



City of Westminster

Committee Agenda

Title:

Planning (Major Applications) Sub-Committee

Meeting Date:

Tuesday 2nd October, 2018

Time:

6.30 pm

Venue:

Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR

Members:

Councillors:

Gotz Mohindra (Chairman)
David Boothroyd
Ruth Bush
Peter Freeman

Murad Gassanly
Jim Glen
Elizabeth Hitchcock



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. 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: Senior 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 Committee and Governance 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. PARLIAMENT SQUARE, LONDON, SW1P 3JX | (Pages 5 - 18) |
| 2. FLAT 13, PUTNEY HOUSE, 92 - 94 GREAT TITCHFIELD STREET, LONDON, W1W 6SF | (Pages 19 - 36) |
| 3. 87 - 89 CLEVELAND STREET, LONDON, W1T 6PJ | (Pages 37 - 48) |

Stuart Love
Chief Executive
24 September 2018

CITY OF WESTMINSTER
PLANNING (MAJOR APPLICATIONS) SUB COMMITTEE – 2nd October 2018
SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Item No	References	Site Address	Proposal	Resolution
1.	RN(s) : 17/04187/FULL St James's	Parliament Square London SW1P 3JX	A memorial to Emmeline Pankhurst in the form of a bronze statue on stone plinth set within the existing memorials on the west side of Parliament Square Gardens.	
	Recommendation FOR MEMBERS' VIEWS In light of the previous committee resolution and the subsequent opposition to, and withdrawal of the separate application to remove/ relocate the existing statue from Victoria Tower Gardens, do Members consider that the proposal for a second memorial in the vicinity of the existing statue is acceptable?			
Item No	References	Site Address	Proposal	Resolution
2.	RN(s) : 18/04127/FULL West End	Flat 13 Putney House 92 - 94 Great Titchfield Street London W1W 6SF	Demolition of the single storey residential dwelling in the rear courtyard and erection of a new two storey building for use as 1 x 3 bedroom residential dwelling.	
	Recommendation Refuse permission - design and sense of enclosure.			
Item No	References	Site Address	Proposal	Resolution
3.	RN(s) : 18/02933/ADFULL Marylebone High Street	87 - 89 Cleveland Street London W1T 6PJ	Details of construction management plan pursuant to Condition 43 of planning permission dated 10 November 2015 (RN: 14/11837).	
	Recommendation Approve details.			

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Agenda Item 1

Item No.

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CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 2 October 2018	Classification For General Release	
Addendum Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Parliament Square, London, SW1P 3JX,		
Proposal	A memorial to Emmeline Pankhurst in the form of a bronze statue on stone plinth set within the existing memorials on the west side of Parliament Square Gardens.		
Agent	Mr O'Connor		
On behalf of	Sir Neil Thorne		
Registered Number	17/04187/FULL	Date amended/ completed	27 June 2017
Date Application Received	12 May 2017		
Historic Building Grade	Unlisted		
Conservation Area	Westminster Abbey And Parliament Square		

1. RECOMMENDATION

In light of the previous committee resolution and the subsequent opposition to, and withdrawal of, the separate application to remove/ relocate the existing statue of Emmeline Pankhurst from Victoria Tower Gardens, does the Committee consider that the proposal for a second memorial in the vicinity of the existing statue is acceptable?

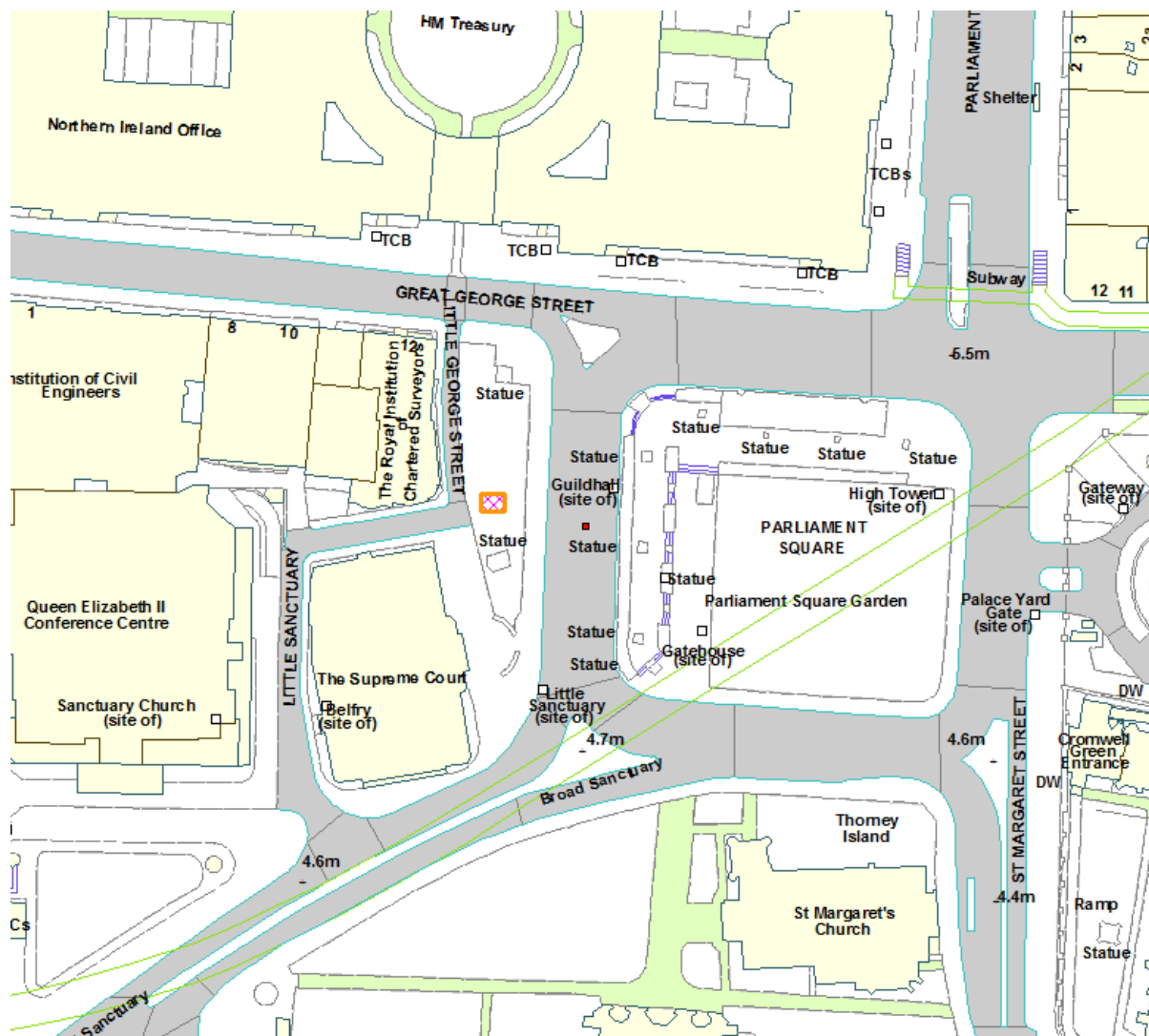
2. SUMMARY

This application was reported to the Planning Applications Sub-Committee on 19 September 2017 with a recommendation for refusal. The Committee was supportive of the proposal but resolved to defer consideration to enable the applicant to submit a separate proposal for the relocation of the existing Emmeline Pankhurst memorial from nearby Victoria Tower Gardens, with both applications to be reported back to the Committee for consideration.

Applications for planning permission and listed building consent, to relocate the existing statute from Victoria Tower Gardens to a site in Regent's Park, were submitted in August 2018. Over 800 individual objections and a petition signed by 178,929 people were received. The applicant withdrew these applications on 14 September.

Consequently, the original application is being reported back to back to Committee for further consideration.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

No additional consultation

ADDITIONAL COMMENTS RECEIVED SINCE THE ORIGINAL REPORT WAS
PUBLISHED AND REPORTED TO THE PLANNING APPLICATIONS
SUB-COMMITTEE ON 19 SEPTEMBER 2017

Total No. of replies: 19

No. in support: 10

No. of objections: 9

REPRESENTATIONS RECEIVED AFTER THE APPLICATION WAS REPORTED TO
THE PLANNING APPLICATIONS SUB-COMMITTEE ON 19 SEPTEMBER 2017.

Total No. of replies: 152

No. in support: 2

No. of objections: 150

RELEVANT COMMENTS RECEIVED IN RESPONSE TO THE SUBSEQUENT
APPLICATIONS (SINCE WITHDRAWN) FOR THE RELOCATION OF THE EXISTING
MEMORIAL

Total No. of replies: 16

No. in support: 1

No. of objections: 15

PRESS ADVERTISEMENT / SITE NOTICE: Yes

(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: SARA SPURRIER BY EMAIL AT sspurrier@westminster.gov.uk.



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (2)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** Committee held on **Tuesday 19th September, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Richard Beddoe (Chairman), Paul Church, Gotz Mohindra and Jason Williams

Also Present: Councillor Louise Hyams (Item 2)

2 PARLIAMENT SQUARE, LONDON, SW1P 3JX

A memorial to Emmeline Pankhurst in the form of a bronze statue on stone plinth set within the existing memorials on the west side of Parliament Square Gardens.

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Additional representations were received from two interested parties (undated) and Sir Neil Thorne (24/09/17).

