

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 04 October 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	Amalco House, 26 - 28 Broadwick Street, London, W1F 8JB,		
Proposal	<p>Application 1: Use of part of the ground floor and basement (Unit 2) as a restaurant as an extension to an approved restaurant (Class A3) (Unit 3)</p> <p>Application 2: Variation of condition 4 and 31 of planning permission dated 07 October 2015 (RN: 14/12703/FULL) for an application which itself varied conditions 1 and 16. NAMELY, to allow the use of Unit 2 at basement level and ground floor level for Class A3 purposes in connection with Unit 3 and altering the location of the restaurant lobby area. (Site includes 26-34 Broadwick Street and 10 Livonia Street)</p> <p>Application 3: Installation of a partly openable shopfront to Unit 3 and alterations to the shopfront at Unit 2 including the installation of a retractable awning.</p> <p>Application 4: Use of an area of the public highway measuring 13.075m x 2.66m for the placing of 12 tables and 36 chairs for use in connection with the adjacent restaurant premises.</p>		
Agent	<p>Applications 1-3: Bidwells LLP</p> <p>Application 4: Poppleston Allen Solicitors</p>		
On behalf of	Troia UK Restaurants Ltd (Subsidiary of Caprice Holdings Ltd)		
Registered Number	<p>Application 1: 16/06171/FULL</p> <p>Application 2: 16/07880/FULL</p> <p>Application 3: 16/06172/FULL</p> <p>Application 4: 16/06300/TCH</p>	Date amended/ completed	
Date Application Received	<p>Application 1: 1 July 2016</p> <p>Application 2: 17 August 2016</p> <p>Application 3: 1 July 2016</p> <p>Application 4: 05 July 2016</p>	<p>Application 1:</p> <p>Application 2:</p> <p>Application 3:</p> <p>Application 4:</p>	<p>1 July 2016</p> <p>17 August 2016</p> <p>1 July 2016</p> <p>05 July 2016</p>
Historic Building Grade	Unlisted		
Conservation Area	Soho		

1. RECOMMENDATION

Application 1

Grant conditional permission

Application 2

1. Grant conditional permission, subject to a deed of variation to the original S106 dated 6 August 2014 (which was also subject to a deed of variation dated 7 October 2014) to ensure that all the previous planning benefits are secured.

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 would be possible and appropriate to issue the permission with additional conditions attached to secure the benefit listed above. If so, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not;

(b) The Director of Planning shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefit 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 3

Grant conditional permission

Application 4

Grant conditional permission

2. SUMMARY

Amalco House has frontages on Broadwick Street, Poland Street and to the rear on Livonia Street. A new building is currently being constructed on-site as per planning permission granted in 2014 for demolition of all the buildings on-site and construction of a new building. The shell of the building is complete and the applicant advises the building is laid out as approved. The building is located within the Soho Conservation Area, the Core Central Activities Zone, the West End Stress Area and the West End Special Retail Policy Area

The original consent allowed a mix of retail, restaurant, light industrial and office uses. Condition 4 of that consent stated that the restaurant use could only cover an area up to 499sqm.

Four separate planning applications have been submitted in connection with the approved restaurant. Two of the applications are connected with the extension of the approved restaurant (Unit 3) into the

approved retail/office unit (Unit 2) over basement and ground floor levels. An application for tables and chairs has been submitted, plus an application for a partially openable shopfront (to Unit 3 only).

Application 1, relates to the use of the approved retail/office unit (Unit 2) for restaurant purposes as an extension to the approved restaurant at Unit 3. In connection with this application, a separate application (Application 2) has been submitted for the variation of Condition 4 and Condition 31 of the original consent. Condition 4 restricts the size of the restaurant floorspace to 499sqm, the proposed restaurant will cover an area up to 775sqm. Condition 31 requires the retention of the approved restaurant lobby within Unit 3. This is proposed to be moved to Unit 2 and therefore the condition is also required to be varied.

The main issues for consideration for both applications are:

- The loss of flexible retail/office floorspace; and
- The impact of the proposed larger restaurant on the amenity of neighbouring residential properties and the West End Stress Area.

The loss of the flexible retail/office use is considered acceptable. The principle of a restaurant in this location has been established with the previous consent for the site and is therefore considered to be in keeping with the mixed use character of Broadwick Street and this part of the Core CAZ. The larger restaurant along with the relocated lobby is considered acceptable and complies with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan).

