



City of Westminster

# Committee Agenda

Title:

**Planning Applications Sub-Committee (3)**

Meeting Date:

**Tuesday 23rd October, 2018**

Time:

**6.30 pm**

Venue:

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

Members:

**Councillors:**

Iain Bott (Chairman)  
Geoff Barraclough  
Angela Harvey  
Selina Short



**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 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](mailto:tfieldsend@westminster.gov.uk)  
Corporate Website: [www.westminster.gov.uk](http://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**

- |   |                         |
|---|-------------------------|
| <b>1. 1 WOODSTOCK STREET, LONDON, W1C 2AB</b>             | <b>(Pages 7 - 18)</b>   |
| <b>2. CASTLE BUILDINGS, CASTLE LANE, LONDON, SW1E 6DR</b> | <b>(Pages 19 - 30)</b>  |
| <b>3. 10 RYDER'S TERRACE, LONDON, NW8 0EE</b>             | <b>(Pages 31 - 48)</b>  |
| <b>4&amp;5 48 PRINCES GARDENS, LONDON, SW7 2PE</b>        | <b>(Pages 49 - 78)</b>  |
| <b>6. 69 CAMBRIDGE STREET, LONDON, SW1V 4PS</b>           | <b>(Pages 79 - 92)</b>  |
| <b>7. 2 BARTON STREET, LONDON, SW1P 3NG</b>               | <b>(Pages 93 - 126)</b> |

**Stuart Love**  
**Chief Executive**  
**15 October 2018**

# Agenda Annex

CITY OF WESTMINSTER  
PLANNING APPLICATIONS SUB COMMITTEE – 23rd October 2018  
SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Item No	References	Site Address	Proposal	Resolution
1.	RN(s) : 18/05996/FULL  West End	1 Woodstock Street London W1C 2AB	Continued use of the basement and ground floor as a restaurant (Class A3)	
	<b>Recommendation</b> Grant conditional permission			
Item No	References	Site Address	Proposal	Resolution
2.	RN(s) : 18/07483/FULL  St James's	Castle Buildings Castle Lane London SW1E 6DR	Dual/alternative use of the Mews Building, 2-4 Castle Lane for office and training purposes (flexible Class B1 /Class D1 use) for a temporary period of 12 months.	
	<b>Recommendation</b> Grant conditional permission			
Item No	References	Site Address	Proposal	Resolution
3.	RN(s) : 18/06819/FULL  Abbey Road	10 Ryder's Terrace London NW8 0EE	Erection of new pitched roof with rooflights at main roof level and replacement of lantern light with two rooflights in roof of rear ground floor extension.	
	<b>Recommendation</b> Grant conditional permission.			
Item No	References	Site Address	Proposal	Resolution
4.	RN(s) : 18/01166/FULL  Knightsbridge And Belgravia	48 Princes Gardens London SW7 2PE	Variation of condition 9 of planning permission dated 18 October 2007 (RN 07/04116/FULL) for alterations and extensions, including replacement windows, timber garage doors to the ground floor mews frontage, rear extensions and terraces at first and second floor levels of 46-48 Princes Gardens; use of buildings as 15 self-contained residential units with parking for eight cars in the mews buildings; introduction of plant area at roof level; Namely, to provide six car parking spaces within the garages instead of eight and reprovide two spaces for residents on Princes Gardens.	
	<b>Recommendation</b> Application 1:  1. Grant conditional permission subject to a S106 legal agreement to secure:  i) Two car parking spaces on Princes Gardens for residents of 46-48 Princes Gardens;  ii) Monitoring costs.			

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 PLANNING APPLICATIONS SUB COMMITTEE – 23rd October 2018  
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

	2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution then: a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not; b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.			
Item No	References	Site Address	Proposal	Resolution
5.	RN(s) : 18/01168/FULL  Knightsbridge And Belgravia	48 Princes Gardens London SW7 2PE	Retention of flues and installation of ventilation grilles to garage doors fronting Princes Gate Mews in association with installation of internal gas fired water heater.	
<b>Recommendation</b> Application 2: 1. Grant Conditional permission subject to a S106 legal agreement to secure: i) Two car parking spaces on Princes Gardens for residents of 46-48 Princes Gardens; ii) Monitoring costs. 2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution then: a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not; b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.				
Item No	References	Site Address	Proposal	Resolution
6.	RN(s) : 18/06367/FULL  Warwick	69 Cambridge Street London SW1V 4PS	Erection of lower ground and ground floor rear extension and associated alterations including rear ground floor terrace and modifications to front lightwell fenestration.	
<b>Recommendation</b> Grant conditional permission.				
Item No	References	Site Address	Proposal	Resolution
7.	RN(s) : 18/03465/FULL 18/03466/LBC 18/06397/LBC	2 Barton Street London SW1P 3NG	Application 1: Demolition and rebuilding of ground floor extension and excavation of a new basement level beneath the rear extension. Widening of existing front dormer window and associated works.	

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 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

	St James's		<p>Application 2:                  Underpinning of the garden boundary wall to No. 1 Barton Street; removal of the trellis screen on the garden boundary wall and infilling with new brickwork to match existing.</p> <p>Application 3:                  Removal and replacement of soldier course and creasing tiles for a 2.398m length of the top of the rear garden boundary wall and addition of 0.55m to the wall between Nos. 2 and 3 Barton Street.</p> <p>(ADDENDUM REPORT)</p>	
<p><b>Recommendation</b></p> <ol style="list-style-type: none"> <li>1. Grant conditional permission for Application 1.</li> <li>2. Grant conditional listed building consent for Application 2.</li> <li>3. Grant conditional listed building consent for Application 3.</li> <li>4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letters for applications 2 and 3 above.</li> </ol>				

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# Agenda Item 1

Item No.
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<b>1</b>
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<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 23 October 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning	<b>Ward(s) involved</b> West End		
<b>Subject of Report</b>	1 Woodstock Street, London, W1C 2AB,		
<b>Proposal</b>	Continued use of the basement and ground floor as a restaurant (Class A3)		
<b>Agent</b>	MRPP		
<b>On behalf of</b>	DrunchW1 Ltd		
<b>Registered Number</b>	18/05996/FULL	<b>Date amended/ completed</b>	26 July 2018
<b>Date Application Received</b>	17 July 2018		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Mayfair		

## 1. RECOMMENDATION

Grant conditional permission
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## 2. SUMMARY

The application site is located on the corner of Woodstock Street and Blenheim Street. Originally a Class A1 sandwich bar, at some point it converted to restaurant use without permission (though permission was granted in 1989 for a kitchen extract duct). The unit is small, being only 108 sqm and has a capacity of approximately 32 covers. Permission is now sought to regularize the use. The applicant is seeking hours of operation of between 09:00 and 20:00 daily.

The key issues for consideration are:

- The loss of the lawful retail use on the character and function of the area; and
- The impact of the proposed restaurant on residential amenity of the surrounding area,

Due to the long term absence of a retail element in this unit, it is not considered that the loss of the lawful retail (Class A1) unit would be detrimental to the character and function of the area. Subject to conditions, it is not considered the proposed use would negatively impact on residential amenity nor detract from the character and function of the area, especially given the small size and limited opening hours. The scheme is therefore recommended for approval and complies with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan).

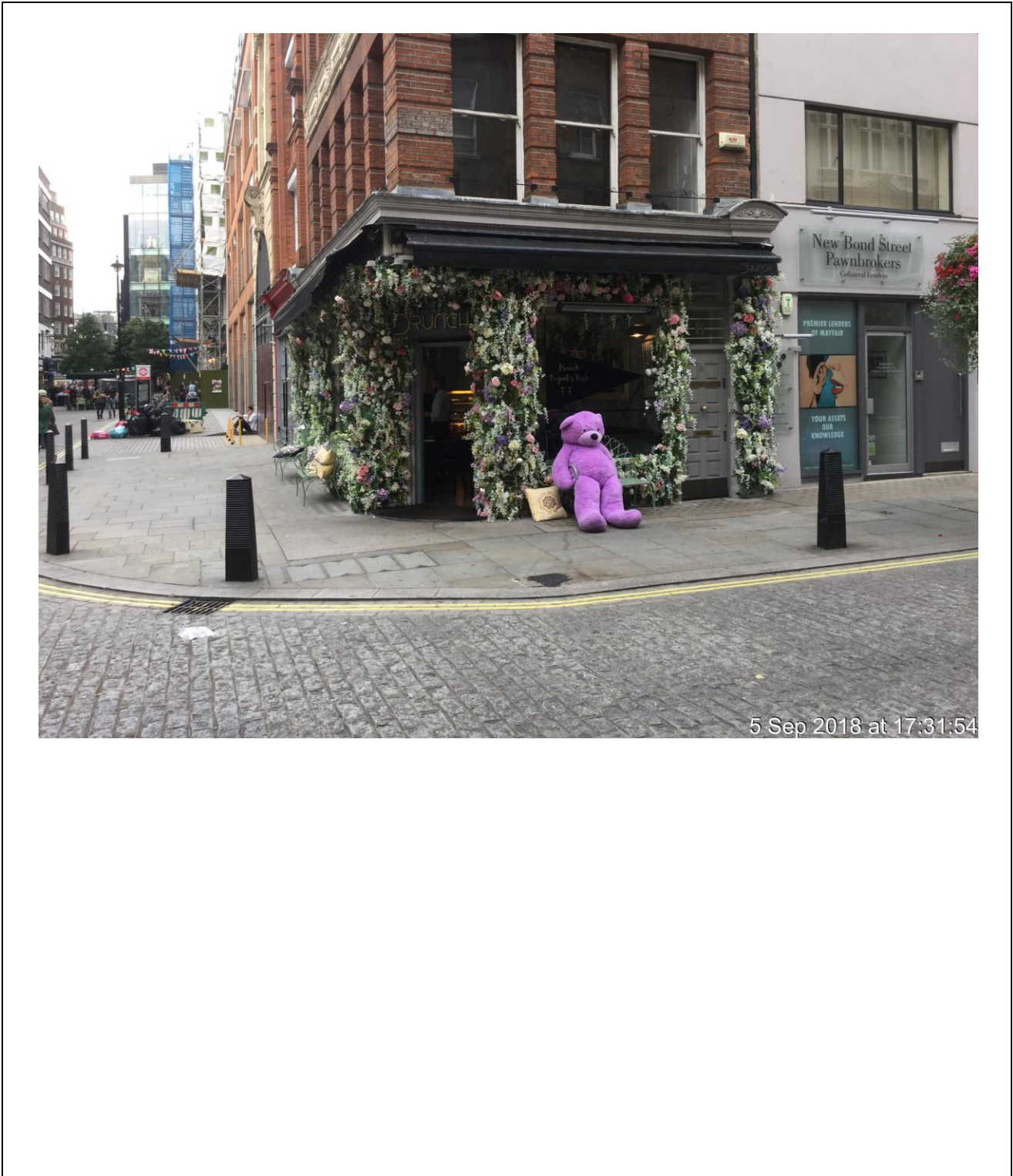
### 3. LOCATION PLAN



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**4. PHOTOGRAPHS**



**5. CONSULTATIONS**

CROSSRAIL 1  
No response to date

CROSSRAIL 2  
No comment

MAYFAIR RESIDENTS GROUP  
No response to date

RESIDENTS SOCIETY OF MAYFAIR & ST. JAMES'S  
No response to date

ENVIRONMENTAL HEALTH  
No objection subject to conditions

HIGHWAYS PLANNING  
Objection – no details of cycle storage, details of waste storage not in line with Council requirements.

WASTE PROJECT OFFICER  
Submitted details of waste storage are not in line with Council requirements – condition requested

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED  
No. Consulted: 51  
Total No. of replies: 9  
No. in support: 9

Nine comments of support have been received in response to the application, 2 of which are from the same person (possibly the operator themselves, based on the applicant details for previous applications), and others from commercial operators on the street and in the locality.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

**6. BACKGROUND INFORMATION**

**6.1 The Application Site**

The application site is an unlisted building within the Mayfair Conservation Area, the West End Special Retail Policy Area (WESRPA) and the Core Central Activities Zone CAZ. It is located on the corner of Woodstock Street and Blenheim Street, which is not within a designated stress area. The property comprises of basement, ground and first to third floors. The first to third floors are in use as offices (Class B1). The basement and ground floor are currently occupied by a restaurant known as Drunch.

The lawful use of the ground and basement floors is not entirely clear. A lawful development certificate was submitted by the applicant earlier this year, that sought to

demonstrate that the existing use of the premises is as a restaurant/café (Class A3); it also sought to demonstrate that the use of the public highway for the placing of tables and chairs in two areas on Blenheim and Woodstock Streets was lawful through being immune from enforcement action (through having taken place without material interruption for at least ten years before the submission of the application). The lawful development certificate was refused on 16 April 2018 on the grounds that submitted evidence was not sufficiently precise or unambiguous to demonstrate, on the balance of probability, that the use sought was lawful.

Based on the evidence available in that application, it appeared more likely that the use of the premises has gradually changed from a sandwich shop (Class A1), to a premises selling sandwiches and some hot food with limited seating (sui generis), only becoming a café / restaurant in July 2013. This time period is well short of the required 10 years to demonstrate the use is lawful. As such, the Council would consider that the lawful use of the basement and ground floor is still retail (Class A1) as originally permitted in 1973 and 1974. However, it is acknowledged that the premises has probably been used for food-related purposes (including retail sandwich bar) for much of this time.

## **6.2 Recent Relevant History**

There are currently two enforcement investigations open against the site. One of these relates to the use of the premises as a Shisha Café (Rn: 14/56226/I) and the second is in relation to tables and chairs being placed on the public highway without permission (RN: 13/54588/N).

Planning permission for the use of the public highway for placing tables and chairs in association with the adjacent use in the property was refused in May 2018 (RN: 17/10597/TCH) on the grounds that the application was premature and such a use would intensify the unauthorised use of the basement and ground floors.

A certificate of lawfulness was refused in April 2018 (RN: 15/00006/CLEUD) which sought to regularise the use of the basement and ground floor as a restaurant (Class A3) and the use of the public highway for the placing of 12 tables and 13 chairs. This certificate was refused on the grounds that the information provided was not sufficiently precise or unambiguous to demonstrate, on the balance of probability, that the uses applied for had taken place continuously for at least ten years prior to the date of application.

Planning permission was granted in May 1989 for the installation of extract ductwork. Permission had been refused in 1983 for use of the premises as a restaurant with ancillary kitchen accommodation and erection of an extract duct in the rear light, on the grounds of loss of retail space.

Planning permission was granted in April 1974 for the use of the basement area as a snack bar (RN: 74/24061/UNK) and in February 1973 for the use of the ground floor as a sandwich bar (RN: 73/02302/UNK). Both of these uses would fall within Class A1 retail of the current use class order.

## **7. THE PROPOSAL**

Retrospective permission is now sought to allow the continued use of the basement and ground floor as a restaurant (Class A3), and to regularise the lawful use of the unit for Class A3 purposes. The unit (basement and ground floor) measures 108 sqm and the applicant has advised the capacity would be 32 guests. The hours of operation are between 09:00 and 20:00 daily. No external alterations are proposed as the restaurant utilises the existing duct on the site.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

#### **Loss of Retail Use**

City Plan Policy S21 protects retail floorspace through the Westminster except where the Council considers the unit is not viable, as demonstrated by long-term vacancy (18 months) despite reasonable attempts to let. City Plan Policy S7 seeks to protect the unique status and offer of the WESRPA as well as providing Oasis Area of rest, where appropriate, to support the main retail areas in the Policy Area. UDP Policy SS5 seeks an appropriate balance of town centre uses in the CAZ and states that *“A1 uses at ground, basement and first floor level in the CAZ and CAZ frontages will be protected.”* It goes on to state that the introduction of non-A1 town centre uses at these floors will only be granted where it would not be detrimental to the character and function of an area or to the vitality or viability of a shopping frontage or locality. Non-A1 uses also must not lead to, or add to, a concentration of three or more consecutive non-A1 uses.

Long-term vacancy of the site cannot be demonstrated in this location as the current occupier has been there for some time and, as outlined in section 6.1, been operating in a manner similar to the current operation since approximately 2013. While the loss of retail floorspace might normally be considered unacceptable, it is considered to be hard to resist in this case due to the long standing absence of a proper retail element in the site and the fact that it has been used for food and drink purposes for a long time, albeit originally as a retail sandwich bar. It would not be considered that the unit has made a contribution to the retail function of the area and therefore, the loss of this retail unit would not be detrimental to the character and function of the area.

The loss of the retail unit would lead to a concentration of three or more consecutive non-A1 uses in a row (resulting in four in this location along Blenheim Street), therefore not complying with UDP Policy SS5. However, for the reason outlined above, it is not considered that this will detract from the character and function of the area and is considered acceptable in this instance.

#### **Proposed Restaurant Use**

City Plan Policy S6 accepts that, in principle, entertainment uses are appropriate for the Core CAZ. City Plan Policy S24 and UDP Policies TACE 8-10 deal with entertainment uses. The TACE policies are on a sliding scale in which developments where TACE 8 is applicable would be generally permissible and where TACE10 is applied (where the gross floorspace exceeds 500sqm), only in exceptional circumstances.

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City Plan Policy S24 requires proposals for new entertainment uses to demonstrate that they are appropriate in terms of type and size of use, scale of activity, relationship to any existing concentrations of entertainment uses and any cumulative impacts, and that they do not adversely impact on residential amenity, health and safety, local environmental quality and the character and function of the area.

The site is located within the Core CAZ but outside of a stress area. Given the small size of the premises (108sqm), UDP policy TACE 8 is applicable. Council records indicate that the closest residential accommodation to the application unit are located opposite the site on the upper floors of 8 Blenheim Street. Other residential units are located on the upper floors of Nos. 4, 10 and 11 Blenheim Street. Woodstock Street appears to have significantly less residential properties on it with the closest being at No. 16, which is some 19.5m away.

The capacity of 32 guests and operational hours (09:00 and 20:00 daily) of the restaurant are both considered to be modest and acceptable for this location. They can be secured by condition.

The applicant argues that the provision of the proposed use in this area would be in accordance with Policy S7 of the City Plan as it would contribute to the provision of an oasis area of rest, supporting the WESPRA. It is considered that this location is appropriate for such a use which supports the key shopping areas on nearby Oxford Street and New Bond Street.

Given the size of the premises, the relatively modest opening hours and its existing operation, it is not considered that the proposals would have an adverse impact on the character or function of the area, nor on residential amenity. The issue of kitchen extraction is dealt with in section 8.7.

It is noted that there are several representations in support of the application, including claims about the provision of excellent food and drinks in the premises, and that tourists and nearby businesses benefit from this.

The supporters have also lament the Council's enforcement actions against the occupiers unauthorised restaurant use and unauthorised use of the highway for placing tables and chairs and how they consider the Council do not make decisions in the right manner. They also say that Westminster should protect its more affluent restaurants.

## **8.2 Townscape and Design**

Not applicable

## **8.3 Residential Amenity**

The impacts of the proposed use on residential amenity have been covered in section 8.1 above.

#### **8.4 Transportation/Parking**

The Highways Planning Manager has assessed the application and raised objection to the change in use due to the absence of on site cycle parking. For an A3 use, the London Plan requires 1 space per 175sqm of floorspace. This would require a total of 2 cycle parking spaces. However, given the size limitations of the site and the lack of suitable and accessible areas for such parking, it is considered unreasonable to insist on this provision.

#### **8.5 Economic Considerations**

The general economic contribution of an occupied commercial unit is noted.

#### **8.6 Access**

Access arrangements to the site will not be affected by these proposals.

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

##### **Plant**

The application site already benefits from an existing duct located in a small lightwell to the rear. This appears to be the same duct which was permitted in 1989 and installed subsequently.

Following a visit to the site premises, Environmental Health have confirmed that the existing situation with regards to the duct and kitchen equipment used is acceptable. The existing duct appears to discharge 1m above the height of the flat roof on the property. Although another part of the building block was higher than the discharge point, this is a solid brick with no windows or louvres, so that the discharge location is unlikely to result in odour nuisance.

While there are no residential uses in the building or immediately next door, the Environmental Health Officer has still requested that the building users be protected from internal sound transference through the building fabric, should activities change internally within the restaurant (e.g. louder music played etc.). This will be secured by condition.

##### **Refuse /Recycling**

The Waste Officer has assessed the application and noted that the drawings submitted showing waste storage are not in line with the Council recycling and waste storage requirements. However, given that the use is already operating and there appears to have been no issues with waste storage or collection, it is not considered necessary to impose this condition.

#### **8.8 Neighbourhood Plans**

The submission version of the Mayfair Neighbourhood Plan has been submitted by Mayfair Neighbourhood Forum to the council for consultation and an independent examiner is due to be appointed shortly.

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### **8.9 London Plan**

This application raises no strategic issues.

### **8.10 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.

### **8.11 Planning Obligations**

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

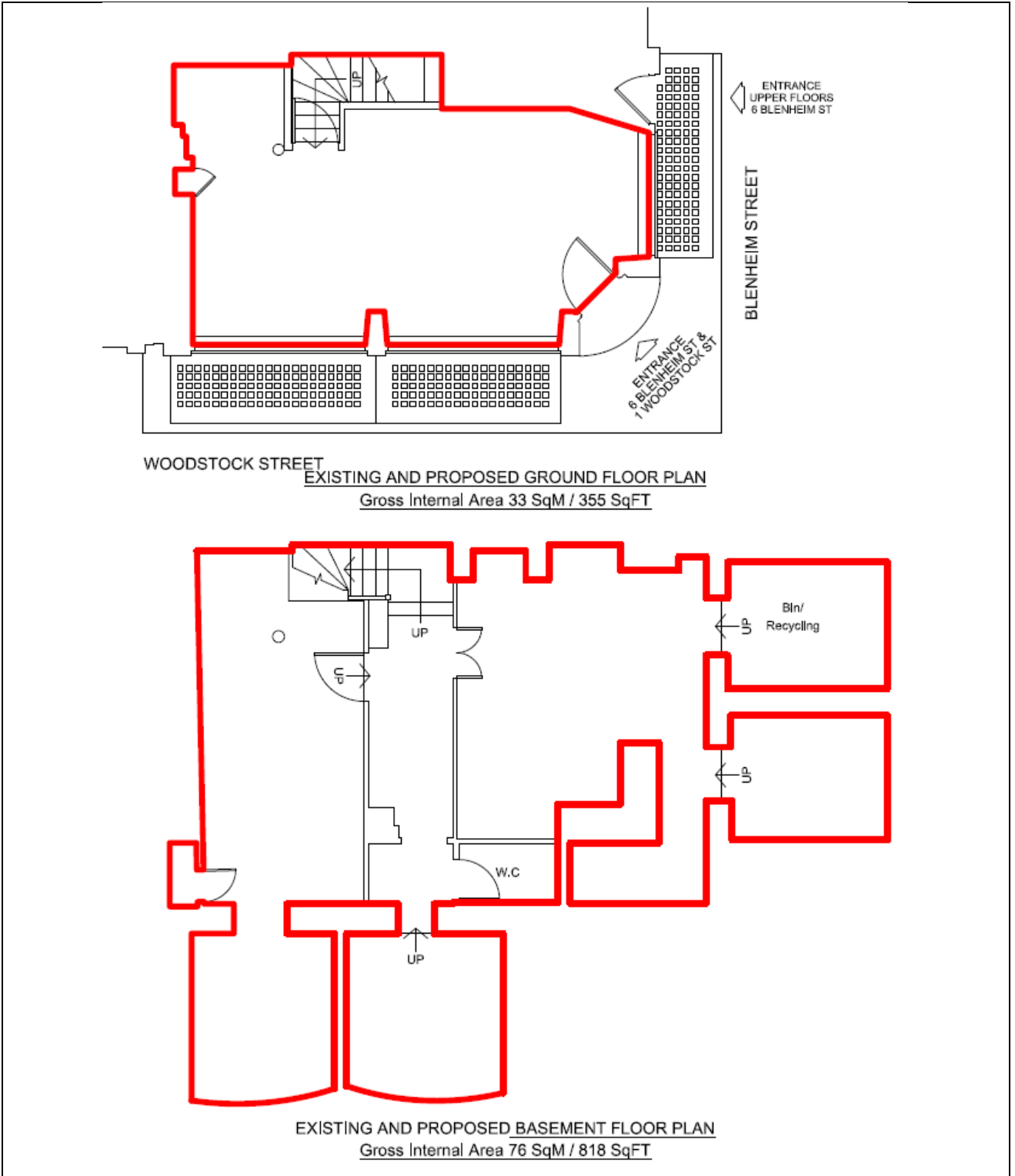
### **8.12 Environmental Impact Assessment**

Environmental Impact issues have been covered in section 8.1 and 8.7 above.

(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: PAUL QUAYLE BY EMAIL AT <a href="mailto:pquayle@westminster.gov.uk">pquayle@westminster.gov.uk</a>
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**9. KEY DRAWINGS**





**DRAFT DECISION LETTER**

**Address:** 1 Woodstock Street, London, W1C 2AB,

**Proposal:** Use of the basement and ground floor as a restaurant (Class A3)

**Reference:** 18/05996/FULL

**Plan Nos:** JDD\_WS\_001 dated February 2013

**Case Officer:** Adam Jones

**Direct Tel. No.** 020 7641 1446

**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 Customers shall not be permitted within the restaurant (Class A3) premises before 09:00 or after 20:00 each day. (C12AD)  
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)
- 3 You must not allow more than 32 covers inside the premises at any one time.  
Reason:  
We cannot grant planning permission for unrestricted use in this case because it would not meet TACE 8 of our Unitary Development Plan that we adopted in January 2007. (R05AB)
- 4 If you provide a bar and bar seating, it must not take up more than 15% of the floor area of the property, or more than 15% of each unit if you let the property as more than one unit. You must use the bar to serve restaurant customers only, before, during or after their meals. (C05GA)  
Reason:  
We cannot grant planning permission for unrestricted use in this case because it would not meet TACE 8 of our Unitary Development Plan that we adopted in January 2007. (R05AB)
- 5 The kitchen extract ventilation for the removal of cooking fumes must be maintained for the life of the restaurant (Class A3) use and must discharge at least 1m above roof eaves (or 1m above flat roof).  
Reason:  
To protect the environment of people in neighbouring properties and the appearance of the site.

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This is in line with S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7, DES 5 and DES 6 of our Unitary Development Plan that we adopted in January 2007.

