side and has been designed to deter anyone lying on it. It has also been designed and placed with Hostile Vehicle Mitigation in mind.

7. DETAILED CONSIDERATIONS

7.1 Land Use

The proposal does not raise any land use issues.

7.2 Townscape and Design

The application site is on the west side of Duke Street in front of the new entrance to Selfridges which is currently under construction. The application site is partly within the Stratford Place conservation area and partly outside the conservation area.

Whilst there is no objection in principle to the proposals and the street trees are acceptable, the detailed design of the drinking fountain and seating are unusual and do not follow established patterns for such features in the streetscape. However, in this case, the site forms part of a major new entrance to Selfridges rather than being part of a more typical, general, street area. Therefore a more elaborate approach to what would normally be expected, in accordance with UDP policy DES 7 and the City Council's 'Westminster Way' supplementary planning document, is permissible.

The use of green marble (Verde Luana) with a rough surface texture for the drinking fountain and on the bench (except on the seating areas which will be polished), will make the street furniture attractive and enhance the appearance of the street outside the new entrance. This will improve the setting of the listed building and the conservation area, in accordance with UDP policies DES 1, DES 7, DES 9 and DES 10 and it is therefore acceptable in design and heritage asset terms.

There is no requirement for the approval of further details in design terms because the drawings are sufficiently detailed and samples of the materials have been provided.

7.3 Residential Amenity

Records indicate that there is a residential unit above the Henry Holland PH at 39 Duke Street, opposite the proposed street furniture. It is not considered that the street furniture will have a detrimental impact on the nearby residential flats.

7.4 Transportation/Parking

The Highways Planning Manager has objected to the proposal on the grounds that the street furniture would cause an unnecessary obstruction to the footway which is busy with pedestrians.

The footway on this part of Duke Street is over 5m wide and can therefore cope with a relatively high pedestrian flow. The proposed bench would leave 2.4m from the building line to the bench and 2m between the other side of the bench and the pavement edge. The water fountain would leave a greater amount clear footway by virtue of it being smaller. The tree grills would leave 1.9m clear footway but as you can walk on the grills it is not considered that this will reduce pedestrian movement on Duke Street and are therefore acceptable in highways terms.

The Highways Planning Manager has stated that these distances will be reduced with people sat on the bench. However, the bench has been designed with the seats facing the building rather than the public highway, where there is the greater distance of clear public highway. As the amount of public highway remaining complies with the Westminster Way the proposed street furniture is considered acceptable.

The Cleansing Manager has also raised concerns over the amount of clear public highway remaining. However, as stated above, it is considered that the scheme complies with the Westminster Way and minimum space standards.

A maintenance agreement will be required to secure the management and maintenance of the bench, water fountain and trees. The City Council would have the power to remove the street furniture and trees if they not adequately maintained.

7.5 Economic Considerations

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

7.6 Access

Access to the new entrance will not be compromised by the installation of the new street furniture. As set out above, it is not considered that pedestrian access around Duke Street or Barratt Street will be adversely affected by the street furniture and trees.

7.7 Other UDP/Westminster Policy Considerations

New trees

Four new street trees are proposed. The applicants originally proposed three Liquidambar Styraciflua (Sweet gum) trees and one Liriodendron Tulipifera (Tulip) tree. The trees officer has commented that the Tulip tree is inappropriate in this location as it can grow to a considerable size without regular pruning. Four Sweet gum trees would be more appropriate and these are similar species to other street trees in the area. An amending condition is recommended in agreement with the applicant.

The trees officers has also raised concerns over the use of brass tree grills rather than using Westminster's standard tree pit surface of either a) surrounding paving material taken up to the base of the trunk or b) a resin bound aggregate in a colour to match the surrounding paving material. The applicant has confirmed that they will maintain the trees and the grills and on this basis the brass grills are considered acceptable.

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

The applicant has confirmed that they are willing to maintain the street furniture and the trees in perpetuity. The maintenance agreement will need to be secured to ensure that the street furniture is the responsibility of the applicant. The agreement will also secure the removal of the street furniture and with associated works of making good above ground floor level, and the re-instatement of the paving, to match adjoining areas, should the maintenance regime fail.

It is also considered necessary to include a clause within the maintenance regime to secure the removal of the water fountain and bench if they are being used for continual anti-social behaviour.

This application is not CIL liable.

7.11 Environmental Impact Assessment

Not required for the scale of development.

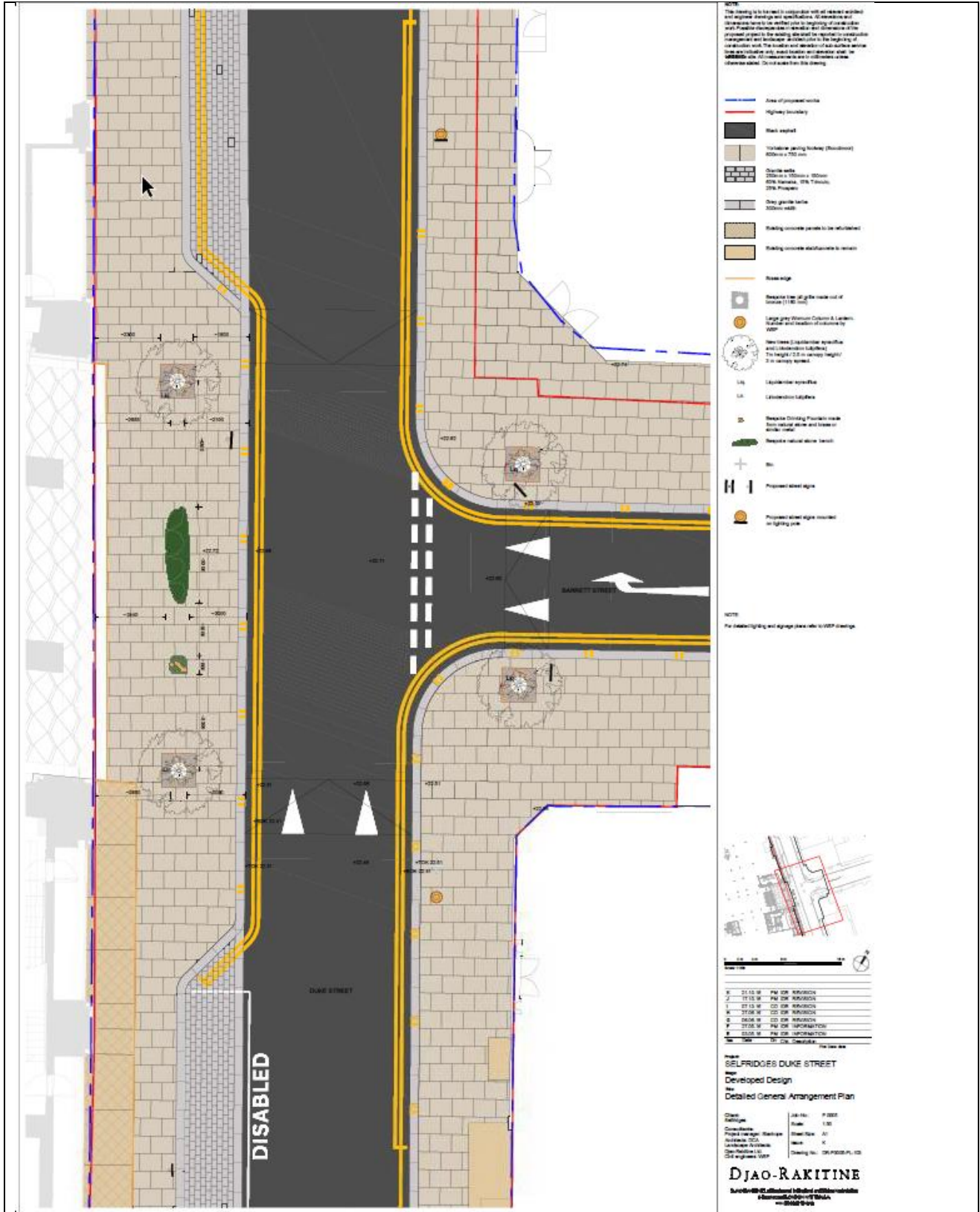
8. BACKGROUND PAPERS

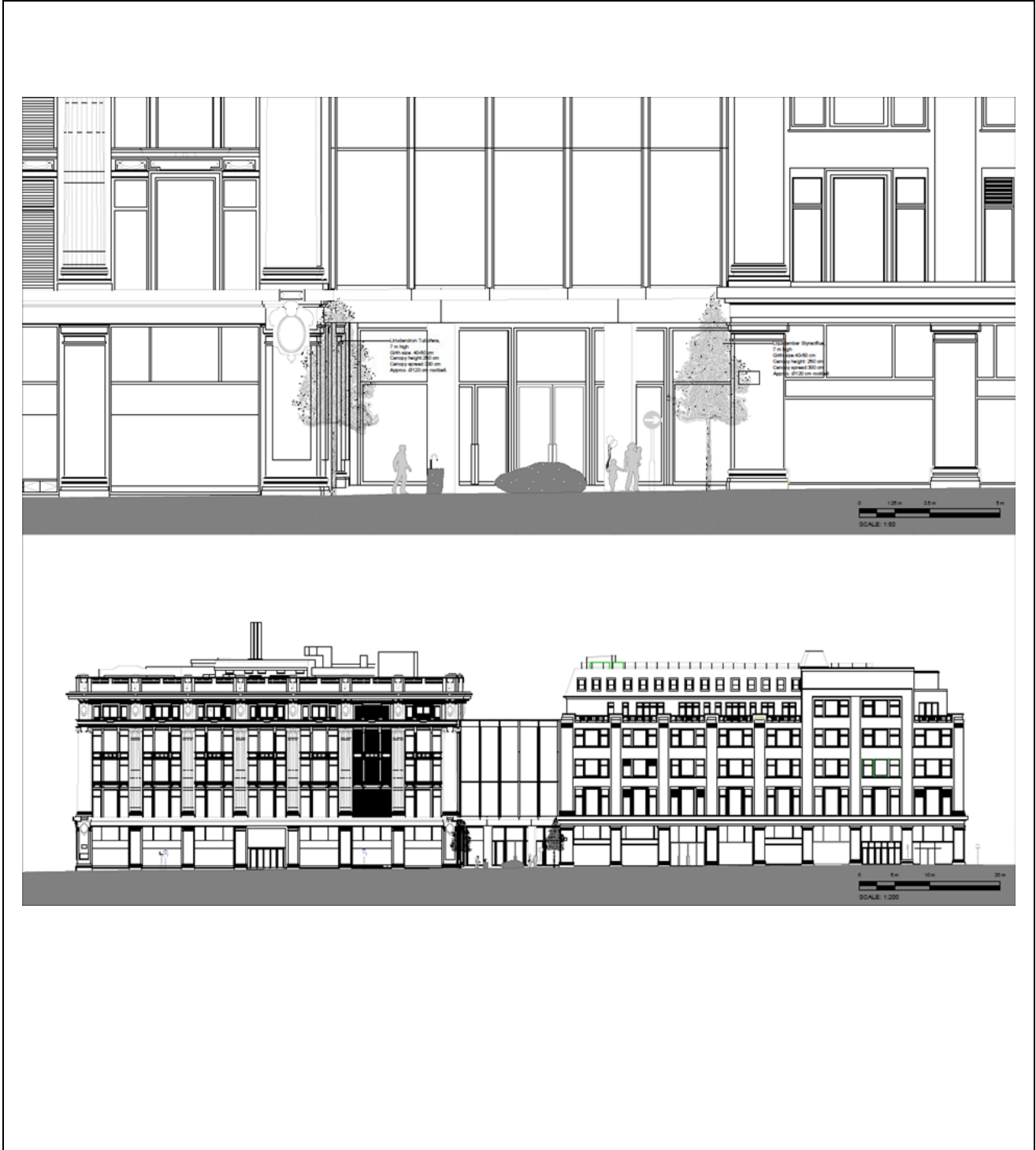
1. Application form.
2. Response from Marylebone Association dated 11 November 2016.
3. Response from Cleansing dated 11 November 2016.
4. Response from Tree Section dated 16 November 2016.
5. Response from the Highways Planning Manager dated 20 January 2017.

(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: VINCENT NALLY BY EMAIL AT vnally@westminster.gov.uk

9. KEY DRAWINGS







DRAFT DECISION LETTER

Address: Selfridges, 400 Oxford Street, London, W1A 1AB,

Proposal: Installation of stone bench, water fountain and 4 trees including tree grilles on Duke Street.

Reference: 16/10206/FULL

Plan Nos: DR-P0005_PL-103 K, DR-P0005-SC-202 C, DR-P0005-SC-200 G, DR-P0005-DT-400 F, DR-P0005-DT-402 F, DR-P0005-PL-102 I, , Materials, Verde Luana for Stone Bench and Fountain

Case Officer: Helen MacKenzie

Direct Tel. No. 020 7641 2921

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:

- 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)

- 3 You must apply to us for approval of detailed drawings and a detailed specification showing the following alteration(s) to the scheme: removal of the Tulip Tree (*Liriodendron tulipifera*) and the

planting of more suitable species. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings and specification. (C26UB)

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

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 you will need to apply for a licence under section 115 of the Highways Act (1980) for this feature to be erected on the public highway.

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.

Agenda Item 4

Item No.

4

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 February 2017	Classification For General Release	
Report of Director of Planning		Ward involved St James's	
Subject of Report	Ground Floor North, Communications House, 48 Leicester Square, London, WC2H 7LT.		
Proposal	Use of an area of the public highway measuring 3.0m x 18.3m narrowing to 2.0m x 4.0m for the placing of queue barriers in association with the ground floor retail unit.		
Agent	Ms Stuart Evans		
On behalf of	Mr Stuart Evans		
Registered Number	16/08222/FULL	Date amended/ completed	30 October 2016
Date Application Received	26 August 2016		
Historic Building Grade	Unlisted		
Conservation Area	Leicester Square		

1. RECOMMENDATION

Refuse permission – unacceptable impact on safe movement of pedestrians and the character and appearance of the area.