An application for shopfront alterations has been submitted (Application 3) and permission is sought for a partially openable shopfront to Unit 3. Alterations are proposed to Unit 2, and these include relocating the entrance door and the installation of retractable awnings are proposed above both units.

The main issues for consideration are:

- The detailed design of the proposed shopfront alterations and its impact on the surrounding conservation area.
- The impact of the partially openable shopfront on the amenity of neighbouring residential properties.

The hours which the openable parts of the shopfront can be opened will be restricted through condition to minimise the impact on residential amenity. On this basis it is considered that the shopfront is acceptable in amenity and design grounds and is recommended for approval.

Application 4 relates to the use of an area of the public highway measuring 13.075m x 2.66m for the placing of 12 tables and 36 chairs for use in connection with the adjacent restaurant premises between the hours of 08:00-23:00 daily

The main issues for consideration are:

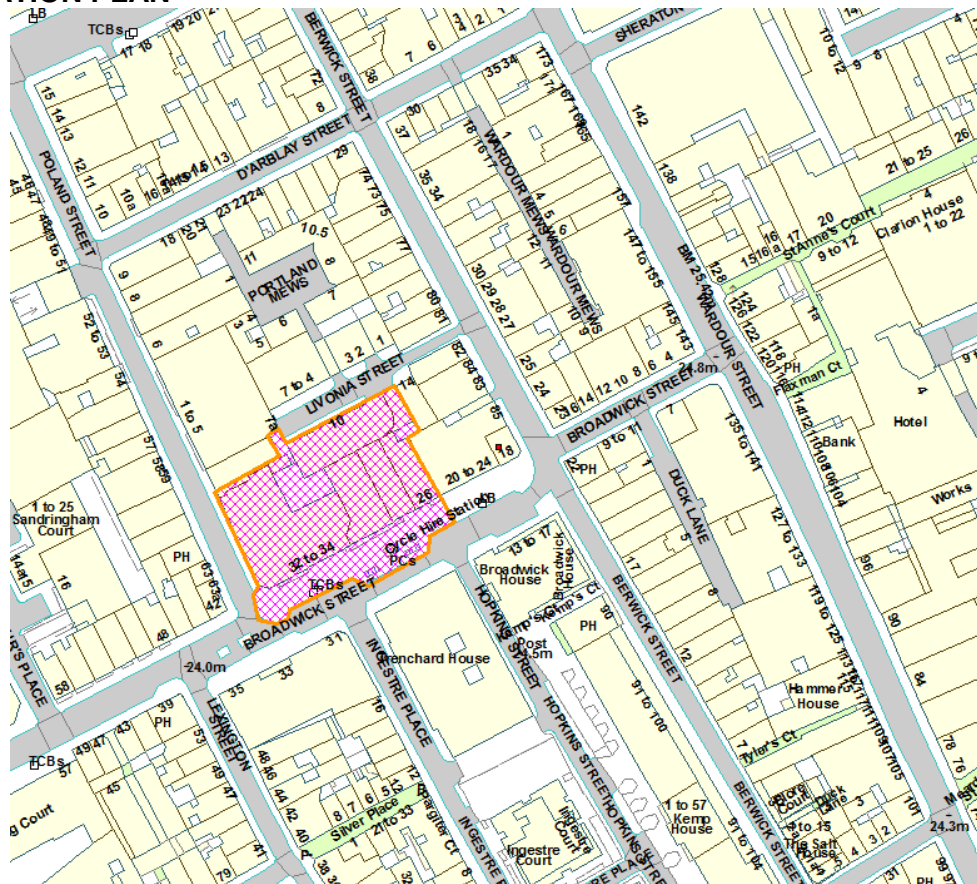
- The impact on pedestrian movement and highways safety; and
- The impact of the use of the tables and chairs on the amenity of neighbouring residential properties.

It is not considered that the number of potential customers outside as a result of this application would

result have a detrimental effect on the character of the street or cause nuisance to the neighbouring residential occupants subject to a condition ensuring a terminal hour of 23:00. Permission will only be granted for one year to allow the Council to monitor the impact of the proposal should it be implemented. Given the relatively large size of the existing and proposed A3 unit, it is considered that the relative proportion of tables and chairs to unit size is in line with other consents within Westminster.