- 6 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

For music noise; the indices of Leq and LFmax in the octave bands 31.5 Hz, 63 Hz and 125 Hz should be at least 10 dB below the existing background noise level measured in terms of L90,5mins (31.5Hz, 63Hz, 125Hz) inside the neighbouring premises.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development. (R49BA)

**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 To place any furniture on the public highway, you will require both (a separate) planning permission and a street trading licence. You can contact our Licensing Service on 020 7641 8549 for further advice regarding a street trading licence.
- 3 Should you alter the external route and/or discharge point of the existing extract duct to the rear, it is likely that you will require the benefit of planning permission. You should also discuss any future changes to this equipment with a Council Environmental Health Officer.
- 4 The kitchen extract ducting must be fitted with doors/hatches for cleaning, at approximately 3 metre intervals, complying with the H & S safe access standards
- 5 Amplified music is should be provided via a suitable noise limiter fitted to the musical amplification system set at a level to ensure compliance with Condition C49BA as amended.

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.

Item No.
<b>2</b>

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 23 October 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> St James's	
<b>Subject of Report</b>	<b>Castle Buildings, Castle Lane, London, SW1E 6DR,</b>		
<b>Proposal</b>	Dual/alternative use of the Mews Building, 2-4 Castle Lane for office and training purposes (flexible Class B1 /Class D1 use) for a temporary period of 12 months.		
<b>Agent</b>	Gerald Eve		
<b>On behalf of</b>	Bounce Back Foundation		
<b>Registered Number</b>	18/07483/FULL	<b>Date amended/ completed</b>	6 September 2018
<b>Date Application Received</b>	31 August 2018		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Birdcage Walk		

**1. RECOMMENDATION**

Grant conditional permission

**2. SUMMARY**

The Mews Building is a two storey 1980's building which forms part of a larger site known as 'North, South, Alexandra and Mews Buildings, Castle Lane/Palace Street'. Formerly occupied by Look Ahead as hostel accommodation, the buildings, now owned by Landsec, are currently vacant but have a lawful Class C3 residential use.

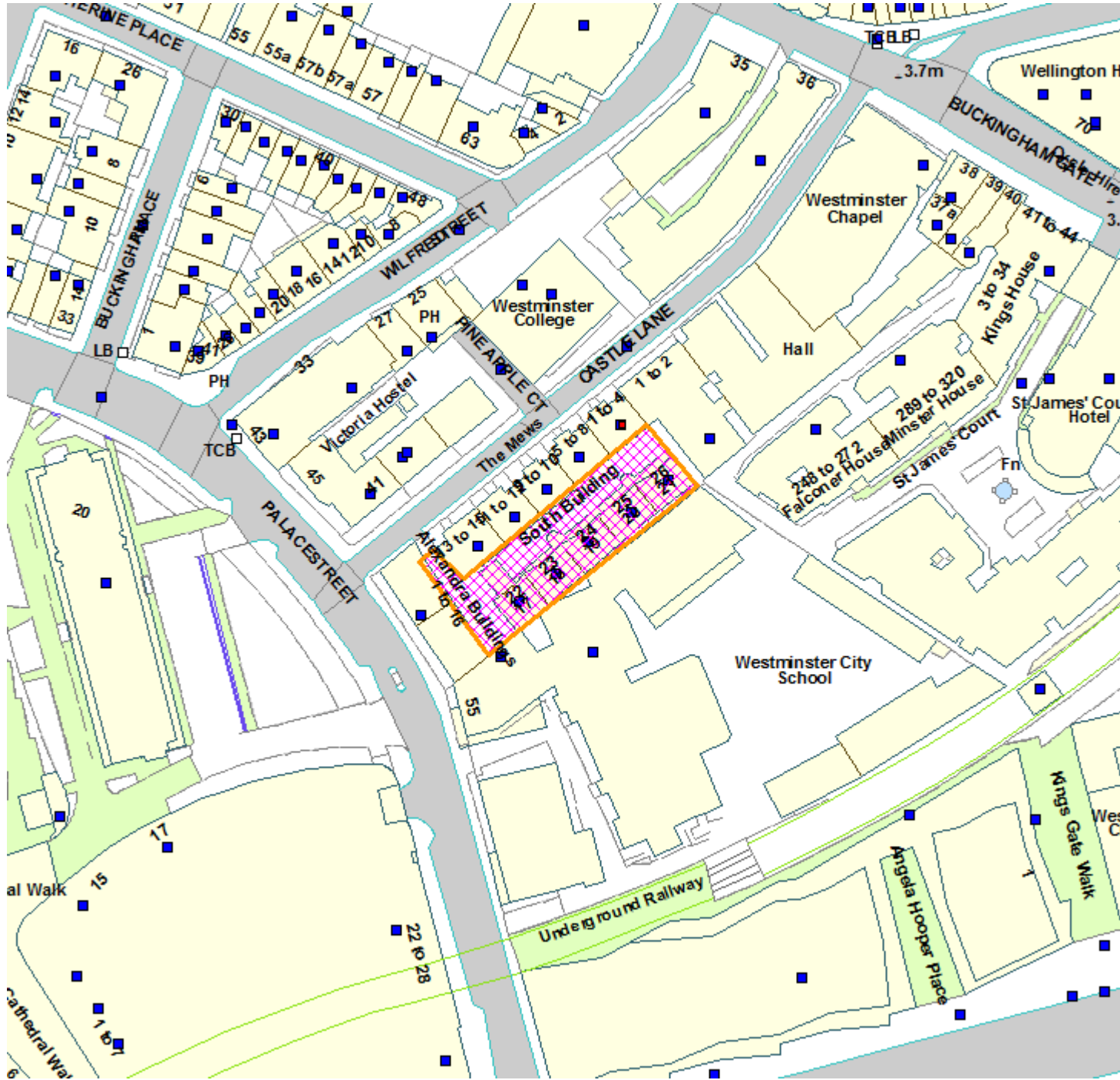
Planning Committee resolved to grant permission in June 2018, subject to a S106 legal agreement, for a scheme comprising 86 affordable housing units. Landsec intend to implement this permission and will progress the detailed design of the scheme once a Registered Provider (who will manage the completed affordable housing) has been selected later this Autumn. Meanwhile it is proposed that the Mews Building will be occupied by Bounce Back Foundation as their administrative office and training centre for a temporary period of 12 months.

Bounce Back are a charity with more than six years experience of delivering vocational and employment training for young offenders, vulnerable adults and the homeless. Bounce Back work with construction partners such as Landsec to offer training which responds directly to industry skills and labour needs and with the Westminster Employment Team to support Westminster residents.

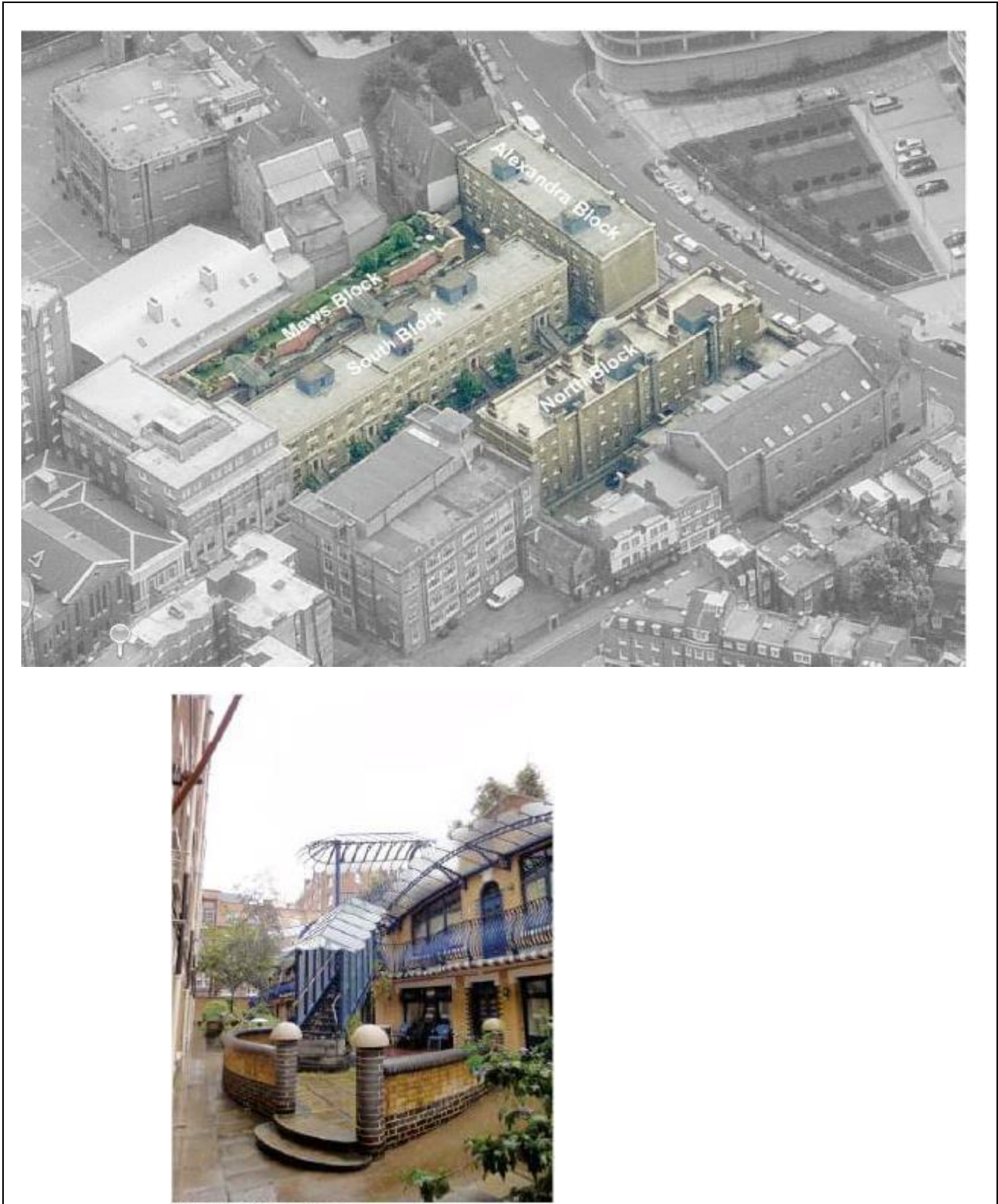
One objection has been received from a local resident on the grounds that the vocational and employment training services and support provided by Bounce Back for young offenders, vulnerable adults and the homeless will change the character of the neighbourhood. Bounce Back are a charity with a proven track record and experience working in this field. There will be one training course each day with 10-12 trainees and a trainer plus staff in the Bounce Back HQ office. Given the small number of people who would be on site each day between 08.30 until 18.30 and the temporary (12 month) nature of the use, it is not considered that there would be a detrimental impact on the amenity of neighbouring occupiers.

For the reasons set out in the report, the proposals are considered acceptable and in accordance with relevant policies, the application is recommended for approval subject to appropriate conditions.

3. LOCATION PLAN



4. PHOTOGRAPHS



## 5. CONSULTATIONS

### WESTMINSTER SOCIETY

Any response received to be reported verbally by officers

### VICTORIA NEIGHBOURHOOD FORUM

Any response received to be reported verbally by officers

### HIGHWAYS PLANNING

No details of servicing arrangements provided but the amount of servicing, for 12 staff and 10-15 visitors a day, is likely to be fairly minimal. No formal cycle parking is proposed, although reference is made to staff and visitors being able to park cycles behind a locked gate on Castle Lane, but not shown on plans. Would prefer to see some more formal and secure cycle parking provided. Would resist a permanent D1 use that could become a school, which would raise other issues.

### PROJECT OFFICER (WASTE)

Provision of storage for waste and recyclables must be secured by condition

ADJOINING OWNERS/OCCUPIERS: No. consulted: 270; No. of responses: 1

One objection received from a local resident on the grounds that the vocational and employment training services and support provided by Bounce Back for young offenders, vulnerable adults and the homeless will change the character of the neighbourhood.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The Mews Building forms part of a larger site known as 'North, South, Alexandra and Mews Buildings (Castle Lane/Palace Street). Formerly occupied by Look Ahead as hostel accommodation, the buildings are currently vacant and owned by Landsec.

The site is within the Core Central Activities Zone (CAZ) and Birdcage Walk Conservation Area.

### 6.2 Recent Relevant History

On 12 June 2018, the Planning (Major Applications) Sub-Committee resolved to grant planning permission for Alterations and extensions to the North, South, Alexandra and Mews Buildings (Castle Lane/Palace Street) for use as affordable housing (Class C3) comprising 86 units; including creation of balconies; construction of a cycle/bin store, lift and staircase to the rear of North Building; soft and hard landscaping including children's

play area; cycle parking and other associated works (amendments to planning permission 12/02189/FULL) subject to a S106 legal agreement. The wording of the S106 is currently under discussion (18/01971/FULL).

Landsec intend to implement this permission and will, this Autumn, proceed to select a 'Registered Provider' (RP) to manage the complete affordable housing. Once an RP is selected, Landsec will progress the detailed design and then procure a contractor. This process will take up to a year. In the meantime, it is proposed that the Mews Building will be occupied by Bounce Back Foundation for a temporary period of 12 months.

## **7. THE PROPOSAL**

Accordingly, the current application involves a temporary change of use from the lawful residential (Class C3) use of the building (by virtue of the implementation of the 2013 permission (12/02189/FULL)) to flexible office (Class B1) and training (Class D1) use to allow Bounce Back to occupy the building as a 'pop-up' head office and training facilities. There are no external alterations proposed to the building.

Bounce Back is a charity and a Painting and Decorating Social Enterprise working predominantly to help those within the criminal justice system to enter education skills training and employment on release. Bounce Back have more than six years experience delivering vocational and employment training and support within prisons and in the community; they also now provide support for women, vulnerable adults, young offenders and the homeless.

Bounce Back, in conjunction with construction industry partners such as Landsec, offer a range of construction related training which responds directly to industry need - skills and labour shortages. Bounce Back have an existing relationship with the Westminster Employment Team and having a base within Westminster will enable them to provide further help to Westminster residents.

The Bounce Back model is to set up 'pop-up' community training centres in disused spaces that are awaiting planning permission or redevelopment. They are currently located in Brixton where their lease is due to expire on 10 September 2018.

Bounce Back's proposed occupation of the Mews Building will comprise both their administrative head office function and training centre. There will be approximately 12 employees on site at any given time, although most are 'mobile' workers and not always on site, plus occasional consultants and trainers. The proposed hours of operation are 08.30 until 18.30. In addition there will be approximately one training course a day, with class sizes ranging between 10-12 people plus a trainer. Occasionally there may be a need to run two courses on the same day. The number of visitors each day is therefore likely to be approximately 10-15 people.

## **8. DETAILED CONSIDERATIONS**

### **8.1 LAND USE**

The Mews Building is currently vacant and not habitable for residential use at the present time.



The site is located within Core CAZ. Policy S18 of the City Plan advises that commercial development is a priority within CAZ and Policy S20 further states that new office floorspace will be directed to the Core CAZ. The proposed temporary use of the building as part office (Class B1) space is therefore considered acceptable in principle.

With regard to the proposed training (Class D1) use, Policy S19 of the City Plan states that where appropriate, new development will contribute towards initiatives that provide employment, training and skills development for local residents and ensure that local people and communities benefit from opportunities which are generated from development. Policy S29 states that development should maximise opportunities to contribute to health and well-being including supporting opportunities for improved life chances. The proposed temporary use of the building for part Class D1 purposes is therefore considered acceptable in principle subject to a condition restricting the D1 use to a Bounce Back Community Training Centre only, as a different type of education use would be likely to have a significant impact on the amenity of surrounding occupiers and on the quality of the local environment.

## **8.2 HIGHWAYS/SERVICING**

It is anticipated that most staff and visitors will travel to the site by public transport. Bounce Back enforce a staff 'no parking' rule and will provide visitors with i) clear instructions that there are no parking facilities on site and ii) directions to the site via public transport.

Whilst it is noted that Bounce Back staff and visitors will be able to park their cycles behind the locked entrance gate from Castle Lane, the Highways Planning Manager would prefer to see the formal provision of secure cycle parking.

There are no details of the likely servicing requirements, however the Highways Planning Manager considers that this is likely to be fairly minimal given the relatively low numbers of staff and visitors each day.

The agent's covering letter states that waste and recycling will be stored on site and collected from the existing recess on Castle Lane on the allocated collection days. The Council's Project Officer (Waste) is satisfied with this arrangement.

## **8.3 AMENITY**

Although the site is located within Core CAZ, there are a significant number of residential properties located close by in Castle Lane, Buckingham Gate, Wilfred Street and The View, Cardinal Place. The Mews Building is located to rear of Castle Lane South (block) and Alexandra Buildings (both of which are currently vacant) and is immediately adjacent to 1 Castle Lane (office use) to the north and Westminster City School to the south-east.

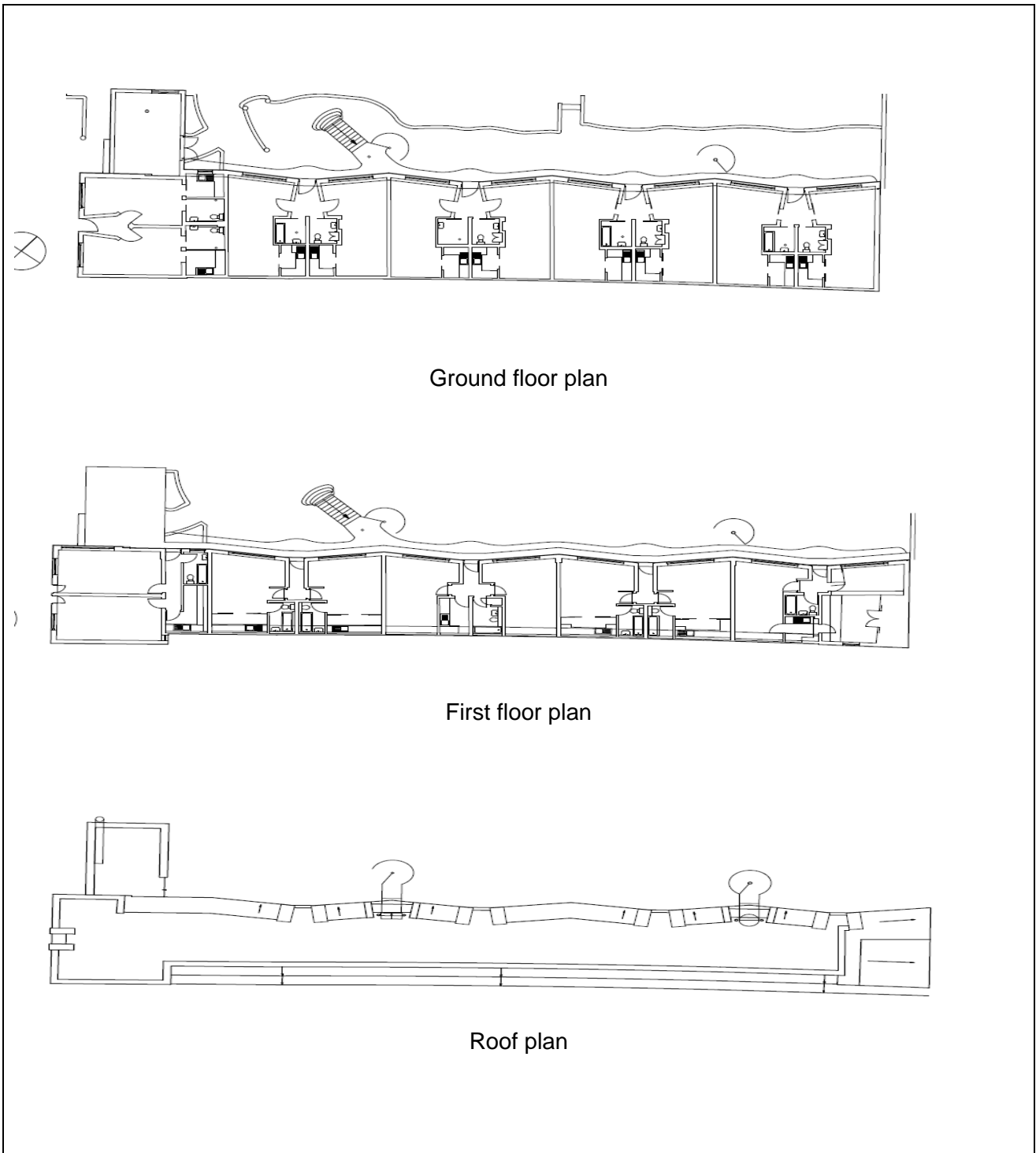
One objection has been received from a local resident on the grounds that the vocational and employment training services and support provided by Bounce Back for young offenders, vulnerable adults and the homeless will change the character of the neighbourhood. Bounce Back are a charity with a proven track record and experience

working in this field. There will be one training course each day with 10-12 trainees and a trainer plus staff in the Bounce Back HQ office. Given the small number of people who would be on site each day between 08.30 until 18.30 and the temporary (12 month) nature of the use, it is not considered that there would be a detrimental impact on the amenity of neighbouring occupiers.

(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: MATTHEW MASON BY EMAIL AT [mmason@westminster.gov.uk](mailto:mmason@westminster.gov.uk)

9. KEY DRAWINGS



**DRAFT DECISION LETTER**

**Address:** Castle Buildings, Castle Lane, London, SW1E 6DR,

**Proposal:** Dual/alternative use of the Mews Building, 2-4 Castle Lane for office and training purposes (flexible Class B1 /Class D1 use) for a temporary period of 12 months.

**Reference:** 18/07483/FULL

**Plan Nos:** Gerald Eve letter dated 31 August 2018; site location plan; 9\_1701\_SK\_060; 9\_1701\_SK\_061; 9\_1701\_SK\_062; 068 Bin Store Location

**Case Officer:** Amanda Jackson

**Direct Tel. No.** 020 7641 2934

**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 The flexible Class B1 office use/ Class D1 vocational training use allowed by this permission can continue until 31 October 2019. After that the buildings must return to their previous lawful Class C3 residential use.

Reason:

As requested by the applicant and because of the special circumstances of the case.

- 3 Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any provision equivalent to that class in any statutory instrument revoking or re-acting that order) the Class D1 use approved shall only be used for the provision of vocational training facilities operated by Bounce Back and no other use within Class D1.

Reason:

We cannot grant planning permission for unrestricted use within Class D1 because we do not have enough information to decide whether other uses within Class D1 would be acceptable within this part of the Core Central Activities Zone and Birdcage Walk Conservation Area.

- 4 You must provide the waste store shown on drawing 068 Bin Store Location before anyone moves into

the property. You must clearly mark it and make it available at all times to everyone using the Mews Building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

**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)

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

**Reason:**

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2016 (R22FA)

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This permission does not allow any work which would change the outside appearance of the property. (I18AA)
- 3 You may need to get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 if you want to put up an advertisement at the property. (I03AA)
- 4 Under Part 3, Class V of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the Mews Building can change between the Class B1 office/Class D1 training uses we have approved for 10 years without further planning permission. The actual use 10 years after the date of this permission would become the

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authorised use had this permission not be granted for a temporary 12 month period only, until 31 October 2019, after which date the premises shall revert to their previous lawful Class C3 residential use.

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 3

Item No.
<b>3</b>

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 23/10/2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Abbey Road	
<b>Subject of Report</b>	<b>10 Ryder's Terrace, London, NW8 0EE</b>		
<b>Proposal</b>	Erection of new pitched roof with rooflights at main roof level and replacement of lantern light with two rooflights in roof of rear ground floor extension.		
<b>Agent</b>	Mr Chris Smith		
<b>On behalf of</b>	Mr Conor Scanlan		
<b>Registered Number</b>	18/06819/FULL	<b>Date amended/ completed</b>	13 August 2018
<b>Date Application Received</b>	13 August 2018		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	St John's Wood		

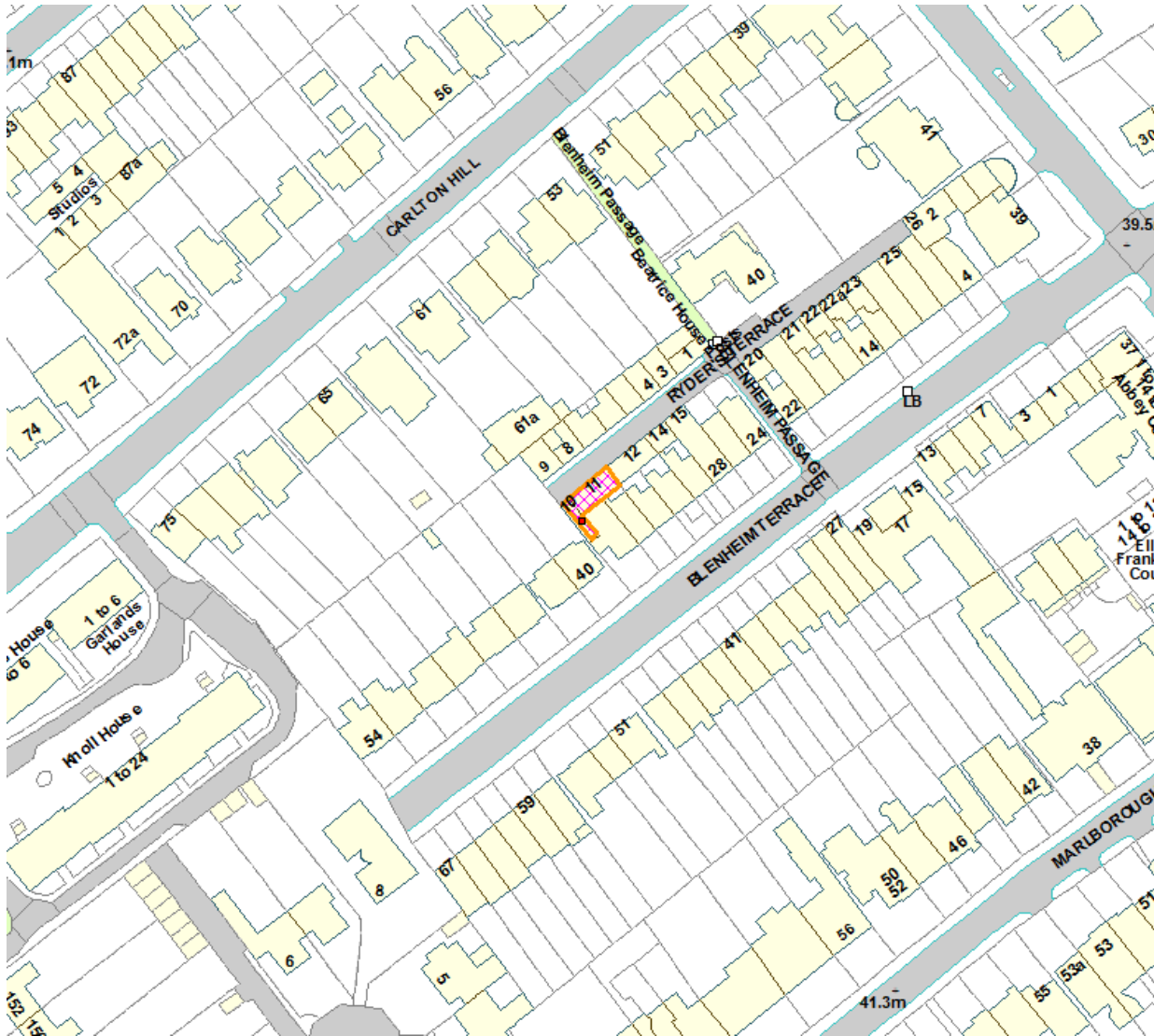
## 1. RECOMMENDATION

Grant conditional permission.
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## 2. SUMMARY

<p>Planning permission is sought for the erection of a pitched roof extension with rooflights at main roof level and the replacement of lantern rooflight with two rooflights in the rear ground floor extension roof.</p> <p>Objections have been raised from three surrounding residential owners and the St John's Wood Society on grounds of amenity and design.</p> <p>The key issues in this case are:</p> <ul style="list-style-type: none"> <li>- The impact of the proposed works on the character and appearance of the St John's Wood Conservation Area</li> <li>- The impact of the proposed works on the amenity of neighbouring residents</li> </ul> <p>Subject to the recommended conditions, the proposal is considered to comply with the Council's policies in relation to design and amenity as set out in Westminster's City Plan and the Unitary Development Plan (UDP) and is accordingly recommended for approval.</p>
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### 3. LOCATION PLAN



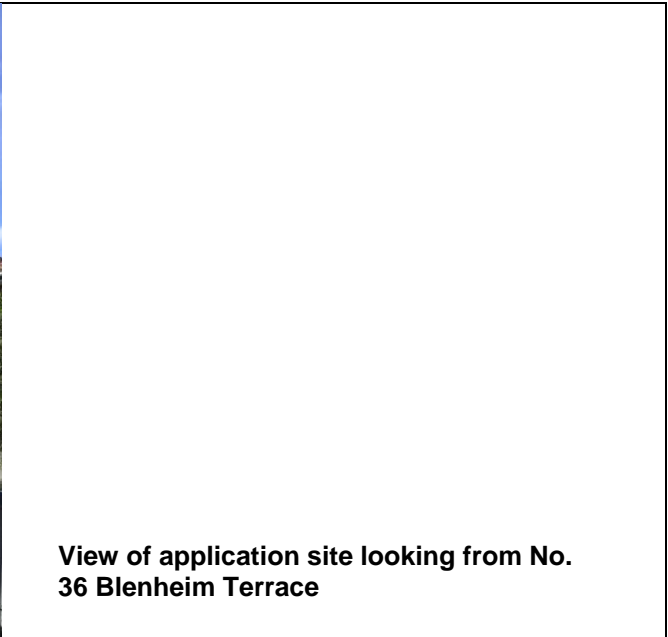
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**4. PHOTOGRAPHS**



**Application site (10 & 11 Ryders Terrace)**



**View of application site looking from No. 36 Blenheim Terrace**



## 5. CONSULTATIONS

ST JOHN'S WOOD SOCIETY:

Objection raised in regards to noise and light pollution from multiple rooflights

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 9; Total No. of replies: 4

Three letters/comments received raising objection on all or some of the following grounds:

Design

- Proposal will alter the skyline and is out of keeping of the mews area
- Height of the flat roof raised
- Drawings do not specify materials to be used for flat roof
- Rooflight on front roofslope can be seen from Ryders Terrace

Amenity

- Loss of light
- Loss of privacy
- Noise disturbance and light pollution from rooflights
- Potential future use of the flat roof as a terrace once the lantern is removed
- Terrace will result in noise disturbance

Other

- Inaccuracies between the submitted application form description of development and the drawings in regards to the roof and the number of rooflights proposed
- Void annotated on drawings is mischaracterised
- Request that applicants install adequate rain gutters to the rear elevation
- No service pipes, vents, extractors to be put on side elevation.
- Space described as void on plans is a well-used courtyard amenity space.