Late representations were received from Sir Neil Thorne (16/09/17 and 18/09/17), RadcliffesLeBrasseur (18/09/17), six MPs Andrew Rosindell, Mark Menzies, Glyn Davies; Henry Smith, Alec Shellbrooke and Pauline Latham (12/09/17) and eleven interested parties (15/09/17, 16/09/17, 17/09/17 and 19/09/17)

Councillor Louise Hyams addressed the Sub-Committee in her capacity as ward member.

RESOLVED:

That whilst the Sub-Committee was supportive of the application it be deferred in order for the applicant to submit a listed building consent application to remove/relocate the existing memorial to Emmeline Pankhurst located in Victoria Tower Gardens. Both applications to be then reported back to the Sub-Committee.

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 19 SEPTEMBER 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Parliament Square, London, SW1P 3JX,		
Proposal	A memorial to Emmeline Pankhurst in the form of a bronze statue on stone plinth set within the existing memorials on the west side of Parliament Square Gardens.		
Agent	Mr O'Connor		
On behalf of	Sir Neil Thorne		
Registered Number	17/04187/FULL	Date amended/ completed	27 June 2017
Date Application Received	12 May 2017		
Historic Building Grade	Unlisted		
Conservation Area	Westminster Abbey And Parliament Square		

1. RECOMMENDATION

1. Does the Committee agree that the particular circumstances of this proposal do not constitute "an exceptionally good reason" to justify a departure from the Council's presumption against new memorials in this part of the City as set out in the "Statues and Monuments in Westminster" Supplementary Planning Document (2008).
2. Subject to 1 above, refuse planning permission.

2. SUMMARY

This proposal is for the erection of a statue of Emmeline Pankhurst on Canning Green in Parliament Square. Parliament Square is in the Westminster Abbey and Parliament Square Conservation Area and is an Area of Special Archaeological Priority. It adjoins the Palace of Westminster, Westminster Abbey and Church of St Margaret World Heritage Site. The buildings around the Square are all listed, many of them being of outstanding international importance. The Square, itself, is included in the English Heritage Register of Parks and Gardens of Special Historic Interest at Grade II.

The proposed statue is by Angela Connor FRSBS who is a very experienced sculptor with an international reputation. The statue will be cast in bronze and is described by the proposer as "pushing against the wind undeflected in the journey to her final goal "Votes for women." The figure would be placed upon a large, elaborate plinth some 8.1m high. While the scale of this is significant, it is of a similar scale to the plinths of Lincoln and Canning, the two adjacent statues on Canning Green. The statue itself would be double life size (3.4m), again similar to the adjacent figures. Some of the details of the plinth are quite intricate and it is considered that a more simple treatment to the

plinth would better suit the character of the area and other statues nearby. Were permission to have been recommended favourably, a condition could have been attached requiring amendments to the detailed plinth design. A maquette will be available to view at the Committee meeting.

The location on Canning Green is midway between the existing statues of Canning and Lincoln and while there appears to be sufficient space for a statue of this scale, there would be some potential impact on adjacent trees. The Council's Arboricultural Officer has raised some concern about the impact on these trees but considers that subject to further details of the tree impact and foundation design, it should be possible to protect the retained trees.

Policy DES 7 of the UDP generally welcomes public art and statuary within the City. However, the unprecedented demand for statues and monuments in recent years has led to an over-concentration of memorials in parts of the City and suitable locations are becoming increasingly difficult to find. The Council's Supplementary Planning Document "Statues and Monuments in Westminster" provides guidance for the erection of new monuments. It identifies a Monument Saturation Zone, covering most of Whitehall and St James's, where applications for new statues and monuments will not be permitted unless there is an exceptionally good reason. Parliament Square falls within this zone.

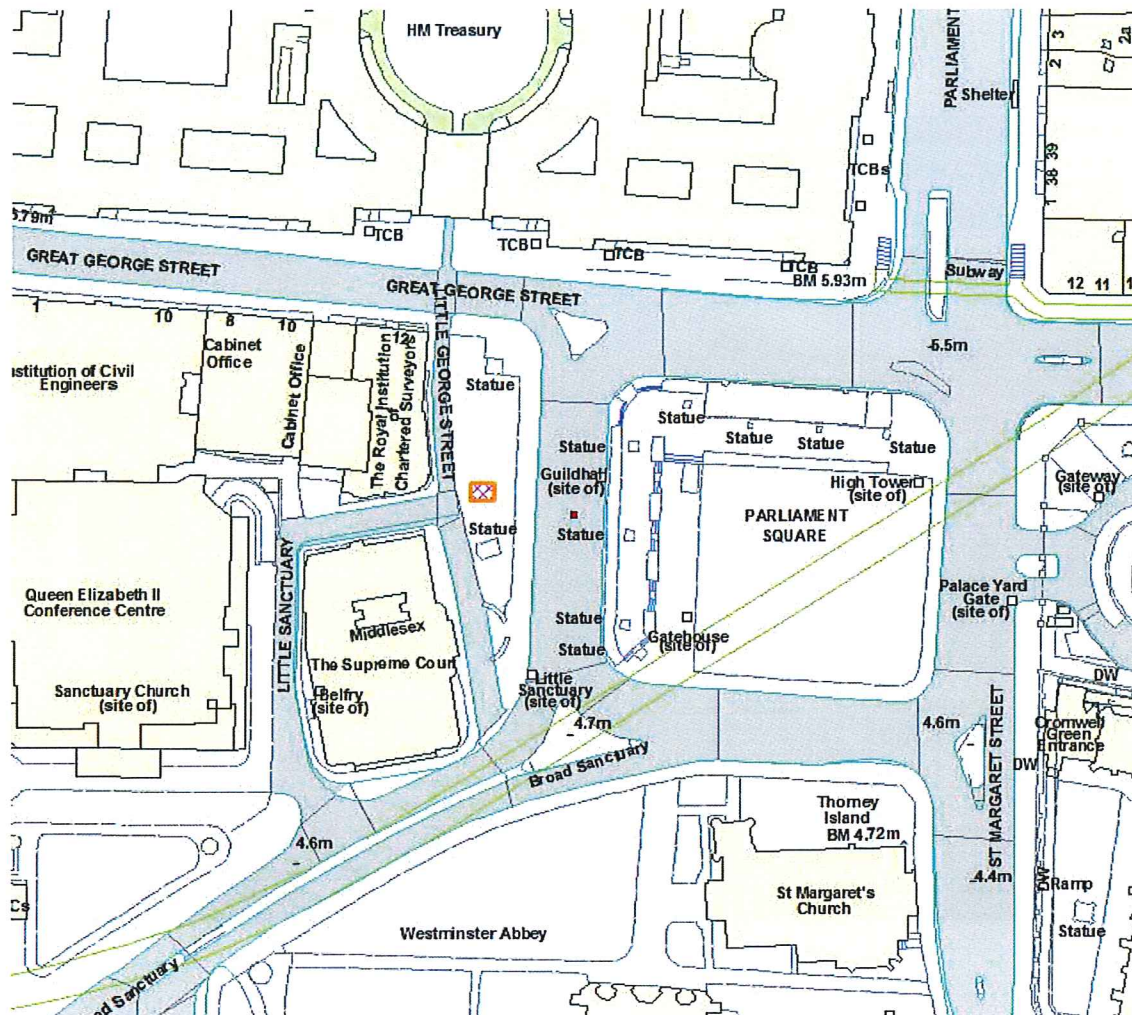
The proposed statue should therefore only proceed if there is an "exceptionally good reason" to justify exemption to our normal guidance. It is considered, in this case, that the site on Canning Green is one that could accommodate a statue of this scale without any adverse impact on the Square or its surroundings. It is also considered that this is probably the last available space for a new monument/statue in Parliament Square.

However, with regard to the subject matter, there is concern that it duplicates other nearby monuments that commemorate the same cause (Votes for Women) and the same person (Emmeline Pankhurst). On the basis that the Committee have consented to approve the statue to Millicent Fawcett, this proposal would be the second statue to the Suffrage Movement in the Square. There is also an existing statue to Emmeline Pankhurst in Victoria Tower Gardens which is listed grade II. Given the extreme scarcity of locations suitable for statues and monuments within the Saturation Zone and particularly within Parliament Square, it is considered that there is insufficient justification to allow another monument to the same cause and person as other nearby monuments. It is Officer's considered opinion that the Millicent Fawcett statue proposed for the central Square is the more considered proposal and that that site is more high profile and appropriate for the important subject being commemorated. Its location alongside the other Civil Rights activists, Mandela and Gandhi, seems highly appropriate. For this reason, it is not considered that the proposed monument constitutes an "exceptionally good reason" for overturning the Council's normal policy guidance.

The site at Canning Green is managed and maintained by Royal Parks and the proposers of the statue will have to get the consent and agree ongoing maintenance with the Royal Parks if the application is approved. There is no financial implication for the City Council.

The proposal has received 118 letters of support.

3. LOCATION PLAN



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4. PHOTOGRAPHS



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5. CONSULTATIONS

COUNCILLOR FLIGHT
Supports the proposal.

GREATER LONDON AUTHORITY
Any response will be reported verbally.

HISTORIC ENGLAND
Any response will be reported verbally.

HISTORIC ENGLAND (ARCHAEOLOGY)
No objection.

WESTMINSTER SOCIETY
Any response will be reported verbally.

THE GARDENS TRUST
No objection.

THE DESIGN COUNCIL
Any response will be reported verbally.