2. SUMMARY

48 Leicester Square is an unlisted building located in the Leicester Square Conservation Area. The application site relates to an area of the public highway adjacent to the north-east corner unit of the building which is occupied by the Lego store.
--

Permission is sought for the use of an area of the public highway for the placing of barriers in order to manage queues entering the Lego store. The applicant proposes to remove the barriers when they are not being used, and will typically be placed on the highway during the shop opening hours of between 10.00 to 19.00 Monday to Saturday and 10.00 to 17.00 on Sundays.
--

The Westminster Way's (public realm strategy) recommends a higher than normal standard of pedestrian clearway in this location given Leicester Square is among the busiest pedestrian areas in the city. While tables and chairs have previously been located outside this premises, prior to its redevelopment, and indeed there are numerous examples of alfresco seating located around the square, they are not considered to provide a similar precedent to what is currently proposed.
--

Unlike a designated area for alfresco seating, the barriers could be easily moved by persons in the queue, extending them beyond the defined area. Further, given the nature of queues, any overspill of persons queuing beyond the defined area cannot be controlled. The presence of tables and chairs is a common occurrence throughout the borough which can be closely monitored and controlled by the Council. The current submission does not detail how, if any, management arrangements could be put in place to control the use of the barriers and the resulting crowds.

The primary function of the highway is for the safe and convenient movement of pedestrians which would undoubtedly be hindered by the barriers and crowds on what is a very busy section of public highway. The proposals are therefore considered contrary to Policy TRANS 3 of the UDP and Policy S41 of the City Plan.

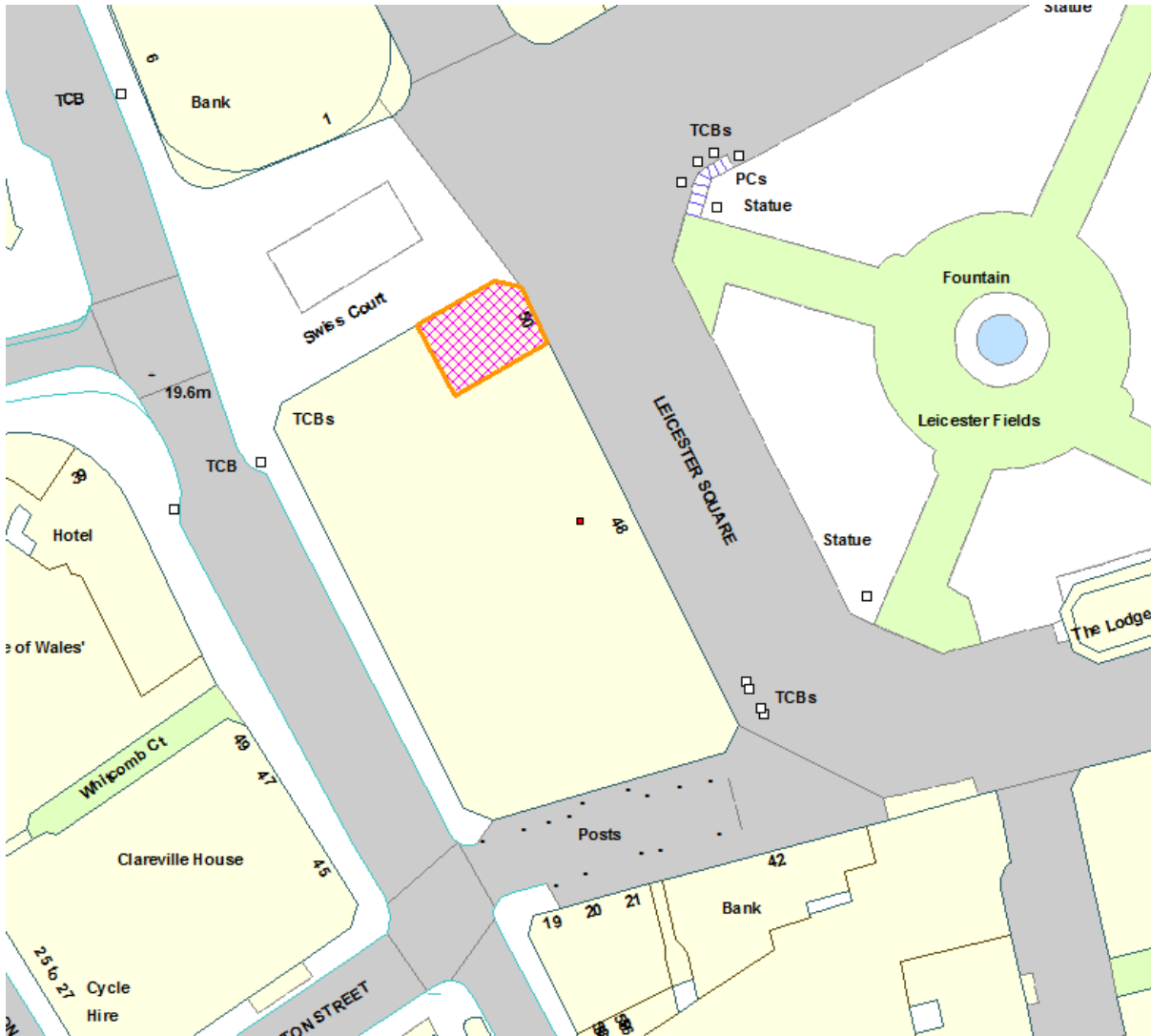
Leicester Square is characterised by its open urban landscape centred on the park and fountain. This character is enhanced by the alfresco seating of numerous retailers around its edge and on the streets leading to the square. This alfresco seating is considered to add to the character and ambience of the square in a way that is suitable and characterful.

Therefore, while alfresco dining areas also occupy the public highway around the square, it is considered that the proposed queue barriers result in an impact that is not consistent with the character of the square. While the proposed barriers themselves are of limited harm, they would lead to queues waiting to enter the store that would upset the character previously discussed both visually and acoustically.

As previously noted, tables and chairs and alfresco dining areas complement the character and function of Leicester Square and provide a uniqueness that draws a significant number of visitors and contributes to the functioning of the wider area as a destination attraction. The square is characterised by a largely open nature and is permeated only by the presence of tables and chairs that complement the entertainment uses throughout the area, however, it is considered that the queue barriers effectively result in the sectioning off of an area of public highway for the extension of a retail premises and do not have the benefit that tables and chairs bring to the square. The large numbers of people queueing would essentially act as an extension of the retail unit onto the highway and does not contribute to the character and function of the square and are therefore not compatible with the area.

It is considered that the proposals are unacceptable in design terms, resulting in harm to the character and appearance of the area and wider conservation area and therefore contrary to Policy S25 and S28 of the City Plan and Policies DES 1, DES 7 and DES 9 of the UDP.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Queue Barriers in use on Leicester Square frontage

5. CONSULTATIONS

WESTMINSTER SOCIETY

Objection – If granted the application could set an undesirable precedent for other such premises within Leicester Square.

HIGHWAYS PLANNING

Objection – The proposal is contrary to transportation policy and would have an unacceptable impact on pedestrian movement.

DESIGNING OUT CRIME

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 22

No responses: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

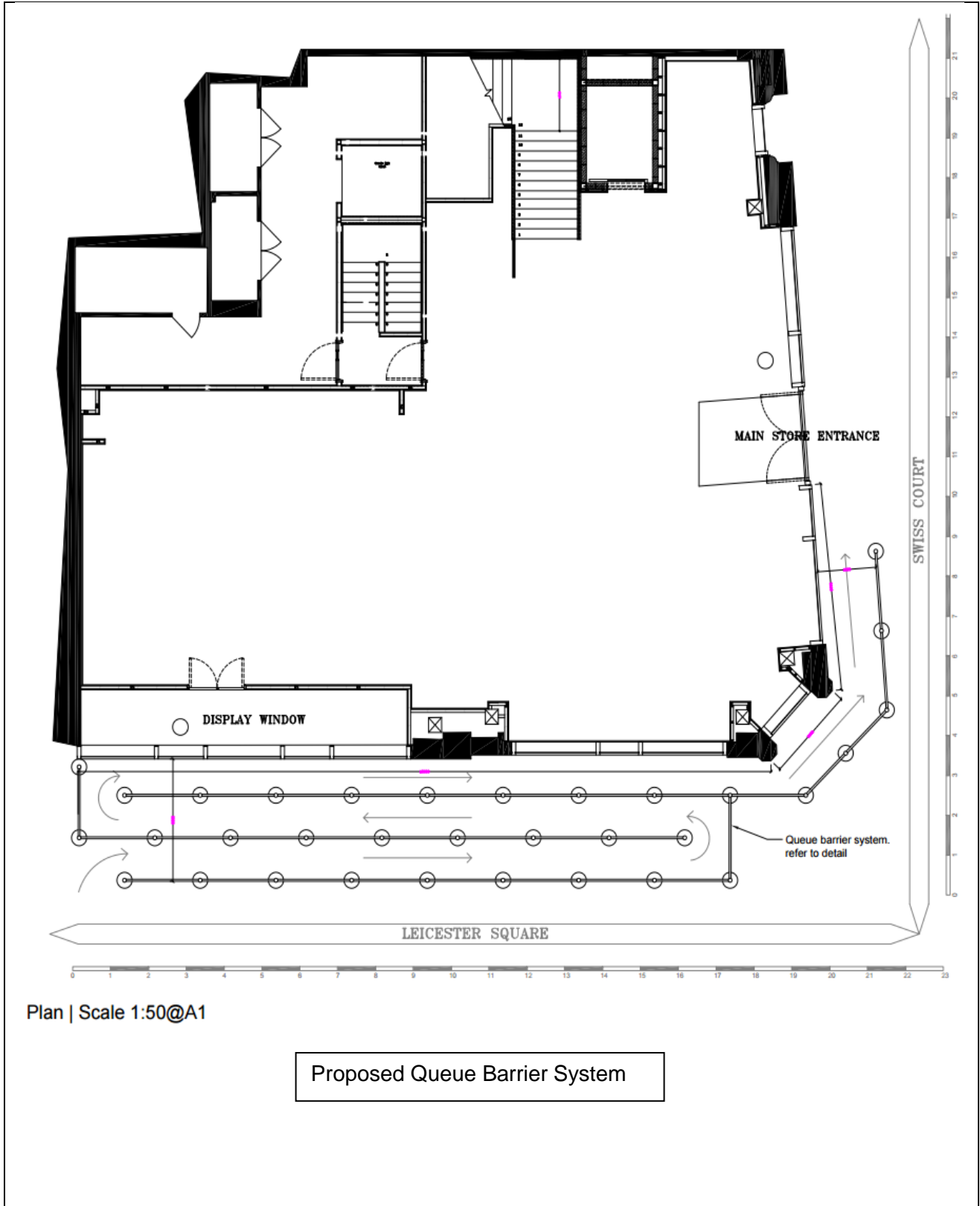
6. BACKGROUND PAPERS

1. Application form
2. Response from Westminster Society dated 27 September 2016
3. Response from Highways Planning dated 2 November 2016.
4. Response from Designing Out Crime Officer dated 7 February 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: VINCENT NALLY BY EMAIL AT vnally@westminster.gov.uk

7. KEY DRAWINGS



Plan | Scale 1:50@A1

Proposed Queue Barrier System

DRAFT DECISION LETTER

Address: Ground Floor North, Communications House, 48 Leicester Square, London, WC2H 7LT.

Proposal: Use of an area of the public highway measuring 3.0m x 18.3m narrowing to 2.0m x 4.0m for the placing of queue barriers in association with the ground floor retail unit.

Reference: 16/08222/FULL

Plan Nos: Proposed Queue Barrier System Revision A, Site Location Plan, 6072-60, Design and Access Statement dated 26 October 2016.

Case Officer: Joe Whitworth

Direct Tel. No. 020 7641 1968

Recommended Condition(s) and Reason(s)

Reason:

The queue barriers and associated crowds would harm the character and appearance of the Leicester Square Conservation Area. This would not meet S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 7, DES 9 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

Reason:

The queue barriers and associated crowds would block the flow of pedestrians along the footpath and so could be unsafe. This would not meet S41 of Westminster's City Plan (July 2016) and TRANS 3 of our Unitary Development Plan that we adopted in January 2007.

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 so far as practicable. 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. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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.