The proposal is considered acceptable in highways and amenity terms and consequently recommended for approval for a temporary period of one year.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

Application 1:

SOHO SOCIETY:

Objection on the following grounds:

- The proposal will create an A3 venue in excess of 500sqm which should only be acceptable under exceptional circumstances. No such circumstances have been offered by the applicant.
- The premises are within the West End Stress Area.

ENVIRONMENTAL HEALTH

No objection

HIGHWAYS

No objection

CLEANSING

No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 121

Total No. of replies: 23

No. of objections: 12

No. in support: 11

Twelve letters of objection were received from residents in Broadwick Street, Hopkins Street, Silver Place residents located further away in Soho on D'Arblay Street, Marshall Street, Upper John Street, Stirling Court on some or all of the following grounds:

Amenity:

- Noise nuisance

Landuse:

- Saturation of entertainment uses in a stress area.
- Contrary to policy
- Restaurant is too large
- Loss of character of the area
- Cumulative impact

Highways:

- Impact of servicing and deliveries
- Increase in traffic

Other:

- Impact during construction
- Insufficient infrastructure for this size of restaurant

PRESS ADVERTISEMENT / SITE NOTICE: Yes

Application 2:

SOHO SOCIETY:

Objection on the following grounds:

- Reducing the mix of approved uses and therefore the mixed use nature of the site
- The creation of a large A3 unit is contrary to policy,
- Cumulative impact of the larger restaurant units and its impact on residential amenity.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 166

Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

Application 3:

SOHO SOCIETY:

Objection on the following grounds:

- A fully openable shopfront will create a visual void harming the appearance of the conservation area
- The design of the shopfront not suitable for Soho
- Openable shopfronts cause a loss of amenity for local residential properties

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 80

No. of objections: 2 letters of objection received from residents in Broadwick Street and Silver Place on some or all of the following grounds:

Amenity

- Additional noise in the Stress Area
- Further loss of residential amenity

PRESS ADVERTISEMENT / SITE NOTICE: Yes

Application 4:

SOHO SOCIETY:

Objection on the following grounds:

- Not commensurate with the scale of the consented A3 unit,
- will result in an intensification of tables and chairs on the pavement.

HIGHWAYS PLANNING MANAGER:

No objection.

CLEANSING MANAGER:

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 15
Total No. of replies: 3
No. of objections: 2
No. in support: 1

Two letters of objection were received from residents in Broadwick Street and Silver Place on some or all of the following grounds:

Amenity

- Additional night time traffic and noise nuisance

Other

- Loss of the quiet character of the area.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is an unlisted building located within the Soho Conservation Area, the Core Central Activities Zone, the West End Stress Area and the West End Special Retail Policy Area. The property is located on the northern side of Broadwick Street between Poland Street and Hopkins Street.

Planning permission granted in 2014 for demolition of the buildings and construction of a new building has been implemented. The shell of the building is complete and the applicant advises the building is laid out as approved. The approved uses at the site are a restaurant (Class A3), flexible retail/office (Class A1/B1) and office (Class B1). None of the uses approved have taken occupation of the building.

6.2 Recent Relevant History

Planning permission was granted on 06 August 2014 for the demolition of the existing buildings at 26-34 Broadwick Street and 10 Livonia Street and redevelopment to provide a new building rising to seven storeys with a basement and rooftop plantroom; dual / alternative use of part of the basement and ground floors as either retail (A1) or office (B1a) or light industrial (Class B1c) accommodation; restaurant (Class A3) at part ground floor level and office (Class B1a) accommodation at ground to sixth floor level. Creation of terraces and green roof areas at fourth, fifth, sixth and seventh floor levels; installation of plant within an enclosure and photovoltaic cells at seventh floor level; public realm improvements on the public highway and other associated works.

The above consent was varied 7 October 2015 to allow for physical changes to the development.

7. THE PROPOSALS

Four planning applications have been submitted in connection with Unit 2 and Unit 3 of the approved development. Applications 1 and 2 relate to an increase of restaurant floorspace over and above that granted permission in 2014 and 2015. The approved restaurant is located within Unit 3 and comprises a maximum floorspace of 499sqm. It is proposed to increase the amount of restaurant floorspace to a maximum of 775sqm through the use of Unit 2 (over basement and ground floor levels). As part of these proposals the approved lobby will be relocated to Unit 2.