HIGHWAYS PLANNING
No objection.

ARBORICULTURAL MANAGER
No objection, subject to conditions.

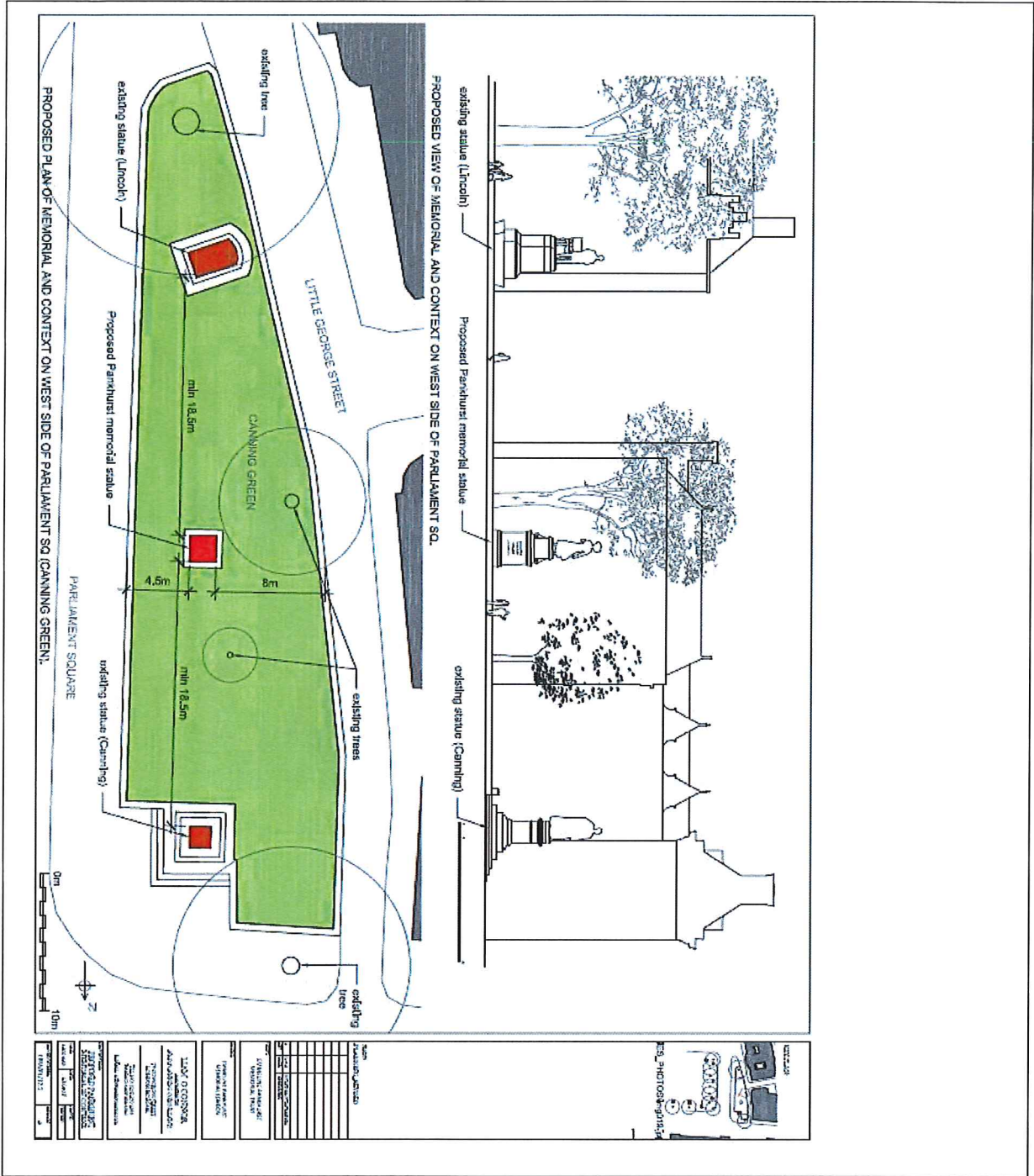
CRIME PREVENTION DESIGN ADVISOR
Any response will be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED
No. Consulted: 0
Total No. of replies: 118
No. of objections: 0
No. in support: 118

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND PAPERS

7. KEY DRAWINGS







DRAFT DECISION LETTER

Address: Parliament Square, London, SW1P 3JX,

Proposal: A memorial to Emmeline Pankhurst in the form of a bronze statue on stone plinth set within the existing memorials on the west side of Parliament Square Gardens.

Reference: 17/04187/FULL

Plan Nos: EPM/PL/12.1/A, 13.1/A, 13.2; Maquette Study SK-01, 02, 03 and 04.; and Planning Statement dated May 2017.

Case Officer: David Clegg

Direct Tel. No. 020 7641 3014

Recommended Condition(s) and Reason(s)

- Reason:
- 1 Because of its location within the City Council's Monument Saturation Zone, the proposed sculpture would fail to maintain or improve (preserve or enhance) the character or appearance of the Westminster Abbey and Parliament square Conservation Area. This would not meet S25 of our City Plan adopted November 2013 and DES 7 of our Unitary Development Plan that we adopted in January 2007. It would also not comply with guidance in our Supplementary Planning Document "Statues and Monuments in Westminster" that we adopted in 2008.

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.

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 2 October 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	Flat 13, Putney House, 92 - 94 Great Titchfield Street, London, W1W 6SF,		
Proposal	Demolition of the single storey residential dwelling in the rear courtyard and erection of a new two storey building for use as 1 x 3 bedroom residential dwelling (Class C3).		
Agent	BB Partnership		
On behalf of	Mr Dedman		
Registered Number	18/04127/FULL	Date amended/ completed	18 May 2018
Date Application Received	18 May 2018		
Historic Building Grade	Unlisted		
Conservation Area	East Marylebone		

1. RECOMMENDATION

Refuse planning permission – design and amenity.

2. SUMMARY

The application relates to a single storey dwelling within the rear courtyard of adjoining mansion blocks on the east side of Great Titchfield Street. Permission is sought for the demolition of the existing building and its replacement with a two storey dwelling house.

The key issues are:

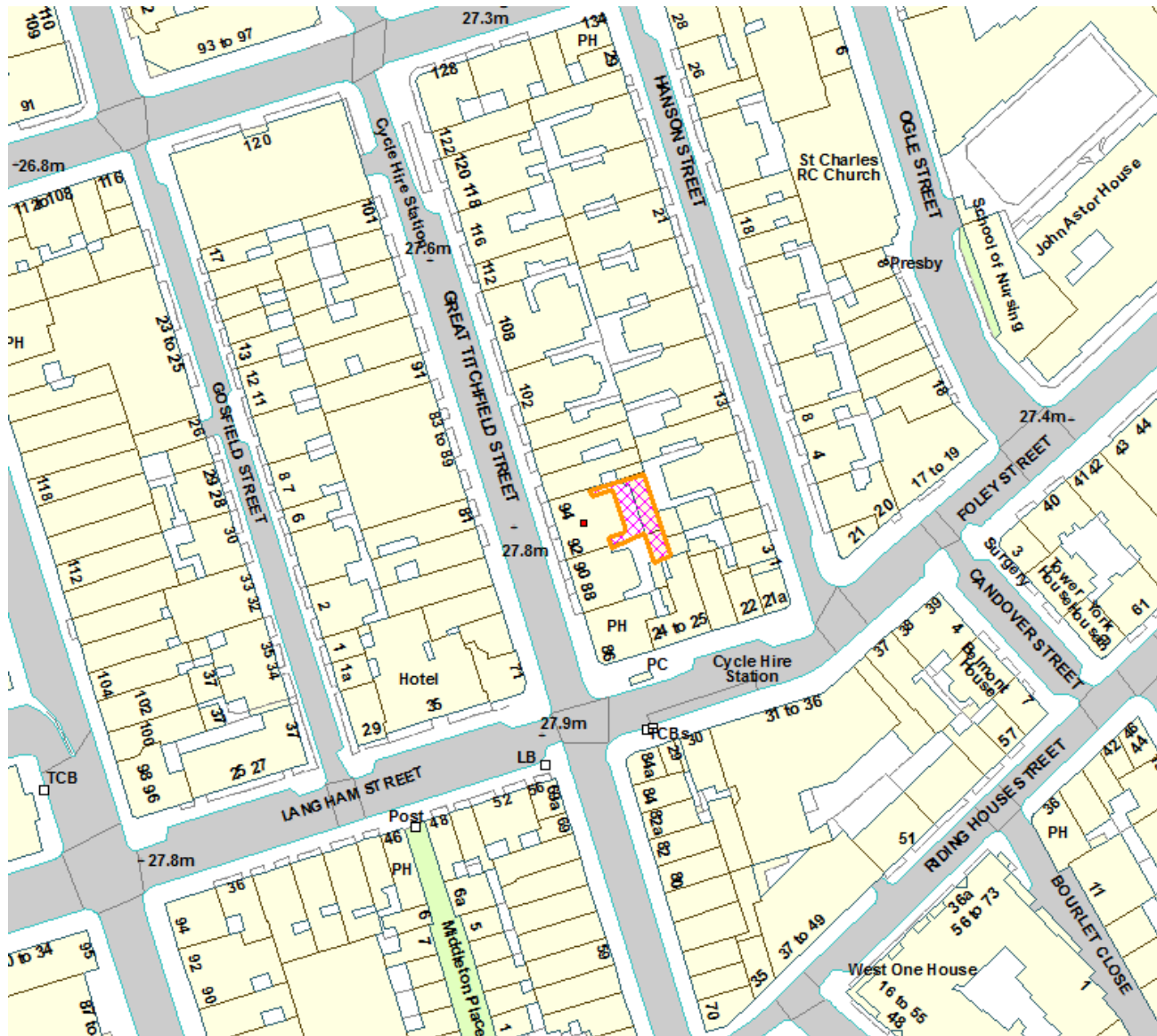
- The impact of the proposal on the amenity of neighbouring residential properties
- The scale and design of the proposed building and its impact on the character and appearance of the East Marylebone Conservation Area.