One letter of support was received from the applicants.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

No. 10 Ryder's Terrace (which also includes No. 11 Ryder's Terrace) is an end of terrace two storey mews property on the south side of Ryder's Terrace. The site is in use as a single family dwelling house.

The site lies within the St John's Wood Conservation Area and is unlisted.

### 6.2 Recent Relevant History

Planning permission was refused on 21<sup>st</sup> August 2018 (RN: 18/03592/FULL) for alterations to the rear ground floor roof and the erection of a roof extension at first floor level with associated rooflights (Site includes 11 Ryder's Terrace). The application was

refused on two amenity grounds; the sense of enclosure to the properties to the rear and insufficient information was submitted in order to demonstrate that the roof extension would not lead to a material loss of daylight to the rear windows of the neighbouring properties.

An appeal was lodged in regards to this application on the 23<sup>rd</sup> August 2018. The appeal is yet to be determined

## **7. THE PROPOSAL**

Planning permission is sought for the erection of a pitched roof with four rooflights at main roof level and the replacement of lantern light with two rooflights in roof of the existing rear ground floor extension.

A previous application (RN: 18/03592/FULL) for alterations to rear ground floor roof and the erection of roof extension at first floor level with associated rooflights was refused in August 2018 on amenity grounds. This current application is proposing a pitched roof compared to the previous applications flat roof.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The principle of creating additional floor to ceiling height to increase the quality of the first floor living accommodation is considered to be acceptable in land use terms in accordance with Policy H3 of Westminster's UDP.

### **8.2 Townscape and Design**

The site is located within the St John's Wood Conservation Area and it is fairly characteristic of the surrounding Mews buildings nonetheless has little architectural merit in itself. At the rear, the roof slopes down to the boundary with 36 and 38 Blenheim Terrace.

At main roof level the applicant intends to construct a roof extension which at its highest point will be 1.3 m higher than the existing roof structure to give greater head height and improve the quality of accommodation at first floor level. The front pitch will rise from below the existing front parapet wall, the rear, larger pitch will then slope down to the rear wall where it will be marginally (300mm) higher than the existing roof. A roof light is to be constructed at the front roof slope, and 3x rooflights are to be constructed on the rear roof slope.

Objections have been received on the grounds that the proposal will alter the skyline, is out of keeping with the mews area and on the grounds of its increased height. However, the design of the roof follows surrounding examples, including a roof extension at 14 Ryders Terrace which was granted planning permission in September 2015 and

generally compliments the mixed character of the surrounding roofscape. The proposed new pitch roof will be slate. A condition will be attached to ensure the proposed rooflights will be conservation grade to ensure that the proposal is appropriate given its location within a conservation area.

An objection has also been received on the grounds that the rooflight on the front roofslope will be visible from Ryders Terrace. Because of the buildings front parapet wall the rooflight would not be visible from the street.

The proposed works to the rear ground floor extension involve the removal of the lantern rooflight and its replacement with two flat rooflights. This will actually reduce the bulk and therefore the visual impact of the extension and due to its location, these works are considered acceptable. An objection has been received on the grounds that the submission does not specify the materials to be used on this flat roof. A condition will be attached to any permission requiring that the works match existing original work in terms of the choice of materials, method of construction and finished appearance.

Overall, the proposed development accords with Policies DES 1, DES 5 and DES 9 in the UDP and Policies S25 and S28 of the City Plan and is considered acceptable in design terms.

### **8.3 Residential Amenity**

Policy ENV13 in the UDP states that the Council will resist proposals that would result in a material loss of daylight and sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 in the City Plan aims to protect the amenity of residents from the effects of development.

#### **Daylight/sunlight and sense of enclosure**

Objections have been received from the occupiers of No. 36, 38 and 40 Blenheim Terrace on the grounds of loss of light. In the case of No. 40, the rear of which does not face directly onto 10 Ryders Terrace, it is not considered that there would be a significant impact in terms of loss of daylight.

Upon a site visit to the objectors properties the windows in the rear elevation of No. 38 Blenheim Terrace, which is a single family dwelling, were established to be in close proximity to the application site and in use as a study at ground floor level and a bathroom at first floor level (without obscure glazing). The lower ground floor windows and rear courtyard would be unaffected by the proposal in terms of sense of enclosure and loss of daylight because the proposed pitch of the rear roof slope would slope down to the approximate height of the current rear wall of No.12 Ryders Terrace. The first floor windows are above the proposed ridge line and therefore would also be unaffected. There would however be some impact on the ground floor window. The angle taken from the horizontal plane from the centre of this window to the proposed roof extension would be less than 25 degrees and therefore would meet the BRE guidance which states that when this is the case the development is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building.

No. 36 Blenheim Terrace, which is also a single family dwelling would be similarly affected by the proposal as No. 38, with the ground floor rear window, in this case in use as a drawing room, being the most effected window. This would also meet the 25 degree BRE guidance and therefore is considered to not be so effected as to support a reason for refusal on amenity grounds.

The use of a pitched roof sloping down to the rear wall rather than an increased height sheer rear wall as proposed in the refused 2015 application means that it is not considered that the proposal could be refused on sense of enclosure grounds.

Due to the rear windows within the Blenheim Terrace properties being north facing, there would be no material loss in sunlight caused by the proposal.

### **Privacy**

Objections have been received on the grounds of loss of privacy to the adjacent properties on Blenheim Terrace.

The 3 x rooflights proposed on the rear part of the roof of this building has the potential to overlook the windows of the rear elevation of Blenheim Terrace. The applicant has confirmed in an email and since annotated the proposed drawings to illustrate obscure glass would be used in these rooflights. The existing building has two rooflights and a glazed section of roof towards the west end of the site, however the steeper pitch of the roof proposed has the potential to increase overlooking. It is therefore considered reasonable to attach a condition to any permission granted requiring the rooflights are obscure glazed and fixed shut.

An objection has been received regarding the potential for the flat roof to the rear extension to be converted to a roof terrace as a result of the removal of the lantern rooflight and its replacement with an entirely flat roof with two flat roof lights. It is considered reasonable to attach a condition to any permission preventing the use of the flat roof as a roof terrace because the proposal could potentially facilitate this and raise amenity issues including overlooking and noise generation.

### **Noise**

Objections have been received on the grounds of potential noise disturbance from the proposed rooflights. As any permission would be conditioned to prevent the rooflights being openable it is not considered that the proposal would increase noise disturbance to neighbouring properties.

Objections have also been received on the grounds of noise disturbance from a roof terrace, however no roof terrace is being proposed and therefore this objection cannot be supported.

### **Light pollution**

The existing main roof of the building has roof lights and a section of glazed roof and the rear ground floor extension has a large lantern skylight. The proposal would result in a

decrease in the amount of glazing to the roof and therefore is not considered to cause any increase in the potential for light pollution.

The application is considered acceptable in amenity terms.

**8.4 Transportation/Parking**

The proposal does not raise any transportation or parking considerations.

**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 Neighbourhood Plans**

Not applicable.

**8.9 London Plan**

This application raises no strategic issues.

**8.10 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.

**8.11 Planning Obligations**

The proposed development does not generate a requirement for any planning obligations and is not CIL liable.

**8.12 Environmental Impact Assessment**

An Environmental Impact Assessment was not required for a development of this scale.

**8.13 Other Issues**

Objections have been received with regards to an inconsistency between the application form and the submitted drawings. The application form is inaccurate in that it refers to a flat roof rather than the proposed pitched roof however the description of development

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stated on consultation letters issues was accurate and the drawings clearly show the pitched roof proposed. It is therefore considered that what is proposed in the planning application is clear.

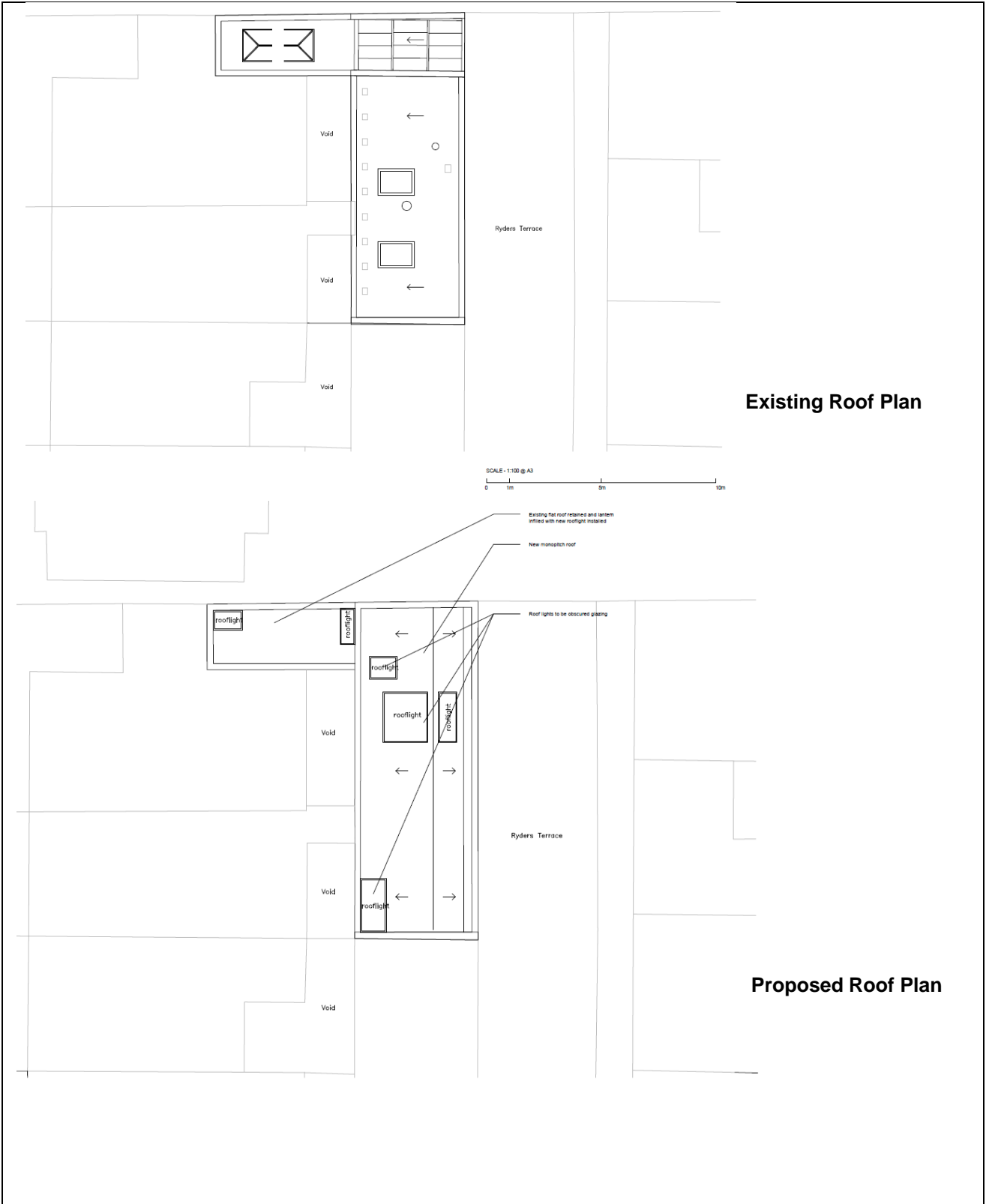
Objections have also been received on the grounds that an annotation on the submitted drawings refers to areas between the application site and the properties to the rear as a void and that this mischaracterised the properties as these areas are amenity spaces. The drawings being referred to are the existing and proposed roof plans. The drawings appear to be referring to the fact these areas are voids at this roof level rather than at ground level below. The case officer has visited the site and in assessing this application it is acknowledged that these areas are amenity spaces linked to the adjoining houses.

An objection was received on the grounds that the application site gutters drain directly into a neighbouring property and are not well maintained which results in overflowing water. The objector has requested that as part of the approval, the applicants install adequate guttering on the rear and investigate alternatives for the location of downpipes. This is not considered to be a private matter rather than a planning related one, however it is noted that in a response to these comments the applicant has stated that they intend to install new guttering as part of the development.

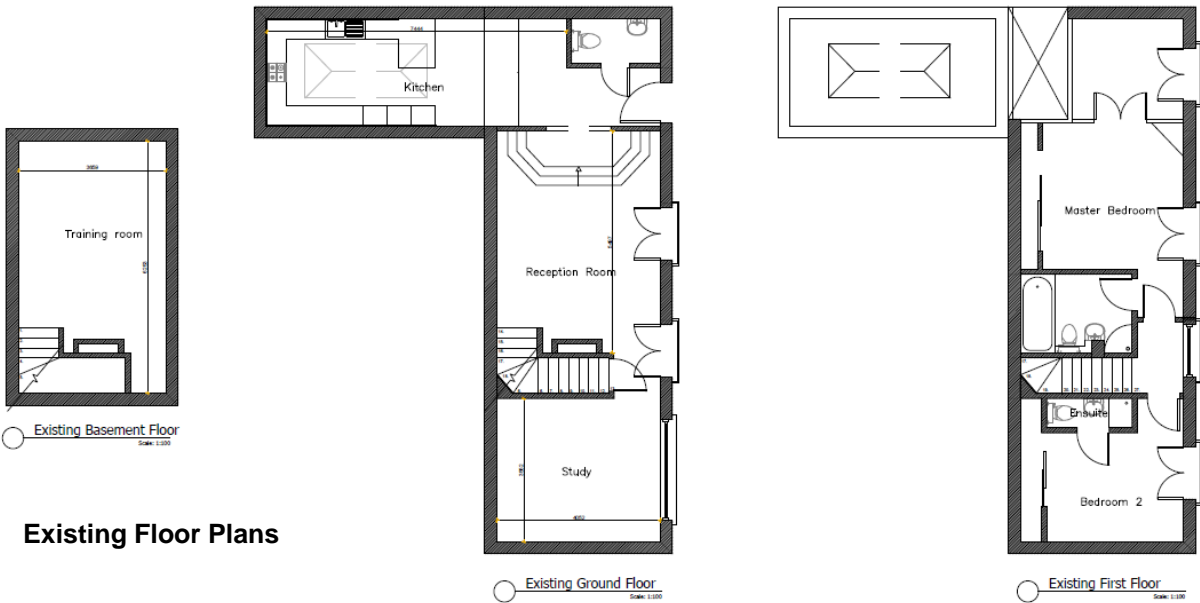
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

<b>IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: RICHARD LANGSTON BY EMAIL AT <a href="mailto:rlangston@westminster.gov.uk">rlangston@westminster.gov.uk</a></b>
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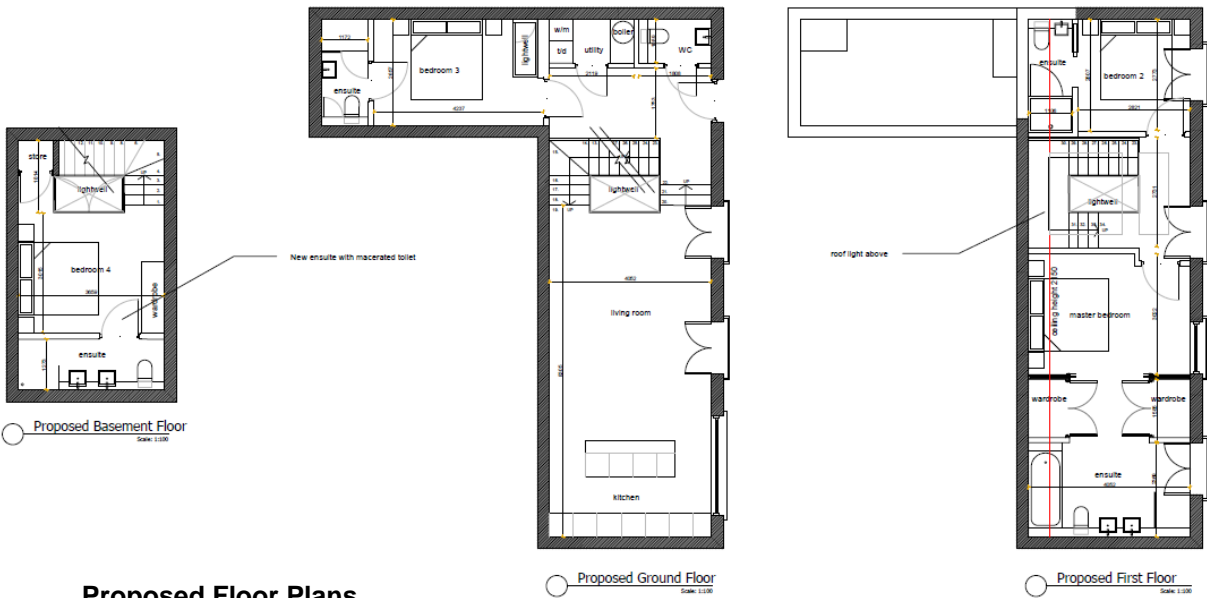
**9. KEY DRAWINGS**



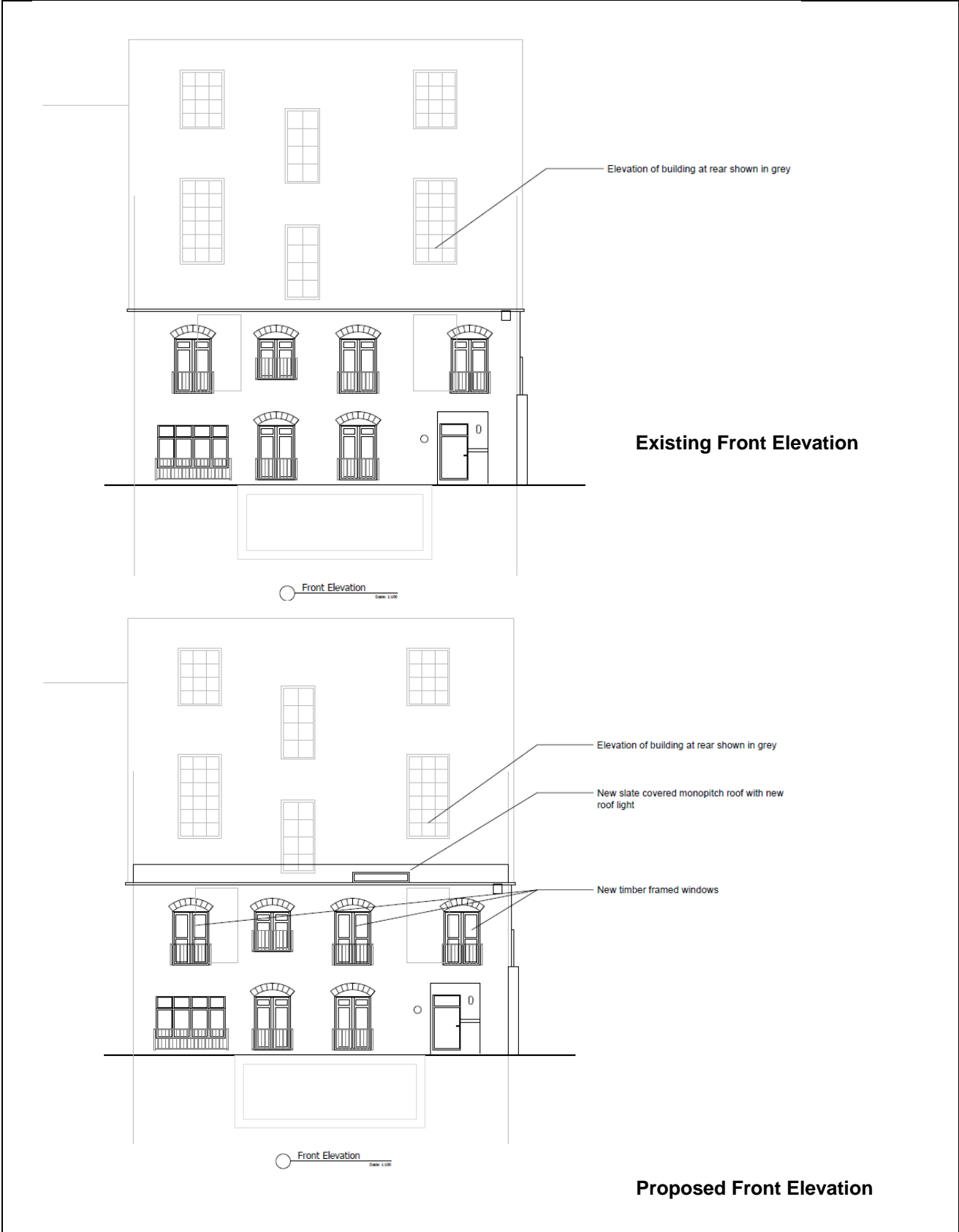


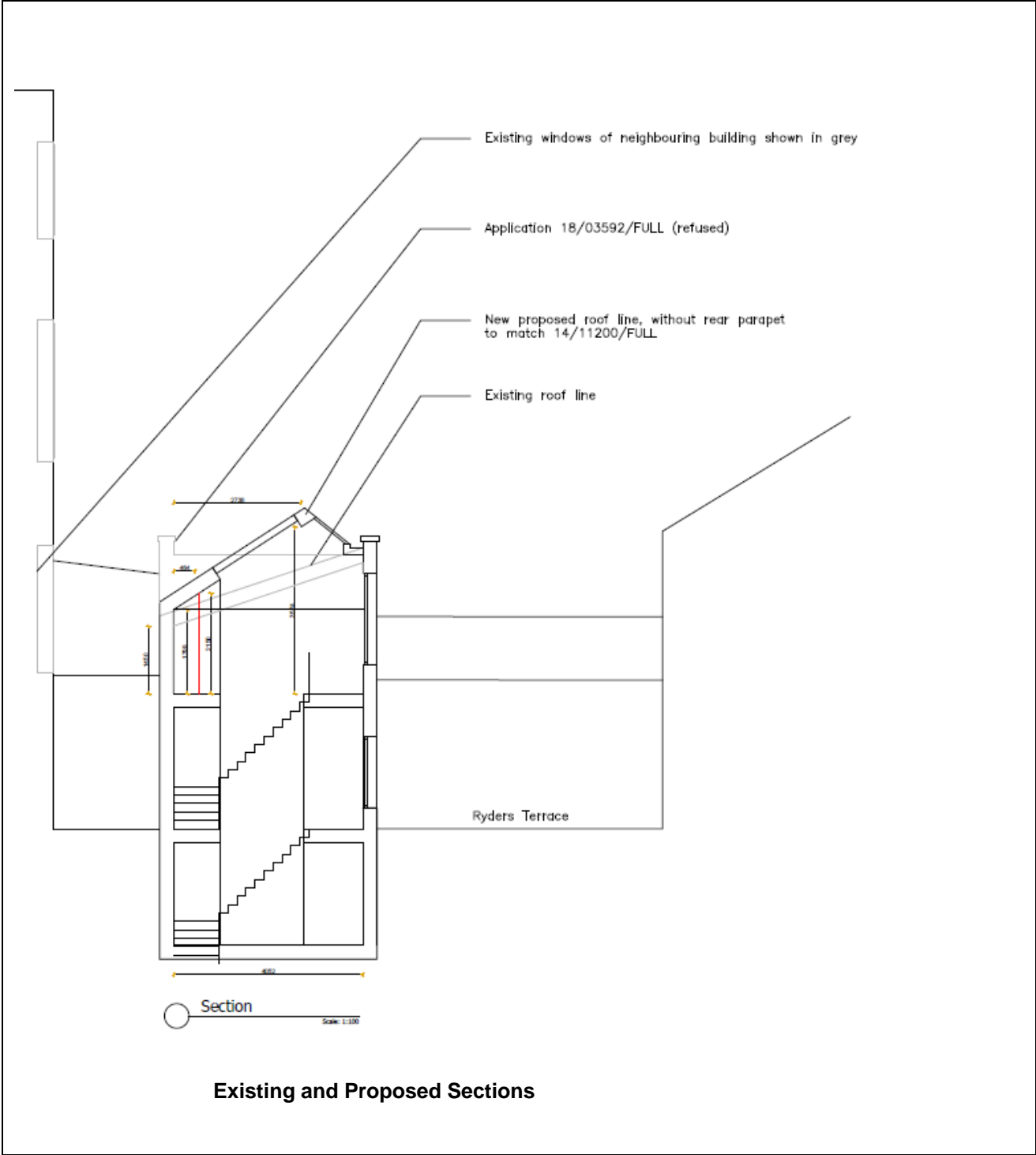


**Existing Floor Plans**



**Proposed Floor Plans**





**DRAFT DECISION LETTER**

**Address:** 10 Ryder's Terrace, London, NW8 0EE

**Proposal:** Erection of new pitched roof with rooflights at main roof level and replacement of lantern light with two rooflights in roof of rear ground floor extension.