Application 3 relates to the installation of openable windows above a fixed stallriser to Unit 3. Alterations are proposed to Unit 2 and retractable awnings are proposed above both shopfronts.

Application 4 seeks permission for the use of the public highway for the placing of 12 tables and 36 chairs in an area measuring 13.075m x 2.66m. The tables and chairs will be located outside Unit 3 and will be on the public highway from 08.00 – 23.00 daily.

The proposed operator of the restaurant is the Ivy Café, which is operated by Caprice Holdings and Troia Restaurants.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Loss of Flexible Retail/Office Floorspace

The original permission allowed the flexible use of Unit 2 for either retail (Class A1) or office (Class B1) purposes. Applications 1 and 2 will result in the loss of 294sqm of retail/office (Class A1/B1) floorspace following the amalgamation of Unit 2 with Unit 3. City Plan Policy S20 seeks to protect existing office (Class B1) floorpace. However, only when the office use is changing to residential use. The City Council does not have any policies to protect the loss of office floorspace when the new use is commercial. Therefore, if Unit 2 had been implemented as offices, the City Council could not resist its loss to restaurant use.

Had the unit been in use for retail purposes, the City Council would seek to resist its loss. City Plan Policy S7 seeks to protect all existing retail floorspace and Policy S21 Plan seeks to protect retail floorspace within the West End Special Retail Policy Area. The Soho Society has objected to the proposals for Application 2 stating that there will be a reduction in the mix of uses approved for the site.

Condition 10 of the 2014 and 2015 consents ensured that the development provided at least 258sqm of retail floorspace. This was the amount of retail floorspace on site before

the redevelopment of the buildings. The consented scheme only provides flexible retail/office floorspace (1333sqm) (there are no designated retail units), and it is important that the development provides at least the same amount of retail floorspace as previously on the site, hence the condition.

The loss of Unit 2 would still allow adequate flexible floorspace for Condition 10 to be complied with, therefore there will be no loss of retail floorspace. The proposed restaurant use will provide an active frontage and will serve visiting members of the public and will not provide a dead frontage. The objection from the Soho Society is not considered sustainable to justify a reason for refusal on these grounds.

In this instance, it is considered that the loss of the flexible retail/office floorspace is acceptable and complies with Policies S7, S20 and S21 of the City Plan.

Increase in Restaurant Floorspace

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 500m²) only in exceptional circumstances. Given the size of the development, it needs to be assessed against UDP Policy TACE 10.

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 policy states that new large-scale late-night entertainment uses of over 500sqm will not generally be appropriate within Westminster.

The policies aim to control the location, size and activities of entertainment uses in order to safeguard residential amenity, local environmental quality and the established character and function of the various parts of the City, while acknowledging that they provide important services in the City and contribute to its role as an entertainment centre of national and international importance.

The applicant has drawn the City Council's attention to their earlier proposals at 34 Grosvenor Square, where an appeal was allowed to extend a restaurant to over 500sqm and where the Inspector considered that application of the relevant planning policies should be dependent upon demonstrable harm, rather than being applied in a generalised manner. The applicant also draws attention to 46 Berkeley Square, another large entertainment use owned by the parent company of Troia Restaurants, where the policy approach established at 34 Grosvenor Square was accepted by the Council at Berkeley Square.

The principal of a restaurant is already established at this site as it was permitted in 2014 however, the approved restaurant use was assessed under TACE 9 due to the floorspace being below 499sqm. The Ivy Café is the likely operator of the enlarged restaurant space.

The applicant has provided the following details to allow a comparison of the key elements of the proposed restaurant compared to that which was previously permitted.

	Approved	Proposed
A3 floorspace (Ground and Basement)	458sqm (473sqm as built)	Up to 775sqm
Capacity	c.200	Range between 220-250 (234 shown on drawings plus 22 bar covers)
Opening hours	08:00 - 00:00	08:00 - 00:00
Refuse Storage	Within basement with service lift to ground floor servicing bay	Within basement with service lift to ground floor servicing bay
Servicing	Off street servicing bay from Livonia Street	Off street servicing bay from Livonia Street

The main kitchens will be located at basement level and the additional ground floor space within Unit 2 will provide for additional staff welfare space and some additional covers. While there is an increase in floorspace by 67% (up to 775sqm) this only translates to a maximum increase in covers of 25%, or 50 people. To ensure the premises does not cause nuisance for people in the area, a condition will be applied limiting the number of customers in the premises at any one time to a maximum of 250. The proposed opening hours are as approved being 08.00 – 00.00 (midnight).