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Item No.
5

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 February 2017	Classification For General Release	
Report of Director of Planning		Ward involved Knightsbridge And Belgravia	
Subject of Report	18 Montpelier Square, London, SW7 1JR		
Proposal	Demolition of existing lower ground and ground level rear extensions and erection of new rear extensions at ground and lower ground floors with replacement balcony and stair to garden at ground floor level. Extension to the closet wing at rear third floor level and erection of a mansard roof extension. Internal alterations, including excavation of front vaults.		
Agent	Place Architecture and Design Ltd.		
On behalf of	Mr & Mrs Cox		
Registered Number	16/09496/FULL & 16/09497/LBC	Date amended/ completed	4 October 2016
Date Application Received	4 October 2016		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Knightsbridge		

1. RECOMMENDATION

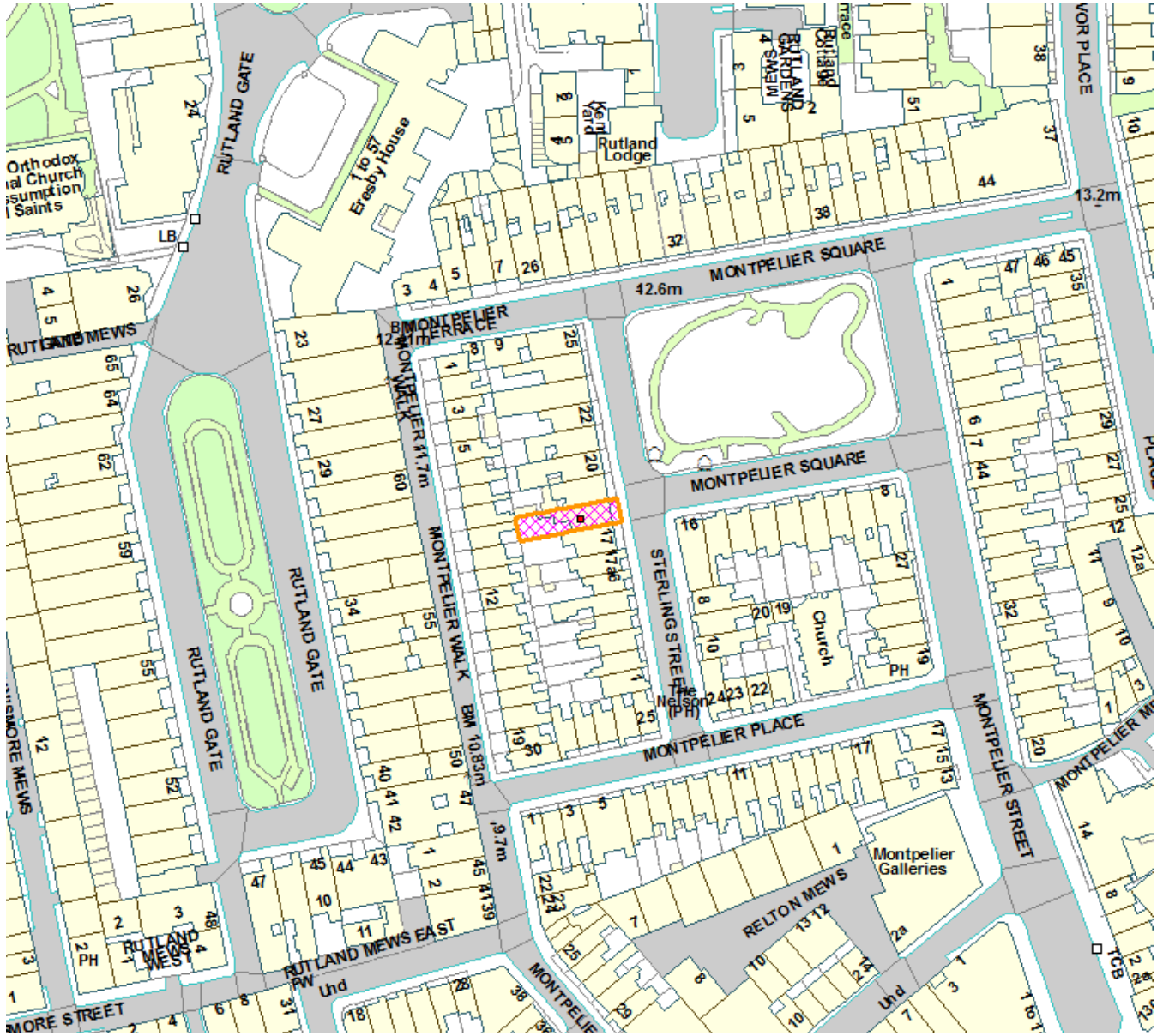
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|---|
| <ol style="list-style-type: none"> 1. Grant conditional permission and conditional listed building consent. 2. Agree the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter. |
|---|

2. SUMMARY

<p>The site is a Grade II listed single family dwelling located within the Knightsbridge Conservation Area. Permission is sought for the erection of enlarged replacement extensions at rear lower ground and ground floor levels with balcony at ground floor and stair to garden. Extensions are also sought to the closet wing at third floor level and at main roof level in the form of a mansard. Minor works area also sought to lower the front pavement vaults. The majority of the works were previously approved in 2013 which granted a larger scope of works including the excavation of a subterranean extension. One objection has been received on behalf of the owners and occupiers of 17 Montpelier Square.</p> <p>The key considerations are as follows:</p> <ul style="list-style-type: none"> • The impact of the proposals on the character and appearance of listed building and the conservation area; and • The impact of the proposals on the amenity of neighbouring residents.

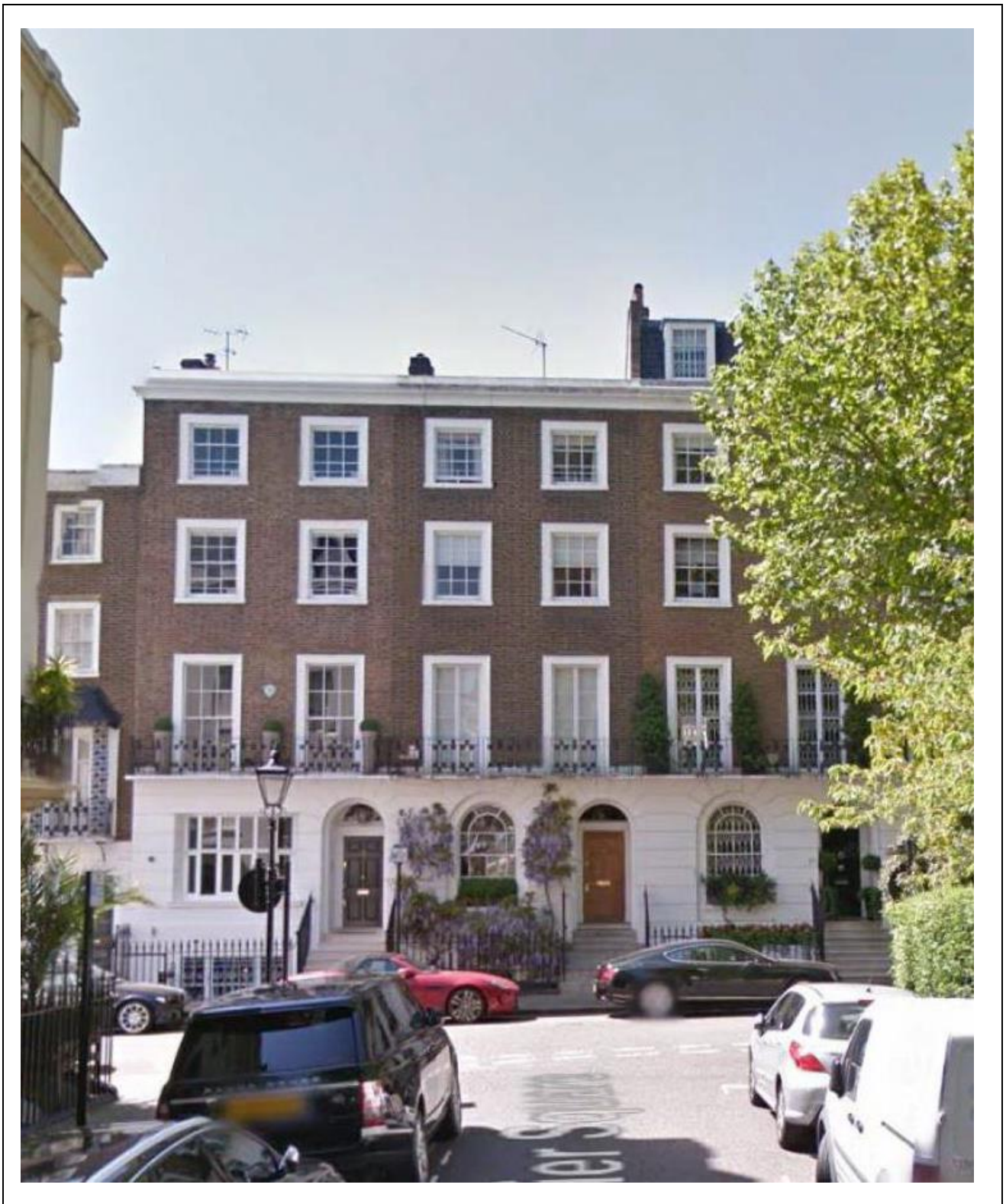
The proposed development is considered to be acceptable in land use, design and amenity terms and accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan). As such, it is recommended that conditional planning permission and listed building consent are granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS





5. CONSULTATIONS

HISTORIC ENGLAND:

Do not consider it necessary to be notified.

KNIGHTSBRIDGE ASSOCIATION:

No objection.

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

BUILDING CONTROL

No comments.

ARBORICULTURAL SECTION:

No objection, subject to conditions securing a hard and soft landscaping scheme and a method statement to protect the trees on and close to the site during construction.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 12

Total No. of replies: 1

One objection has been received on behalf of the owner and occupier of 17 Montpelier Square on the following grounds:

DESIGN

- The proposed rear extension fails to maintain and enhance the amenity of the Knightsbridge Conservation Area or to respect the character and setting of the Grade II listed terrace.

AMENITY

- The rear extension and balcony would extend beyond the building line of no.17 causing a loss of light and increased sense of enclosure.
- The proposed extension would overlook the garden space and rear living area of no 17.

OTHER

- No information about construction impact or its management.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Located on the west side of the Montpelier Square, No.18 is a five storey Grade II listed terrace house. The building dated from the early to mid-19th century and is located within the Knightsbridge Conservation Area. To the rear of the site are the four storey terrace houses of Montpelier Walk.

6.2 Relevant History

2nd August 2013 - Planning permission and listed building consent was granted for alterations including excavation beneath the garden to extend the existing lower ground level to rear; the erection of a two storey extension at rear lower ground and ground floor levels with replacement balcony and stair to garden at ground floor level; extension to closet wing at rear third floor level and erection a mansard roof extension.

7. THE PROPOSAL

Planning permission and listed building consent are sought for various alterations including the erection of a two storey extension at rear lower ground and ground floor levels with replacement balcony and stair to garden at ground floor level. Extensions to the closet wing at rear third floor level and the erection of mansard roof are also sought. Associated internal alterations are proposed including the lowering of the front vaults and installation of an internal lift.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The extension would enlarge the existing dwelling house. In land use terms the creation of a larger single family dwelling house is considered to be acceptable in accordance with Policy H3 of the UDP and Policy S14 of the City Plan.

8.2 Townscape and Design

Whilst the 2013 permission has expired without being implemented, the decision is recent enough that policies and guidance remain essentially the same, and the circumstances on-site are unchanged. That decision therefore carries considerable weight in the determination of the current applications.

The proposed rear extensions are generous, but allow the historic character of the rear elevation to remain dominant and easily readable. The style of the extensions proposed, unchanged from the 2013 approval, are simple and modern but sit comfortably alongside the historic character of the house and the rest of the terrace.

The additional information submitted in this application, absent from the last application, about the relationship with the adjoining extensions, is sufficient to demonstrate that the ground floor projection of the extension forwards of the rear building line of the adjoining closet wing is not uncomfortable being less than a metre. The addition of the proposed privacy screen would be

obtrusive to the boundary wall line and is not ideal in listed building terms, however refusal on these grounds could not be sustained. An amending condition is recommended to ensure that the design of the screening is acceptable and reduced in size as much as practicable.

The proposed new position for the rear external stair and balcony is considered to be an improvement upon the 2013 scheme in terms of its visual impacts on the spatial character of the rear garden, being over to one side rather than central as previously approved.

The proposed conversion of the front under pavement vaults would have some impact on historic fabric by lowering the floor level and through tanking works, but otherwise makes good use of what are currently otherwise unusable derelict spaces. The vaults are unusually low due to the unusual levels between street and house in this part of the square and therefore make use even as domestic outdoor storage unviable. The slight harm caused to enable this change is justified by the benefit of this use.

Internally the proposals are respectfully minimal and avoid alterations to the remarkably intact interior at ground and first floors.

The objection received from No.17 Montpelier Square includes concerns regarding the impacts that the proposals would have on the listed building and conservation area. These have been considered carefully and carry some weight, but the additional information provided by this application has confirmed that the 2013 decision was reasonable, and can be repeated with respect to heritage impacts.

For the above reasons, the proposals are considered to preserve the special architectural and historic interests of the listed terrace, and would preserve the character and appearance of the wider conservation area.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

An objection has been received on behalf of the adjoining residential occupier at 17 Montpelier Square on the grounds that the rear extension and balcony would cause a loss of light, loss of privacy and an increased sense of enclosure.

The proposed rear extension at lower ground and ground floor levels would project forwards of the rear building line of the adjoining closet wing at No.17 by approx. 0.8m with a maximum height of approx. 2m above the existing boundary wall. The remaining garden walls are to remain at the existing height. The lower ground floor of No. 17 is used as a gym served by 6 large windows. At ground floor level the closest window to the boundary of the site serves a bathroom. On the opposite side at ground floor closest to the boundary with No.16 is a fully glazed conservatory. Given the small size of the projection and the orientation of the objectors property due south of the site, it is considered that the application would not result in any significant loss of light or cause a sense of enclosure to neighbouring windows.

The existing balcony and stair access to the garden is to be removed from the boundary with No.19 and replaced with a new balcony and stair along the boundary with No.17. Similar

balcony and stair arrangements exist at both No.17 and No.19. An objection to the potential loss of privacy to the garden and rear living area at No. 17 has been received and it is recommended that an amending condition be attached to secure an appropriate privacy screen along the boundary to prevent unacceptable levels of overlooking.

It is considered that the proposals would not adversely affect neighbouring residential amenity sufficient to justify refusing permission and would accord with Policies S29 of the City Plan and ENV13 of the UDP

8.4 Transportation/Parking

The enlargement of the dwelling would not have a material impact on traffic generation or on-street parking pressure in the area.

8.5 Economic Considerations

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

8.6 Access

Access arrangements do not change as a result of the proposals.

8.7 Other UDP/Westminster Policy Considerations

None relevant.

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.

8.11 Environmental Impact Assessment

An Environmental Impact Assessment is not required for a scheme of this size.

8.12 Other Issues

Construction impact

The objectors have also raised concerns in relation to how the construction impacts on neighbouring properties will be managed to protect residential amenity. It is a requirement of the Planning Act and the NPPF that applications are determined in accordance with the adopted

development plan. Noise and disturbance during construction is an unwelcome and well understood consequence of allowing new development. In a densely developed urban environment, it must be accepted that such disturbance will inevitably occur as a result of building works.

The Council cannot refuse permission to develop on the grounds that building work will be noisy and disruptive. In accordance with the Council's Code of Construction Practice, the applicant will have to comply with the relevant legislation covering demolition and construction impacts. As the excavation of the front vaults will only be to a depth of 0.8m and will not create any additional floorspace, it is not considered necessary for the applicant to submit a Construction Management Plan. A condition is recommended to control the hours of construction works, particularly noisy works of excavation, which will not be allowed on Saturdays.