**Reference:** 18/06819/FULL

**Plan Nos:** Site Location Plan, E01 Rev A, E02 Rev A, E03 Rev A, E04 Rev A, E05 Rev A, P01 Rev A, P02 Rev A, P03 Rev A, P04 Rev A and P05 Rev A.

**Case Officer:** Frederica Cooney **Direct Tel. No.** 020 7641 7802

**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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 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 this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of

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Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The glass that you put in the glazed area of the roof hereby approved to the rear of the property facing number 36 and 38 Blenheim Terrace must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

**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)

- 5 The hereby approved rooflights shall be conservation grade rooflights and maintained as such thereafter.

**Reason:**

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must not use the roof of the rear ground floor extension of the property for sitting out or for any other purpose. You can however use the roof to escape in an emergency.

**Reason:**

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

**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

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application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

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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**BACKGROUND PAPERS - 10 Ryder's Terrace, London, NW8 0EE 18/06819/FULL**

1. Application form
2. Response from St John's Wood Society, dated 10 September 2018
3. Letter from occupier of 10 Ryder's Terrace, London, dated 12 September 2018
4. Letter from occupier of 40 Blenheim Terrace, London NW8 0EG, dated 5 September 2018
5. Letter from occupier of 38 Blenheim Terrace, London, dated 5 September 2018
6. Letter from occupier of 36 Blenheim Terrace, London, dated 3 September 2018



# Agenda Item 4

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<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 23 October 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Knightsbridge And Belgravia	
<b>Subject of Report</b>	<b>48 Princes Gardens, London, SW7 2PE,</b>		
<b>Proposal</b>	<p><u>Application 1:</u> Retention of flues and installation of ventilation grilles to garage doors fronting Princes Gate Mews in association with installation of internal gas fired water heater.</p> <p><u>Application 2:</u> Variation of condition 9 of planning permission dated 18 October 2007 (RN 07/04116/FULL) for alterations and extensions, including replacement windows, timber garage doors to the ground floor mews frontage, rear extensions and terraces at first and second floor levels of 46-48 Princes Gardens; use of buildings as 15 self-contained residential units with parking for eight cars in the mews buildings; introduction of plant area at roof level; Namely, to provide six car parking spaces within the garages instead of eight and reprovide two spaces for residents on Princes Gardens.</p>		
<b>Agent</b>	JLL		
<b>On behalf of</b>	Imperial College London		
<b>Registered Number</b>	<u>Application 1:</u> 18/01168/FULL  <u>Application 2:</u> 18/01166/FULL	<b>Date amended/ completed</b>	9 February 2018
<b>Date Application Received</b>	9 February 2018		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Knightsbridge		

## 1. RECOMMENDATION

<p><u>Application 1:</u></p> <p>1. Grant conditional permission subject to a S106 legal agreement to secure:</p> <p>i) Two car parking spaces on Princes Gardens for residents of 46-48 Princes Gardens;</p> <p>ii) Monitoring costs.</p> <p>2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution then:</p>
--

- a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;
- b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

Application 2:

1. Grant Conditional permission subject to a S106 legal agreement to secure:

- i) Two car parking spaces on Princes Gardens for residents of 46-48 Princes Gardens;
- ii) Monitoring costs.

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

- a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;
- b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

## 2. SUMMARY

The application site comprises Nos. 46,47 and 48 Princes Gardens and their mews properties to the rear at 78, 79 and 80 Princes Gate Mews. The properties are unlisted but are located within the Knightsbridge Conservation Area. The boundary between Westminster and the Royal Borough of Kensington and Chelsea is located along Princes Gate Mews.

The buildings within the application site provide 15 residential flats with eight car parking spaces in the mews properties. The buildings are owned by Imperial College and provide accommodation for students and staff together with private rented accommodation.

Application 1 is for the retention of two flues and for the installation of ventilation grilles to the garage doors fronting Princes Gate Mews. The flues and grilles are required in association with the installation of a communal heating system that occupies two residential parking spaces within the garage.

Application 2 seeks to vary condition 9 of the planning permission dated 18 October 2007. This condition requires the spaces only to be used for the parking of vehicle for people living in the building. The proposal would allow two of the eight spaces within the garages to be used for the communal heating system. The applicant proposes to re-provide the two lost spaces on Princes Gardens.

The planning history shows that following a complaint to our Planning Enforcement Team retrospective permission was sought for these works in 2017. Permission was refused on the grounds that no exceptional circumstances were demonstrated to justify the loss of protected off-

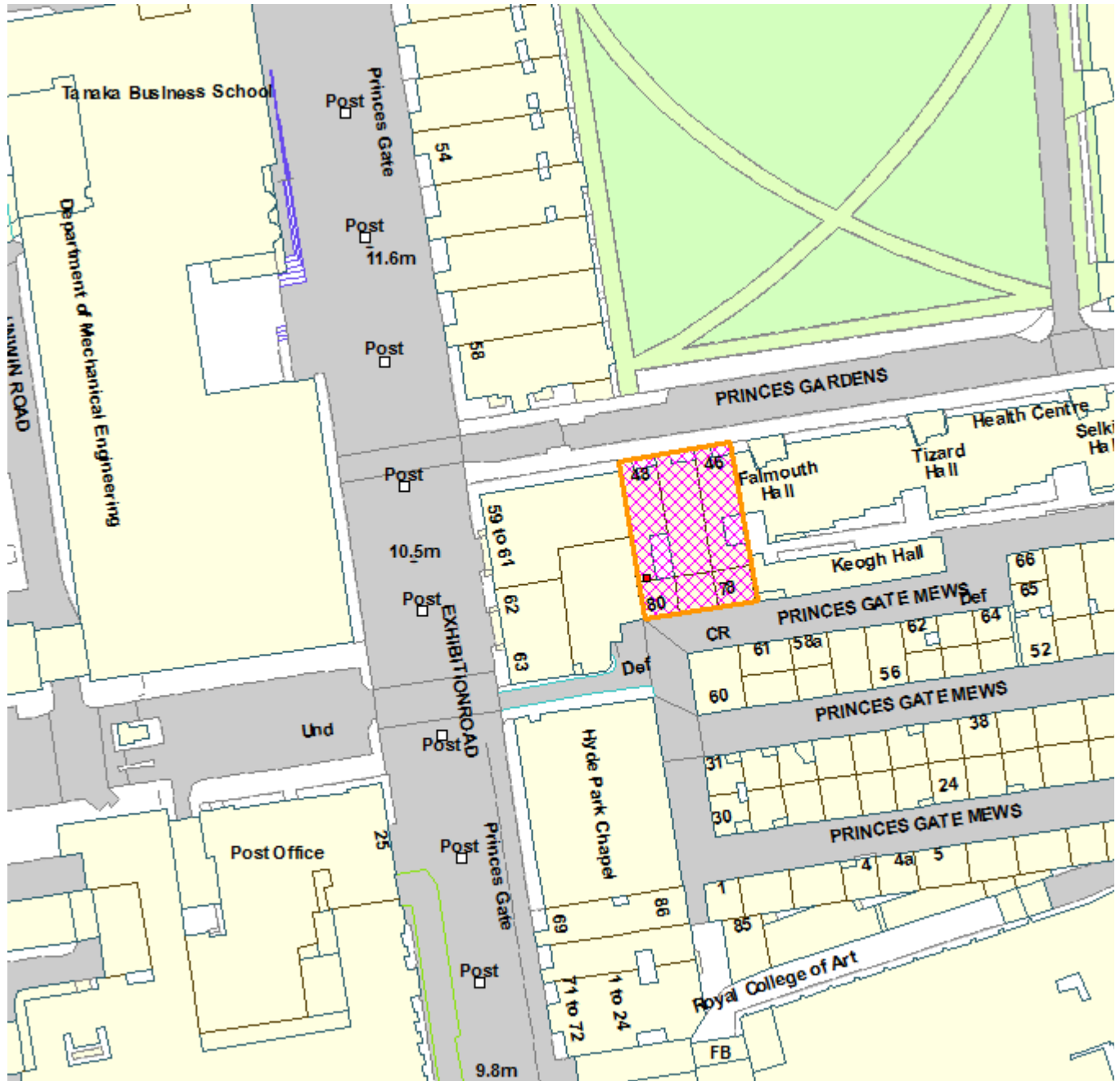
street residential parking and insufficient information was submitted to demonstrate that the proposed plant and associated flues would not cause noise disturbance to neighbouring residents. This application has been submitted to overcome these reasons for refusal, namely the applicant has offered to provide two car parking spaces on Princes Gate Mews to offset the loss of the parking within the garages and a detailed environmental noise survey report has been provided.

The key issues are:

- \*The impact of the flues and grilles on the character and appearance of the mews buildings and the Knightsbridge Conservation Area;
- \*The loss of protected off-street residential parking.
- \*The noise implications of the plant installed.

Both applications have been assessed against the relevant policies as set out in the Unitary Development Plan (January 2007) and Westminster's City Plan (November 2016) and are considered to be acceptable subject to a S16 legal agreement to secure two car parking spaces on Princes Gardens for residents of 46-48 Princes Gardens.

### 3. LOCATION PLAN



4. PHOTOGRAPHS



Princes Gate Mews frontages



Detailed view of the flues as Installed

## 5. CONSULTATIONS

### CLLRS ROBATHAN AND DEVENISH

Object to both applications on the grounds that the vents are extremely unsightly and that the works contravene the use of the mews as domestic residential space.

### KNIGHTSBRIDGE ASSOCIATION

#### Application 1:

Objection on the grounds that the vents and boiler grills are prominent and unsightly and do not enhance or improve the conservation area.

#### Application 2:

No objection.

### PRINCES GATE MEWS RESIDENTS ASSOCIATION

#### Objection

- Conditions were placed on the previous permission (07/04116/FULL) to prevent the mews being used as a delivery and service annex. The requirement for the garages to provide parking spaces was not just about preserving parking but also about preserving the use of the mews buildings as domestic housing. Due to the scale of the proposed plant, the works represent a change of use from residential to industrial.
- The reduced level of parking is unacceptable, eight spaces for fifteen flats is already sub-standard for the number of dwellings.
- The flues and ventilation grilles are deeply ugly and would harm the traditional mews and rest of the conservation area.
- The Princes Gardens blocks are starting to abuse other planning conditions by sending their commercial deliveries to the garages in the mews.
- The applicant has repeatedly ignored enforcement action by the Council.

### THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

#### Application 1:

Object on the grounds that the cumulative impact of the grilles and flues, as well as their unusual siting and utilitarian appearance, fail to preserve the character and appearance of the building and Queen's Gate Conservation Area.

#### Application 2:

No objection.

### ENVIRONMENTAL HEALTH

No objection on noise grounds subject to conditions.

### HIGHWAYS PLANNING MANAGER

No objection. The applicant is now proposing to retain six spaces within the development and to convert two existing on-street spaces (that are not on the public highway but are under the applicant's control) from staff/commuter parking to residential parking. This will retain the original number of residential spaces and make the application acceptable if secured by legal agreement.

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## ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

### Application 1:

No. Consulted: 41

Total No. of replies: 2

No. of objections: 2

### Application 2:

No. Consulted: 81

Total No. of replies: 2

No. of objections: 2

Objections have been received to both applications from residents of Princes Gate Mews on the following grounds:

#### DESIGN

-The works would harm the traditional mews and wider conservation area and could set an undesirable precedent.

-It is critical that Westminster and Kensington & Chelsea planning groups should develop a conservation policy across the mews.

#### LAND USE

-The works would be in breach of conditions attached to the previous permission (07/04116/FULL). The requirement for the garages to provide parking spaces was not just about preserving parking but also about preserving the use of the mews buildings as domestic housing. Due to the scale of the proposed plant, the works represent a change of use from residential to industrial.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## **6. BACKGROUND INFORMATION**

### **6.1 The Application Site**

46- 48 Princes Gardens consists of a group of three terraced houses comprising five storeys above basement (46, 47 and 48 Princes Gardens). The properties connect to three mews buildings which front onto Princes Gate Mews (No's 78, 79 and 80). The buildings are currently in use as 15 self-contained residential flats (Use Class C3), with the mews properties used as ancillary residential parking.

### **6.2 Recent Relevant History**

Permission was granted in on 18 October 2007 for alterations and extensions to the application site including replacement windows, timber garage doors to the ground floor mews frontage, rear extensions and terraces at first and second floor levels of 46-48 Princes Gardens; use of buildings as 15 self-contained residential units with parking for eight cars in the mews buildings and the introduction of plant area at roof level (07/04116/FULL). The application has been implemented.

It was brought to the Council's attention in 2016 that a boiler had been installed over two of the allotted car parking spaces and that unauthorised flues had been installed within the garage doors fronting Princes Gate Mews to serve the boilers. Enforcement proceedings were subsequently undertaken by the Council (DP/PET/16/62573/K).

This led to the submission of two planning applications to regularise the works in 2017 (RN: 17/04349/FULL and 17/04345/FULL). The applications were refused on the grounds that no exceptional circumstances were demonstrated to justify the loss of protected off-street residential parking and insufficient information was submitted to demonstrate that the proposed plant and associated ventilation grilles would not cause noise disturbance to neighbouring residents.

## **7. THE PROPOSAL**

### Application 1:

Permission is sought for the retention of flues and installation of ventilation grilles to garage doors fronting Princes Gate Mews in association with the installation of an internal gas fired water heater. The water heater and flues have already been installed.

The applicant states that the reason for the installation was to create a centralised water heating and servicing arrangement for the 15 self-contained flats at the application site, which were previously serviced from the adjacent student halls and that this is the most efficient, effective and sustainable method of servicing the properties.

### Application 2:

The application seeks to vary condition 9 of planning permission dated 18 October 2007 (RN 07/04116/FULL)

Condition 9 states 'You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the buildings'.

The variation sought is to allow 6 car parking spaces to be retained as car parking with two spaces used for the accommodation of the gas fired water heater. The applicant proposes to re-provide two spaces to the front of the building on Princes Gardens for use by residents.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

Objectors state that because of the scale of the proposed plant, the works represent a change of use from residential to industrial: contravening the use of the mews as domestic residential space.

The lawful use of the application site is residential (Use Class C3). The car parking spaces located in the mews buildings are ancillary to this use. The applicant has confirmed that the gas fired water heater has been installed to service the 15 self-contained flats located on site. Accordingly, it is considered that no change of use has



occurred and that the plant machinery is ancillary to the residential use. It would not be sustainable to refuse the application on these grounds.

## **8.2 Townscape and Design**

Objectors state that the proposed flues and grilles would be detrimental to the appearance of the building and wider mews thus failing to preserve the character and appearance of the Knightsbridge Conservation Area and Queen's Gate Conservation Area.

The proposed flues and grilles would be finished in black and set against the black garage doors which reduces their impact. Alternative options have been considered and the proposals have been found to be the least harmful in design terms. There are numerous other flues located on the front elevations of surrounding properties and it is considered that the works would not look out of place in the mews. A condition is recommended to ensure that the flues and grilles are painted a colour to match the mews doors and maintained in that condition.

Accordingly, it is considered that the proposals would have a neutral impact and would preserve the appearance of the building, the Queen's Gate Conservation Area and Knightsbridge Conservation Area. The proposed works comply with heritage policies in the NPPF, strategic policies S25 and S28 in Westminster's City Plan and UDP policies DES 1, DES 5 and DES 9, Westminster's supplementary planning guidance "Mews – A Guide to Alterations" and the Knightsbridge Neighbourhood Plan 2018 – 2037 (referendum version).

## **8.3 Residential Amenity (Noise)**

Policies ENV6 and ENV 7 of the UDP seek to control noise levels within the City and to control noise levels from plant and machinery.

The applicant has provided an environmental noise survey report to assess the noise impact of the hot water heaters and the flue terminations on the Princes Mews elevation. Measurements of the installed plant have been conducted by the applicant's acoustic consultant which find the plant to exceed our noise standards set out in policy ENV 7. The noise survey report therefore recommends that mufflers should be provided in the discharge flues which will reduce the noise level to policy compliant levels. The mufflers are required to be located internally (prior to the termination of the flues).

Environmental Health are satisfied that based on the criteria set out in the noise survey and with the mitigation measures in place, the hot water heaters and the flue terminations will meet our standard noise conditions. It is recommended that our standard noise conditions are attached to the draft decision notice and a condition requiring the noise mitigation measures to be in place prior to the continued use of the installed equipment.

## 8.4 Transportation/Parking

Unitary Development Plan policies TRANS 21 - TRANS 26 aim to control and co-ordinate on-street and off-street parking to reduce the overall level of parking, while maintaining adequate availability of parking space for essential and priority users.

TRANS 23 relates to off-street parking for residential development. Part (A) states that the Council will require the provision of one car space per unit of residential accommodation containing two bedrooms or less, and that the permanent loss of any existing off-street residential car parking space will not be permitted other than in exceptional circumstances.

Objectors state that the reduced level of parking is unacceptable as eight spaces for fifteen flats is already sub-standard for the number of dwellings on site.

When permission was granted in 2007 (07/04116/FULL), there were seven residential units on site with no off-street parking spaces. As the number of units was increased from seven to fifteen (an increase of eight units), eight new garage spaces were secured in accordance with TRANS 23 Part (A).

The previous applications (17/04349/FULL and 17/04345/FULL) were refused in 2017 on highways grounds as it was considered that the submitted Car Parking Management Plan did not sufficiently justify the loss of two protected off-street residential parking spaces.

The current proposals still involve the loss of two protected off-street residential parking spaces. However, to mitigate this loss it is now proposed to convert two existing on-street spaces located in front of the application site on Princes Gardens (that are not on the public highway and are under the applicant's control) from staff / commuter use to residential use. As a result the scheme will retain eight residential car parking spaces. This is considered to be an exceptional circumstance in the context of TRANS 23 Part (A). It is recommended that the two car parking spaces be secured by a section 106 legal agreement.

Objectors contend that the requirement for the garages to provide parking spaces, under condition 9 of application no. 07/04116/FULL, was not just about preserving parking but also about preventing the mews being used as a delivery and service annex. However, the associated committee report states that "It is not considered appropriate to impose a condition on the new residential accommodation preventing deliveries/collections from Princes Gate Mews" and no condition to this effect was added. Additionally, the applicant has confirmed that the water heater will only require to be serviced once a year, which would reduce traffic to the mews when compared to residential parking. It would not be sustainable to refuse the application on these grounds.

## 8.5 Economic Considerations

No economic considerations are applicable for a development of this size

## **8.6 Access**

The applications do not propose any changes to the existing access arrangements.

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

None.

## **8.8 Neighbourhood Plans**

The draft Knightsbridge Neighbourhood Plan and all submission documents, representations received, and subsequent modifications proposed to it have been considered by an independent examiner who has issued their final report with recommendations. The council will now consider the examiner's recommendations before publishing its 'Decision Statement'. Depending on the outcome of this, the plan will then need to proceed to a referendum before it can formally become part of the statutory development plan and be attributed full weight. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the draft neighbourhood plan, these are discussed elsewhere in this report.

## **8.9 London Plan**

This application raises no strategic issues.

## **8.10 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.

## **8.11 Planning Obligations**

Policy S33 of the City Plan details the Council's aim to secure planning obligations and related benefits to mitigate the impact of all types of development. Formulas for the calculation of contributions towards related public realm improvements etc. are detailed in the Council's Supplementary Planning Guidance on Planning Obligations. On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which makes it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, if the obligation does not meet all of the following three tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

From 6 April 2015, the Community Infrastructure Levy Regulations (2010 as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 6 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding

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or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under Section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

In this case it is considered necessary to have a S106 legal agreement to secure the following (for both applications):

- i) Two car parking spaces on Princes Gardens for residents of 46-48 Princes Gardens;
- ii) Monitoring costs.

Neither application generates a Mayor CIL or WCC CIL payment.

### **8.12 Environmental Impact Assessment**

Not required.

### **8.13 Other Issues**

None relevant.

(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: MATTHEW MASON BY EMAIL AT <a href="mailto:mmason@westminster.gov.uk">mmason@westminster.gov.uk</a>
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9. KEY DRAWINGS

Application 1

Proposed Rear Elevation



Plantroom Rear Elevation with Flue Dilution

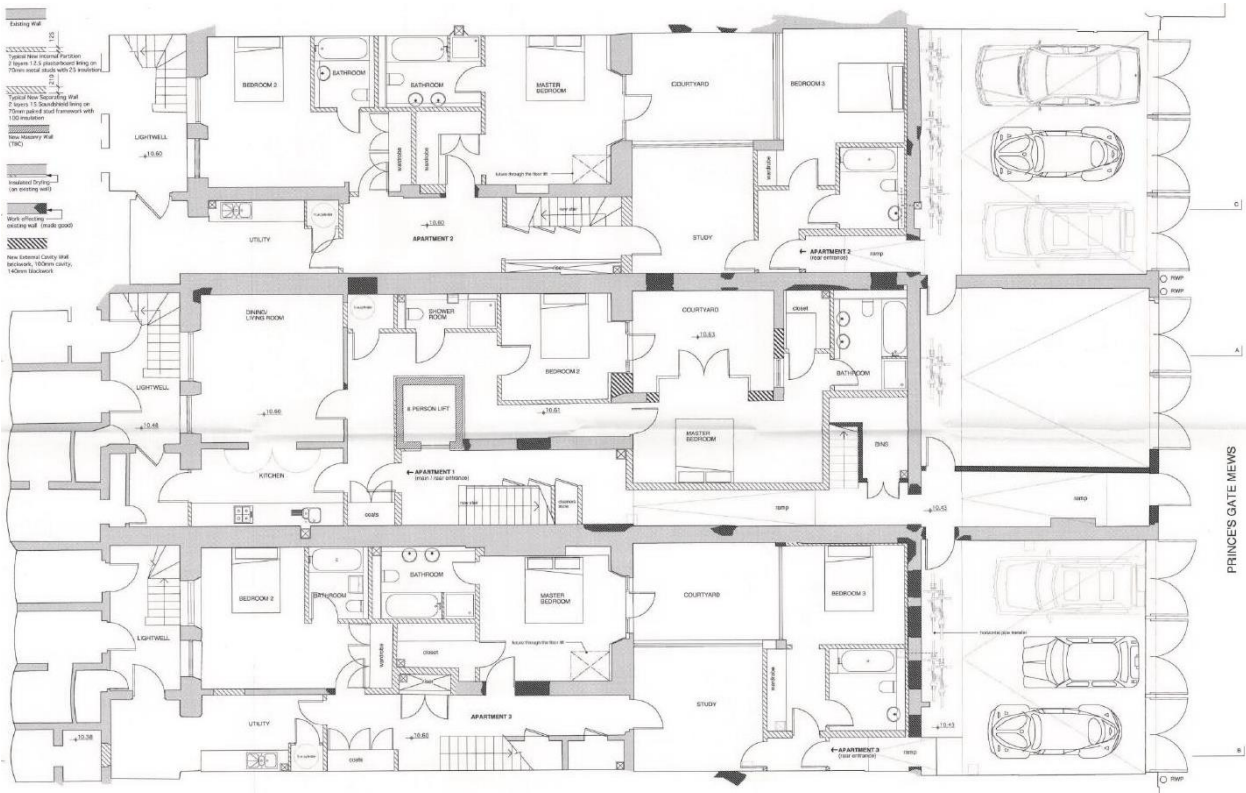


Application 2

Existing Lower Ground Floor Plan

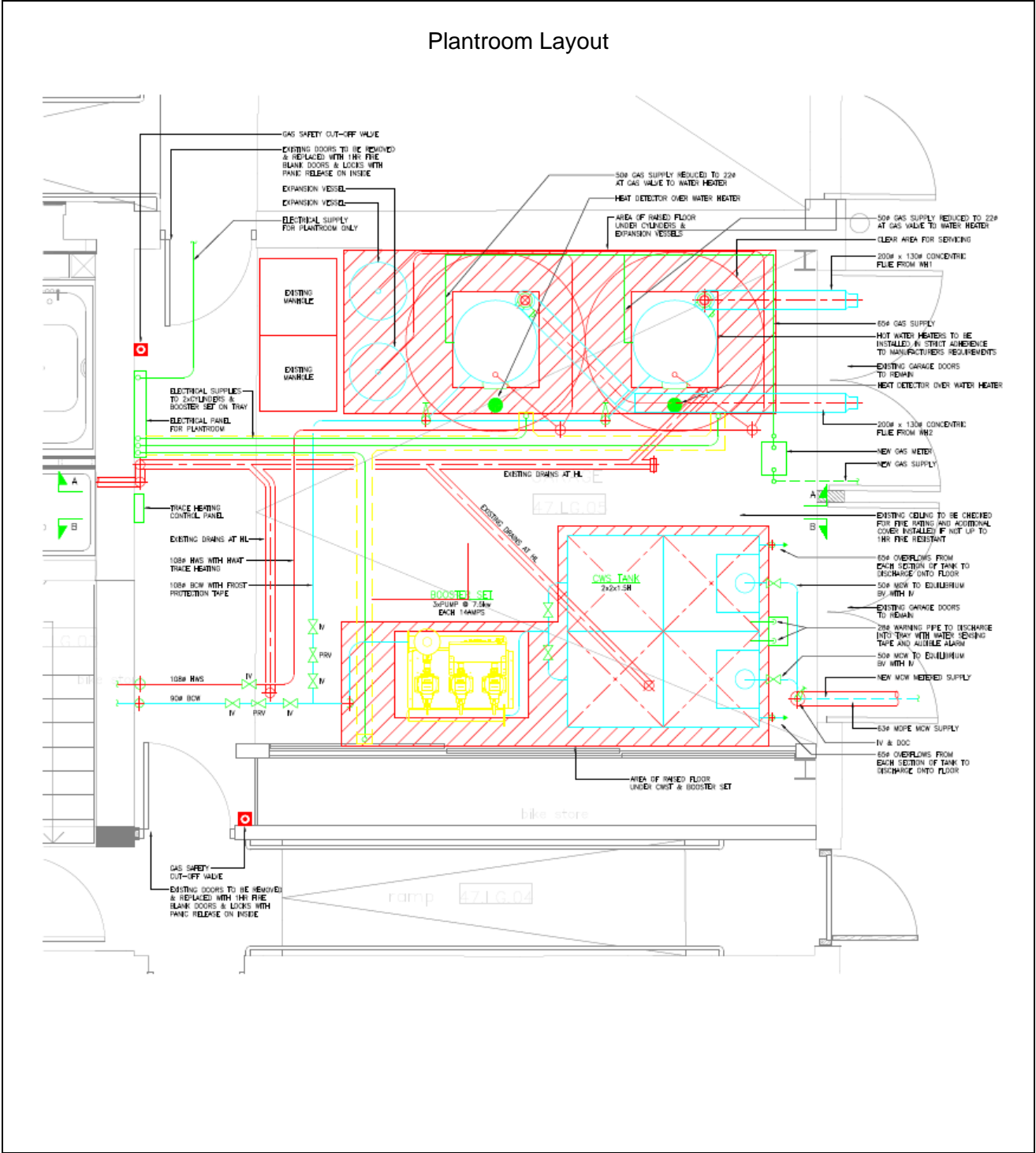


Proposed Lower Ground Floor





### Plantroom Layout



**DRAFT DECISION LETTER**

**Address:** 48 Princes Gardens, London, SW7 2PE,  
**Proposal:** Retention of flues and installation of ventilation grilles to garage doors fronting Princes Gate Mews in association with installation of internal gas fired water heater.  
**Reference:** 18/01168/FULL  
**Plan Nos:** Site Location Plan; PGZZ-LLG-M-04 Rev. B; PGZZ-LLG-M-05 Rev. B; Environmental Noise Survey Report dated 31 January 2018.