The previous permissions were subject to a number of conditions relating to the operation of the approved restaurant. These conditions will be replicated within Application 2 and the applicant has confirmed that these conditions will be adhered to by restaurant operators.

Applications 1 and 2 have given rise to a number of strong objections on behalf of the Soho Society, neighbouring residents' flats on Broadwick Street, Hopkins Street and Silver Place and the wider Soho area. The objections raise concern predominantly (though not exclusively) on the potential impact of the proposals on residential amenity. They also cover grounds including that permitting this size use would be contrary to planning policy, the cumulative impact of allowing an enlarged restaurant and the impact this will have on the West End Stress Area.

Whilst sympathetic to the concerns raised, the principle of a restaurant has already been established at this location through the previous consents. Through that permission conditions were imposed to minimise the impact on local amenity. It is considered that with appropriate conditions that these concerns can be overcome and that the proposals will not have a material impact on the local environment.

Broadwick Street is considered to be a busy mixed use street, linking Wardour Street and Carnaby Street, with a range of uses including restaurants, public houses, retail units, residential units and office premises. This is consistent with its vitality, function and character of the core CAZ and the vibrancy of Soho. The objections received regarding the loss of character of the area cannot be upheld as the extension to the restaurant is considered to be in line with the areas character.

The applicants have submitted an Operational Management Plan (OMP) for the restaurant premises which demonstrates the applicants' commitment to operating the premises without causing disturbance to neighbouring residents and people in the area. This details measures which include having a doorman outside the premises to manage customers who are entering/leaving the restaurant as well as waiting cars and taxis.

The OMP states that the applicant has a number of other premises in Westminster and has emphasised that it has a good track record in managing these premises. There is no reason to believe that this restaurant would not be as well managed. In the event that the applicant does vacate the premises, a condition will require future occupiers to submit their own specific OMP.

Objections have been received on the grounds that the proposed larger restaurant will result in an oversaturation of entertainment uses in the West End Stress Area, leading to cumulative impact, therefore not complying with policy. It would be unreasonable to withhold permission on these grounds as the principle of a restaurant has only recently been permitted at this site and this proposal does not introduce a new entertainment use. For these reasons it is not considered that the proposal will lead to an oversaturation of entertainment uses in this area. The submitted OMP, along with track record of the applicant, is considered sufficient enough in this instance to allow the extension to the approved restaurant. The objections on the grounds of the proposal being contrary to policy and the restaurant being too large also cannot be upheld as Policies TACE 10 and S24 do allow large entertainment uses in exceptional circumstances.

8.2 Townscape and Design

Application 3 relates to the installation of a partially openable shopfront, above a fixed stallriser of Unit 3 and minor alterations to the shopfront of Unit 2. The shopfronts have been built and the alterations are now sought to suit the requirements of the incoming tenant. The scheme has been amended since its original submission to remove a fully openable shopfront and external lighting. An objection has been received from the Soho Society regarding the initial design of the shopfront, however, following the revisions these objections have been addressed.

The proposed shopfront alterations are acceptable in design and heritage asset terms and will suit the appearance of the building and surrounding Soho Conservation Area. This accords with UDP polices DES 5 and DES 9

One of the awnings (to Unit 3) has lettering and therefore is controlled by the advertisement regulations under the terms of which it would have deemed consent. A separate application for advertisement consent will need to be made by the applicant prior to the installation of any adverts. The awning (to Unit 2) does not display advertising and therefore requires planning permission. In either case, both the awnings suit the appearance of the building and are in keeping with the character and appearance of the conservation area. This accords with UDP polices DES 5 and DES 9.

There are no townscape and design concerns for applications 1, 2 or 4.

8.3 Residential Amenity

UDP Policy ENV13 aims to maintain and where possible improve the quality of life for residents, workers and visitors to Westminster. Policy S29 of the City Plan states that the council will resist proposals that result in an unacceptable material loss of residential amenity and development should aim to improve the residential environment.

There are a number of residential properties surrounding the application site but none in the application building itself. The closest are at Trenchard House, 19-25 Broadwick Street, directly opposite the site and contains a number of residential flats. There are also residential properties located at the northern end of Hopkins Street which is also opposite the application site.