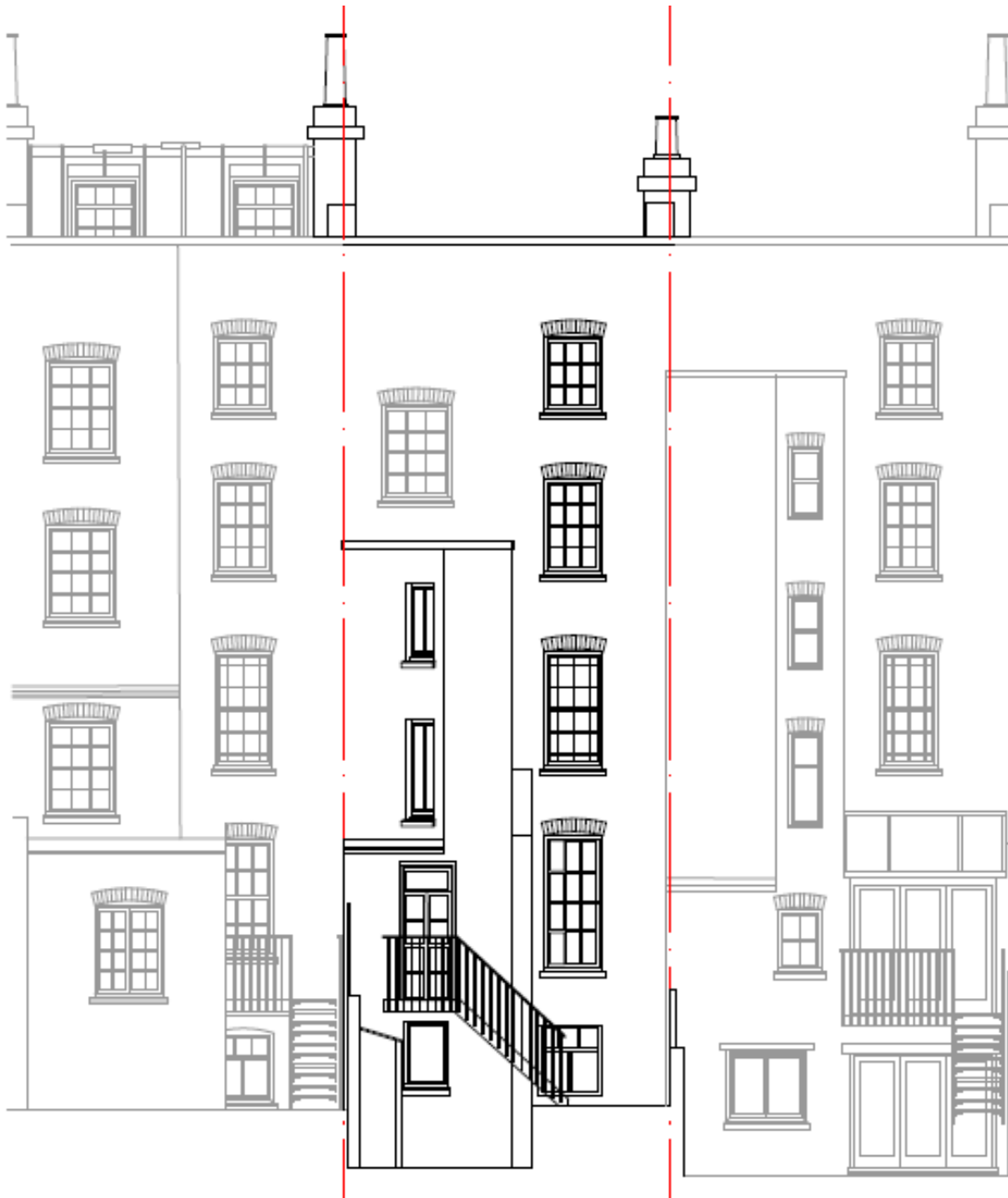
9. BACKGROUND PAPERS

1. Application form.
2. Response from Historic England dated 24 October 2016.
3. Response from Knightsbridge Association dated 6 November 2016.
4. Response from Building Control dated 1 November 2016.
5. Response from Tree Section dated 10 November 2016.
6. Letter from Taylor Wessing LLP dated 31 October 2016.
7. Letter from Applicant dated 16 January 2017.

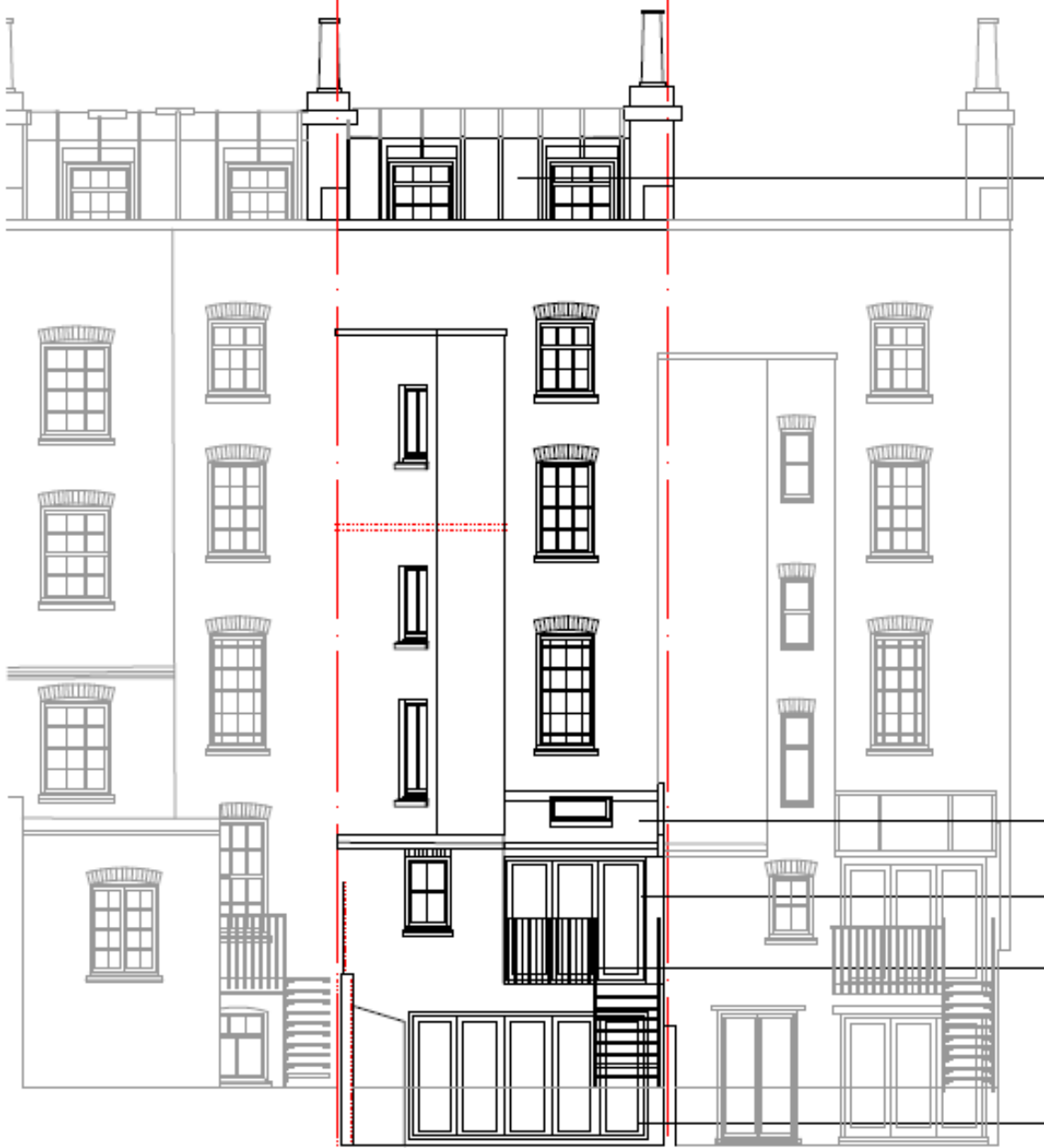
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: VINCENT NALLY BY EMAIL AT vnally@westminster.gov.uk