For Information,;

Cover Letter dated 9 February 2018; Cover letter dated 17 May 2017.

**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)

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Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 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 this part 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 DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The flues and ventilation grilles hereby approved will be coloured to match the mews doors and maintained in that colour.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 (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

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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. (R46AB)

- 6 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.

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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. (R48AA)

- 7 You must not operate the internal water heater until the mitigation measures set out in paragraph 5.3.3 of the Environmental Noise Survey Report have been installed. Thereafter the mitigation measures must be retained in situ at all times that the internal water heater is in operation.

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.

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 HIGHWAYS LICENSING:  
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.

CONSIDERATE CONSTRUCTORS:

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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk), , BUILDING REGULATIONS:; You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website <https://www.westminster.gov.uk/contact-us-building-control>

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- 3 You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website <https://www.westminster.gov.uk/contact-us-building-control>
  
- 4 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990.

**DRAFT DECISION LETTER**

**Address:** 48 Princes Gardens, London, SW7 2PE,

**Proposal:** Variation of condition 9 of planning permission dated 18 October 2007 (RN 07/04116/FULL) for alterations and extensions, including replacement windows, timber garage doors to the ground floor mews frontage, rear extensions and terraces at first and second floor levels of 46-48 Princes Gardens; use of buildings as 15 self-contained residential units with parking for eight cars in the mews buildings; introduction of plant area at roof level; Namely, to provide six car parking spaces within the garages instead of eight and reprovide two spaces for residents on Princes Gardens.

**Reference:** 18/01166/FULL

**Plan Nos:** Approved under 07/04116/FULL:  
1412 (PL) 001, 100A-106A (inc), 107-111 (inc), 200E-206E (inc), 207A, 208A, 209C, 210C, 211C, 213A, 214A, 215, 216, Design and Access Statement from Paul Davis & Partners dated 27.04.07, Planning Statement from Gerald Eve May 2007.

As amended by:  
Proposed Lower Ground Floor Plan.

For information:  
PGZZ-LLG-M-0001 Rev. C; PGZZ-LLG-M-0002 Rev. B; Cornerstone Tenants/ Proposed CS Tenants; Covering Letter dated 9 February 2018; Covering Letter dated 17 May 2017; Car Parking Management Plan dated 5 February 2018.,

**Case Officer:** Ian Corrie

**Direct Tel. No.** 020 7641 1448

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

- 1 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

**Reason:**

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

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- 2 You must carry out the development in accordance with the solar thermal panel details approved on 24 October 2008 (RN: 08/07196/ADFULL) or in accordance with further details submitted and approved by the Local Planning Authority.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 3 The outer casing to the rooftop plant shall be coloured to match the adjacent slate roofs.,

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 4 All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 5 You must carry out the development in accordance with the details approved on 24 October 2008 (RN: 08/07196/ADFULL) or in accordance with further details submitted and approved by the Local Planning Authority.

Reason:

To make sure that there is reasonable access for people with disabilities, and to make sure that the access does not harm the appearance of the building, as set out in S28 of Westminster's City Plan (November 2016) and H 8 and DES 1 (B) of our Unitary Development Plan that we adopted in January 2007. (R20BC)



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- 6 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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC),

- 7 You must carry out the development in accordance with the waste storage details approved on 24 October 2008 (RN: 08/07196/ADFULL) or in accordance with further details submitted and approved by the Local Planning Authority.

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)

- 8 Other than the terraces annotated as such on the drawings hereby approved, you must not use any part of the roofs of the buildings for sitting out or for any other purpose unless we have given you our written approval beforehand. 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)

9

You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the buildings (C22BA)

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

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. (R46AB)

- 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. (R48AA)

- 12 You must carry out the development in accordance with the plant and ventilation equipment details approved on 19 January 2009 (RN: 08/09480/ADFULL) or in accordance with further details submitted and approved by the Local Planning Authority.

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. (R46AB)

- 13 Any light fittings to be installed to light the terraces overlooking Princes Gate Mews shall be installed so as not to be directed outwards towards the mews.

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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)

- 14 You must carry out the development in accordance with the cycle storage details approved on 24 October 2008 (RN: 08/07196/ADFULL) or in accordance with further details submitted and approved by 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 2016 (R22FA)

- 15 You must not operate the internal water heater until the mitigation measures set out in paragraph 5.3.3 of the Environmental Noise Survey Report have been installed. Thereafter the mitigation measures must be retained in situ at all times that the internal water heater is in operation.

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.

**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.

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2 HIGHWAYS LICENSING:

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CONSIDERATE CONSTRUCTORS:

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, [sitenquiries@ccscheme.org.uk](mailto:sitenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

BUILDING REGULATIONS:

You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website <https://www.westminster.gov.uk/contact-us-building-control>

- 3 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990.

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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<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 23 October 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Warwick	
<b>Subject of Report</b>	<b>69 Cambridge Street, London, SW1V 4PS</b>		
<b>Proposal</b>	Erection of lower ground and ground floor rear extension and associated alterations including rear ground floor terrace and modifications to front lightwell fenestration.		
<b>Agent</b>	Mr Jon Tankard		
<b>On behalf of</b>	Mr Robert Start		
<b>Registered Number</b>	18/06367/FULL	<b>Date amended/ completed</b>	27 July 2018
<b>Date Application Received</b>	27 July 2018		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Pimlico		

**1. RECOMMENDATION**

Grant conditional permission.

**2. SUMMARY**

69 Cambridge Street comprise two flats arranged over lower ground, ground and three upper floors. The site is located on the east side of Cambridge Street and is an unlisted building of merit within the Pimlico Conservation Area.

Permission is sought to extend the lower ground and ground floor flat with an infill extension at lower ground floor and a small ground floor extension. It is proposed to use the roof of the extension at lower ground floor level as a terrace. The scheme also includes modifications to the front lightwell windows.

The key issues for consideration are:

- The impact of the proposal on the amenity of surrounding residents;
- The impact of the proposed alterations on the character and appearance of the Pimlico Conservation Area.

The proposed works are considered acceptable in amenity, design and heritage terms and are considered to comply with relevant policies in the Westminster City Plan (November 2016) and Unitary Development Plan (2007).

### 3. LOCATION PLAN





4. PHOTOGRAPHS



## 5. CONSULTATIONS

### WARD COUNCILLOR FOR WARWICK

There are some aspects of the scheme that are welcomed but concerned about the alterations to the rear which may result in a 'canyon' affect developing in the infilling is not alternate. The development would also deprive the resident of No. 69 of her privacy on her balcony. The rear elevations of Eccleston Square are protected cannot understand why the same does not apply to Cambridge Street.

### WESTMINSTER SOCIETY

No comment received.

### PIMLICO FREDA

No comment received.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 8

Total No. of replies: 1

No. of objections: 1

No. in support: 0.

The representation received states that whilst there is no objection to the lower ground floor extension or the alterations to the front lightwell concern is raised to the ground floor extension which will impact on the patio and change the building line at this level. In addition concern is raised about the security implications of an external staircase, that the architects have not discussed proposals with neighbour and that the drawings fail to show the gas meter located in vault where works are proposed.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

69 Cambridge Street is located on the north side of Cambridge Street. The building comprises of basement, ground and three upper floors. The building is split into two flats with the application site occupying basement and ground floor and the upper flat occupying first to third floor levels.

The building is an unlisted building of merit but is within the Pimlico Conservation Area. The terrace in which the application property sits is within Pimlico conservation area but backs onto the rear of the Cambridge Street properties, which are Grade II listed.

### 6.2 Recent Relevant History

14/01145/FULL

Erection of a roof extension to provide additional residential accommodation in connection with the upper flat.

Application Permitted 8 May 2014

## **7. THE PROPOSAL**

The application proposals seek to extend the existing flat located at lower ground and ground floor level. It is proposed to extend the property by 26m<sup>2</sup> with a lower ground extension to provide an additional bedroom. This will extend to the rear wall of the existing closet wing. The scheme also includes a smaller ground floor extension and terrace and modifications to the front lightwell fenestration. The ground floor extension is of lightweight construction and provides an access link between the existing dining room and kitchen and onto the proposed terrace.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The proposals relate to improvements to an existing residential flat and are supported in principle by Policy S14 of the Westminster City Plan (November 2016).

### **8.2 Townscape and Design**

The application property retains a traditional plan form with a two-storey rear closet wing to the rear. The flat roof of the closet wing extension is used as a terrace by the upper floor flat. There is a similar closet wing extension to the rear of No. 67.

A concern has been raised with regards to alterations to the rear of the properties fronting Cambridge Street and to the erosion of the existing spaces between the buildings through infilling.

The infilling of the rear lower ground floor level together with a partial extension above and terrace is acceptable in principle in design terms. The building line of the proposed extension has been set back from the closet wing and would remain subservient to the host building. The ground floor extension only projects by 1m from the building and therefore this allows it also to be subservient to the host building. The design of the ground floor extension has been amended so that it sits no further forward of the terraces on the adjoining closet wing extensions. There are a number of properties within Cambridge Street that have similar lightweight infills and the proposed ground floor extension is not opposed.

Roof terraces appear to be an established feature along the terrace at high level. In this instance the terrace is at a lower level and will be largely obscured by the adjacent closet wing extensions. The simple metal railings are also acceptable and given their location at low level there would be limited views of these alterations from neighbours.

The proposal also includes alterations to the front elevation and vaults, replacing the vault door with a window to enable the space to be used as an office and replacing an existing metal window with a timber sash. Subject to the window being a traditional

timber sliding sash or casement window with traditional joinery details, the works are not opposed. Conditions are recommended to secure details of the windows.

Overall the scheme is considered acceptable in design terms and will preserve the character and appearance of the Pimlico Conservation Area.

### 8.3 Residential Amenity

Policy S29 of the City Plan and ENV 13 of the UDP aim to protect the amenity of residents from the effects of development. Policy ENV13 states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing.

The proposed lower ground floor extension will accommodate a new bedroom, which will have doors leading into the rear garden area. A new set of doors will also replace an existing lower ground floor window, which will also provide access into the rear garden area from another bedroom/study.

The residential occupier of the upper floor flat has raised concern that the proposed extension would result in a loss of privacy to their terrace which is accessed from a half landing. There is also a window at first floor level which serves a kitchen.

At rear ground floor level the new extension would extend 1m from the rear building line and the roof of the extension is to be obscurely glazed in order to minimise any light pollution to the upper floor kitchen window. The resident of the upper floor flat had raised concern that the ground floor extension encroaches in front of their terrace. As originally proposed the ground floor extension was sited just in front of the upper floor terrace but this has now been amended and has been pulled back and lowered slightly so that it sits within the recess part of the building. The ground floor extension would still be visible to anyone using the terrace but this would not be dissimilar to the view that currently exists, which is of the ground floor window. It is not considered that the proposed ground floor extension would worsen the existing situation.

A spiral staircase had been proposed to provide access from the proposed terrace into the garden, however, the residential occupier of the upper floor flat had raised concerns that this would infringe on the privacy and security of the building. On officer's advice, the spiral staircase has been omitted from the proposals.

The proposed terrace is located at a lower level in comparison to the existing terraces at higher level. Given this the proposed terrace is not considered to give rise to overlooking or loss of privacy to the upper floor flat including to its own terrace. Whilst the proposal does create an elevated amenity space given that the existing flat already enjoys access to the lower ground floor garden it is not considered that the proposed terrace would cause material harm to the amenity of the upper floor flat or adjoining properties given its secluded nature.

A condition is recommended to secure details of the obscure glazing to the roof of the ground floor extension.

**8.4 Transportation/Parking**

Not applicable.

**8.5 Economic Considerations**

No economic considerations are applicable for a development of this size

**8.6 Access****8.7 Other UDP/Westminster Policy Considerations**

Not applicable.

**8.8 Neighbourhood Plans**

The draft Knightsbridge Neighbourhood Plan and all submission documents, representations received, and subsequent modifications proposed to it have been considered by an independent examiner who has issued their final report with recommendations. The council will now consider the examiner's recommendations before publishing its 'Decision Statement'. Depending on the outcome of this, the plan will then need to proceed to a referendum before it can formally become part of the statutory development plan and be attributed full weight. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the draft neighbourhood plan, these are discussed elsewhere in this report.

The submission version of the Mayfair Neighbourhood Plan has been submitted by Mayfair Neighbourhood Forum to the council for consultation and an independent examiner is due to be appointed shortly.

**8.9 London Plan**

This application raises no strategic issues.

**8.10 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.

**8.11 Planning Obligations**

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

**8.12 Environmental Impact Assessment**

Not applicable.

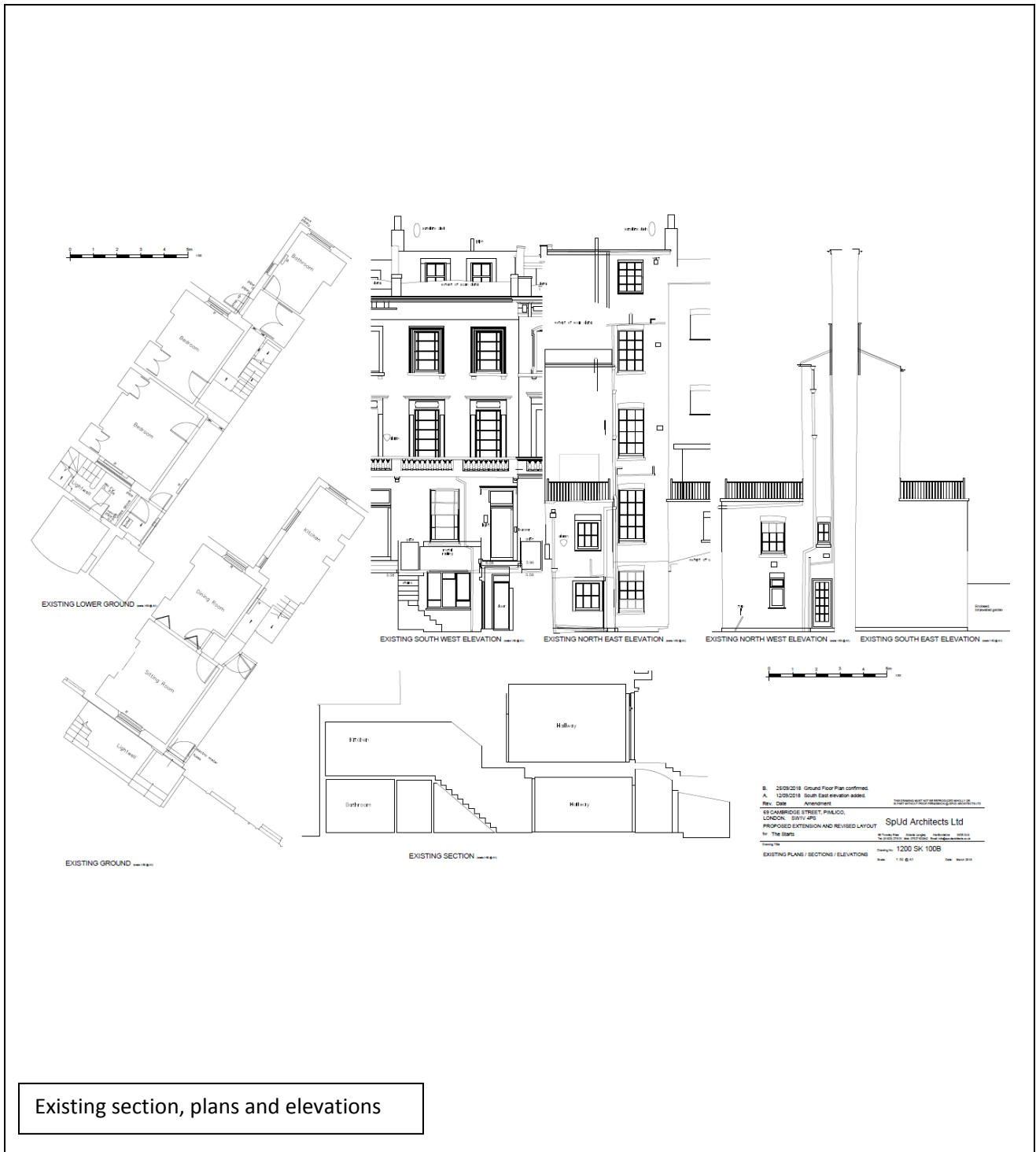
**8.13 Other Issues**

Not applicable.

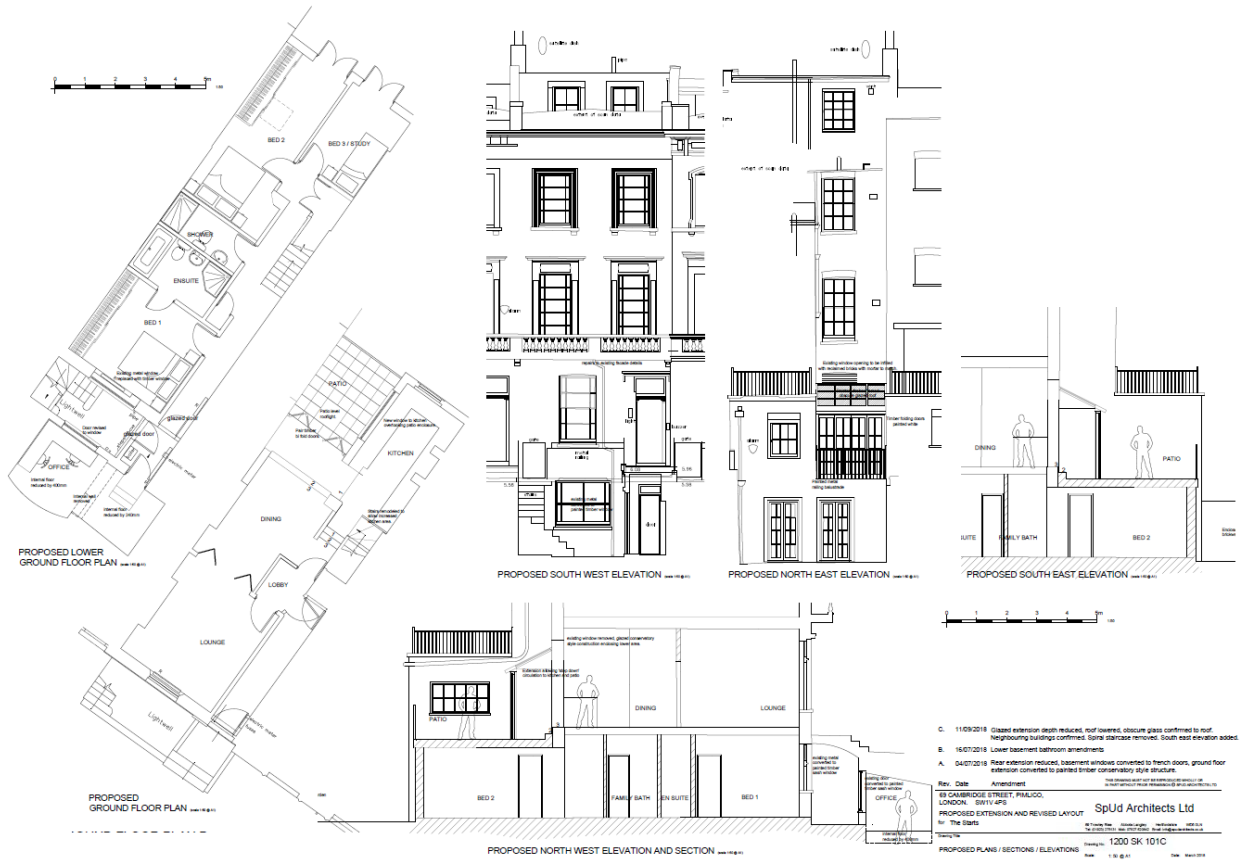
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

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

### 9. KEY DRAWINGS



Existing section, plans and elevations



Proposed section, plans and elevations



**DRAFT DECISION LETTER**

**Address:** 69 Cambridge Street, London, SW1V 4PS

**Proposal:** Erection of lower ground and ground floor rear extension and associated alterations including rear ground floor terrace and modifications to front lightwell fenestration in connection with the existing flat at lower ground and ground floor level.

**Reference:** 18/06367/FULL

**Plan Nos:** 1200 SK 201, 1200 SK 100B and 1200 SK 101C.

For information purposes: Design and access statement (Amendment A) dated May 2018.

**Case Officer:** Zulekha Hosenally

**Direct Tel. No.** 020 7641 2511

**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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 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 this part of the Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must apply to us for approval of detailed drawings at a scale of 1:10 of the following parts of the development:
- a) Joinery details of the timber extension scaled 1:10;
  - b) New windows, sections and elevation scaled 1:10; and
  - c) New external doors, sections and elevations scaled 1:10.

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 detailed drawings. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 The glass that you put in the roof of the ground floor extension must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

Reason:

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

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 3 The rooms in the underground vaults are only considered acceptable by our Environmental Health officers on the basis that they are used in connection with the main house. If used as separate living accommodation (e.g. for staff accommodation) the lack of sufficient natural light and reasonable views would mean the proposal fails the Housing Health and Safety Rating System - Housing Act 2004.

Additionally the conversion of vault areas for human habitation is not normally recommended because of the low headroom, potential damp problems and 'remote room' issues. The potential for rising dampness (from the ground) and penetrating dampness (from the entrance slab above) together with condensation due to lack of through ventilation is great. Experience has shown that despite thorough "tanking" (complete damp proofing) of vaults, the integrity of the tanking can be damaged by nails/screws etc. New techniques, such as 'Delta membrane', may be more appropriate as alternatives to traditional 'tanking' methods.