The proposal is considered unacceptable due to the detailed design of the replacement building and its impact on the character and appearance of the East Marylebone Conservation Area. It is also considered that the development would result in an unacceptable increase in the sense of enclosure to windows at the rear of the neighbouring mansion blocks . The scheme is contrary to the relevant

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policies in Westminster's City Plan and the Unitary Development Plan (UDP) and is therefore recommended for refusal.

3. LOCATION PLAN



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4. PHOTOGRAPHS





5. CONSULTATIONS

FITZROVIA NEIGHBOURHOOD ASSOCIATION

Objection: loss of amenity to neighbouring residents due to noise disturbance from the use of the courtyard space, loss of privacy and adverse impact on outlook from adjoining windows.

New building would have a negative impact in 'conservation' terms

CLEANSING

No objection subject to conditions.

HIGHWAYS

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 51

Total No. of replies: 13

No. of objections: 13

No. in support: 0

Objections on the following grounds:

Land use

- Potential use for short-term letting with additional security implications.

Amenity

- Noise and disruption during the construction
- Additional noise and disturbance from use of the courtyard due to increased capacity of replacement dwelling.
- Overlooking and increased sense of enclosure to neighbouring windows
- Loss of daylight and sunlight
- Increased sense of enclosure to existing flat occupiers in the building.
- Light pollution to neighbouring flats.

Design

- Adverse impact on character of the conservation area due to inappropriate scale and use of materials

Other

- Overdevelopment' of the site
- Increased demand for on-street parking.
- Impact on biodiversity due to the loss of plants.
- Impact upon property values.
- Increased pressure on water and sewage supplies.
- Lack of consultation between the freeholder (applicant) and existing residents.

- Concern over the fire escape route for the new residents.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

92- 94 Great Titchfield Street is an unlisted building of merit located in the East Marylebone Conservation Area. The building, a mansion block, is wholly in use as residential flats.

There is a single storey structure at the rear of the site which extends across the entire width of the courtyard to the rear of 92-94 Great Titchfield Street and also occupies part of the rear courtyard area of 88-90 Great Titchfield Street. This structure is occupied as a two bedroom dwelling pursuant to a permission granted in October 2004.

6.2 Recent Relevant History

7 October 2004; Permission granted for the continued use of single-storey rear building as a two-bedroom self-contained flat.' (04/05236/FULL)

6 June 2017: Permission refused for was refused for the demolition of single storey residential dwelling in the rear courtyard and erection of a new two storey building for use as 1 x 4 bedroom residential dwelling (17/01739/FULL). – detailed design and adverse impact on character and appearance of the East Marylebone Conservation Area; loss of outlook and increased sense of enclosure to residential properties within 92-94 and 88-90 Great Titchfield Street; failure to demonstrate that daylight levels for flats within 92-94 and 88-90 Great Titchfield Street would be acceptable; unacceptable loss of privacy for residents in neighbouring properties.

7. THE PROPOSAL

Permission is sought for the demolition of the existing single storey residential unit in the rear courtyard and for the erection of a new two storey building, with an associated increase in the height of part of the rear boundary wall, for use as a three bedroom residential unit incorporating a green roof. The remainder of the rear courtyard would provide private amenity space for the dwelling, as at present.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Residential use

The proposal would not result in any increase in the number of residential units. The existing two bedroomed dwelling measures 44 sqm. The proposed three bed house would measure 86m sqm. The increase in residential floorspace (42m sqm) accords with Policy H3 of the UDP and Policy S14 of the City Plan, both of which encourage the

increase in residential floorspace at suitable locations within Westminster. Given this modest increase, there is no policy requirement for the provision of affordable housing.

The proposed dwelling(3b/6p) is considered to provide a good standard of accommodation for future occupants in terms of its size and layout. It complies with space standards set out in the London Plan which states three bedroom, two storey units should be a minimum of 84 sqm. The dwelling will also benefit from external amenity space. A daylight/sunlight report confirms that the accommodation will receive adequate natural light and sunlight, although it is acknowledged that winter sunlight will be limited.

An objection has been received on the grounds that the dwelling could potentially be used for short-term letting, with additional security implications. However, these concerns could not justify the refusal of permission should the scheme be considered acceptable. Any future reports of unauthorised use would be subject to an investigation by the Planning Enforcement Team.

8.2 Townscape and Design

The existing single storey building is of a utilitarian appearance and is not considered to be of any design merit. It makes a neutral contribution to the character and appearance of the conservation area and its demolition is uncontentious in principle in design terms.

This part of the conservation area to the rear of the site is characterised by development which is generally greater in height than the existing single storey outbuilding. The party walls with Nos. 5 and 7 Hanson Street, immediately to the east of the site, exceed the height of the existing outbuilding by an additional storey. In addition, the existing buildings at 9 and 11 Hanson Street and 96 Great Titchfield Street are also taller than the existing outbuilding building at 92- 94.

The previous application, for the erection of a replacement two storey courtyard dwelling, was refused on the grounds that the detailed design of the building, which included UPVC windows and a galvanised mansard roof, was of poor quality and would fail to preserve (or enhance) the character and appearance of this part of the conservation area.

The current scheme also seeks permission for the erection of a two storey dwelling. This would be finished in contemporary vertical timber cladding with aluminium fenestration and a flat green (planted) roof.

Objections have been received from neighbouring residents on the grounds that the new building would be out of keeping with the character of the conservation area due to the proposed materials and that the structure is of an unacceptable scale in relation to its courtyard setting. The local amenity society has also objected on the grounds that the proposal results in overdevelopment on what was historically the site of sheds or outhouses and that the new structure would have a negative impact due to the additional bulk proposed.

Two storey outbuildings and extensions are not uncharacteristic of this area at the rear of properties fronting on to Great Titchfield Street and Hanson Street. The application site abuts a taller boundary wall to the east (rear) and is surrounded by several larger

buildings and extensions to the north and east. Consequently, as previously, it is considered that a two storey building in this location would not be out of keeping with the scale of buildings in this part of the conservation area. The new building would remain visually subordinate to the principle building, which is a large six storey mansion block. In these circumstances, objections regarding the impact of the proposed scale and bulk on the character and appearance of the conservation area cannot be supported,

Notwithstanding the above, the proposed design is considered unacceptable and would fail to preserve the character and appearance of the East Marylebone Conservation Area. The Council's Supplementary Planning Guidance 'Development and Demolition in Conservation Areas' (1996) states; 'the City Council expects design to be of the highest architectural quality and to respect and interpret the existing character and appearance of a conservation area. New buildings must be seen as part of the wider whole.'

The proposal for a timber clad building fails to relate to the more traditional palette of materials in the area – predominantly brick in the surrounding outbuildings and rear extensions. The contemporary timber clad building proposed would be an eye catching and discordant addition which would fail to relate to the established pattern of development in this area. Concerns are also raised regarding the durability of the proposed materials and how the cladding would appear in the longer term. The proposed scheme would fail to interpret the character and appearance of the East Marylebone Conservation Area and is therefore contrary to policies DES 1, DES 5 and DES 9 of the UDP and the Council's supplementary planning guidance. The application is therefore recommended for refusal on design grounds.

8.2 Residential Amenity

Policy S29 of the adopted City Plan states that; 'the council will resist proposals that result in an unacceptable material loss of residential amenity and development should aim to improve the residential environment.' Unitary Development Plan policy ENV13 states that the Council will normally resist proposals which result in a material loss of daylight/sunlight to existing dwellings and, where the resulting level is unacceptable, permission will be refused.'

Additionally, developments should not result in a significant increase in the sense of enclosure or overlooking, or cause unacceptable overshadowing, particularly on gardens, public open space or on adjoining buildings, whether in residential or public use.

Daylight and Sunlight

The previous application was refused on the grounds that insufficient information had been provided to demonstrate the impact of the proposal on the levels of daylight to neighbouring properties. The current application is supported by a daylight/sunlight report in accordance with Building Research Establishment (BRE) guidelines.

Objections have been received on the grounds that the development will result in a material loss of daylight /sunlight to residential flats in nos. 88-90 and 94-94 Great Titchfield Street, and to a lower ground/ground floor flat at 11 Hanson Street which is currently being converted to a three bedroom residential unit.

Daylight

Under the BRE guidelines the level of daylight received by a property may be assessed by assessing the Vertical Sky Component, which is a measure of the amount of skylight falling on a vertical window, usually at its centre point. If this achieves a value of 27% or more, the window will have the potential to provide good levels of daylight. If, as a result of the development, the VSC of an existing neighbouring window is both less than 27% and less than 0.8 times its former value, the loss of light is likely to be noticeable.

Daylight to living rooms, larger habitable kitchens, and bedrooms should be assessed but windows to non-habitable rooms including bathrooms and smaller (non-habitable) kitchens.