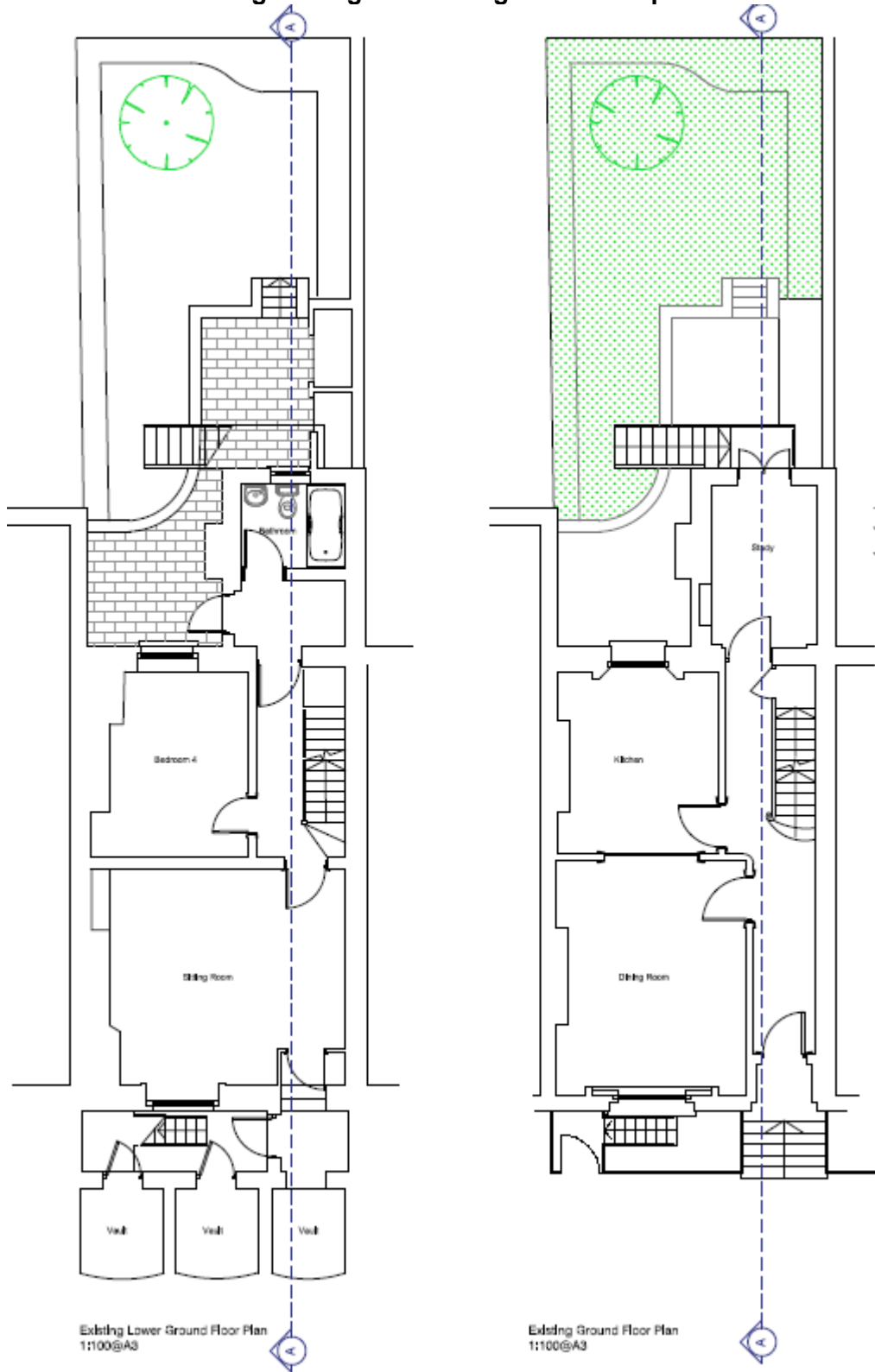
Existing rear elevation



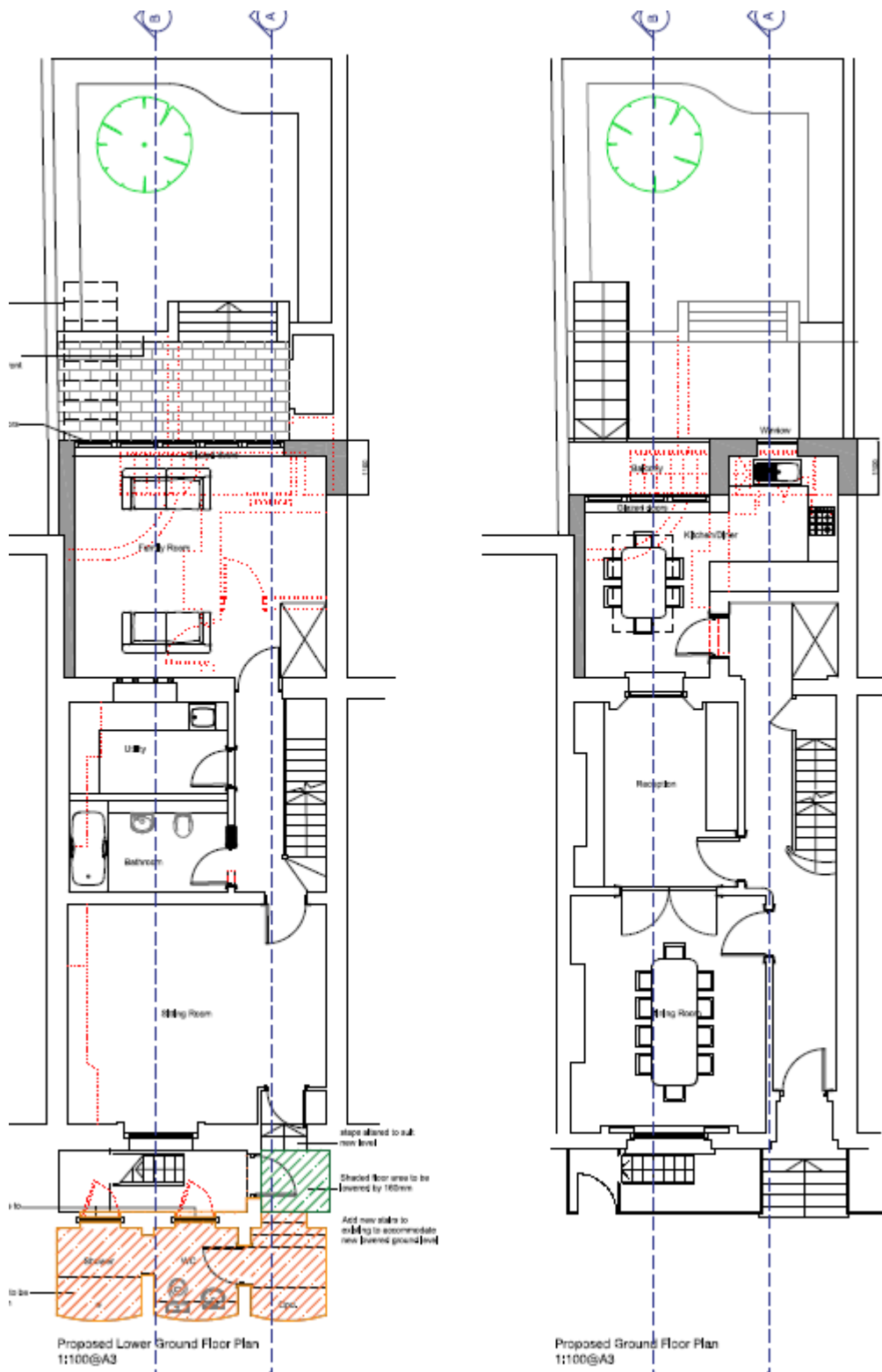
Proposed rear elevation



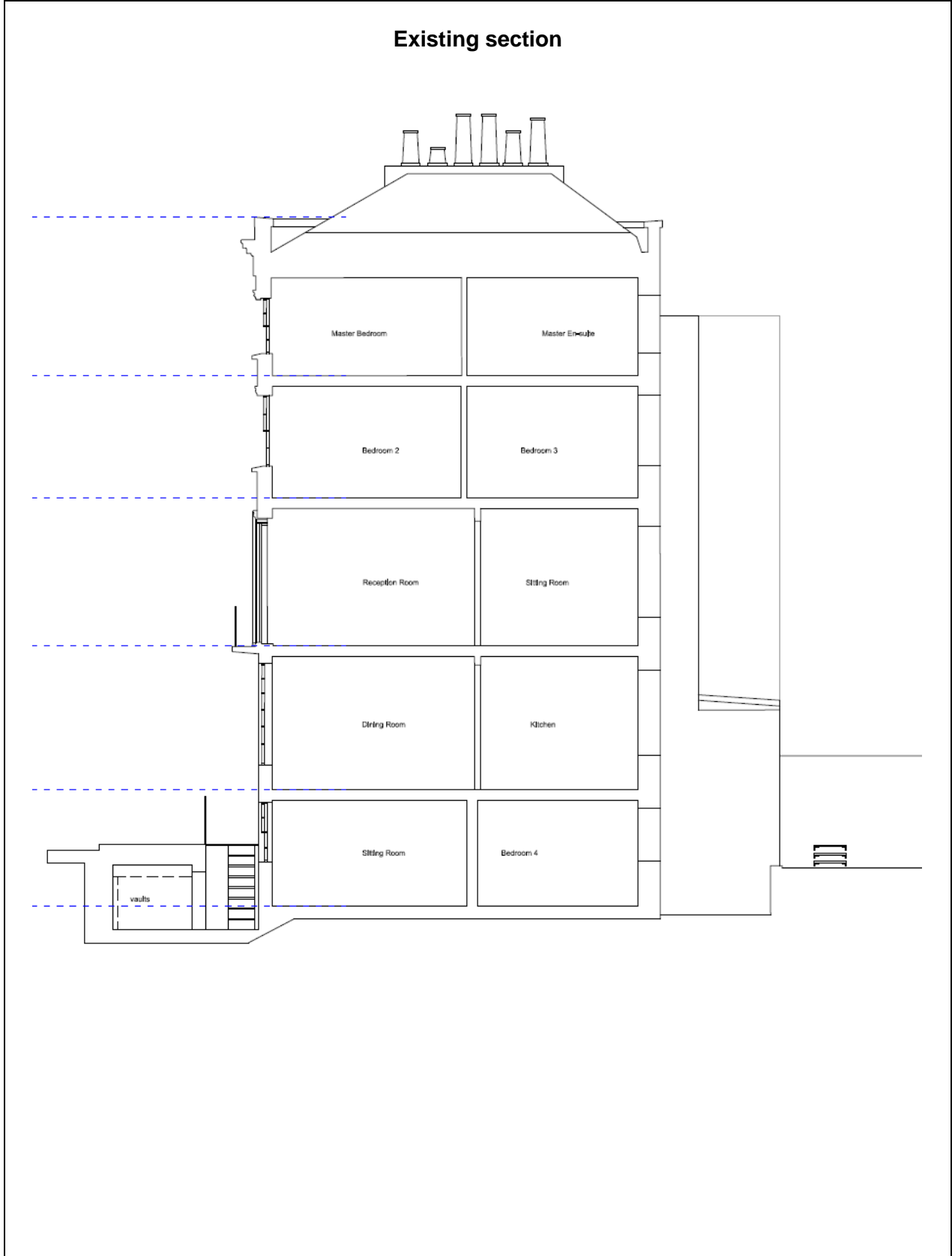
Existing lower ground and ground floor plans

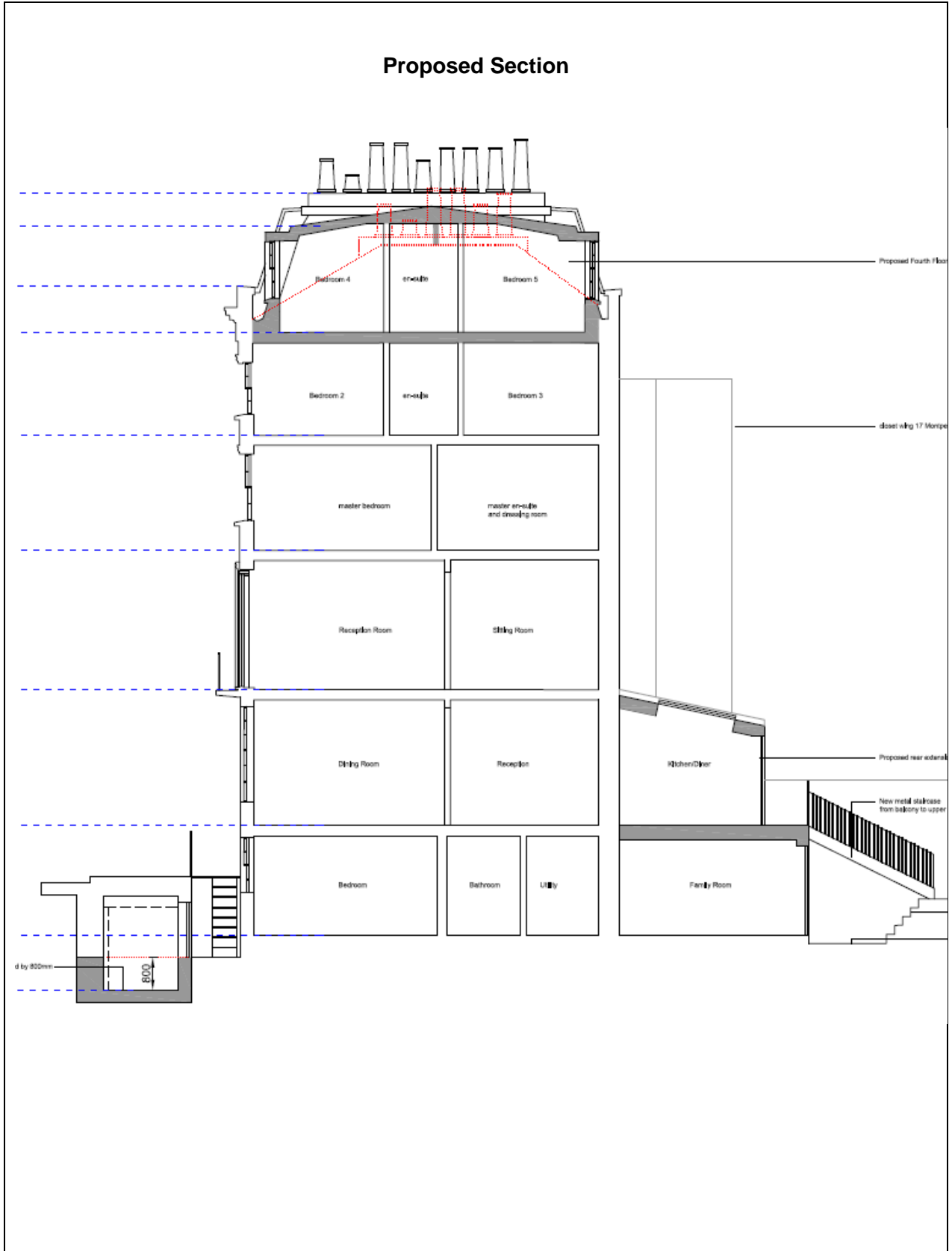


Proposed lower ground and ground floor plans



Existing section





DRAFT DECISION LETTER

Address: 18 Montpelier Square, London, SW7 1JR

Proposal: Demolition of existing lower ground and ground level rear extensions and erection of new rear extensions at ground and lower ground floors with replacement balcony and stair to garden at ground floor level. Extension to the closet wing at rear third floor level and erection of a mansard roof extension. Excavation of front vaults.

Reference: 16/09496/FULL

Plan Nos: Site Location Plan; 015.05.060 Rev.01; 015.05.200 Rev.06; 015.05.201 Rev.04; 015.05.260 Rev.01; 015.05.261 Rev.01; 015.05.262_Vaults Rev.01; 015.05.320 Rev.05; 015.05.321 Rev.01; 015.05.322 Rev.00; 3210/P/01; 3210/P/02.

For information:

Planning Report on Front Basement Vaults dated September 2016; Heritage Statement dated September 2016; Design and Access Statement dated September 2016

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

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 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 Knightsbridge 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 details as set out below of the following parts of the development:

- (a) New windows, doors and rooflights, including surrounds / architraves (fully detailed elevations (plans for rooflights and sections at 1:5);
- (b) Overall profile through new rear and roof extensions (including dormers) (fully detailed elevations and sections at 1:20);
- (c) New external staircase and balustrading (fully detailed elevations and sections at 1:20).

The submitted details must be in accordance with the approved designs, and must be shown in context with surrounding fabric. 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 approved 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 Knightsbridge 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 You must apply to us for approval of a detailed written schedule of the facing materials you will use, including reference to samples to be inspected on-site by us (bricks, pointing and roof coverings), and elevations and roof plans annotated to show where the materials are to be located. 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 using the approved materials. (C26BC)

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 Knightsbridge 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)

- 6 Notwithstanding what is shown on the approved drawings you must apply to us for approval of details of the following part of the development:

Privacy screening on the boundary with 17 Montpelier Square (elevation and section drawings at 1:50 including specifications).

You must not use the approved balcony until we have approved what you have sent us. You must then install the privacy screening according to the approved drawings. You must then maintain the privacy screening for as long as the balcony is in situ.

Reason:

To protect the privacy and environment of people in neighbouring properties and the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Knightsbridge Conservation Area. This is set out in S25, S28 and S29 of Westminster's City Plan (November 2016) and ENV 13, DES 1, DES10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

- 7 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 one planting season 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 2 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 and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

- 8 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. 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. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

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 In relation to Condition 6, the privacy screening should be a maximum height of 1.8m from the balcony floor.
- 3 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 4 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 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.

DRAFT DECISION LETTER

Address: 18 Montpelier Square, London, SW7 1JR,

Proposal: Demolition of existing lower ground and ground level rear extensions and erection of new rear extensions at ground and lower ground floors with replacement balcony and stair to garden at ground floor level. Extension to the closet wing at rear third floor level and erection of a mansard roof extension. Internal alterations, including excavation of front vaults.

Plan Nos: Site Location Plan; 015.05.060 Rev.01; 015.05.200 Rev.06; 015.05.201 Rev.04; 015.05.260 Rev.01; 015.05.261 Rev.01; 015.05.262_Vaults Rev.01; 015.05.320 Rev.05; 015.05.321 Rev.01; 015.05.322 Rev.00; 3210/P/01; 3210/P/02.

For information:

Planning Report on Front Basement Vaults dated September 2016; Heritage Statement dated September 2016; Design and Access Statement dated September 2016

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

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 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 building and to make sure the development contributes to the character and appearance of the Knightsbridge 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 scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

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

- 4 You must apply to us for approval of details as set out below of the following parts of the development:

- (a) New windows, doors and rooflights, including surrounds / architraves (fully detailed elevations (plans for rooflights) and sections at 1:5);
- (b) Overall profile through new rear and roof extensions (including dormers) (fully detailed elevations and sections at 1:20);
- (c) New external staircase and balustrading (fully detailed elevations and sections at 1:20);
- (d) Tanking (sections at 1:10 plus product specification);

The submitted details must be in accordance with the approved designs, and must be shown in context with surrounding fabric.

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 approved 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 Knightsbridge 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)

- 5 You must apply to us for approval of a detailed written schedule of the facing materials you will use, including reference to samples to be inspected on-site by us (bricks, pointing and roof coverings), and elevations and roof plans annotated to show where the materials are to be located. 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 using the approved materials. (C26BC)

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 Knightsbridge 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)

- 6 Notwithstanding what is shown on the approved drawings you must apply to us for approval of details of the following part of the development:

Privacy Screening on the boundary with 17 Montpelier Square (elevation and section drawings at 1:50 including specifications).

You must not use the approved balcony until we have approved what you have sent us. You must then install the privacy screening according to these approved drawings. You must then maintain the privacy screening for as long as the balcony is used for sitting out roof terrace is used for sitting out purposes.

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 Knightsbridge 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 character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3-2.4 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)

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Agenda Item 6

Item No.