The applications have all given rise to a series of objections on amenity grounds. Those which have not been addressed in section 8.1 (relating to the proposed use) are discussed below.

The approved entrance lobby in Unit 3 is proposed to be relocated under Applications 1 and 2. This will now be located within Unit 2, conditions are recommended to ensure its retention to ensure that nearby residential units are protected from noise outbreak.

Partially Openable Shopfront

Application 3 proposes the installation of a partially openable shopfront at unit 3. Openable shopfronts are discouraged by the City Council on the basis that internal noise can escape and cause nuisance for nearby residents as set out in Policy ENV 7 of the UDP.

Objections were received to this application from residents of 16 Broadwick Street, 1B Silver Place and The Soho Society on the grounds that the proposal would negatively impact residential amenity. The Soho Society requested that should the Council be minded to grant permission for this application, then appropriate conditions should be applied limiting the hours the shopfront is open and restricting the playing of live music within the premises. The playing of live music in such premises is controlled by licensing and not through planning. This part of the objection cannot be upheld.

It is considered appropriate and necessary to limit the time that the openable part of the shopfront can be opened so as to limit the impact on residential amenity. The applicant has not requested specific hours however; given the nature of the area it is considered that the hours of 08:00 - 22:00 on Monday - Friday and 09:00 - 21:00 on Sundays and public holidays would be appropriate and reasonable. This condition will also ensure that the double doors between the bi-fold windows are not left in an open position outside the permitted hours. The applicant has advised that these doors will not be used as an entrance to the restaurant and customers will only be able to enter/exit through the new entrance lobby in Unit 2. These hours are in line with other similar openable shopfronts in the Soho area. As a result, the objections on this application relating to loss of residential amenity cannot be upheld. Subject to condition, application 3 therefore complies with Policies ENV7 of the UDP and S29 of the Westminster City Plan.

Tables and Chairs on the Highway

Application 4 proposes the use of the public highways for the placing tables and chairs in connection with the restaurant. The Soho Society has objected to the proposal as they consider that the number of tables and chairs proposed is not commensurate with the scale of the consented A3 unit. Whilst the capacity of the external seating area has reduced to accommodate 36 customers to overcome initial highway concerns, given the relatively large size of the permitted and proposed unit, it is considered that the relative proportion of tables and chairs to unit size is in line with other consents within Westminster. As such, it is not considered that it is reasonable to refuse the application on this basis.

Two objections have been received from residents at Broadwick Street and Silver Place on the grounds that the presence of tables and chairs on the highways would *"fundamentally change the character of this rare, quiet area of Soho"* and cause increased noise nuisance for residents.

Broadwick Street is considered to be a busy mixed use street which is consistent with the vitality, function and character of the core CAZ. Some of the existing entertainment uses along Broadwick Street have planning permission for tables and chairs.

It is not considered that the number of potential customers outside as a result of this application would have a detrimental effect on the character of the street and cause a significant nuisance to the neighbouring residential occupants subject to a condition ensuring the furniture is removed by 23:00. As a result, the objections received against this application cannot be sustained. Permission will also only be granted for a temporary period of one year to allow the City Council to monitor the impact of the tables and chairs on surrounding residential premises. Should they be seen to cause a loss of amenity and complaints received, the City Council may withhold permission if an application is made for a new permission.

A letter of support has been received from the head of Property for Gascoyne Holdings Ltd who lease J Sheekey to the applicant (a restaurant located at 28 - 34 St. Martin's Court).

In light of the above, application 4 is therefore considered to comply with Policies ENV 5, ENV 6 and ENV 13 of the UDP and S29 of Westminster's City Plan.

Cumulative Impact

Both applications 3 and 4 could lead to a cumulative impact on residential amenity when implemented together. However, as both applications will be limited in the time periods they are allowed to operate (the openable shopfront being closed earlier to limit noise outbreak and stagger any impact), it is not considered reasonable to withhold permission for either application on these grounds.

8.4 Transportation/Parking

Highways/Service/Waste

The applicant will have to comply with the approved servicing management plan for the building (Ref: 16/02569/ADULL) and has confirmed that deliveries will be received from the service bay accessed from Livonia Street.