The greater part of the new building would be set below the height of the existing rear boundary wall. However, towards the centre of the site, there would be an increase in the height of part of this wall of between 1.2m and 2.1m. The report includes an assessment of neighbouring windows on the lower ground and ground floors of 88-90 and 92-94 Great Titchfield Street. Lower ground floor windows in the end wall of the rear projections serve bathrooms, which do not need to be assessed. Windows to habitable rooms (a mixture of living rooms and bedrooms) are set within the main rear elevation. At ground floor level, windows in the chamfer to the rear projection serve small kitchens, which nevertheless have been assessed as habitable rooms. Where the use of the room is unknown, it has been assessed as a habitable room.

Lower ground floor windows to habitable rooms are set furthest away from the proposed development, which is substantially set below the height of the existing rear boundary wall, and given the location of the additional height and bulk in relation to these windows, the report concludes that these windows would not experience any reduction in VSC. Due to the relationship of the first floor windows to the proposed development, it is also concluded that these would not experience any material reduction in VSC.

The rear ground floor window to the new duplex apartment at 11 Hanson Street serves a dual aspect bedroom, which also has a skylight above. The lower ground floor window lights the living accommodation, which also benefits from a very large roof light over an 'internal courtyard'. As these, south facing, windows would only have oblique views of the development, where it rises above the height of the existing boundary wall, viewed against the backdrop of the taller mansion blocks beyond, it is not considered that the proposal would have a material impact on the levels of light received. Other neighbouring buildings, which do not have windows overlooking the proposed development, would be unaffected.

Sunlight

In terms of sunlight, the BRE guidance states that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH) where the total APSH is 1486 hours in London), including at least 5% during winter months (21 September to 21 March) then the room should receive enough sunlight. The BRE guide suggests that any reduction in sunlight below this level should be kept to a minimum. If the proposed sunlight is below 25% (and 5% in winter) and the loss is greater than 20% either over the whole year or just during winter months, then the occupants of the existing building are likely to notice

the loss of sunlight. Only those windows facing within 90 degrees of due south need to be tested.

None of windows at the rear of the mansion blocks require a sunlight assessment due to their orientation.

Windows serving the new duplex apartment at 11 Hanson Street do face within 90 degrees of due south. However, again, given that the existence of the high boundary wall between the properties, it is not considered that the increase in height on the site boundary would be materially affected. No other properties along this part of Hanson Street would be affected.

In these circumstances, it is not considered that objections to the loss of daylight and sunlight could be supported.

Sense of Enclosure

Objections have been received on the grounds that the proposals would result in an unacceptable increase in the sense of enclosure to windows at the rear of the adjacent mansion blocks. These contain two flats on each floor, with rear windows serving a variety of uses including bedrooms, living rooms and kitchens. The space between buildings is important to allow people to enjoy life without feeling enclosed. The encroachment of new buildings and extensions into such spaces can, by small degrees, adversely affect the quality of life with new development causing a substantial increase in the sense of enclosure.

The existing single storey building (which is 2.68m in height at the front rising to 4.3m at the rear of the sloping roof) is set back from the end wall of the rear projections to the main buildings by 3.3m. The proposed replacement building, which would measure 5.83m at its highest point, would be set only 1.9m away from the closest window wall at no. 92-94, and 6m from windows in the main rear façade. It is considered that this reduction in the space between the buildings, coupled with the proposed increase in height and bulk of the replacement dwelling house, would result in a material increase in the sense of enclosure to rear windows to habitable rooms on the lower ground and ground floors, some of which would lose all view of the sky, and the scheme is considered unacceptable on these grounds.

Privacy

A number of the objectors consider that the proposed development would result in an unacceptable loss of privacy to windows at the rear of the neighbouring mansion blocks. The previous scheme, included a number of windows at the upper level, just 2m from the closest rear windows to Putney House. The current proposal has been designed so that most first floor windows are set within the side elevations of the building or are at right angles to the adjacent mansion block, preventing any direct views towards the existing windows. Only a skylight within the sloping roof, above the main staircase, looks towards the main building. In these circumstances, it is not considered that there would be any material increase in overlooking to flats within the mansion blocks.

An objection has been received on the grounds of potential overlooking to the ground floor bedroom window to the new residential apartment at 11 Hanson Street. These concerns are noted and had the application otherwise been considered acceptable, a condition would have been recommended requiring the installation of obscure glazing the north facing bedroom window (one of two) closest, to the boundary with 11 Hanson Street..

Light pollution

Neighbouring occupiers are concerned about the potential for light pollution from the proposed skylights which serve the lower level kitchen/diner and bedroom, a bedroom and corridor on the upper level, and the main stair. It is noted that the existing building has no skylights. The proposed skylights provide supplementary natural light and have the benefit of reducing potential overlooking. As the proposed use of the building is as a dwelling, it is likely that lighting would be switched off at a reasonable hour and it is not considered that the installation of skylights would have a material impact of neighbours' amenities or upon levels of light pollution in the area. Consequently, these objections can be supported.

8.4 Highways

One objector has expressed concern that the proposal will lead to an increase in parking demand. As there is no increase in the number of residential unit on the site, permission could justifiably be recommended for refusal on these grounds.

No cycle parking is shown on the application drawings. To comply with London Plan standards, two cycle parking spaces would be required. Should the scheme be considered acceptable, a condition could be imposed requiring the submission of detailed plans showing cycle parking provision.

8.3 Economic Considerations

Any economic benefits generated by the scheme are welcome in principle.

8.4 Access

Access arrangements are unchanged by the proposal.

Other UDP/Westminster Policy Considerations

Noise

The concrete courtyard at the rear of the building provides private amenity space for the existing single storey dwelling. Objections have been received relating to the potential increase in noise disturbance arising from the use of this space, which would be reduced in size as a result of the development, from the occupation of the replacement dwelling and from future occupants coming and going via the main building access. Whilst these concerns are noted, it is not considered that the potential increase in building capacity through the provision of one additional bedroom, would have a significant adverse impact on neighbours' amenity.

Refuse /Recycling

The Cleansing Manager has confirmed that had the application been recommended for approval it would have been acceptable to condition the submission of further details of the waste and recycling storage.

Other issues

The provision of a green roof on the top of the new building is welcome. Had the application been considered acceptable a condition would have been recommended to ensure the provision and retention of the green roof area. An objector has expressed concern about the potential loss of shrubs and greenery in the courtyard behind 88-90 Great Titchfield Street on the basis that the development could only be constructed if this planting was removed. This courtyard is shared by occupants of the basement flats and also provides access to rear storage sheds. Although the proposal does not appear to indicate the removal of any of the existing plants in this location, the removal of this planting would not require planning approval.

8.5 Neighbourhood Plans

Not applicable

8.6 London Plan

This application raises no strategic issues.

8.7 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.

8.8 Planning Obligations

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

8.9 Other Issues**Construction impact**

Objections have been received regarding the potential for noise disruption during construction. It is accepted that any proposed development has the potential to result in noise disturbance but permission could not reasonably be refused on these grounds. Any permission would be subject to the standard hours of work condition but it is not considered appropriate to seek to further reduce these working times.

Consultation

Objectors have expressed concern that they were not consulted by the applicant prior to the submission of the planning application. Whilst this might be considered good

practice, it is not a legal requirement. The relevant legal notices have been served and the City Council has undertaken a full neighbour consultation.

Impact on water and sewerage facilities

Objectors are concerned that the local water and sewage service network would not be able to accommodate any additional demands arising from the development. However, given the nature of the development, it is not considered that there would be any significant change in the likely demand for these services compared with the existing situation.

Means of escape

Objections are concerned that the scheme provides inadequate means of escape in case of fire. Access to Great Titchfield Street is from the courtyard via the main building staircase and this arrangement is unchanged. The adequacy of the means of escape for the proposed development would be fully considered as part of any future application under the Building Regulations.

Impact on property values

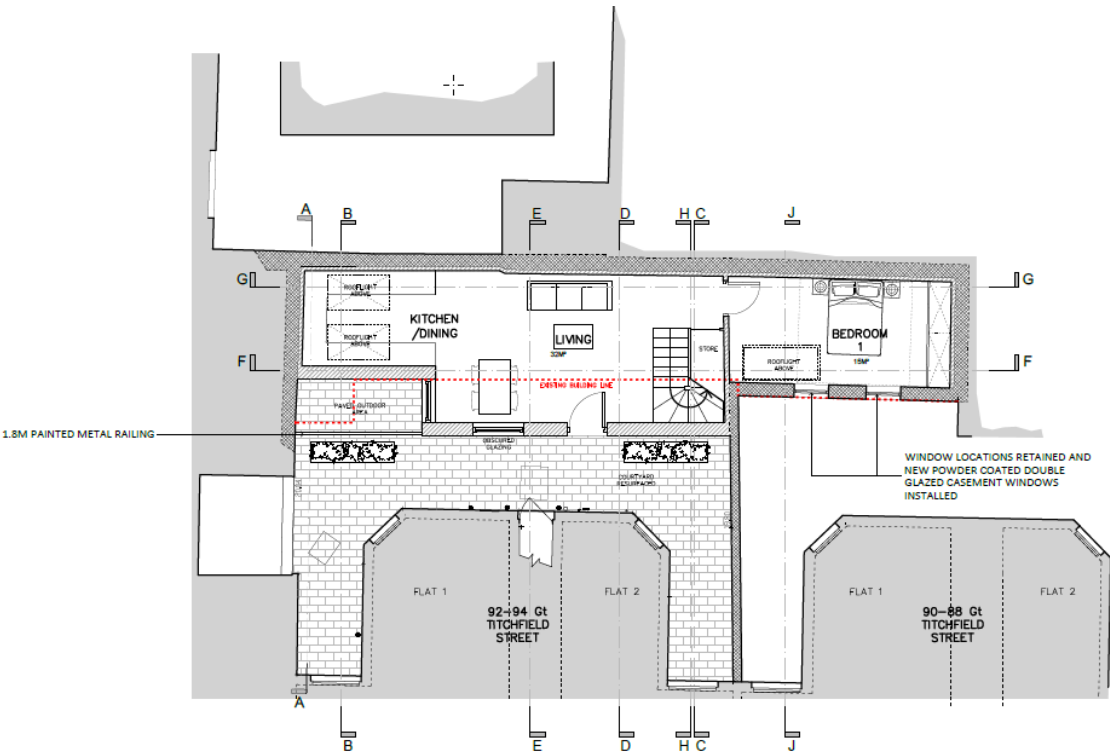
Respondents are also concerned that the proposal could adversely affect neighbouring property values. This is not a material planning consideration and permission could not justifiably be refused on these grounds.