6

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 February 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Little Venice	
Subject of Report	The Lodge , 101 Hall Place, London, W2 1NQ		
Proposal	Erection of an extension to rear ground floor with terrace above, erection of roof extension with terraces at second floor level. Alterations to windows and doors. Widening of existing garage door.		
Agent	Mark Fairhurst		
On behalf of	Ms Lucia Humpries		
Registered Number	16/09686/FULL	Date amended/ completed	10 October 2016
Date Application Received	10 October 2016		
Historic Building Grade	Unlisted		
Conservation Area	No		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

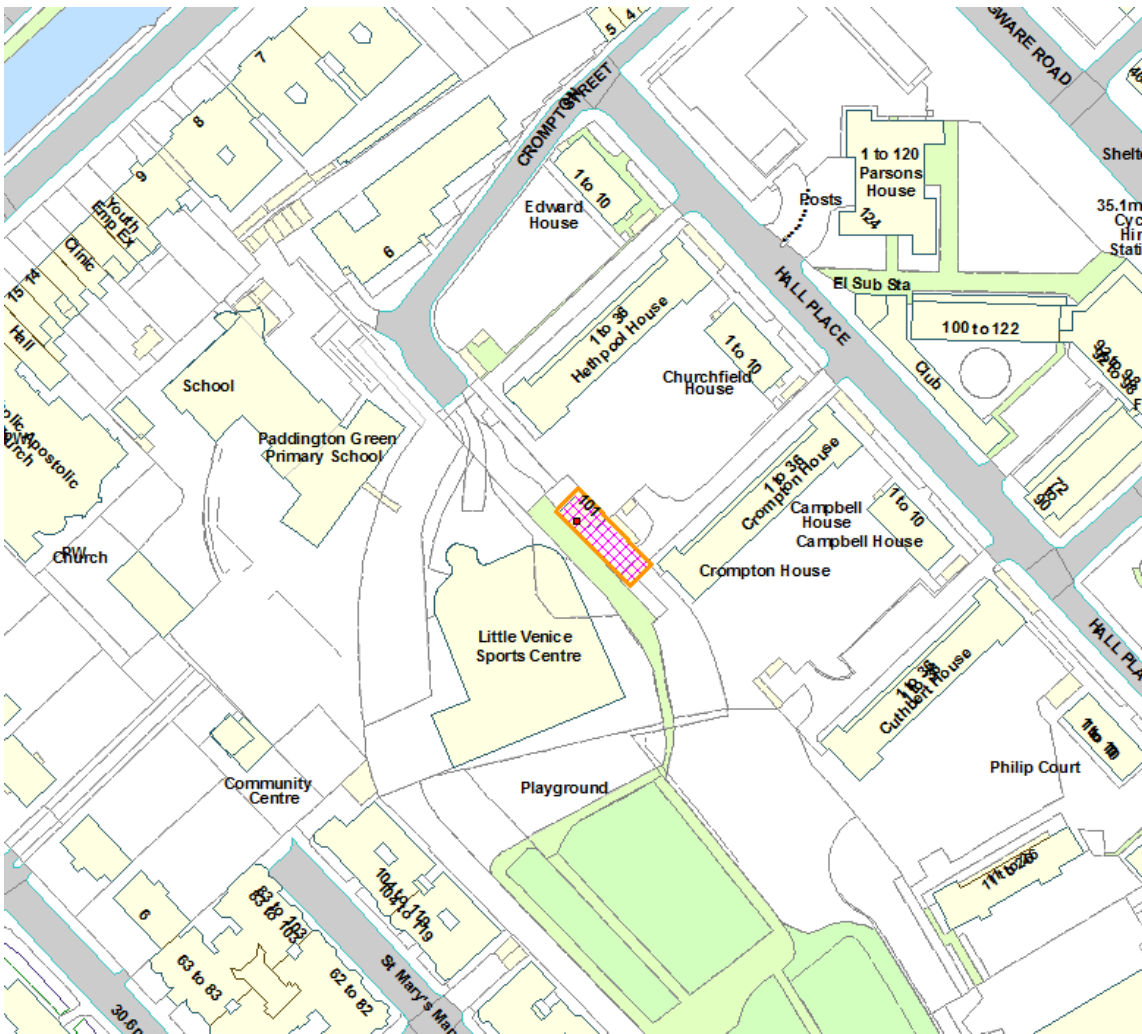
Permission is sought for the erection of a rear extension at ground floor level, the construction of a roof extension incorporating a terrace, the creation of a terrace at first floor level and alterations to windows and doors.

The key issues in this case are:

- *The impact of the proposal on the amenity of neighbouring residents; and
- *The impact of the proposal on the character and appearance of the area.

The proposed development is considered to comply with the Council's policies in relation to land use, design and amenity and it is recommended that permission is granted subject to the conditions set out in the draft decision letter.

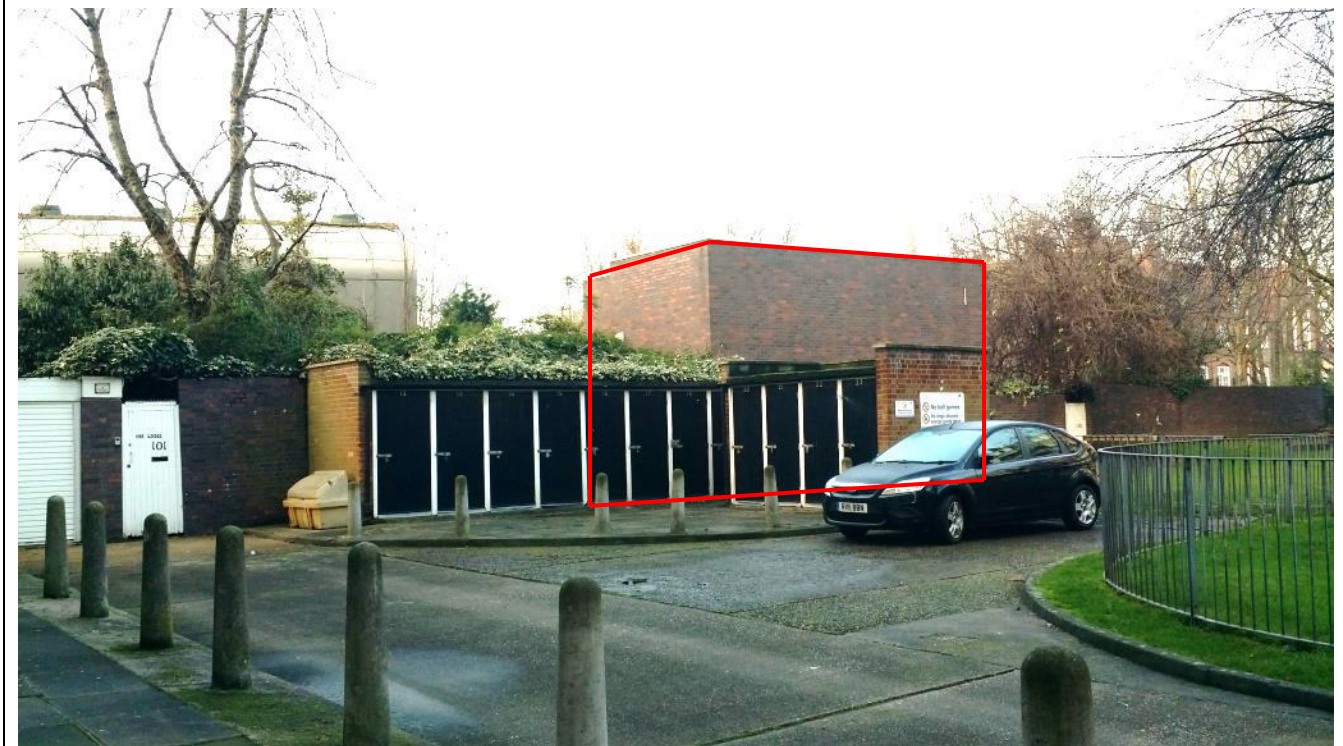
3. LOCATION PLAN



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4. PHOTOGRAPHS

The Lodge (central) with Hethpool House to the right and Compton House to the left





View North from Crompton Street.

5. CONSULTATIONS

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY:

No objection. Careful consideration will be required of the proposed materials.

HIGHWAYS PLANNING:

No objection.

COMMUNITY SERVICES MANAGER:

No objection.

GREEN SPACES MANAGER:

Concerns in relation to access to green space during building works. Issues raised in relation to access road used as parking.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 82

No. Responses: 11 Objections on some or all of the following grounds:

Amenity

*Obscure views from neighbouring buildings.

*Loss of privacy to neighbouring properties.

*Noise from the terraces.

*Roof extension will block out day light to the area.

Design

*Resultant scale of building would not fit in with the Estate.

Other

*Construction work will cause disruption in terms of dust and noise.

*Construction dust may have implications on the health of neighbouring residents.

*Safety concerns of a construction site with children living in neighbouring buildings.

*Respondent was informed of the application by a neighbour and not by a letter from the City Council.

ADVERTISEMENT/SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is an unlisted single family dwelling house, located within Paddington Green, outside of a designated conservation area. The building is the only detached dwelling within an area characterised by blocks of 6 storey flats, which are situated north east of the application site. Immediately south west is the Little Venice Sports Centre and immediately in front and to the rear are communal gardens. The building is accessed via a footpath from Hall Place, which runs behind the blocks of flats.

The building is a 3 bedroom dwelling of 2 storeys, comprising of ground and first floor levels. It has front and rear gardens with a detached garage. The building is of grey/brown stock brick with upvc cladding on the recessed sections of elevation and a flat roof. Matching brickwork forms a 2metre high boundary wall on 3no sides of the site, with the south west elevation fronting the access road.

6.2 Recent Relevant History

No recent history.

7. THE PROPOSAL

Permission is sought for a ground floor extension to the rear. The extension will be 3.3m deep and span the full width of the building; it will contain 2no sets of fully glazed sliding doors either side of a central pillar and have a flat roof with a rooflight, providing a terrace at first floor level. A roof extension, occupying the majority of the footprint of the building, with 2no terraces (one facing south west and one facing south east), is proposed, creating a second floor level containing a studio/study with a bathroom. It will be clad in timber with aluminium framed fenestration and have a flat roof, which is not proposed to be used as a terrace.

It is proposed to replace all the existing upvc cladding with timber cladding, which will also be used on the rear extension. All windows will be replaced with aluminium frames.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The extension of the Lodge to increase the amount of habitable space would be in accordance with policy H3 (E) of the UDP which states that proposals for extensions to existing housing will be acceptable in principle. Such extensions should not cause environmental or amenity problems and should be in keeping with the character of the building and area.

8.2 Townscape and Design

Alterations and extensions to listed buildings are permissible under UDP policy DES 5. The policy seeks to ensure the highest level of design and specifically states that permission will generally be granted for development which is confined to the rear of the existing building, does not visually dominate, is in scale and of a design which reflects the host building and the use of materials is consistent with that of the existing building.

The building is a modern structure, of a modern design and constructed using modern materials. In this context the principle of introducing timber cladding in replacement of the white upvc is not contentious in design terms. The material will be visually more subservient and will sit comfortably against the existing brickwork. In considering the replacement of the windows with aluminium frames, given the design of the core, this

alteration is considered to have a limited visual impact as it is a modern material which is typically slimmer than upvc and therefore will sit subtly against the brickwork.

The single storey rear extension is considered to comply with UDP policy DES 5. The extension is of a scale and detailed design which is in keeping with the host building and is not considered to visually dominate the building or its setting. Furthermore, due to the high boundary treatment the extension will not be highly visible in the public realm. A timber screen is proposed to be located above the boundary wall and this will aid in screening the development further. The use of horizontal timber cladding is acceptable as is the introduction of 2no sets of glazed doors.

Roof level alterations and extensions are permissible under UDP policy DES 6 subject to them being in sympathy with the existing buildings architectural character and where the form and detailing of the extension reflects the form, detailing and use of materials found on the existing building. Where buildings are completed compositions, their form makes a contribution to the local skyline or where the extension would be visually intrusive the policy states permission may be refused.

The existing building could be considered as a completed composition as it is a standalone building, consciously designed within a planned setting. Nevertheless the application as a whole seeks to enhance the appearance of the building by proposing extensions and alterations within a scheme for the building in its entirety. Therefore it could be argued that as the whole building will have a unified appearance there is the opportunity for an extension at roof level.

The extension will occupy the majority of the footprint of the building, be clad in vertical timber panelling with full height glazed doors leading out on to the 2no. terraces. The fenestration on the north east elevation will be obscured by the timber panelling. The existing building is located over a significant change in ground levels with the road on the south west side being at ground level and the open space on the north east side being higher than ground level, therefore the full height of the building with the roof extension will only be appreciated on approach from the north. Given the height of the surrounding blocks of flats and the sports centre, the resultant height of the building is not considered to be so uncharacteristic as to be harmful. Furthermore as it is interpreted as a solo building the resultant mass will not detract from its setting or be visually intrusive. The detailed design of the extension, seen in the context of the enhancement works to the building, is considered to be appropriate. The extension is therefore considered to be in accordance with UDP Policy DES 6.

8.3 Residential Amenity

Objections have been received to the application on the grounds of loss of privacy, light and views, and increased noise from the proposed terraces. The objections have been submitted by residents of the neighbouring flats in Churchfield House, Hethpool house and Compton House.

Privacy

The Lodge sits between the Paddington Sports Centre and three blocks of residential flats. There are three terrace's proposed as part of the extension, one at first floor level and two at second floor level.

The south west facing terrace at second floor level faces directly towards the side elevation of the Paddington Sports Centre, which does not feature windows in this elevation and as such will not increase overlooking.

The terraces at first and second floor level which face south east will provide oblique views towards Compton House. The closest flank wall of Compton House, is a blank brick wall, with the nearest windows set further away and behind elevated walkways which run along the front of the building at each floor level. There are also a number of trees and shrubs within the garden of the host building which provides some natural screening. Due to the distance between the buildings, the existing situation of walkways directly in front of the recessed windows and the natural screening, it is not considered that the lodge would result in an unacceptable increase in overlooking/loss of privacy for the neighbouring properties.

Sunlight and Daylight

The lodge does not sit directly in front of the neighbouring flats and the current height is significantly lower than that of the surrounding buildings. The increase in height is approximately 2.6 meters giving a total height of approximately 8 meters. Due to the location of the site in relation to the neighbouring flats it is not considered that the extension would significantly reduce the amount of light received by any neighbouring property, or increase overshadowing to the public space between the flats.