The Highways Planning Manager and Highways Waste Manager have both assessed the application and raised no objection subject to conditions. The Highways Planning Manager welcomes that servicing will still take place from the servicing bay despite its slight reduction in size. Despite this it still serves as a functioning servicing bay. They have also stated that no delivery service should operate from the premises which can be secured through condition. The Highways Planning Manager has raised concern that the OMP, while welcomed, does lack a clear strategy for dealing with potential localised congestion as the doorman (identified as being in charge of managing traffic in the OMP) is unlikely to have the appropriate powers to direct motorists on the highway. This power is usually reserved for Police. Despite this, there is no objection raised to the OMP.

Objectors also raised concerns regarding the impact of servicing and deliveries and an increase in traffic. As a restaurant is already permitted at the site and due to the relatively small increase in covers, there is no requirement to increase the amount of servicing vehicles from the permitted scheme and therefore it is not considered that permitting the enlargement would result in a significant increase in traffic to the site. On this basis, the objections regarding increased traffic cannot be upheld.

Tables and Chairs on the Highway

The Highways Planning Manager has assessed application 4 and confirmed that the proposed layout is likely to comply with The Westminster Way (adopted November 2011).

The application drawing shows the footway proposed for tables and chairs to measure a total of 5.73m wide from the building line to the closest item of street furniture, an existing tree and tree pit. The area proposed for placing tables and chairs is 2.66m wide, leaving a pavement width of approximately 3.075m for pedestrian use. This measurement satisfies the City of Westminster's minimum requirement of 2m for a pedestrian clearway.

Appropriate conditions will be applied to permission granted requiring the furniture to only be placed in the position as shown on the approved drawing so as to ensure the proposal does not block the pavement.

Application 4 is seen as acceptable in highways terms and complies with Policies TACE11 and TRANS 23 of the UDP, S41 of the City Plan and The Westminster Way (adopted November 2011).

8.5 Economic Considerations

Any economic benefits generated by the applications are welcomed.

8.6 Access

Not applicable

8.7 Other UDP/Westminster Policy Considerations

Not applicable

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

A deed of variation will be required for application 2 to ensure that the planning obligations previously secured through the permission granted on 06 August 2014 and 7 October 2015 are secured.

The proposals do not trigger CIL payments.

8.11 Environmental Impact Assessment

Not applicable

8.12 Other Issues

Construction Impact

Objection was received on the grounds of the impact on nearby residents during construction. It would be unreasonable to withhold permission on these grounds especially as construction of the site was permitted under a different application and the shell of the building has largely been completed. Conditions restricting the hours of construction will be applied to applications 1 and 3 as these have the potential for minor construction work. On this basis, this element of the objections cannot be upheld.

9. BACKGROUND PAPERS

Application 1:

1. Application form
2. Responses from Soho Society, dated 29 July 2016 and 3 August 2016
3. Response from Environmental Health, dated 11 August 2016
4. Response from the Highways Planning Manager, dated 21 July 2016
5. Response from Cleansing, dated 22 July 2016
6. Letter from occupier of Apartment A, 3 Lowndes Court, dated 20 August 2016
7. Letter from occupier of Stirling Court, London, dated 29 July 2016
8. Letter from occupier of 13 Brewer street, London, dated 11 August 2016
9. Letter from occupier of 15 St James Residences, Brewer Street, Soho, dated 15 August 2016
10. Letter from occupier of 9.6 Stirling court, 3 Marshall St, dated 29 July 2016
11. Letter from occupier of Capco, 10 Bedford Street, dated 10 August 2016
12. Letter from occupier of Flat 2, 6 Upper John Street, dated 29 July 2016
13. Letter from occupier of Flat 2, 6 Upper John Street, dated 29 July 2016
14. Letter from occupier of 27-29 Berwick Street, London, dated 29 July 2016
15. Letter from occupier of The Soho Society, 55 Dean Street, Soho, dated 29 July 2016
16. Letter from occupier of 3 Marshall Street, London, dated 29 July 2016
17. Letter from occupier of 16 Broadwick Street, London, dated 29 July 2016