You are recommended to seek advice from our Environmental Health Department on appropriate damp proof treatment and ventilation (including additional mechanical ventilation as necessary). However, any works that affect the external appearance may require a further planning permission. For further advice, please contact:

Residential Environmental Health Team  
4th Floor East, Westminster City Hall  
64 Victoria Street  
London SW1E 6QP  
Website [www.westminster.gov.uk](http://www.westminster.gov.uk)  
Email [res@westminster.gov.uk](mailto:res@westminster.gov.uk)  
Tel : 020 7641 3003 Fax : 020 7641 8504

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 7

Item No.
<b>7</b>

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 23 October 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> St James's	
<b>Subject of Report</b>	<b>2 Barton Street, London, SW1P 3NG</b>		
<b>Proposal</b>	<ol style="list-style-type: none"> <li>1. Demolition and rebuilding of ground floor extension and excavation of a new basement level beneath the rear extension. Widening of existing front dormer window and associated works.</li> <li>2. Underpinning of the garden boundary wall to No. 1 Barton Street; removal of the trellis screen on the garden boundary wall and infilling with new brickwork to match existing.</li> <li>3. Removal and replacement of soldier course and creasing tiles for a 2.398m length of the top of the rear garden boundary wall and addition of 0.55m to the wall between Nos. 2 and 3 Barton Street.</li> </ol>		
<b>Agent</b>	Mr David Taylor		
<b>On behalf of</b>	Ms Marina Lund		
<b>Registered Number</b>	18/03465/FULL 18/03466/LBC 18/06397/LBC	<b>Date amended/ completed</b>	27 April 2018
<b>Date Application Received</b>	27 April 2018		
<b>Historic Building Grade</b>	Unlisted. Nos 1 and 3 Barton St are Grade II star listed.		
<b>Conservation Area</b>	Smith Square		

## 1. RECOMMENDATION

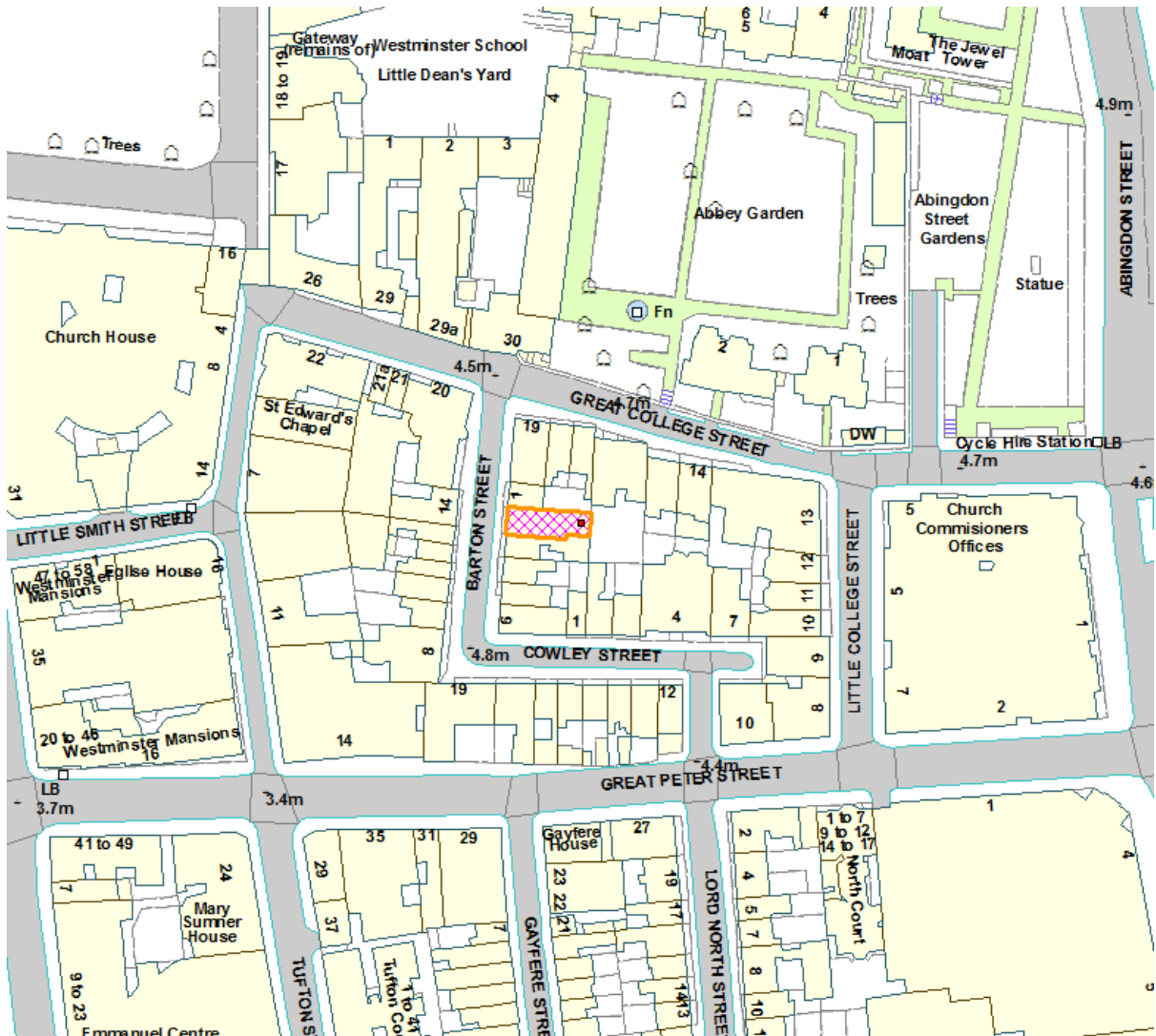
<ol style="list-style-type: none"> <li>1. Grant conditional permission.</li> <li>2. Grant conditional listed building consent.</li> <li>3. Grant conditional listed building consent.</li> <li>4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letters for applications 2 and 3 above.</li> </ol>
---

Item No.
<b>7</b>

**2. SUMMARY**

These applications were reported to the Planning Applications Sub-Committee on the 09 October 2018. Committee resolved to defer the applications for a site visit and to assess the proposals from the neighbour's property. The Committee site visit is due to take place prior to the item being reported back to the Planning Applications Sub-Committee for consideration.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



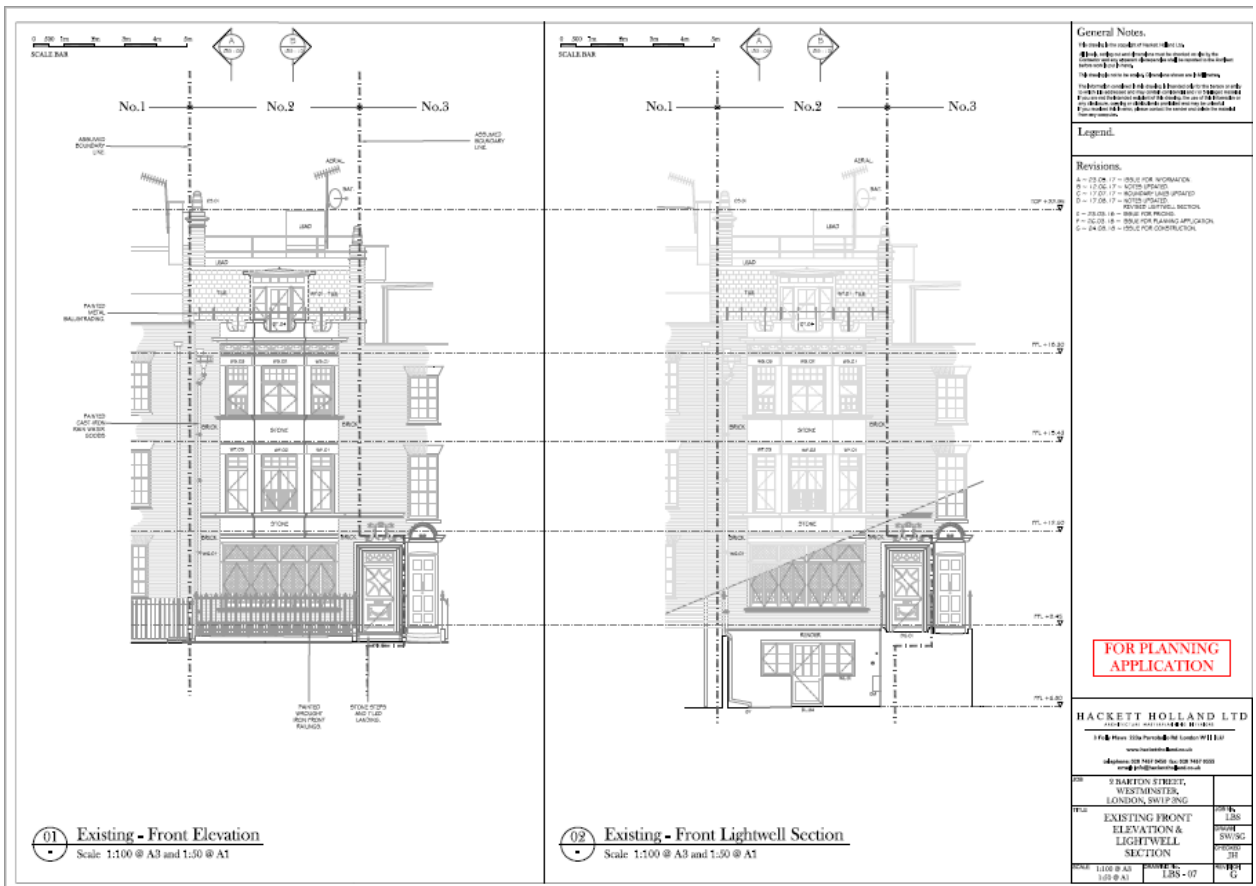


Item No.
<b>7</b>

(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: MATTHEW MASON BY EMAIL AT <a href="mailto:mmason@westminster.gov.uk">mmason@westminster.gov.uk</a>
---

5. KEY DRAWINGS



**General Notes**  
1. All work shall be in accordance with the Building Regulations 2010 and the Approved Document A, B, C, D, E, F, G, H, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z.  
2. All work shall be in accordance with the Building Regulations 2010 and the Approved Document A, B, C, D, E, F, G, H, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z.  
3. All work shall be in accordance with the Building Regulations 2010 and the Approved Document A, B, C, D, E, F, G, H, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z.

**Legend**  
A - DASH 17 - SOLE FOR INFORMATION  
B - DASH 17 - SOLE FOR INFORMATION  
C - DASH 17 - SOLE FOR INFORMATION  
D - DASH 17 - SOLE FOR INFORMATION  
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X - DASH 17 - SOLE FOR INFORMATION  
Y - DASH 17 - SOLE FOR INFORMATION  
Z - DASH 17 - SOLE FOR INFORMATION

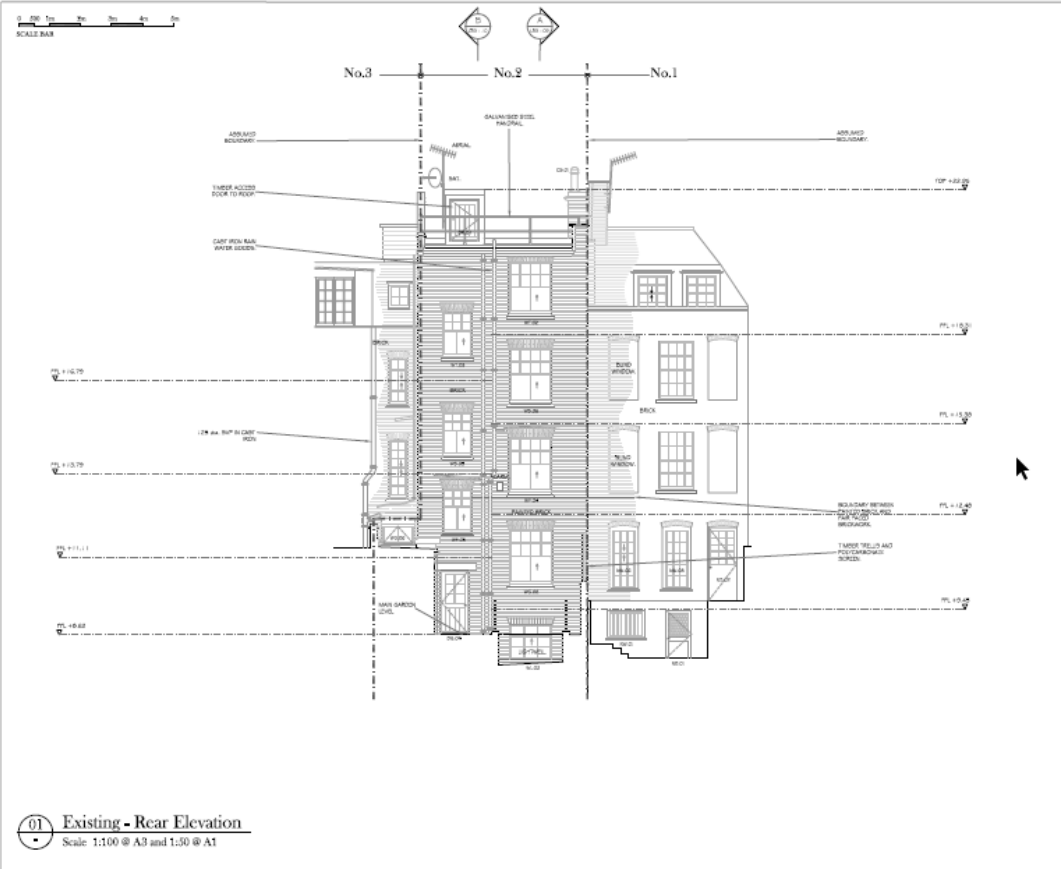
**Revisions**  
1 - 24.05.17 - SOLE FOR INFORMATION  
2 - 07.06.17 - SOLE FOR INFORMATION  
3 - 07.06.17 - SOLE FOR INFORMATION  
4 - 07.06.17 - SOLE FOR INFORMATION  
5 - 07.06.17 - SOLE FOR INFORMATION  
6 - 07.06.17 - SOLE FOR INFORMATION  
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29 - 07.06.17 - SOLE FOR INFORMATION  
30 - 07.06.17 - SOLE FOR INFORMATION

**FOR PLANNING APPLICATION**

**HACKETT HOLLAND LTD**  
PROFESSIONAL ARCHITECTS & INTERIORS  
114 - 116, Abchurch Lane, London EC4A 3DF  
020 7417 8525  
www.hackettholland.co.uk  
holland@hackettholland.co.uk

**PROPOSED FRONT ELEVATION & LIGHTWELL SECTION**

01	PROPOSED - Front Elevation	01/16
02	PROPOSED - Front Lightwell Section	01/16
Scale: 1:100 @ A3 and 1:50 @ A1	Scale: 1:100 @ A3 and 1:50 @ A1	Scale: 1:100 @ A3 and 1:50 @ A1



**General Notes.**  
 1. All work to be carried out in accordance with the Building Regulations 2010 and the Building Control Authority's requirements.  
 2. The contractor shall be responsible for obtaining all necessary planning and building control approvals.  
 3. The contractor shall be responsible for ensuring that all work is carried out in accordance with the Building Regulations 2010 and the Building Control Authority's requirements.  
 4. The contractor shall be responsible for ensuring that all work is carried out in accordance with the Building Regulations 2010 and the Building Control Authority's requirements.

**Legend.**

**Revisions.**  
 1 - 22.08.17 - REVISED FOR INFORMATION  
 2 - 23.08.17 - REVISED UPDATES  
 3 - 23.08.17 - REVISED FOR INFORMATION UPDATES  
 4 - 23.08.17 - REVISED UPDATES  
 5 - 23.08.17 - REVISED FOR UPDATES  
 6 - 23.08.17 - REVISED FOR UPDATES  
 7 - 24.08.18 - REVISED FOR CONSTRUCTION  
 8 - 24.08.18 - REVISED FOR CONSTRUCTION

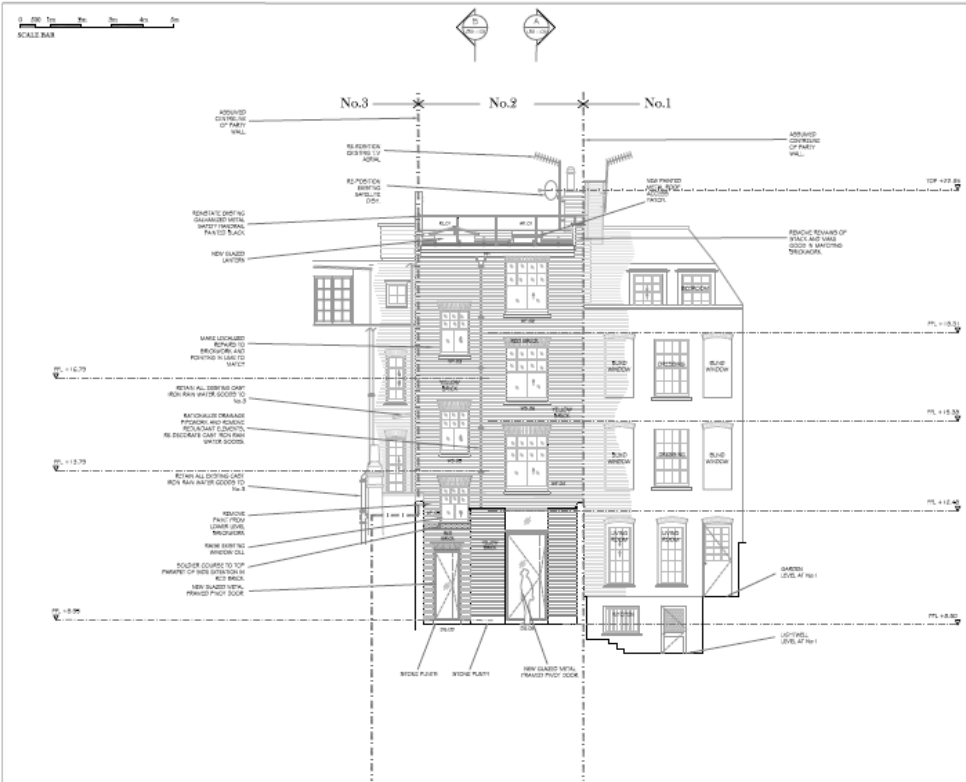
**FOR PLANNING APPLICATION**

**HACKETT HOLLAND LTD**

1st Floor, 100a Parkside, London W11 1EP  
 www.hackettholland.com  
 Telephone: 020 7497 9000 Fax: 020 7497 9000  
 email: info@hackettholland.com

Site	2 BAXTON STREET, WESTMINSTER, LONDON, SW1P 1JG	
Drawn	EXISTING REAR ELEVATION	
Scale	1:100 @ A3 1:50 @ A1	Sheet No. LABS - 08 1 of 2

**01 Existing - Rear Elevation**  
 Scale 1:100 @ A3 and 1:50 @ A1



**General Notes.**  
 1. This drawing is the property of Hackett Holland Ltd.  
 2. It is to be used only for the purposes for which it is intended and no liability is accepted for any other use.  
 3. The client is responsible for ensuring that all necessary permissions and consents are obtained.  
 4. The client is responsible for ensuring that all necessary information is provided to the architect.

**Legend.**

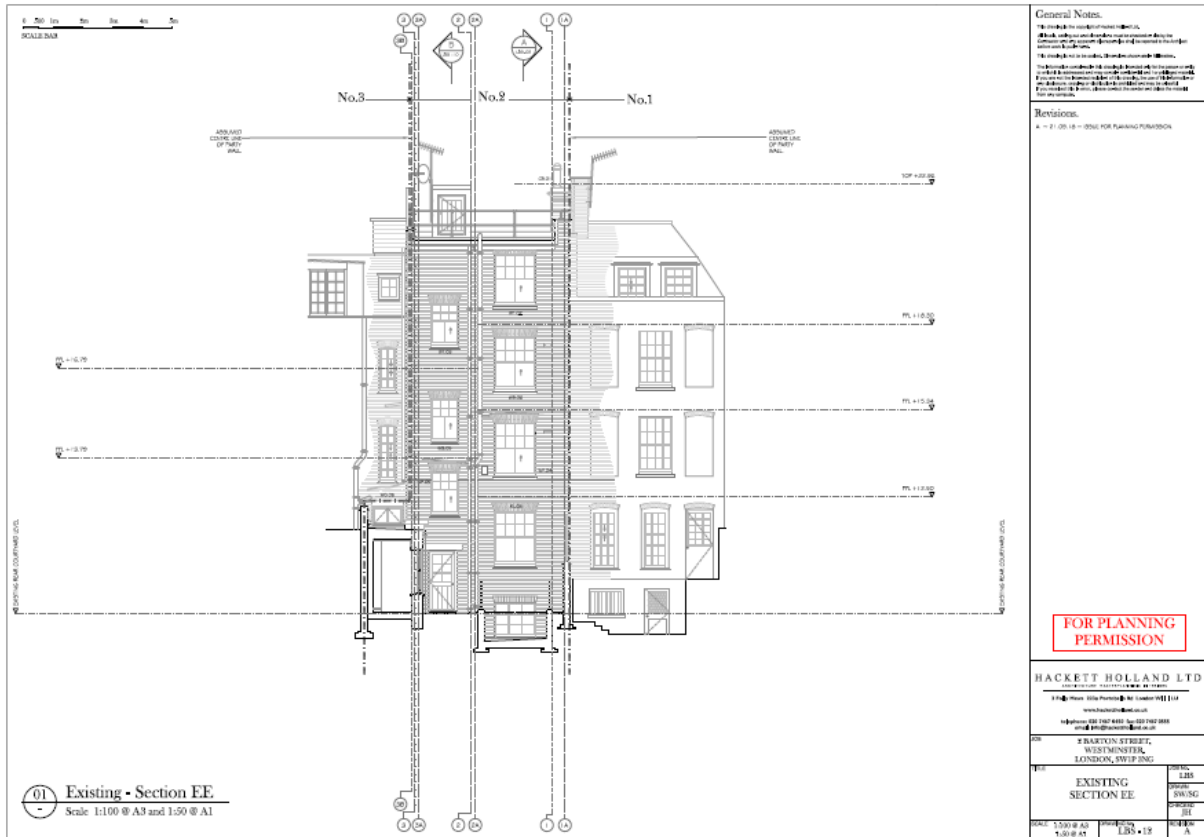
**Revisions.**  
 A - 24.03.18 - ISSUE FOR INFORMATION  
 B - 09.08.18 - REVISED ARCH ELEVATION  
 C - 09.08.18 - REVISED ARCH ELEVATION  
 D - 19.08.18 - REVISED ARCH ELEVATION  
 E - 02.09.18 - REVISED ARCH ELEVATION  
 F - 26.09.18 - REVISED ARCH ELEVATION  
 G - 12.01.19 - REVISED ARCH ELEVATION  
 H - 25.01.19 - REVISED ARCH ELEVATION  
 I - 24.02.19 - REVISED ARCH ELEVATION  
 J - 18.03.19 - REVISED ARCH ELEVATION

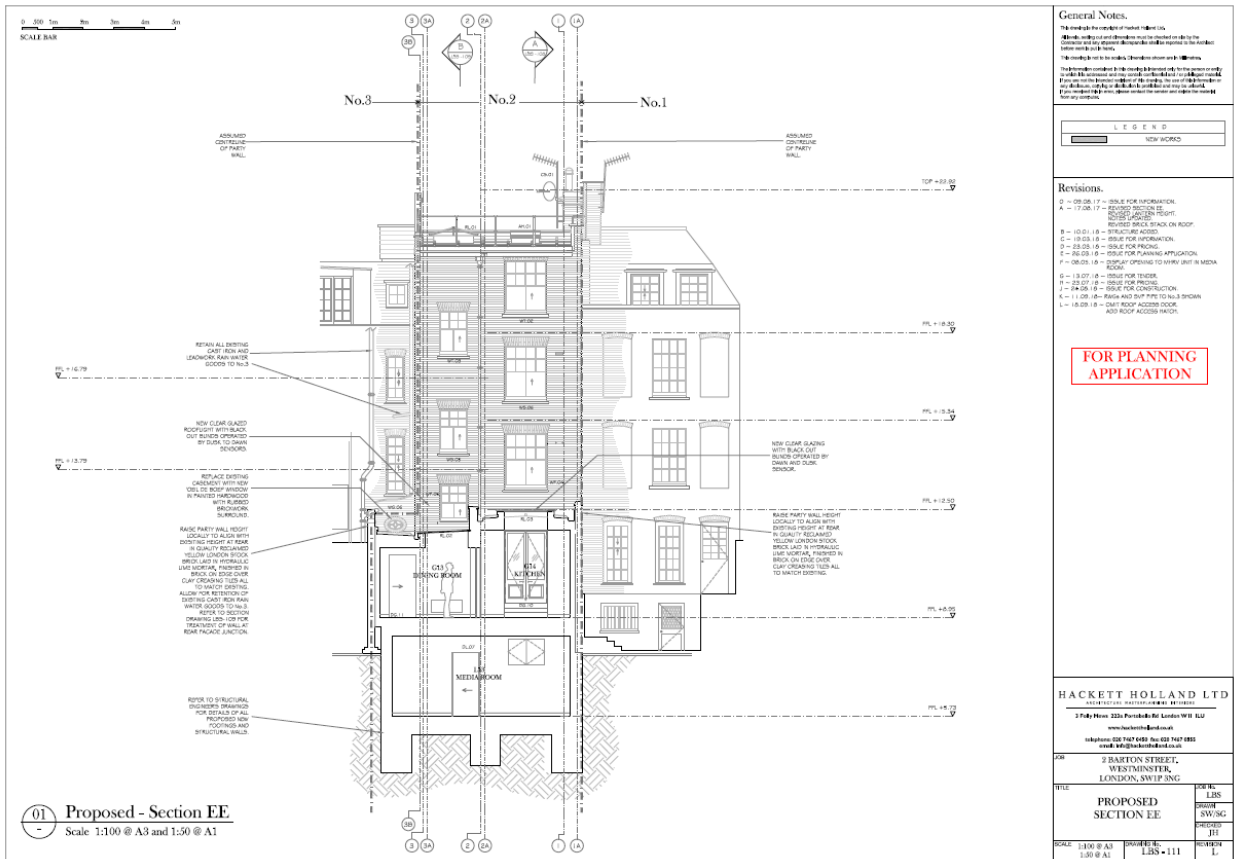
FOR PLANNING APPLICATION

**01 Proposed - Rear Elevation**  
 Scale 1:100 @ A3 and 1:50 @ A1

**HACKETT HOLLAND LTD**  
 1st Floor, 55 Abchurch Lane, London EC4A 3DF  
 www.hackettholland.com  
 020 7424 1234  
 5 BARTON STREET,  
 WESTMINSTER,  
 LONDON, SW1P 1NG

DATE	11.08.18	BY	LSB
DATE	11.08.18	BY	LSB
DATE	11.08.18	BY	LSB
DATE	11.08.18	BY	LSB





**General Notes.**  
 1. The drawings shall be read in conjunction with the Bill of Materials and the Specification for the works to be carried out.  
 2. The drawings shall be read in conjunction with the Bill of Materials and the Specification for the works to be carried out.  
 3. The drawings shall be read in conjunction with the Bill of Materials and the Specification for the works to be carried out.

**LEGEND**

[Hatched Pattern]	NEW WORK
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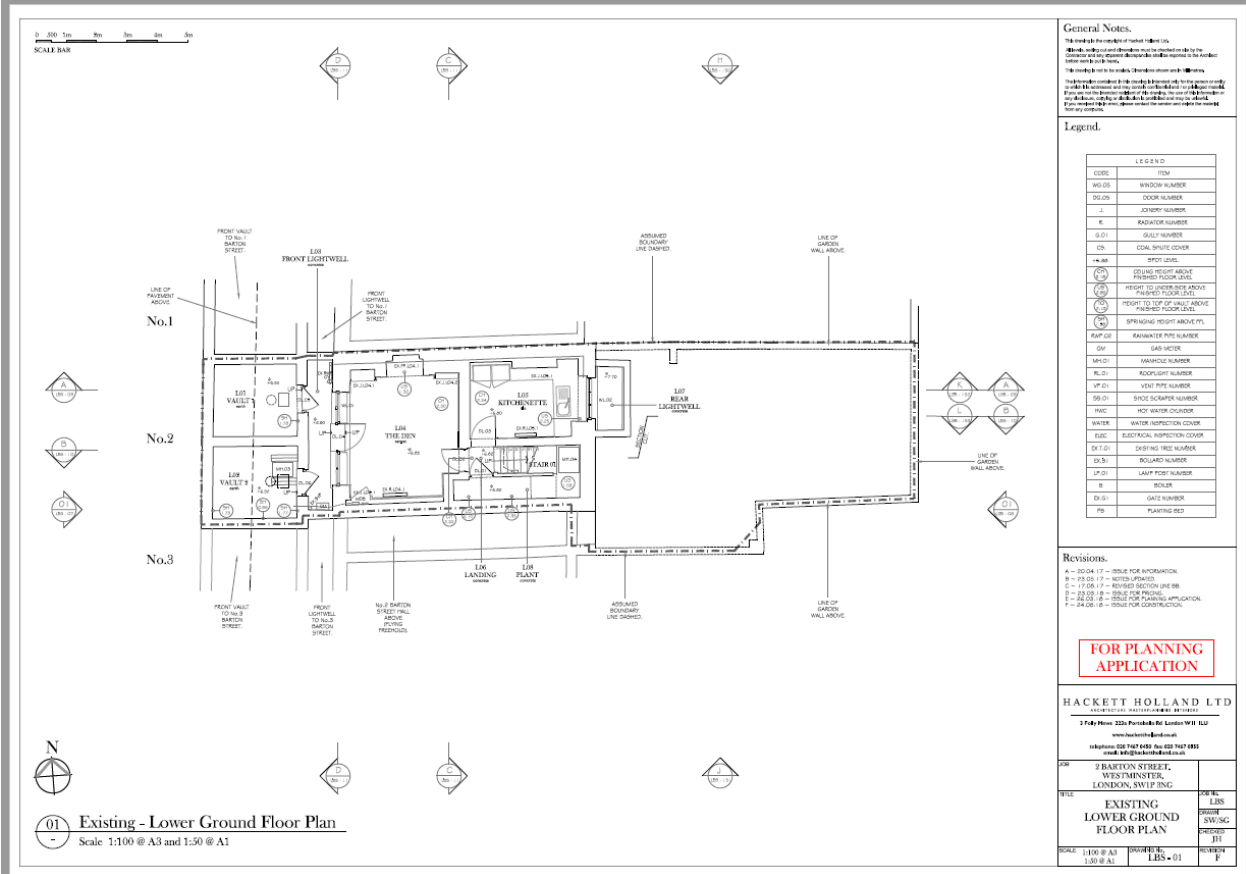
- Revisions.**
- D - 09.06.17 - ISSUE FOR INFORMATION.
  - A - 17.06.17 - EXISTING STRUCTURE, ROOFING AND GLAZING TO BE REPEATED.
  - B - 10.01.18 - ISSUE FOR INFORMATION, REVISED BRICK STAKES ON ROOF.
  - C - 18.03.18 - ISSUE FOR INFORMATION.
  - D - 23.03.18 - ISSUE FOR PERMITS.
  - E - 06.05.18 - ISSUE FOR PLANNING APPLICATION.
  - F - 08.05.18 - ISSUE FOR PERMITS, ROOFING OPENING TO NEW UNIT IN MEDIA ROOM.
  - G - 05.07.18 - ISSUE FOR PERMITS.
  - H - 24.07.18 - ISSUE FOR PERMITS.
  - I - 24.08.18 - ISSUE FOR CONSTRUCTION.
  - J - 11.09.18 - BRICKS AND SUMP PITS TO BE 3 DIMENSION.
  - K - 18.09.18 - CHANG ROOF ACCESS DOOR, ADD ROOF ACCESS HATCH.