Additionally, while it is recognised that views of some trees and surrounding green space may be diminished refusal on these grounds could not be sustained as views cannot be protected.

Noise

As the house already benefits from gardens to the front and rear and given the large area of communal green space between the buildings which can be used by members of the public or residents, it is not considered that the additional terraces would give rise to a significant impact in terms of additional noise as to justify refusal.

Amenity Conclusion

The works are considered to be in accordance with policy ENV13 of the UDP and S29 of the City Plan and are therefore considered acceptable on amenity grounds.

8.4 Transportation/Parking

The proposal does not represent an increase in residential units or loss of parking as such the proposal is not contrary to TRANS23. Due to the size of the site both cycle and waste storage are achievable on site. The Highways Planning Manager has raised no objection to the extension. Concerns have been raised by the contract manager for the adjacent green space that vehicles park in the service road. It is not considered that the proposed works impact on such parking, which should be enforced in line with existing parking restrictions.

8.5 Economic Considerations

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

8.6 Access

Access to the site will remain the same as the current situation.

8.7 Other UDP/Westminster Policy Considerations

None

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.

The proposals are of insufficient scale to trigger the requirement for a CIL payment.

8.11 Environmental Impact Assessment

The development is of insufficient scale to trigger the submission of an Environmental Impact Assessment.

8.12 Other Issues

Several objections have been raised regarding the impacts of construction. These include concerns about dust, noise and the health of neighbouring residents, and the safety of a construction site with children living in the neighbouring buildings. In order to limit disturbance to neighbours, the standard working hours condition is recommended to ensure that building works are only undertaken during the day Monday – Friday, Saturday morning and not at all on Sundays and Bank Holidays. Given the works proposed, it is not considered that any further restrictions would be reasonable.

Concern has also been raised in relation to construction vehicles blocking access. It would not be possible to refuse permission on these grounds, which will need to be managed inline with existing parking restrictions.

A further objection was submitted on the grounds that they were informed of the application by a neighbour and not by a letter from the City Council. Letters were sent to the adjacent residential blocks, a site notice displayed in the street and an advert put into the local paper, which meets the Councils statutory requirements in relation to consultation.

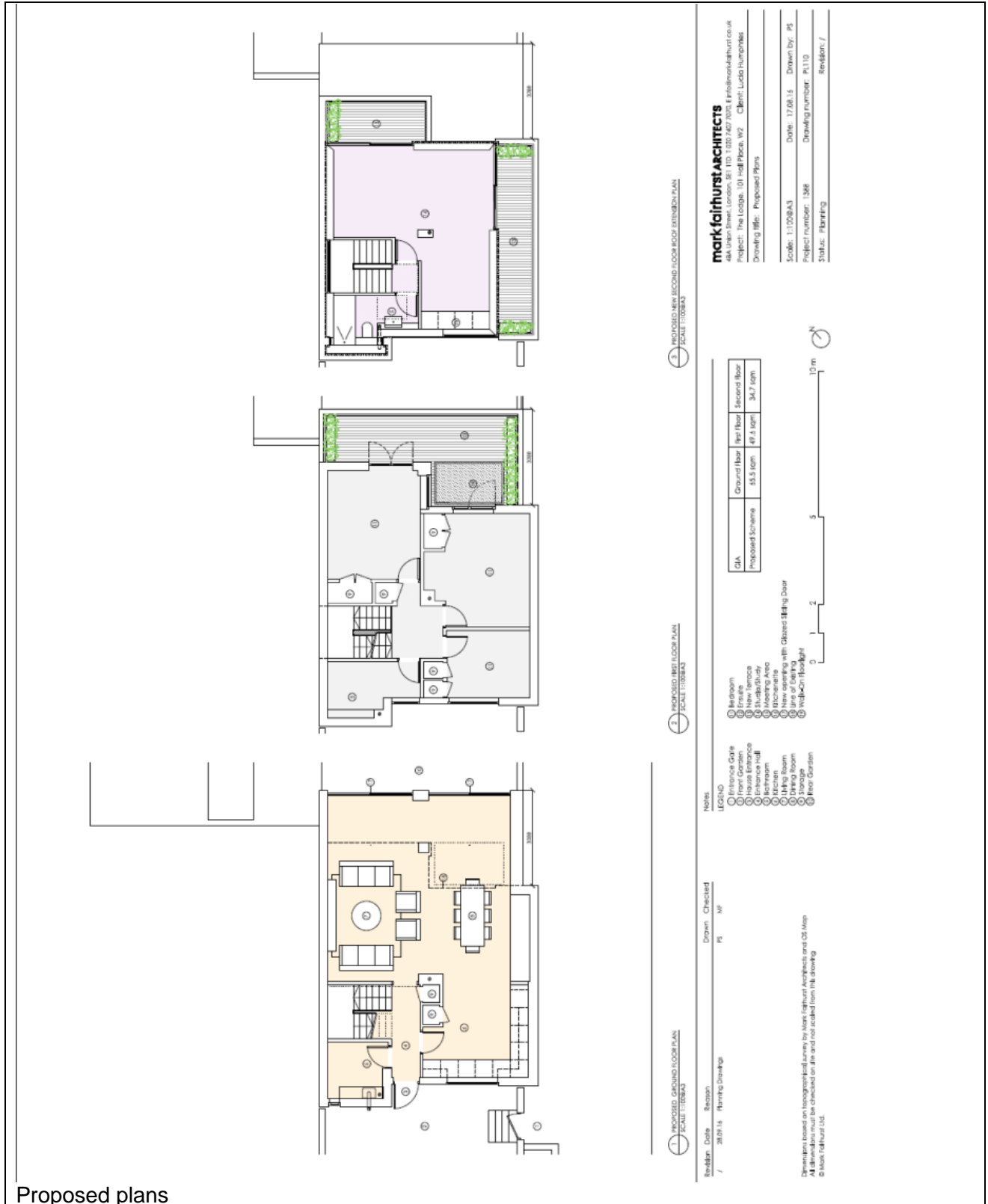
9. BACKGROUND PAPERS

1. Application form
2. Letter from the Paddington and Waterways & Maida Vale Society, dated 17 November 2016.
3. Memorandum from the Highways Planning Manager, dated 25 October 2016.
4. Email chain from Contract Manager (Green Spaces) and Director of Community Services, dating 8 & 9 February 2017.
5. Letter from occupier of 4 Churchfield House, Hall Place, dated 11 November 2016
6. Letter from occupier of 5 Churchfield house, hall place, dated 9 November 2016
7. Letter from occupier of 12 Hethpool House, Hall Place, dated 10 November 2016
8. Letter from occupier of 18 Hethpool house hall place, London, dated 10 November 2016
9. Letter from occupier of 23 Hethpool house hall place, London, dated 10 November 2016
10. Letter from occupier of 36 Hethpool House, Hall Place, dated 11 November 2016
11. Letter from occupier of 16 Crompton house, Hall place, dated 9 November 2016
12. Letter from occupier of 18 Crompton House, Hall Place, dated 11 November 2016
13. Letter from occupier of 23 Crompton House, Hall place, dated 11 November 2016
14. Letter from occupier of 24 Crompton House, Hall Place, both dated 11 November 2016
15. Letter from occupier of 29 Crompton House, Hall Place, dated 11 November 2016

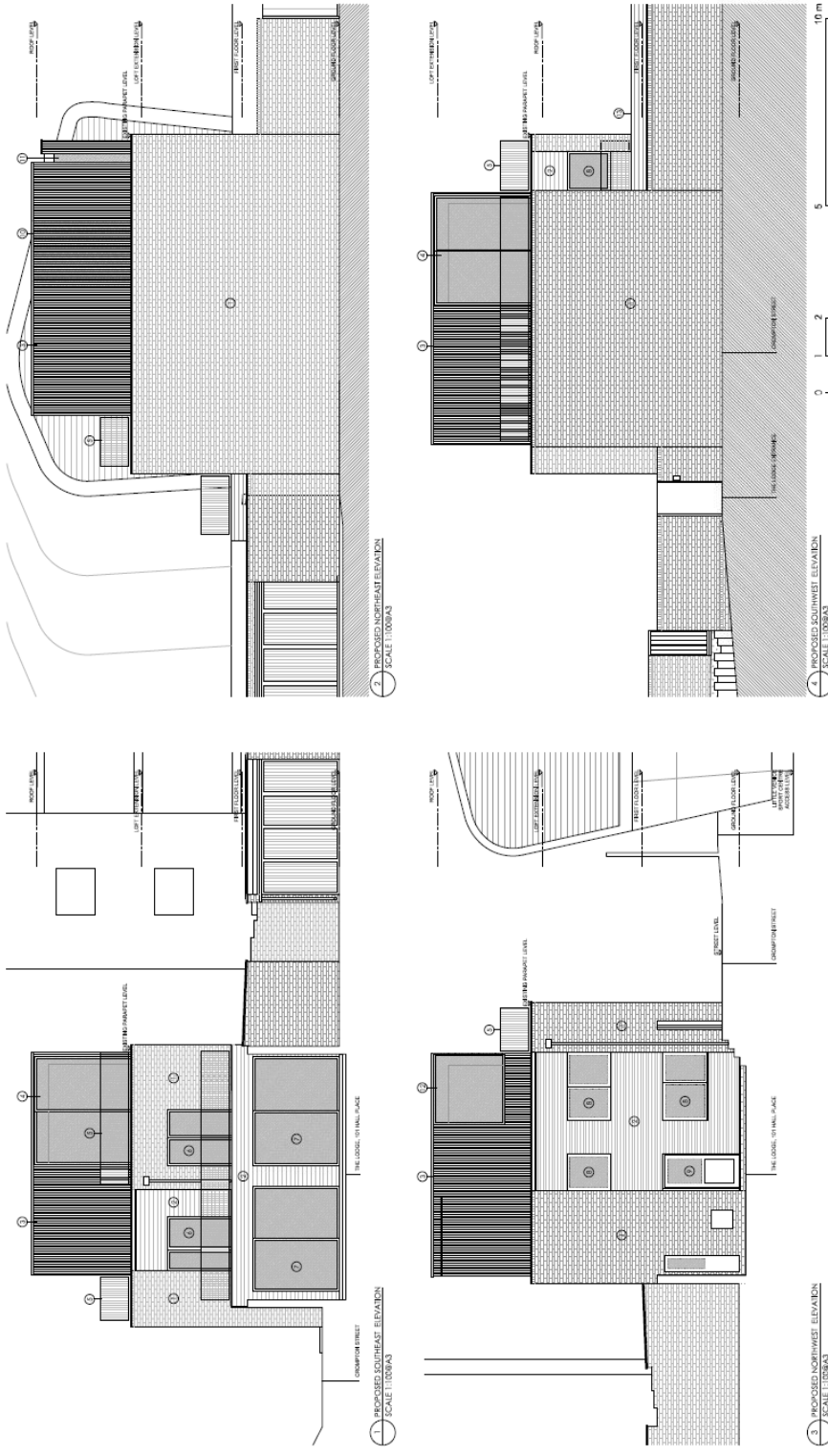
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

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

10. KEY DRAWINGS



Proposed elevations



mark fairhurst ARCHITECTS
 48A Urban Street, London, SE1 1UD, T: 020 7427 7072, E: info@mark-fairhurst.co.uk
 Project: The Lodge, 01 Hill Place, W2 Client: Lucio Humphries
 Drawing title: Proposed Elevations
 Scale: 1:1000A3 Date: 28.09.16 Drawn by: PS
 Project number: 1386 Drawing number: PL132
 Status: Planning Revision: /



- NOTES**
- LEGEND**
- ① Existing Brick Cladding
 - ② Proposed Horizontal Timber Cladding
 - ③ Proposed Vertical Timber Cladding
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Revision	Date	Reason	Drawn	Checked
/	28.09.16	Planning Drawings	PS	MF

Dimensions based on topographical survey by Mark Fairhurst Architects and OS Map
 All dimensions must be checked on site and not scaled from the drawing
 © Mark Fairhurst Ltd.

Proposed visuals



Proposed Front Elevation view from St. Mary's Garden North Gate



Proposed Massing view from St. Mary's Garden Park

DRAFT DECISION LETTER

Address: The Lodge , 101 Hall Place, London, W2 1NQ

Proposal: Erection of an extension to ground floor with terrace above, erection of roof extension with terraces at second floor level. Alterations to windows and doors. Widening of existing garage door.

Plan Nos: 1388_PL100; 1388_PL102; 1388_PL103; 1388_PL104; 1388_PL105; 1388_PL110; 1388_PL120; 1388_PL130; 1388_PL131; 1388_PL132; 1388_PL133; 1388_RP00_160823.

Case Officer: Max Jones

Direct Tel. No. 020 7641 1861

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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 You must not use the main roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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 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.
- 3 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

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.

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Item No.
7

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 February 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Bryanston And Dorset Square	
Subject of Report	Flat 1 Berkeley Court , Marylebone Road, London, NW1 5NA		
Proposal	Amalgamation of Flat 1 and Flat 5 to form one maisonette at first and second floor levels.		
Agent	Miss Eno Akpan		
On behalf of	Mr Sumit Arora		
Registered Number	16/11231/FULL	Date amended/ completed	1 December 2016
Date Application Received	25 November 2016		
Historic Building Grade	Unlisted		
Conservation Area	Dorset Square		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

Berkeley Court is a mansion block which is an unlisted building located within the Dorset Square Conservation Area. Permission is sought for the vertical amalgamation of 2 flats, Number 1 (at first floor) and Number 5 (at second floor) through the installation of an internal staircase. No external alterations are proposed.