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

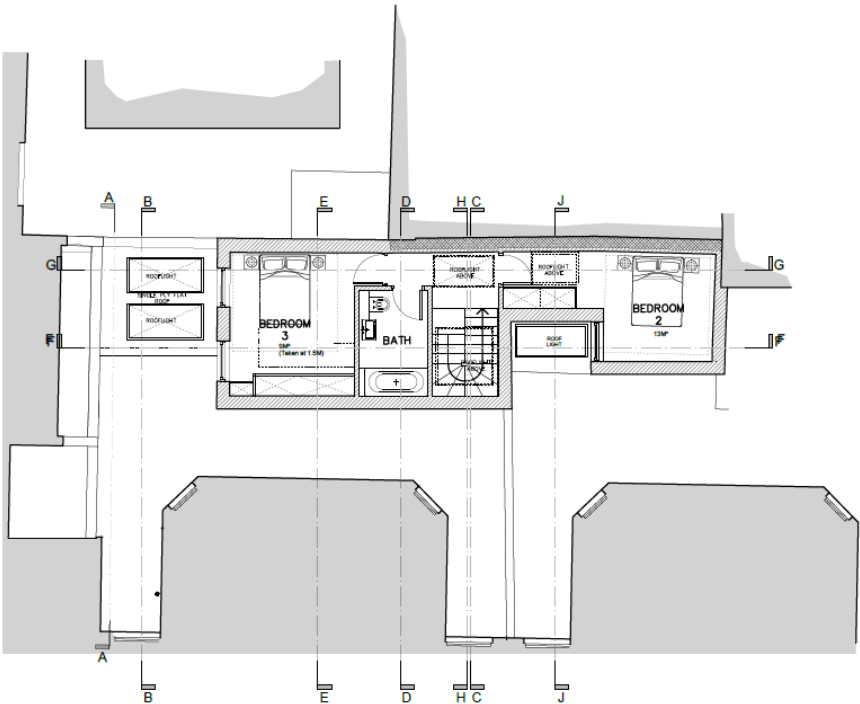
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARA SPURRIER BY EMAIL AT sspurrier@westminster.gov.uk

9. KEY DRAWINGS

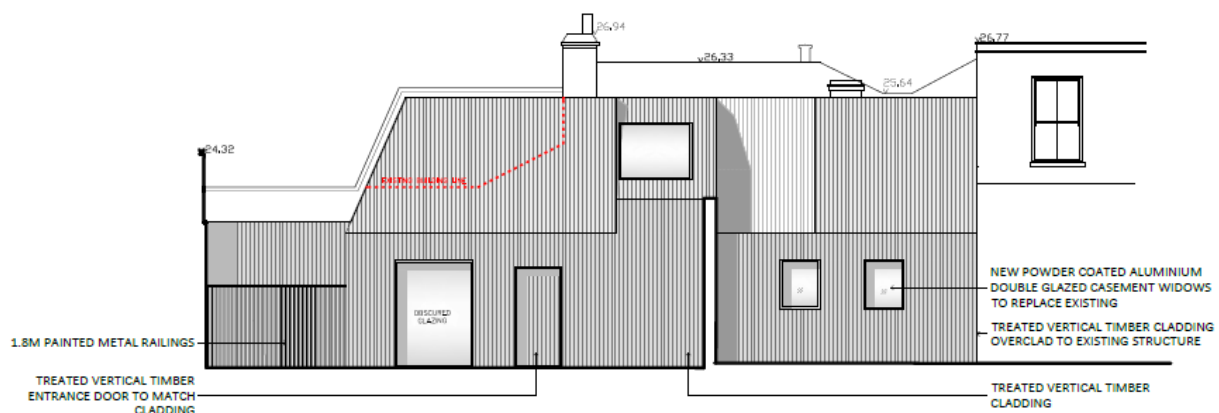
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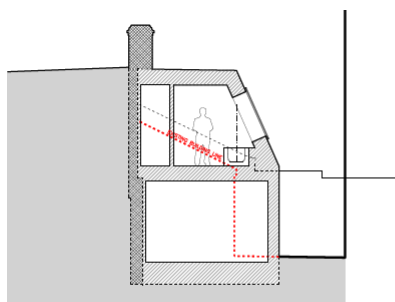
Proposed First Floor:



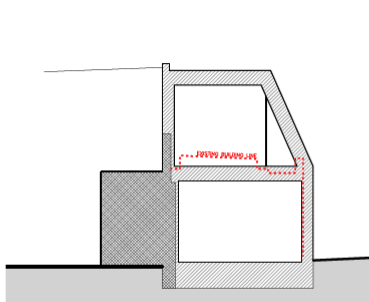
Proposed Front Elevation:



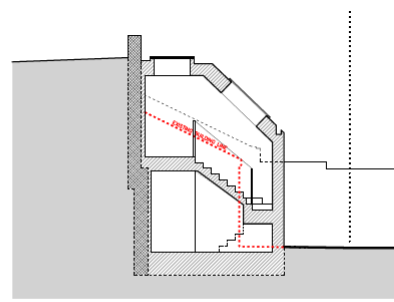
Proposed Sections:



SECTION D-D



SECTION E-E



SECTION C-C

DRAFT DECISION LETTER

Address: Flat 13, Putney House, 92 - 94 Great Titchfield Street, London, W1W 6SF,

Proposal: Demolition of the single storey residential dwelling in the rear courtyard and erection of a new two storey building for use as 1 x 3 bedroom residential dwelling.

Reference: 18/04127/FULL

Plan Nos: Drawings: FUD_202B RevB, FUD_203A RevA, FUD_204A RevA, FUD_215, FUD_216 RevA, FUD_217, FUD_218.

Case Officer: Matthew Giles

Direct Tel. No. 020 7641 5942

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

Because of the proposed materials, the new building would fail to maintain or improve (preserve or enhance) the character and appearance of the East Marylebone Conservation Area. This would not meet S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 5 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (X16AD)

Reason:

The proposal would result in an adverse loss of outlook and increased sense of enclosure to residential properties within 92-94 and 88-90 Great Titchfield Street. This is because of its bulk and height and how close it is to windows in those properties. This would be harmful to residential amenity contrary to Policy S29 of Westminster's City Plan (November 2016) and Policy ENV 13 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.

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CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 2 October 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Marylebone High Street	
Subject of Report	87 - 89 Cleveland Street, London, W1T 6PJ,		
Proposal	Details of construction management plan pursuant to Condition 43 of planning permission dated 10 November 2015 (RN: 14/11837).		
Agent	DP9		
On behalf of	Dukelease Properties Ltd		
Registered Number	18/02933/ADFULL	Date amended/ completed	3 September 2018
Date Application Received	12 April 2018		
Historic Building Grade	Unlisted		
Conservation Area			

1. RECOMMENDATION

Approve details

2. SUMMARY

On 10 November 2015 permission was granted for the demolition of the existing buildings on the site and redevelopment to provide a new building providing a mixed use development including up to 105 flats. The permission was subject to several conditions, including a condition (No 43) which requires a Construction Management Plan (CMP) to be approved prior to the commencement of development, including any works of demolition. This application seeks approval of the CMP.

This triangular site fronts onto Cleveland Street, Clipstone Mews and Clipstone Street. On the western side of Clipstone Mews directly opposite the site, is a large residential block (244 flats) known as Holcroft Court. Objections to the CMP have been received from the Holcroft Court Residents' Association and residents of the block. The primary reasons for objection are concerns that the CMP does not adequately cover noise and vibration issues and that the safety of residents of Holcroft Court would be compromised in the event of a fire.