**FOR PLANNING APPLICATION**

**HACKETT HOLLAND LTD**  
 3 Park House, 222a Park Road, London W8 5LP  
 www.hackettholland.co.uk  
 Telephone: 020 8946 4000 Fax: 020 8946 4001  
 Email: info@hackettholland.co.uk

FOR: **2 BARTON STREET, WESTMINSTER, LONDON, SW1P 1NG**

TITLE	PROPOSED SECTION EE	FOR: LBS
SCALE	1:100 @ A3 1:50 @ A1	PROJECT: LBS-111
		REVISION: JH
		DATE: L



**General Notes.**  
 The work shall be in accordance with the Building Regulations 2010.  
 The client shall be responsible for obtaining all necessary planning and building control approvals.  
 The client shall be responsible for obtaining all necessary utility and service connections.  
 The client shall be responsible for obtaining all necessary consents and permissions.  
 The client shall be responsible for obtaining all necessary insurance cover.  
 The client shall be responsible for obtaining all necessary professional fees.  
 The client shall be responsible for obtaining all necessary legal fees.  
 The client shall be responsible for obtaining all necessary survey fees.  
 The client shall be responsible for obtaining all necessary testing and inspection fees.  
 The client shall be responsible for obtaining all necessary material and labor costs.  
 The client shall be responsible for obtaining all necessary site preparation costs.  
 The client shall be responsible for obtaining all necessary foundation costs.  
 The client shall be responsible for obtaining all necessary wall and floor construction costs.  
 The client shall be responsible for obtaining all necessary roof and ceiling construction costs.  
 The client shall be responsible for obtaining all necessary window and door construction costs.  
 The client shall be responsible for obtaining all necessary electrical and plumbing construction costs.  
 The client shall be responsible for obtaining all necessary painting and decorating costs.  
 The client shall be responsible for obtaining all necessary furniture and fixtures costs.  
 The client shall be responsible for obtaining all necessary landscaping costs.  
 The client shall be responsible for obtaining all necessary moving costs.  
 The client shall be responsible for obtaining all necessary completion costs.

**Legend.**

CODE	ITEM
W0.05	WINDOW NUMBER
D0.05	DOOR NUMBER
J	JUNCTION NUMBER
R	RADIATOR NUMBER
G.01	GULLY NUMBER
CS	COAL STORE COVER
14.00	14.00 LEVEL
(R)	ROOM HEIGHT ABOVE FINISHED FLOOR LEVEL
(R)	HEIGHT TO LOWER RISE ABOVE FINISHED FLOOR LEVEL
(R)	HEIGHT TO TOP OF WALL ABOVE FINISHED FLOOR LEVEL
(R)	SPRINGING HEIGHT ABOVE PFL
RAMP.02	RAMPWAY PILE NUMBER
SM	GAS METER
SPH.01	MANHOLE NUMBER
R.02	ROOM KEY NUMBER
VP.01	VENT PIPE NUMBER
SB.01	SHOE SCRAPER NUMBER
TRC	ROT WATER CHUCKER
WATER	WATER INSPECTION COVER
ELEC	ELECTRICAL INSPECTION COVER
EX.1.01	EXISTING TREE NUMBER
EX.2	EXISTING ROLLER NUMBER
LP.01	LAMP POST NUMBER
R	RISER
EX.01	EXISTING GATE NUMBER
PL	PLANTING BED

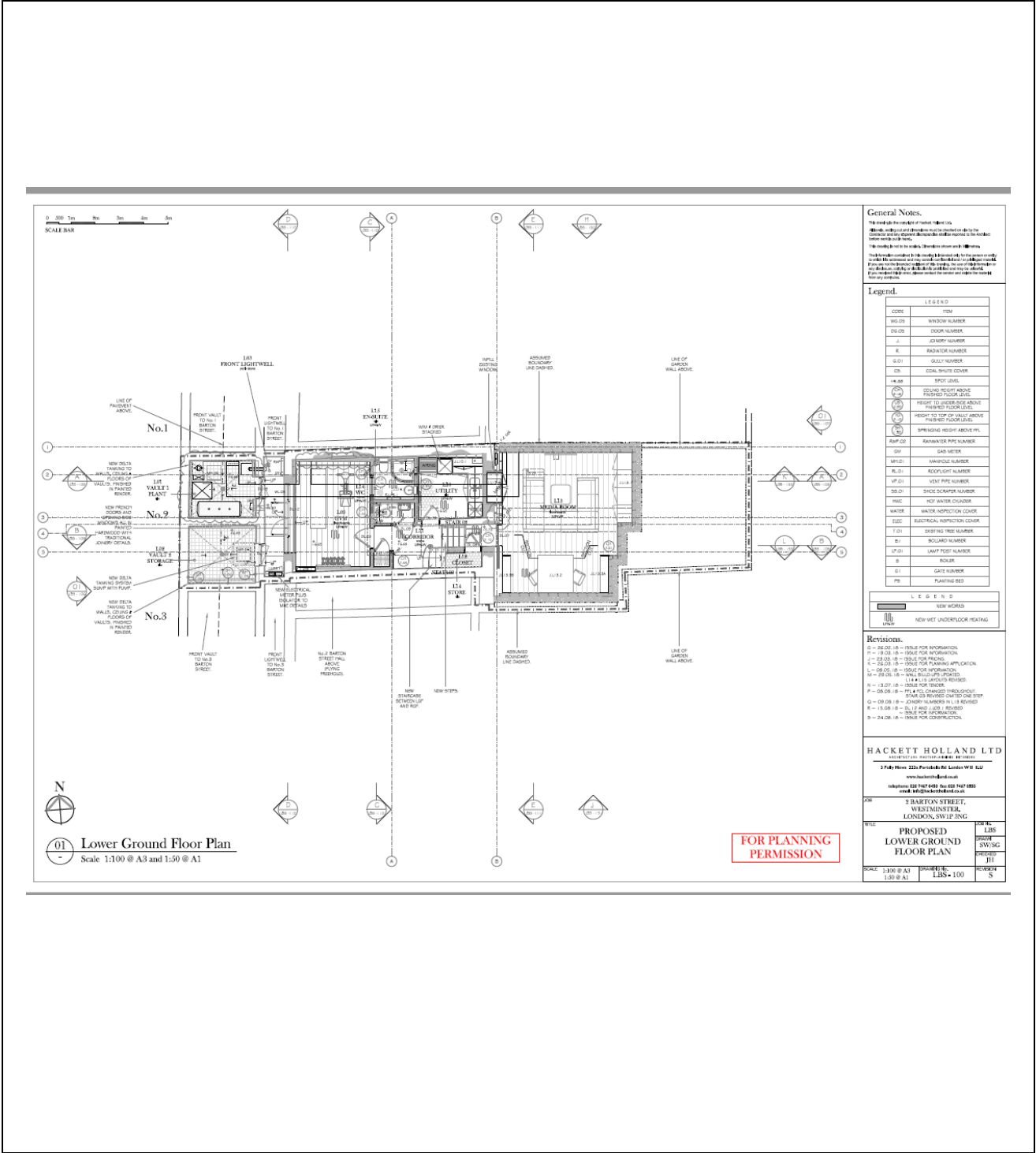
**Revisions.**  
 A - 20.04.17 - ISSUE FOR INFORMATION  
 B - 23.03.17 - REVISED SPECIFICATIONS  
 C - 17.08.17 - REVISED SECTION LINE BBS  
 D - 22.02.18 - ISSUE FOR PLANNING AND APPLICATION  
 E - 04.03.18 - ISSUE FOR PERMITS  
 F - 24.03.18 - ISSUE FOR CONSTRUCTION

**FOR PLANNING APPLICATION**

**HACKETT HOLLAND LTD**  
 ARCHITECTS PARTNERSHIP  
 3 Park Street, 22nd Floor, London W1U 3AA  
 www.hackettholland.com  
 Telephone: 020 7497 4400 Fax: 020 7497 1855  
 email: info@hackettholland.com

DATE	28/07/2018	BY	JH
TITLE	EXISTING LOWER GROUND FLOOR PLAN	PROJECT	JH
SCALE	1:100 @ A3 1:50 @ A1	REVISION	F





**General Notes.**  
 This is a preliminary drawing for information only.  
 It is not to be used for construction without the approval of the architect.  
 It is not to be used for any other purpose without the approval of the architect.  
 It is not to be used for any other purpose without the approval of the architect.  
 It is not to be used for any other purpose without the approval of the architect.

**Legend.**

CODE	ITEM
W0.01	WINDOW NUMBER
D0.01	DOOR NUMBER
J	JOINT NUMBER
R	RADIATOR NUMBER
S(0)	SCAFF NUMBER
CS	COAL PIT NUMBER
SPOT	SPOT LEVEL
ESL	EXISTING LEVEL ABOVE FINISHED FLOOR LEVEL
PL	HEIGHT TO UNDER-SIDE ABOVE FINISHED FLOOR LEVEL
PL	HEIGHT TO TOP OF WALL ABOVE FINISHED FLOOR LEVEL
SPR	SPRINGING HEIGHT ABOVE FFL
RWP	RAINWATER PIPE NUMBER
SM	GAS METER
MFC	MANHOLES NUMBER
R	ROOF NUMBER
VP	VENT PIPE NUMBER
SS	SHADE SCRAPER NUMBER
HW	HOT WATER CIRCULATOR
W	WATER INSPECTION COVER
ECC	ELECTRICAL INSPECTION COVER
T	EXISTING TREE NUMBER
B	BOLLARD NUMBER
LP	LAMP POST NUMBER
S	SOIL
G	GATE NUMBER
PS	PLANTING BED

**Legend**

NEW WORK	NEW VET UNDERLOOR HEATING
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**Revisions.**  
 1 - 08.01.18 - ISSUE FOR INFORMATION  
 2 - 08.01.18 - ISSUE FOR PERMITS  
 3 - 08.01.18 - ISSUE FOR PERMITS APPLICATION  
 4 - 08.01.18 - ISSUE FOR INFORMATION  
 5 - 08.01.18 - ISSUE FOR INFORMATION  
 6 - 13.07.18 - LIAISON LAYOUTS REVISED  
 7 - 08.01.18 - PTA & PLS CHANGED THROUGHOUT  
 8 - 08.01.18 - JOINT NUMBER IN L18 REVISED  
 9 - 11.01.18 - SCALE FOR INFORMATION  
 10 - 24.01.18 - ISSUE FOR CONSTRUCTION

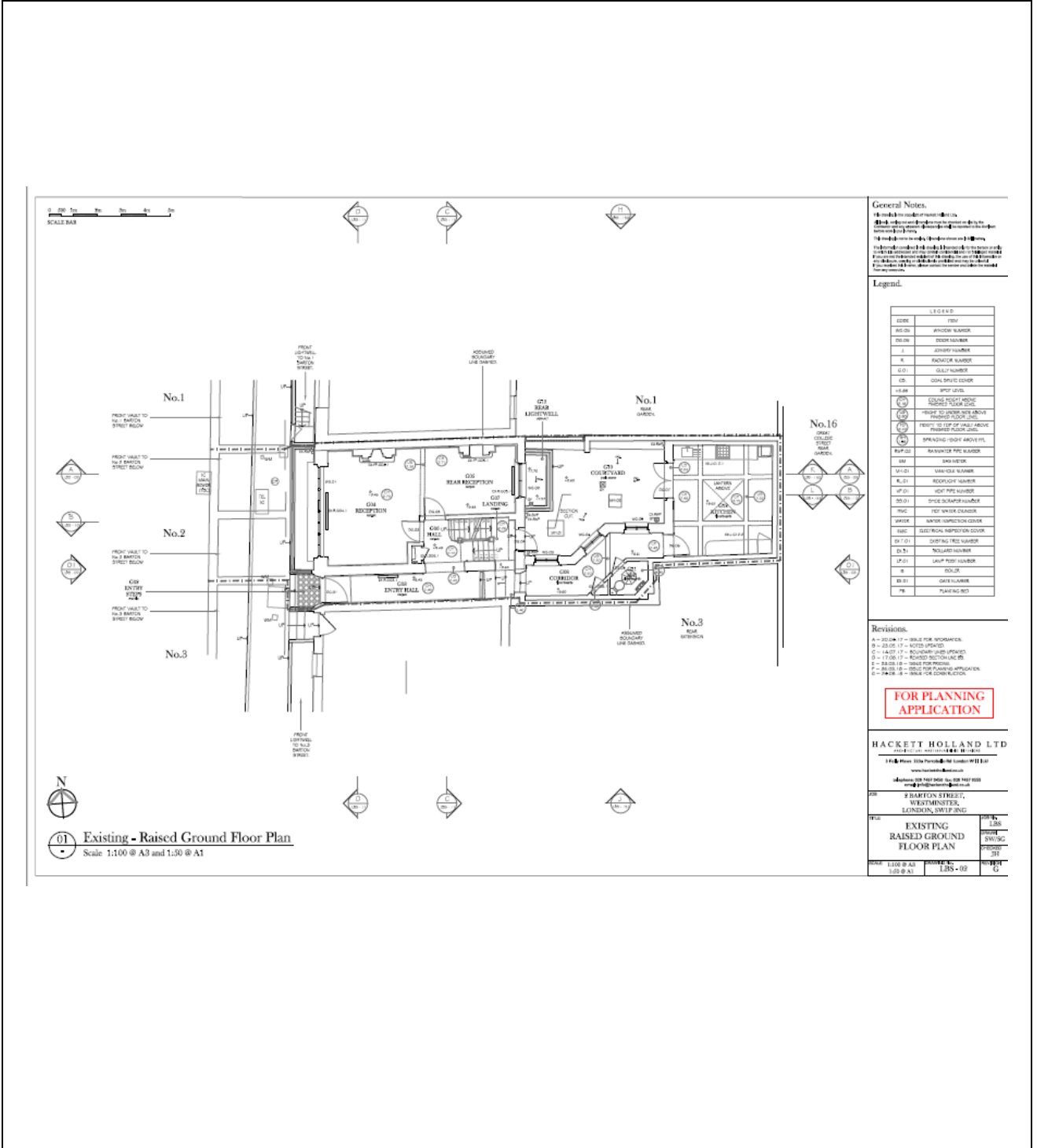
**HACKETT HOLLAND LTD**  
 ARCHITECTS  
 2 Park House 22a Parkside Rd London W8 5LP  
 www.hackettholland.com  
 Telephone 020 7487 6456 Fax 020 7487 6885  
 email: info@hackettholland.com

5 BARTON STREET,  
 WESTMINSTER,  
 LONDON, SW1P 3NG

DATE	1:00 @ A3 1:50 @ A1	SCALE	1:100 1:50	NO. OF SHEETS	100	REVISION	5
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**01 Lower Ground Floor Plan**  
 Scale: 1:100 @ A3 and 1:50 @ A1

**FOR PLANNING PERMISSION**



**General Notes.**  
 1. The building is to be constructed of brickwork with stone dressings to the door and window openings.  
 2. The building is to be constructed of brickwork with stone dressings to the door and window openings.  
 3. The building is to be constructed of brickwork with stone dressings to the door and window openings.

**Legend.**

LEGEND	
DEEN	DEEN
DEEN.01	DEEN NUMBER
DEEN.02	DEEN NUMBER
J	JERSEY NUMBER
K	KITCHEN NUMBER
D	DECK NUMBER
DB	DECK BEARING NUMBER
DB.01	DECK BEARING NUMBER
DB.02	DECK BEARING NUMBER
DB.03	DECK BEARING NUMBER
DB.04	DECK BEARING NUMBER
DB.05	DECK BEARING NUMBER
DB.06	DECK BEARING NUMBER
DB.07	DECK BEARING NUMBER
DB.08	DECK BEARING NUMBER
DB.09	DECK BEARING NUMBER
DB.10	DECK BEARING NUMBER
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DB.73	DECK BEARING NUMBER
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DB.75	DECK BEARING NUMBER
DB.76	DECK BEARING NUMBER
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DB.83	DECK BEARING NUMBER
DB.84	DECK BEARING NUMBER
DB.85	DECK BEARING NUMBER
DB.86	DECK BEARING NUMBER
DB.87	DECK BEARING NUMBER
DB.88	DECK BEARING NUMBER
DB.89	DECK BEARING NUMBER
DB.90	DECK BEARING NUMBER

**Revisions.**  
 A - 25.06.17 - DWG FOR WORKING  
 B - 26.06.17 - ACCESS UPDATES  
 C - 14.07.17 - ARCHWAY AND UPDATES  
 D - 17.08.17 - KITCHEN SECTION UPDATE  
 E - 24.08.18 - IMAGE FOR PERIOD  
 F - 24.08.18 - IMAGE FOR PLANNING APPLICATION  
 G - 24.08.18 - IMAGE FOR CONSTRUCTION

**FOR PLANNING APPLICATION**

**HACKETT HOLLAND LTD**  
 2018 LTD, 2018 LTD, 2018 LTD, 2018 LTD, 2018 LTD  
 110, Finch Street, London, E1 2EF, UK  
 www.hackettholland.com  
 Telephone: +44 (0)20 7499 6800 or +44 (0)20 7499 6801  
 Fax: +44 (0)20 7499 6802  
 Email: hollan@hackettholland.com

**2018**  
 2018 STREET,  
 WESTMINSTER,  
 LONDON, SW1P 3NG

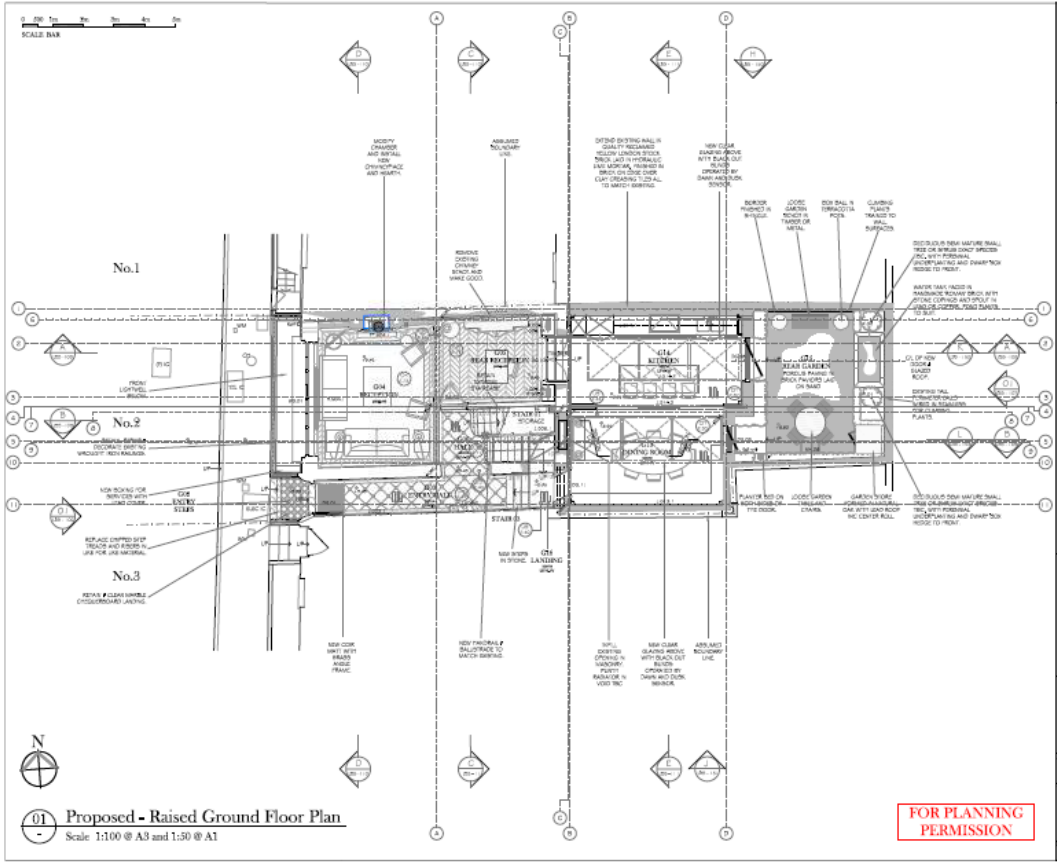
**2018**  
 EXISTING  
 RAISED GROUND  
 FLOOR PLAN

**2018**  
 1:100 @ A3  
 1:150 @ A1

**2018**  
 1:250  
 SW/SG  
 2018

**2018**  
 1:100 @ A3  
 1:150 @ A1

**2018**  
 1:250  
 SW/SG  
 2018



**General Notes.**

1. All work to be carried out in accordance with the Building Regulations.
2. All work to be carried out in accordance with the relevant standards and specifications.
3. All work to be carried out in accordance with the relevant standards and specifications.
4. All work to be carried out in accordance with the relevant standards and specifications.

**Legend.**

LEGEND	
0000	FLOOR
0001	WINDOW NUMBER
0002	DOOR NUMBER
0003	JOINT NUMBER
0004	RAVINE NUMBER
0005	GLASS NUMBER
0006	GLASS SAVE NUMBER
0007	WIPED LEVEL
0008	GLASS POINT NUMBER
0009	WIPED FLOOR LEVEL
0010	FLOOR TO TOP OF FINISH ABOVE FINISHED FLOOR LEVEL
0011	FLOOR TO TOP OF FINISH ABOVE FINISHED FLOOR LEVEL
0012	FLOOR TO TOP OF FINISH ABOVE FINISHED FLOOR LEVEL
0013	FLOOR TO TOP OF FINISH ABOVE FINISHED FLOOR LEVEL
0014	GLASS NUMBER
0015	WIPED LEVEL
0016	RAVINE NUMBER
0017	GLASS NUMBER
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0079	GLASS NUMBER
0080	GLASS NUMBER

**Revisions.**

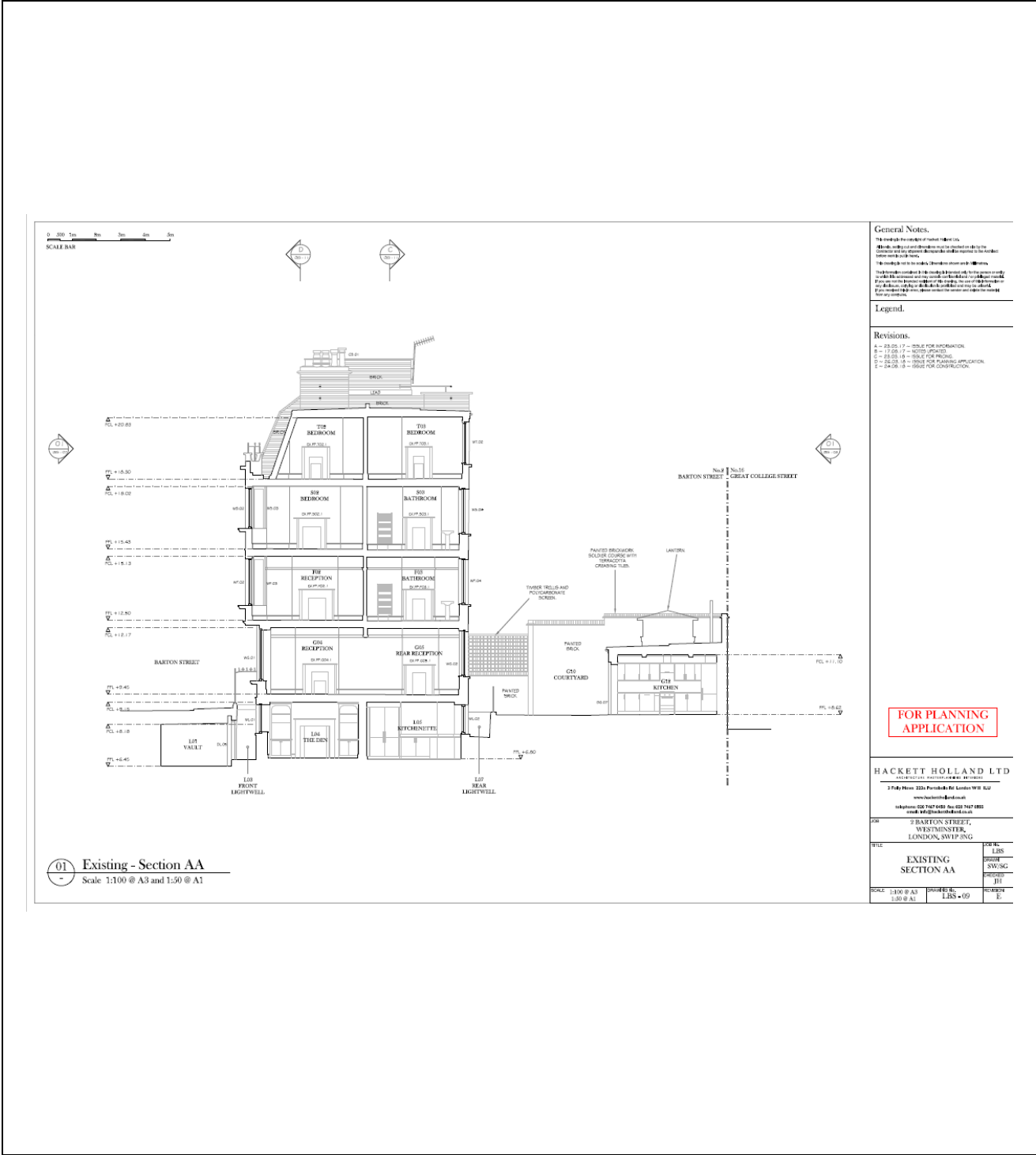
- 1 - 15.03.18 - ISSUE FOR INFORMATION
- 2 - 23.03.18 - ISSUE FOR PERMITS
- 3 - 23.03.18 - ISSUE FOR PERMITS
- 4 - 23.03.18 - ISSUE FOR PERMITS
- 5 - 23.03.18 - ISSUE FOR PERMITS
- 6 - 23.03.18 - ISSUE FOR PERMITS
- 7 - 23.03.18 - ISSUE FOR PERMITS
- 8 - 23.03.18 - ISSUE FOR PERMITS
- 9 - 23.03.18 - ISSUE FOR PERMITS
- 10 - 23.03.18 - ISSUE FOR PERMITS