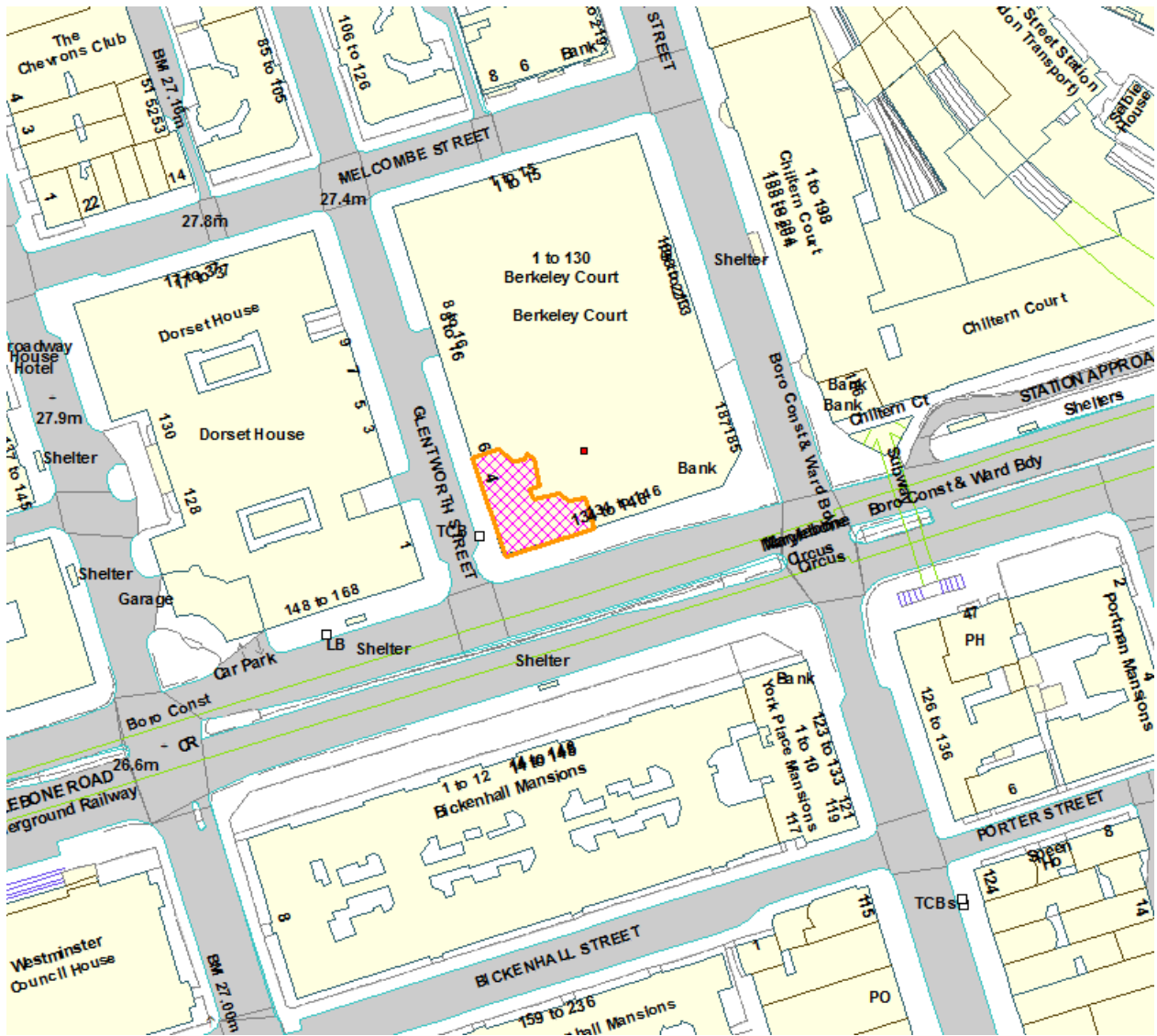
The St Marylebone Society has raised an objection to the loss of a residential unit. An objection has also been received from a neighbouring flat within the mansion block on land use grounds.

The key issues in this application is:

- The loss of one residential unit in land use terms.

The application is considered to comply with the Council's policies in relation to land use as set out in Westminster's City Plan and the Unitary Development Plan (UDP) and is accordingly recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS

7 Feb 2017, 16:51:55



5. CONSULTATIONS

THE ST MARYLEBONE SOCIETY

Raise an objection on the following grounds:

- Residents within the mansion block are uneasy about the proposal which may lead to setting a precedent to combine units.
- Loss of housing unit.
- Concerns over staircase not being fire protected.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 185

No. of objections: 3 representations from 1 resident on the following grounds:

Land Use:

- Loss of housing unit.
- References a past planning application reference number (14/08889/FULL - 1 and 2 Cornwall Terrace), which was withdrawn following officer advice the application was to be refused on the grounds of not meeting Policy S14.

Other:

- Set an unwanted precedent.
- As the stairs are not fire rated, the works would result in a fire risk.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Berkeley Court is a mansion block which is unlisted and lies within the Dorset Square Conservation Area. At present, the building is divided into many flats ranging in sizes and this application relates to Flats 1 and 5 at first and second floor levels.

6.2 Recent Relevant History

No recent history.

7. THE PROPOSAL

Permission is sought for the amalgamation of two flats though the installation of an internal staircase between Flat 1 (first floor) and Flat 22 (second floor), the resulting flat would be a family sized dwelling with 5 bedrooms. No external alterations are proposed.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The relevant policy of Westminster's City Plan is policy S14, which states that all residential uses, floorspace and land will be protected and proposal that would result in a reduction in the number of residential units will not be acceptable except where the proposal meet at least one of three scenarios. The third scenario states that permission may be allowed where 2 flats are being joined to create a family-sized dwelling. Westminster's Unitary Development Plan recognises 'family sized housing unit' to comprise of 3 or more bedrooms.

As the proposal includes 2 flats being joined to create a family-sized, 5 bedroom dwelling, it is considered that the application meets the exception test set out within policy S14 and is therefore acceptable in terms of land use. Therefore, while the St Marylebone Society and the local resident's comments are noted, it is considered that the proposed amalgamation meets the requirements of this policy.

The objector has referenced a past planning application, which was for the amalgamation of 1 and 2 Cornwall Terrace (RN: 14/08889/FULL). The application was to be presented to a planning committee for determination with a recommendation for refusal on the grounds of not meeting Policy S14 of the City Plan due to the loss of family housing, however was withdrawn prior to the determination of the application. It is not considered that this case is comparable as it relates to the amalgamation of two flats rather than two single family houses, and given the referenced application was not formally determined.

8.2 Townscape and Design

No external works are proposed and as the property is not listed building the internal alterations do not require listed building consent.

8.3 Residential Amenity

It is not considered that the internal alterations to amalgamate the two units will give rise to any significant amenity issues.

8.4 Transportation/Parking

Given the proposals result in a reduction in the number of units, there will be no increased pressure on parking.

8.5 Economic Considerations

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

8.6 Access

Access to the site will remain the same as the current situation.

8.7 Other UDP/Westminster Policy Considerations

None.

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.

The proposals do not trigger the requirement for a Community Infrastructure Levy payment.

8.11 Environmental Impact Assessment

This development is of insufficient scale to require an Environmental Impact Assessment.

8.12 Other Issues

None

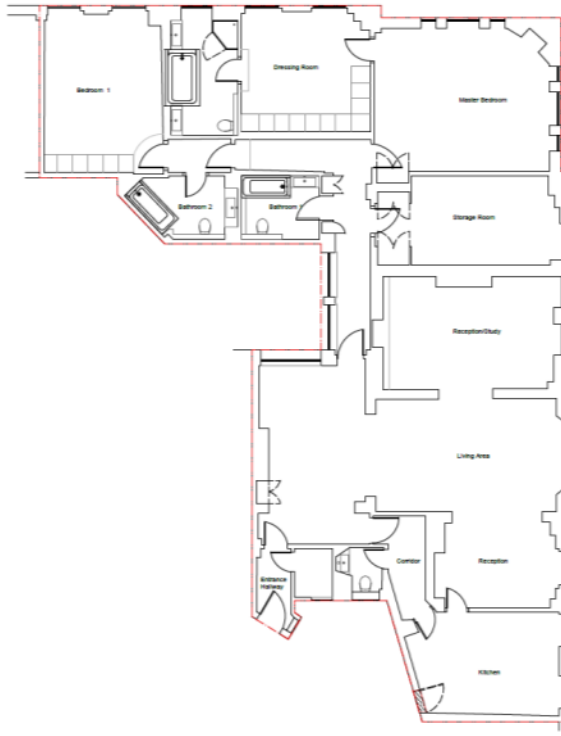
9. BACKGROUND PAPERS

1. Application form
2. Response from The St Marylebone Society, dated 13 December 2016
3. Letters from occupier of 12 Berkeley Court, London, dated 15, 16 and 17 December 2016

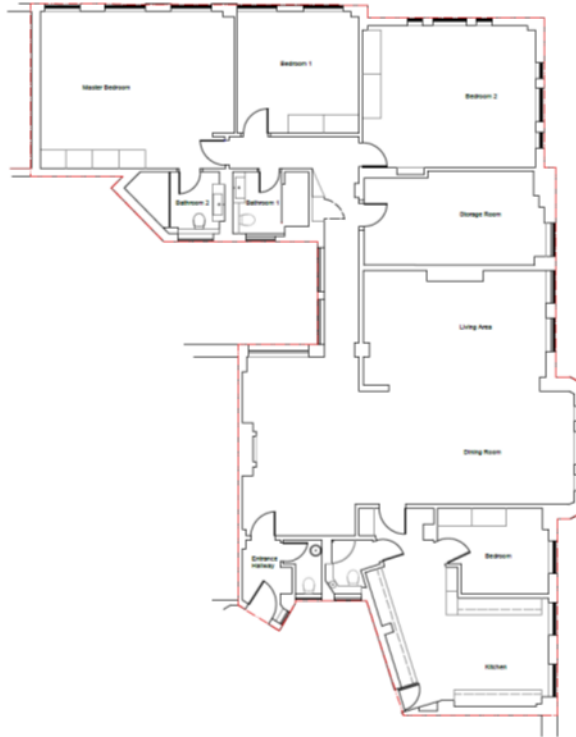
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

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

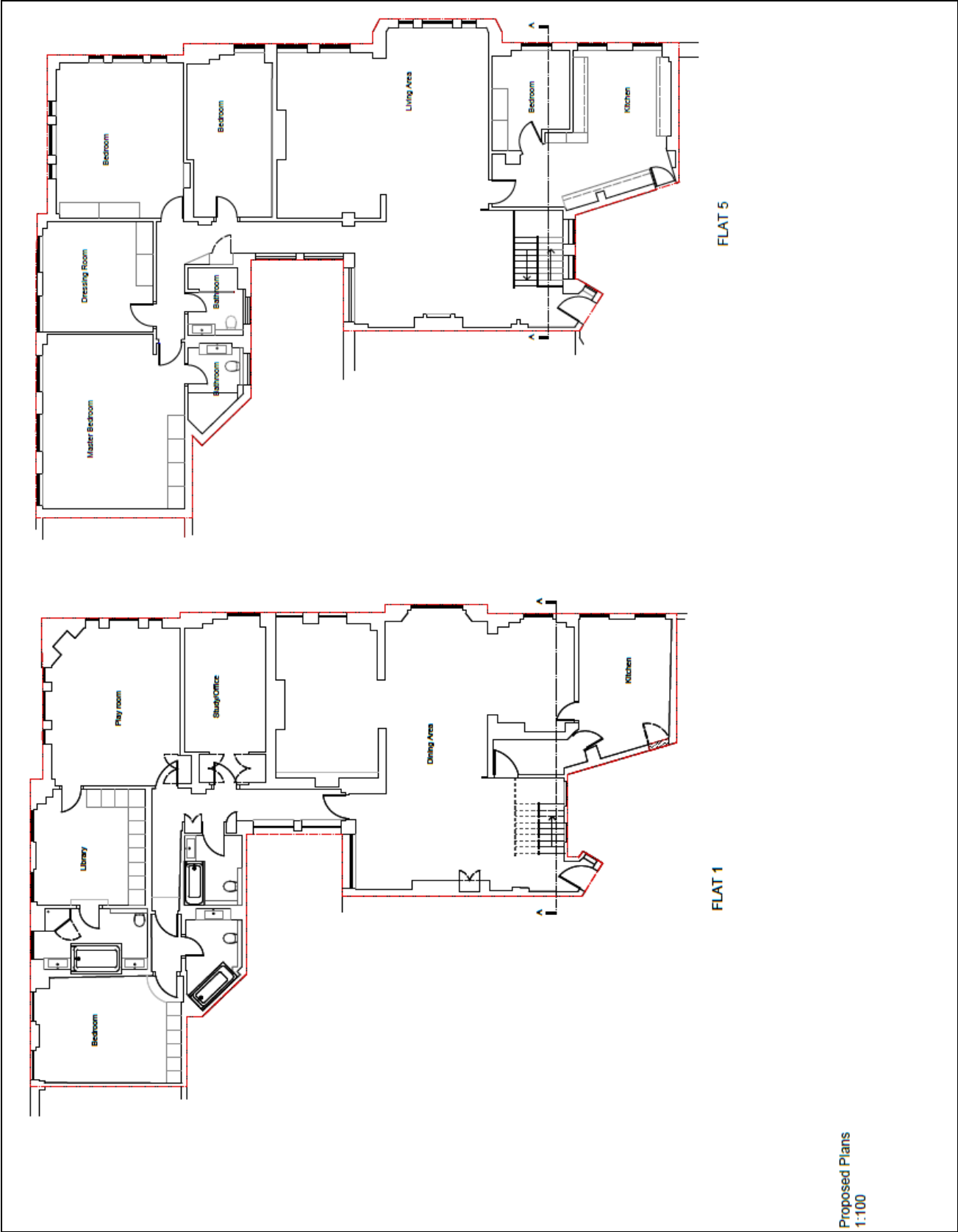
10. KEY DRAWINGS



Existing Flat 1 Floor Plan
1:100



Existing Flat 5 Floor Plan
1:100



Proposed Plans
1:100

DRAFT DECISION LETTER

Address: Flat 1 Berkeley Court , Marylebone Road, London, NW1 5NA

Proposal: Amalgamation of Flat 1 and Flat 5 to form one maisonette at first and second floor levels.

Reference: 16/11231/FULL

Plan Nos: Site Location Plan (1512_3110), 1513_3111, 1513_3112, 1513_3114 and Design and Access Statement dated October 2016.

Case Officer: Frederica Cooney

Direct Tel. No. 020 7641 7802

Recommended Condition(s) and Reason(s)

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- 2 This permission does not allow any work which would change the outside appearance of the property. (I18AA)

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