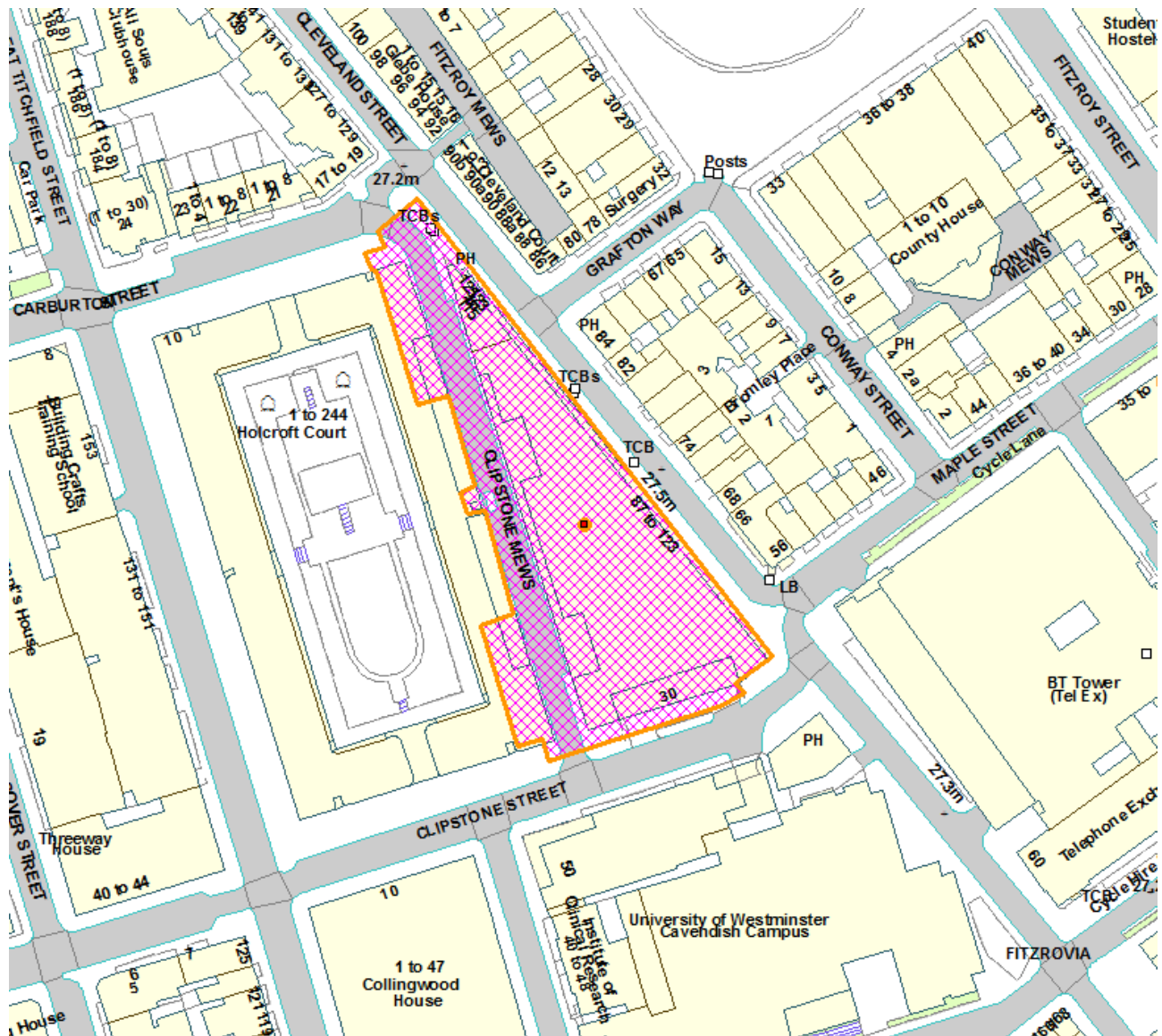
The original permission is subject to a legal agreement which requires the development to be carried out in accordance with a Construction Environment Management Plan (CEMP). This covers noise and vibration issues and including these within the CMP would be a duplication. With regards to safety, the revised proposals for the erection of hoardings along Clipstone Mews would leave

Item No.
3

sufficient space for a fire appliance to access Holcroft Court. The London Fire Brigade have confirmed that they have no objection to the proposed access arrangements.

For reasons set out in full in the main body of this report the CMP is considered acceptable. It is therefore recommended for approval, discharging the pre-commencement condition.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

Original submission and first revision

HIGHWAYS PLANNING MANAGER

Objection: additional information required

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 1 (Holcroft Court Residents' Association)

Total No. of replies: 22

No. of objections: 22 including 6 letters of objection from Holcroft Court Residents' Association/2 residents and 13 individual letters from residents of Holcroft Court, on some or all of the following grounds:

- Access to Holcroft Court by emergency vehicles would be impeded;
- Impedes disabled access to Holcroft Court;
- Breaches in fire safety regulations;
- Unacceptable site access and egress;
- Noise nuisance;
- Loss of car parking bays;
- Lack of information regarding control of noise, dust, and vibration;
- Location of the petrol filling station is unacceptable;
- Loss of light;
- Trees should be protected;
- Adverse impact of construction vehicles on the highway network

Final Submission

HIGHWAYS PLANNING MANAGER

No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 1 (Holcroft Court Residents' Association)

Any further responses to be reported verbally

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The site is a triangular island block bounded by Cleveland Street to the east, Clipstone Mews to the west, Carburton Street to the north and Clipstone Street to the south. The site is occupied by a vacant building on two storeys, plus basement, which was constructed in the 1960s. It was previously occupied as a mixture of office (Class B1) and retail (Class A1) uses, with a bar (Class A4) and a petrol filling station at the southern end of the site, on Clipstone Street. On the western side of Clipstone Mews is a large block of flats (Holcroft Court).

6.2 Recent Relevant History

10 November 2015: Permission granted for the demolition of the existing building and redevelopment to provide three blocks separated by landscaped areas (Block A - comprising ground and nine upper floors, Block B - ground and three upper floors and Block C - ground and three upper floors, each with basement and sub-basement) to provide up to 105 residential units, a petrol filling station, a mix of retail (Class A1)/ restaurant (Class A3)/ drinking establishment (Class A4)/office (Class B1)/ non-residential institution (Class D1), with associated plant space across sub-basement, basement and ground floor levels (RN 14/11837/FULL). Permission was granted subject to a s106 legal agreement which includes various planning obligations.

The permission includes numerous conditions including a pre-commencement condition (43), which requires a Construction Management Plan (CMP) to be approved prior to development being carried out, including any works of demolition.

The condition stipulates that the plan shall provide the following details.

- (i) a construction programme including a 24 hour emergency contact number;
- (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
- (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
- (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
- (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The development must then be carried out in accordance with the approved details.

The permission will expire on 14 November 2018. The applicant advises that they wish to commence development works on 9 October 2018.

7. THE PROPOSAL

This application seeks approval of a Construction Management Plan (CMP) pursuant to condition 43 of permission dated 10 November 2015.

The applicant initially submitted a generic CMP. Further to objections from both residents and officers, on the basis that the submitted Plan was not site-specific, a revised CMP was submitted in July. This revised CMP was prepared by McLaren in consultation with Erith Contractors. Erith Contractors will carry out the demolition and McLaren will undertake the construction works. Further revisions were made to the CMP in September. As revised, the plans increase the width for the available area for pedestrians on the western side of Clipstone Mews and also increase the road width in Clipstone Mews to 3.7m (in order to satisfy Fire Appliance requirements).

8. DETAILED CONSIDERATIONS

The CMP (September 2018) addresses each of the six points referred to in the condition as follows:

i) ***a construction programme including a 24 hour emergency contact number***

A full construction programme is set out at Appendix A of the plan. Section 12 of the plan includes contact details (names and numbers) for Erith Contractors and McLaren Construction.

ii) ***parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);***

The plan (at section 3) states that 'parking of road vehicles on site, except for those delivering or collecting materials will not be permitted on a regular basis due to space constraints'. Anybody driving to the site would however be subject to normal parking controls.

Vehicular access and pedestrian access will be maintained to neighbouring properties during construction. Clipstone Mews will be closed to through traffic from 7:00 until 19:00, Monday to Friday, and 7:00am to 2:00pm on Saturdays. Vehicular access to the Holcroft Court car park will be maintained at all times. Traffic marshals will be present to supervise vehicular movements.

iii) ***locations for loading/unloading and storage of plant and materials used in constructing the development;***

These are detailed in Section 3 of the CMP. During the demolition, piling, groundworks and basement construction stages by Erith Contractors, all building materials will be stored on site and excavated material will be stored on site prior to its removal. No materials will be stored in the road.

During the construction period, storage areas will be at a premium. McLaren's proposal includes the use of the ground floor petrol station, connecting Clipstone Mews and Cleveland Street. Ground surfaces and internal floor areas will be used, once completed, as work proceeds. The first floor open podium areas will also be used for storage, with appropriate back propping.

iv) *erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);*

The site covers a full street block and appropriate hoardings will be erected around the perimeter of the site.

v) *wheel washing facilities and measures to control the emission of dust and dirt during construction;*

Section 4 of the Plan states that where vehicles leave site during piling works they will be hosed and brushed down by hand on a sloped site entrance ramp. Periodically, Erith road sweepers will be called to site to carry out a wet sweep of the approach roads and site accesses and egress routes. During the construction period, all vehicles will enter the site via the new petrol filling station forecourt area. As this is a concrete surface, this will not generate significant amounts of dust and debris. Traffic Marshals will constantly monitor vehicles and prevent debris from being deposited on the road surface. Vehicles will primarily be loaded and unloaded on the roadway in Clipstone Mews. A visiting road sweeper vehicle will continue to visit site regularly.