**HACKETT HOLLAND LTD**  
 100, The Quadrant, London W1 1AF  
 020 7593 4000  
 www.hackettholland.com

**WESTMINSTER RESIDENTS**  
 WESTMINSTER,  
 LONDON, SW1P 2NG

PROPOSED RAISED GROUND FLOOR PLAN	DATE: 15.03.18	SCALE: 1:100 @ A3	PROJECT: LBS
			DATE: 15.03.18
			SCALE: 1:101
			PROJECT: LBS

**FOR PLANNING PERMISSION**



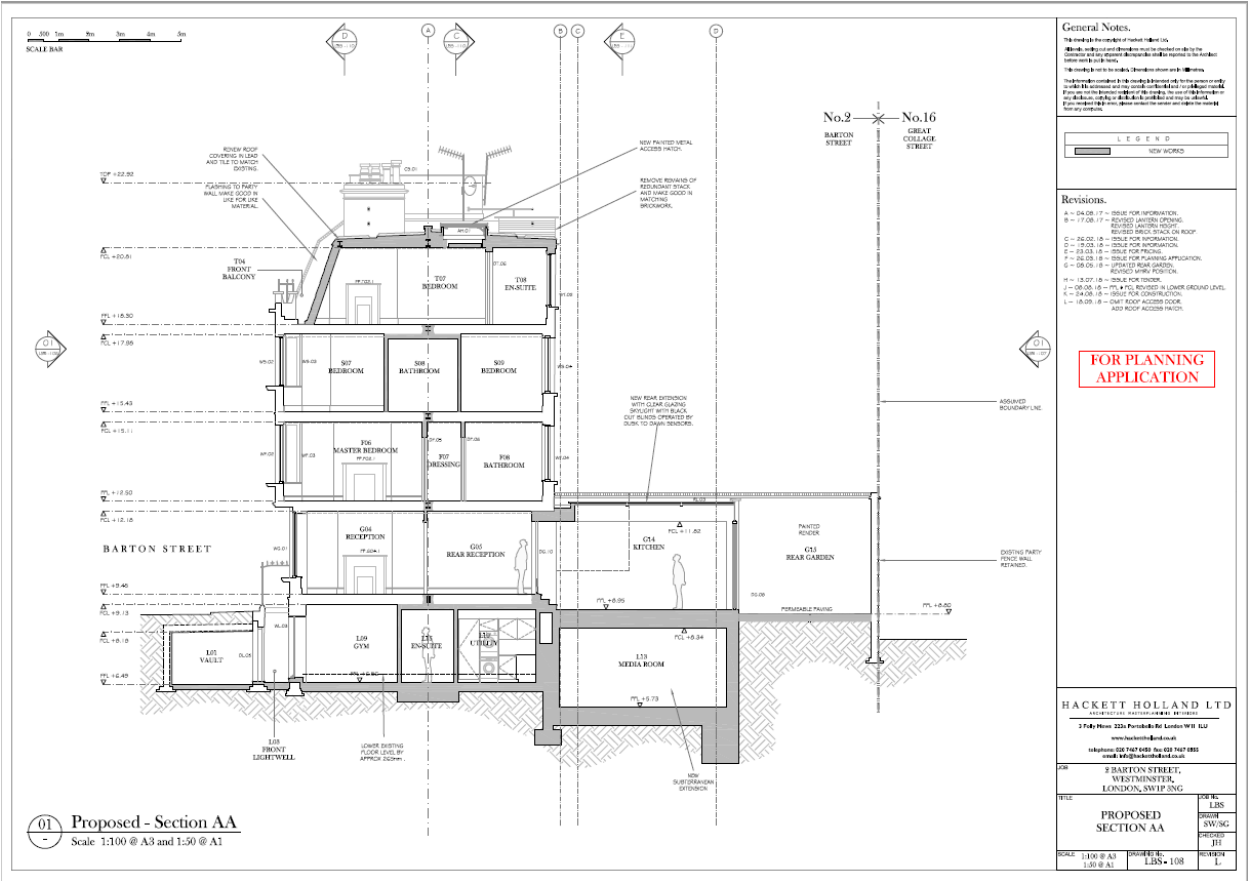
**General Notes.**  
 1. This drawing is the property of Hackett Holland Ltd.  
 2. It is to be used only for the purposes for which it is issued and no other use without the written consent of Hackett Holland Ltd.  
 3. It is to be used only in conjunction with the other drawings in this set of drawings.  
 4. It is to be used only in conjunction with the other drawings in this set of drawings.  
 5. It is to be used only in conjunction with the other drawings in this set of drawings.  
 6. It is to be used only in conjunction with the other drawings in this set of drawings.  
 7. It is to be used only in conjunction with the other drawings in this set of drawings.  
 8. It is to be used only in conjunction with the other drawings in this set of drawings.  
 9. It is to be used only in conjunction with the other drawings in this set of drawings.  
 10. It is to be used only in conjunction with the other drawings in this set of drawings.

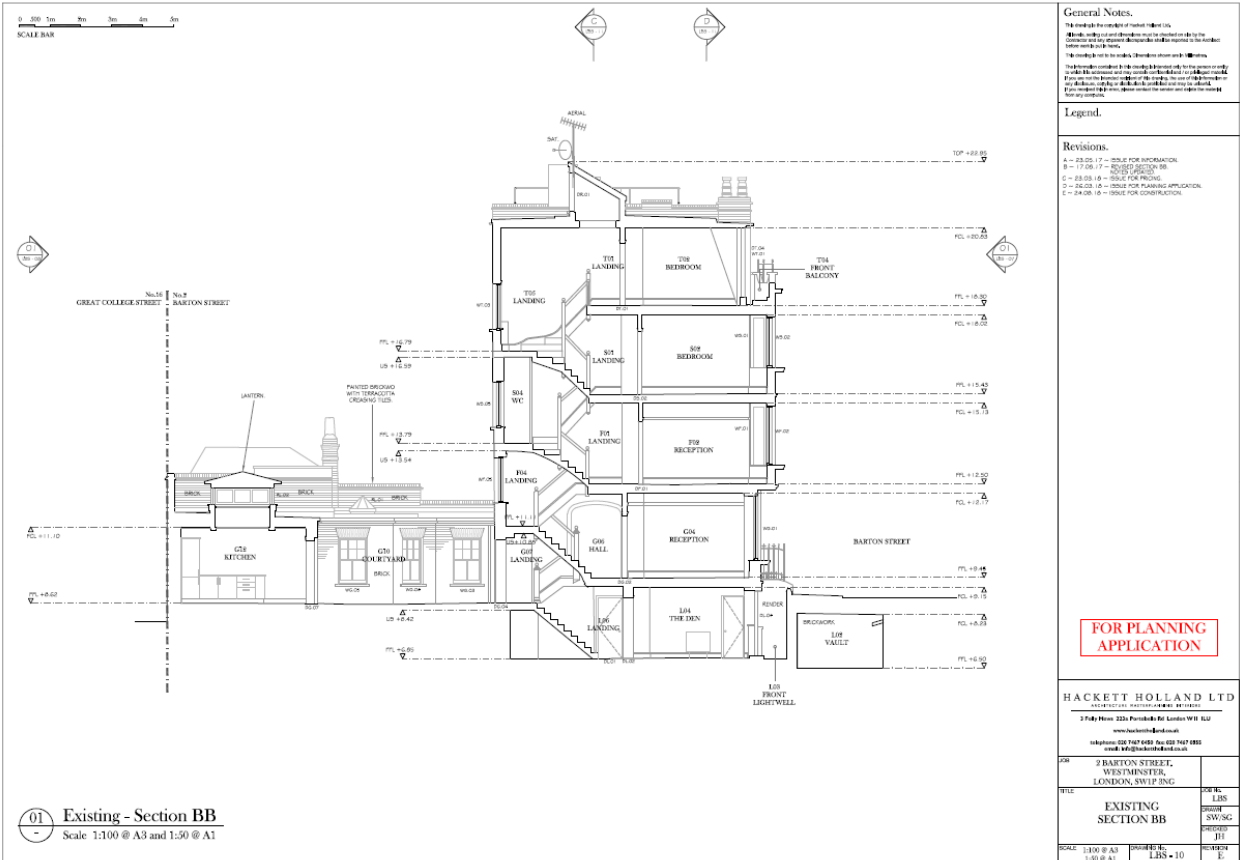
**Legend.**

**Revisions.**  
 1 - 23.02.17 - ISSUE FOR SUBMITTAL  
 2 - 27.02.17 - NOTED REVISIONS  
 3 - 28.02.17 - ISSUE FOR PLANNING APPLICATION  
 4 - 24.02.18 - ISSUE FOR CONSTRUCTION

**FOR PLANNING APPLICATION**

<b>HACKETT HOLLAND LTD</b> <small>INCORPORATED IN ENGLAND AND WALES</small> 1 Park House, 225A, Parkside Rd, London W8 5LQ www.hackettholland.co.uk	
JOB: 2 BARTON STREET, WESTMINSTER, LONDON, SW1P 5NG	
TITLE: EXISTING SECTION AA	DATE: 18.02.17
SCALE: 1:100 @ A3, 1:50 @ A1	PROJECT NO: LRS-09
	REVISION: E



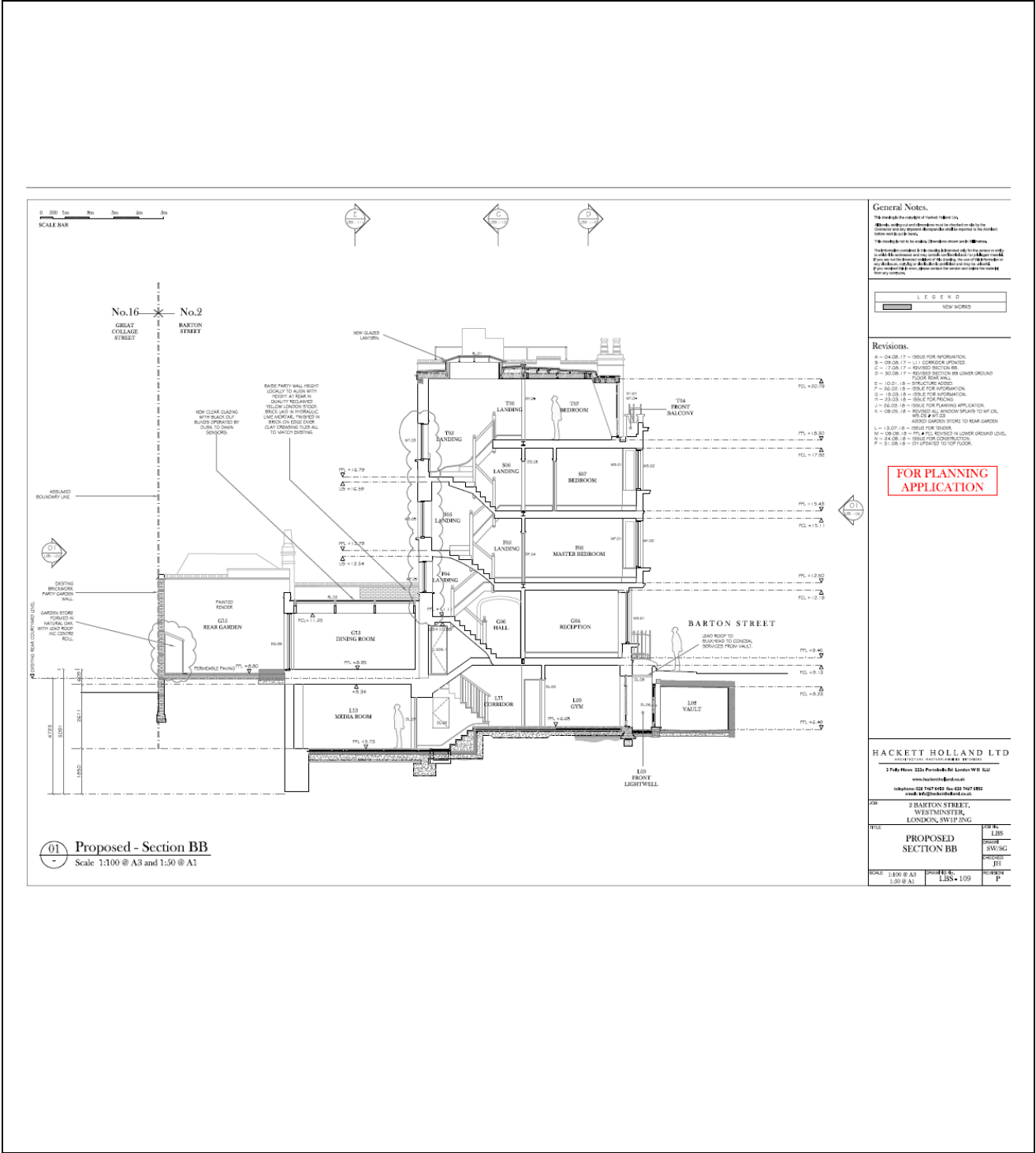


**General Notes.**  
 The drawings are intended to be used for information only.  
 The drawings are not to be used for construction without the approval of the architect.  
 The drawings are not to be used for construction without the approval of the architect.  
 The drawings are not to be used for construction without the approval of the architect.

**Legend.**  
 Revisions:  
 A - 23.03.18 - ISSUE FOR INFORMATION  
 B - 17.06.17 - REVISED SECTION BB  
 C - 23.03.18 - ISSUE FOR PRICING  
 D - 24.03.18 - ISSUE FOR PLANNING APPLICATION  
 E - 24.03.18 - ISSUE FOR CONSTRUCTION

**FOR PLANNING APPLICATION**

<b>HACKETT HOLLAND LTD</b> <small>INCORPORATED IN ENGLAND AND WALES</small> 2 FLYING DUTCHMAN BUILDING, 100, WESTMINSTER, LONDON W6 0LP www.hackettholland.com			
DATE	2 BARSTON STREET, WESTMINSTER, LONDON, SW1P 3NG	DATE	08/10/18
TITLE	EXISTING SECTION BB	PROJECT	SW/SG
SCALE	1:100 @ A3 1:50 @ A1	REVISION	BT



**General Notes.**

The work shall be in accordance with the Building Regulations and the Building Act 2004. The work shall be in accordance with the Building Regulations and the Building Act 2004. The work shall be in accordance with the Building Regulations and the Building Act 2004.

**LEGEND**

[Symbol]	NEW WORK
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- Revisions:**
- A = 04.06.17 - ISSUE FOR INFORMATION
  - B = 09.08.17 - L1 CORRIDOR UPATED
  - C = 17.08.17 - REVISED SECTION BB
  - D = 30.08.17 - REVISED SECTION BB LOWER GROUND FLOOR REAR WALL
  - E = 01.09.18 - REVISED SECTION BB
  - F = 26.09.18 - ISSUE FOR INFORMATION
  - G = 10.09.18 - ISSUE FOR INFORMATION
  - H = 22.03.18 - ISSUE FOR PACKING
  - I = 26.03.18 - ISSUE FOR PLANNING APPLICATION
  - J = 08.05.18 - REVISED SECTION BB LOWER GROUND FLOOR REAR WALL
  - K = 08.05.18 - REVISED SECTION BB LOWER GROUND FLOOR REAR WALL
  - L = 13.07.18 - ISSUE FOR REVISION
  - M = 08.08.18 - ISSUE FOR REVISION LOWER GROUND LEVEL
  - N = 24.08.18 - ISSUE FOR CONSTRUCTION
  - O = 21.08.18 - ISSUE FOR CONSTRUCTION

**FOR PLANNING APPLICATION**

**01 Proposed - Section BB**  
Scale: 1:100 @ A3 and 1:50 @ A1

**HACKETT HOLLAND LTD**  
ARCHITECTS

2 Fife House 225 Parkside Rd London W11 6JF  
www.hackettholland.com  
info@hackettholland.com 020 7471 8888  
enq@hackettholland.com

2 BARTON STREET,  
WESTMINSTER,  
LONDON, SW1P 3NG

TITLE	PROPOSED SECTION BB	SHEET	LBS
DATE	1:50 @ A1	PROJECT	SWING
SCALE	1:50 @ A1	DATE	11
PROJECT	LBS-109	REVISION	P

**DRAFT DECISION LETTER**

**Address:** 2 Barton Street, London, SW1P 3NG

**Proposal:** Demolition and rebuilding of ground floor extension and excavation of a new basement level beneath the rear extension. Widening of existing front dormer window and associated works.

**Reference:** 18/03465/FULL

**Plan Nos:** LBS-00 Rev. E, LBS-98 Rev. C, LBS-99 Rev. D, LBS-01 Rev. F, LBS-02 Rev. G, LBS-03 Rev. H, LBS-04 Rev. G, LBS-05 Rev. G, LBS-06 Rev. G, LBS-07, Rev. G, LBS-08 Rev. J, LBS-09 Rev. E, LBS-10 Rev. E, LBS-11 Rev. F, LBS-100 Rev. S, LBS-101 Rev. Q, LBS-102 Rev. Q, LBS-103 Rev. P, LBS-104 Rev. N, LBS-105 Rev. L, LBS-106 Rev. K, LBS-107 Rev. G, LBS-108 Rev. L, LBS-109 Rev. P, LBS-110 Rev. J, LBS-111 Rev. L, LBS-150 Rev. G, LBS-151 Rev. H, LBS-152 Rev. K, LBS-53 Rev. K, LBS-200 Rev. D, LBS-201 Rev. D, , LBS-202 Rev. D, LBS-203 Rev. D, LBS-204 Rev. D, LBS-205 Rev. D, LBS-206 Rev. D, LBS-207 Rev. E, LBS-208 Rev. D, LBS-209 Rev. D, LBS-210 Rev. D, LBS-317 Rev. A, Daylight and Sunlight Statement prepared by Dixon Payne dated 27 July 2017 (rs/ROL.17/1), Design and Access Statement dated 18 March 2018, Flood Risk Assessment Issue A prepared by Monson dated 26/01/18, Planning and Heritage Statement dated April 2018 prepared by Montagu Evans, Historic Environment Assessment prepared by Museum of London Archaeology (MOLA) dated December 2017 and Tree Protection Relating to 2 Barton Street (Ref: CC/1294 AR3732) prepared by Challice Consulting Ltd Arboricultural Consultancy Ltd dated 04 July 2018.

For information purposes: Planning Feasibility Report (Incorporating Construction Method Statement) Project No. 21417 Rev. E dated 06 April 2018 prepared by Lucking and Clark LLP and Appendix A - Checklists.

**Case Officer:** Zulekha Hosenally

**Direct Tel. No.** 020 7641 2511

**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 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Smith Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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

- a) pyramidal rooflight;
- b) new dormer window;
- c) new doors; and
- d) roof level access hatch.

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 detailed drawings. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Smith Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES

Item No.
<b>7</b>

6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must apply to us for approval of samples of the facing materials you will use, including glazing, 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Smith Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. 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. (C27DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Smith Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Smith Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Smith Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 9 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 10 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

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

- 11 You must not use the 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. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 12 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 12 months 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 12 months of planting them, you must replace them with trees of a similar size and species.  
(C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Smith Square Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

13 **Pre Commencement Condition.**

- (a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us.
- (b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, to Historic England and to the Greater London Historic Environment Record, Historic England, 4th floor, Cannon Bridge House, 25 Dowgate Hill, London, EC4Y 2YA.
- (c) You must not use any part of the new building until we have confirmed that you have carried out the archaeological fieldwork and development according to this approved scheme.  
(C32BC)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

**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 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 4 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact: , Thames Water Utilities Ltd, Development Planning, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ, Tel: 01923 898072, Email: Devcon.Team@thameswater.co.uk
- 5 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)
- 6 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 7 With reference to condition 9 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to

starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). These documents must be sent to [environmentalsciences2@westminster.gov.uk](mailto:environmentalsciences2@westminster.gov.uk).

Appendix A or B must be signed and countersigned by Environmental Sciences prior to the submission of the approval of details of the above condition. You are urged to give this your early attention.

- 8 Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under Schedule 6 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.
- 9 You are advised that should the extended part of the basement level accommodating the media room require mechanical ventilation then this may require planning permission for any external air conditioning equipment and the submission of an acoustic report. You should also seek to site any mechanical plant within the building in the first instance or if this is not possible within a discreet external location and in accordance with any acoustic assessment and mitigation that may be required.
- 10 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 11 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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 12 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.
- 13 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 14 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)

- 15 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work. Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team  
Environmental Health Service  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP  
Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

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

**DRAFT DECISION LETTER**

**Address:** 1 Barton Street, London, SW1P 3NG,

**Proposal:** Underpinning of the garden boundary wall to No. 1 Barton Street; removal of the trellis screen on the garden boundary wall and infilling with new brickwork to match existing.

**Reference** 18/03466/LBC

**Plan Nos:** LBS-00 Rev. E, LBS-98 Rev. C, LBS-99 Rev. D, LBS-01 Rev. F, LBS-02 Rev. G, LBS-03 Rev. H, LBS-04 Rev. G, LBS-05 Rev. G, LBS-06 Rev. G, LBS-07, Rev. G, LBS-08 Rev. J, LBS-09 Rev. E, LBS-10 Rev. E, LBS-11 Rev. F, LBS-100 Rev. S, LBS-101 Rev. Q, LBS-102 Rev. Q, LBS-103 Rev. P, LBS-104 Rev. N, LBS-105 Rev. L, LBS-106 Rev. K, LBS-107 Rev. G, LBS-108 Rev. L, LBS-109 Rev. P, LBS-110 Rev. J, LBS-111 Rev. L, LBS-150 Rev. G, LBS-151 Rev. H, LBS-152 Rev. K, LBS-53 Rev. K, LBS-200 Rev. D, LBS-201 Rev. D, , LBS-202 Rev. D, LBS-203 Rev. D, LBS-204 Rev. D, LBS-205 Rev. D, LBS-206 Rev. D, LBS-207 Rev. E, LBS-208 Rev. D, LBS-209 Rev. D, LBS-210 Rev. D, LBS-317 Rev. A, Daylight and Sunlight Statement prepared by Dixon Payne dated 27 July 2017 (rs/ROL.17/1), Design and Access Statement dated 18 March 2018, Flood Risk Assessment Issue A prepared by Monson dated 26/01/18, Planning and Heritage Statement dated April 2018 prepared by Montagu Evans, Historic Environment Assessment prepared by Museum of London Archaeology (MOLA) dated December 2017 and Tree Protection Relating to 2 Barton Street (Ref: CC/1294 AR3732) prepared by Challice Consulting Ltd Arboricultural Consultancy Ltd dated 04 July 2018., , For information purposes: Planning Feasibility Report (Incorporating Construction Method Statement) Project No. 21417 Rev. E dated 06 April 2018 prepared by Lucking and Clark LLP and Appendix A - Checklists.

**Case Officer:** Zulekha Hosenally

**Direct Tel.** 020 7641 2511

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

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

**Reason:**

For the avoidance of doubt and in the interests of proper planning.

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



Reason:

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

- 3 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

Reason:

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

- 4 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 building and to make sure the development contributes to the character and appearance of the Smith Square 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, the London Plan 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the

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Unitary Development Plan, and paragraph 2.3 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)

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

**DRAFT DECISION LETTER**

Address: 3 Barton Street, London, SW1P 3NG,

Proposal: Removal and replacement of soldier course and creasing tiles for a 2.398m length of the top of the rear garden boundary wall and addition of 0.55m to the wall between Nos. 2 and 3 Barton Street.

Reference: 18/06397/LBC

Plan Nos: LBS-00 Rev. E, LBS-98 Rev. C, LBS-99 Rev. D, LBS-01 Rev. F, LBS-02 Rev. G, LBS-03 Rev. H, LBS-04 Rev. G, LBS-05 Rev. G, LBS-06 Rev. G, LBS-07, Rev. G, LBS-08 Rev. J, LBS-09 Rev. E, LBS-10 Rev. E, LBS-11 Rev. F, LBS-100 Rev. S, LBS-101 Rev. Q, LBS-102 Rev. Q, LBS-103 Rev. P, LBS-104 Rev. N, LBS-105 Rev. L, LBS-106 Rev. K, LBS-107 Rev. G, LBS-108 Rev. L, LBS-109 Rev. P, LBS-110 Rev. J, LBS-111 Rev. L, LBS-150 Rev. G, LBS-151 Rev. H, LBS-152 Rev. K, LBS-53 Rev. K, LBS-200 Rev. D, LBS-201 Rev. D, , LBS-202 Rev. D, LBS-203 Rev. D, LBS-204 Rev. D, LBS-205 Rev. D, LBS-206 Rev. D, LBS-207 Rev. E, LBS-208 Rev. D, LBS-209 Rev. D, LBS-210 Rev. D, LBS-317 Rev. A, Daylight and Sunlight Statement prepared by Dixon Payne dated 27 July 2017 (rs/ROL.17/1), Design and Access Statement dated 18 March 2018, Flood Risk Assessment Issue A prepared by Monson dated 26/01/18, Planning and Heritage Statement dated April 2018 prepared by Montagu Evans, Historic Environment Assessment prepared by Museum of London Archaeology (MOLA) dated December 2017 and Tree Protection Relating to 2 Barton Street (Ref: CC/1294 AR3732) prepared by Challice Consulting Ltd Arboricultural Consultancy Ltd dated 04 July 2018., , For information purposes: Planning Feasibility Report (Incorporating Construction Method Statement) Project No. 21417 Rev. E dated 06 April 2018 prepared by Lucking and Clark LLP and Appendix A - Checklists.

Case Officer: Zulekha Hosenally

Direct Tel. No. 020 7641 2511

Recommended Condition(s) and Reason(s)

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Reason:

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