Measures to ameliorate nuisance from dust and dirt during construction are covered in section 5 of the Plan (Health, Safety and Environment). Erith Contractors and McLaren Construction will ensure effective dust and emission control measures are in place and will take all necessary steps to plan and manage works so that these impacts can be ameliorated. Works will be carried out in accordance with Westminster Code of Construction Practice (2016) and form part of the CEMP secured under the original legal agreement.

vi) *a scheme for recycling/disposing of waste resulting from demolition and construction works*

Erith Contractors will implement a Site Waste Management Plan in accordance with Site Waste Management Plan Regulations 2008. Erith endeavour to reuse or recycle 98% of all materials arising from the packaging of materials, with a maximum of 2% going to landfill. The Plan includes a flow chart showing how materials will be segregated into separate waste streams.

McLaren Construction will employ a specialist waste management contractor responsible for the collection of waste from a centralised point (or points) and the segregation of waste on site.

In view of the information above, it is considered that the CMP adequately covers the six points stipulated in the condition.

Other Issues

Disabled Access to Holcroft Court

Objections are raised on the grounds that the proposals would result in the narrowing of the pavement width the west of Clipstone Mews, preventing wheelchair access to Block C of

Holcroft Court. The plan has been revised and a minimum pavement width of 1.3m will be provided, maintaining sufficient width for wheelchair access to Holcroft Court.

Access for Emergency vehicles

Objectors are also concerned that the creation of the site compound on Clipstone Mews would block access for the emergency services to Holcroft Court, particularly Block C. Safety barriers will clearly define the separate areas for pedestrians and highway vehicles. These barriers can be quickly and easily removed in the event of an emergency. Traffic Marshals, who will have appropriate and specific safety training for the safe management of Clipstone Mews, will be in attendance at all times. Should an incident occur at Holcroft Court, vehicles and personnel will be instructed to vacate Clipstone Mews immediately. The site compound will be an access and unloading zone only and will be removed outside of working hours. There will be no storage of materials in this area. In these circumstances, it is not considered that construction works will hinder emergency access to Holcroft Court.

London Fire Brigade Regulations

The Holcroft Court Residents' Association has objected on the basis that the CMP is not compliant London Fire Brigade Safety advice (Guidance Note 29) as the road width would be reduced to less than 3.7m, which is insufficient for a fire appliance to operate, and that this reduction in the width of Clipstone Mews would prevent the operation of an aerial fire appliance

The Plan has now been revised to show a 3.7m road width. The applicant has advised that a width of 9.7m is required to operate an aerial/ swing fire appliance and that, as Clipstone Mews does not currently achieve this width requirement, the construction works would have no impact compared with the existing position.

The London Fire Brigade have confirmed that they have no objection to the proposals on fire safety grounds.

Site Access

Objections have been received on the grounds that construction traffic would adversely impact on other road users and the highway network. Site access and egress, including loading and unloading, are all issues covered under the CEMP. Notwithstanding this, the Highways Planning Manager has no objection to the revised CMP.

Impact of Servicing in Clipstone Mews

Concerns are raised that construction works would affect the servicing of adjacent sites in Clipstone Mews. The Plan confirms that access for the management of residents' waste bins will be co-ordinated with the service providers and maintained during the period of works.

Noise and disturbance

Objectors are also concerned about the impact of the demolition and construction works on residents' amenity, particularly in relation to nuisance from dust, noise and vibration. The construction works will need to comply with the terms of the Construction Environment Management Plan (CEMP), which is secured as part of the legal agreement

Loss of Parking

Objectors also refer to the loss of parking bays in Clipstone Mews and surrounding streets. The suspension of parking bays to facilitate access to development sites is common practice. The acceptability of these arrangements is subject to separate consideration by the Council as Parking Authority.

Re-location of the Petrol Filling Station, loss of daylight/ sunlight and loss of trees

Objections have been received to the location of the existing petrol filling station within the approved development, its effect on daylight and sunlight to neighbouring properties and to the impact on trees in the vicinity of the site.

These issues were addressed as part of the consideration of the original application and are not pertinent to this application. It is noted that the approved development includes the replacement of trees on Cleveland Street,

Hours of work

The Holcroft Court Residents' Association, whilst acknowledging that the hours of works in the CMP are the standard permitted hours (8.00am until 6.00pm on weekdays, from 8.00am to 1.00pm on Saturdays and not at all on Sundays or Bank Holidays), have expressed concern about potential noise from operatives outside these hours. The CEMP includes liaison between the contractors and neighbouring occupiers and any future concerns can be addressed through this process. Notwithstanding this, the CMP could not reasonably be refused on this basis.

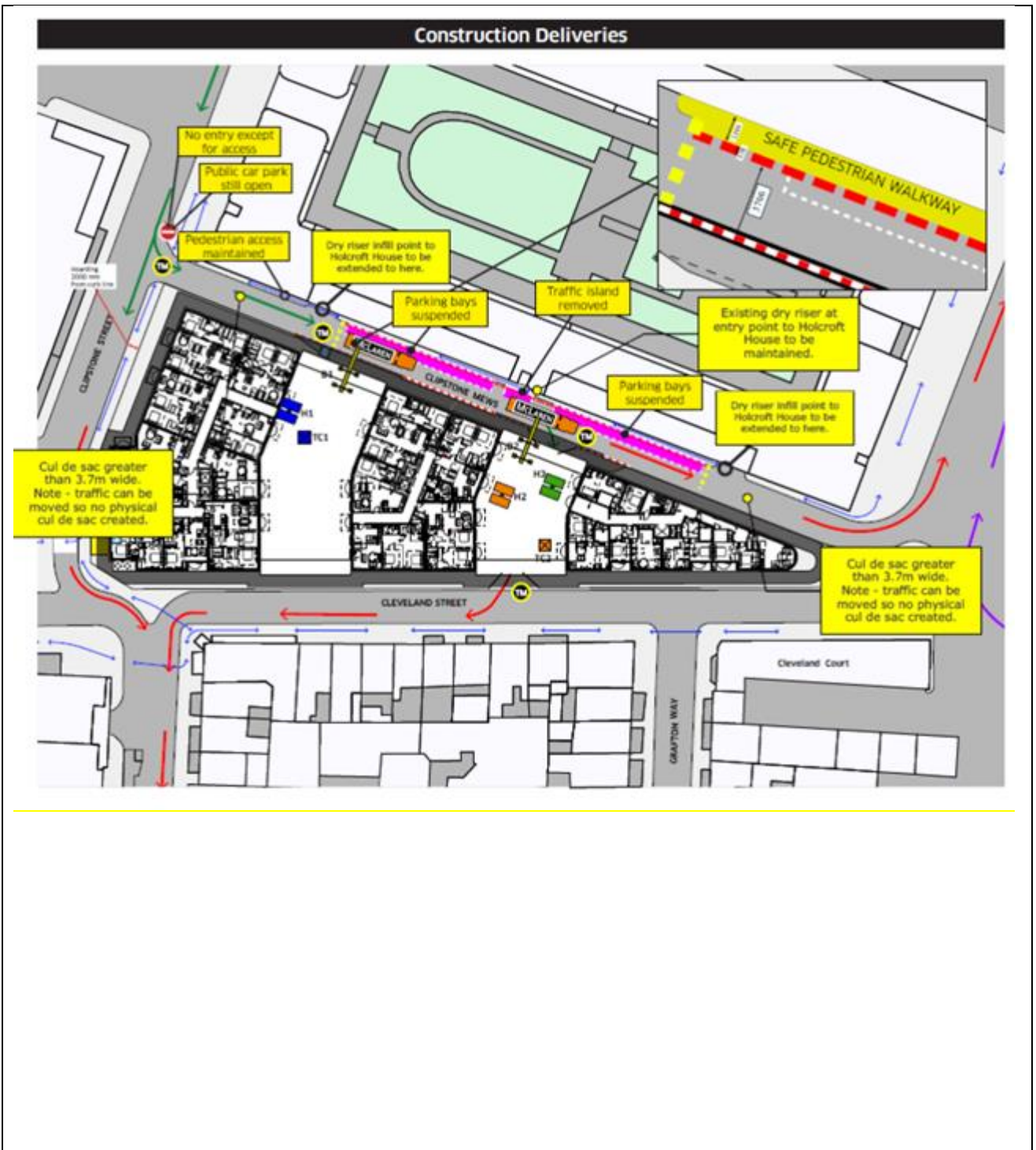
Conclusion

The CMP is comprehensive and robust and addresses the requirements of condition 43 of the original planning permission. Consequently it is recommended that the submitted details be approved.

(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: SARA SPURRIER BY EMAIL AT sspurrier@westminster.gov.uk

9. KEY DRAWINGS



DRAFT DECISION LETTER

Address: 87 - 89 Cleveland Street, London, W1T 6PJ,

Proposal: Details of construction management plan pursuant to Condition 43 of planning permission dated 10 November 2015 (RN: 14/11837).

Reference: 18/02933/ADFULL

Plan Nos: Document titled Construction Management Plan (CMP) by McLaren September 2018 revision 180903

Case Officer: Mike Walton

Direct Tel. No. 020 7641 2521

Recommended Condition(s) and Reason(s)**Informative(s):**

- 1 This permission fully meets condition(s) 43 of the planning permission dated 10 November 2015 (RN: 14/11837). (I11AA)
- 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. For more advice, please phone our Highways Licensing Team on 020 7641 2560.
- 3 You must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during works. Any changes to on-street parking bays would need to be addressed via a formal suspension via Parking Services. For more advice, please phone 020 7641 2560. (I36AA)

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.