18. Letter from occupier of 50 Queen Anne Street, London, dated 12 August 2016
19. Letter from occupier of 100 Woodsford Square, London, dated 11 August 2016
20. Letter from occupier of Flat 5, 7 Bentinck Street, dated 17 August 2016
21. Letter from occupier of 3 D'Arblay St, London, dated 31 July 2016
22. Letter from occupier of Flat 3, 54 Bolsover Street, dated 12 August 2016
23. Letter from occupier of 1B Silver Place, London, dated 17 August 2016
24. Letter from occupier of 1 Lexington Street, London, dated 15 August 2016
25. Letter from occupier of 2 Hopkins Street, Fat 7, dated 29 July 2016
26. Letter from occupier of 103 FOUNTAIN HOUSE, PARK STREET, dated 12 August 2016
27. Letter from occupier of Flat 11, 2 Hopkins St, London, dated 29 July 2016
28. Letter from occupier of Flat 6, Trenchard house, 2 Hopkins Street, dated 29 July 2016
29. Letter from occupier of 4 Bentinck Street, London, dated 12 August 2016

Application 2:

30. Application form
31. Response from the Soho Society, dated 12 September 2016

Application 3:

32. Application form
33. Response from the Soho Society, dated 12 September 2016
34. Letter from occupier of 16 Broadwick Street, London, dated 29 July 2016
35. Letter from occupier of 1B Silver Place, London, dated 17 August 2016

Application 4:

36. Application form
37. Response from Soho Society, dated 3 August 2016
38. Response from the Highways Planning Manager, dated 24 August 2016
39. Response from Cleansing, dated 26 July 2016
40. Letter from occupier of 16 Broadwick Street, London, dated 29 July 2016
41. Letter from occupier of 1B Silver Place, London, dated 17 August 2016
42. Letter from occupier of 22 Charing Cross Road, London, dated 23 August 2016
- 43.

(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: HELEN MACKENZIE BY EMAIL AT hmackenzie@westminster.gov.uk

10. KEY DRAWINGS

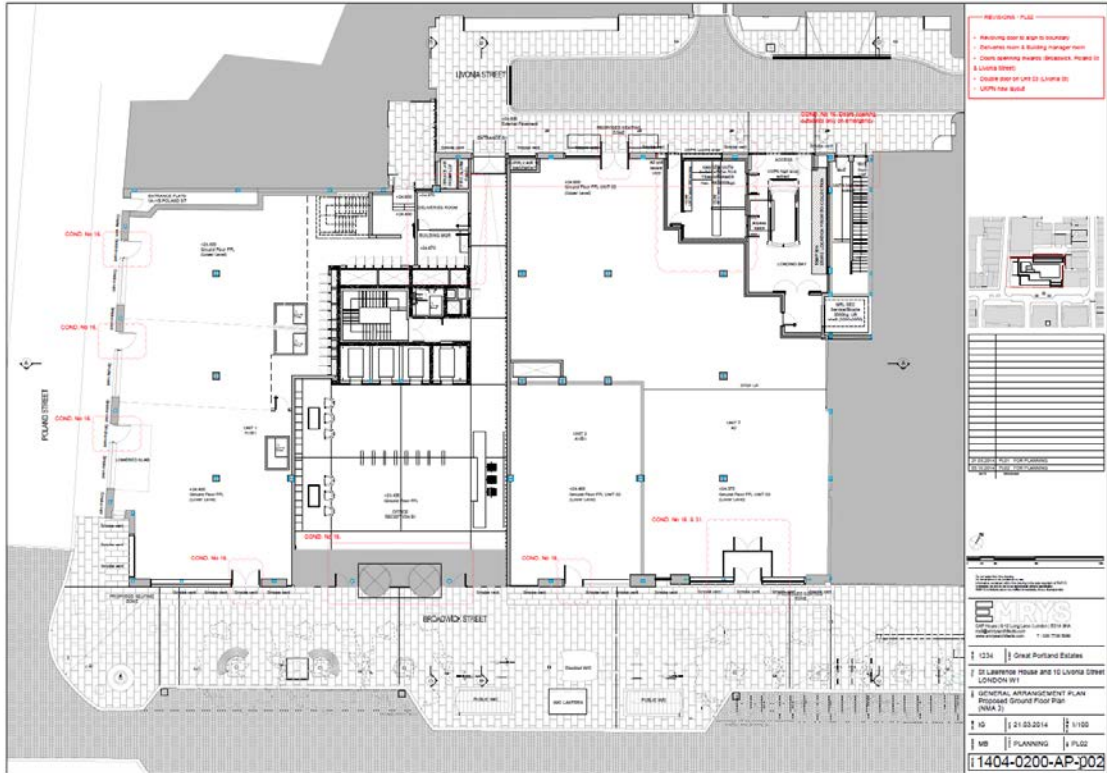
Applications 1 and 2 – Change of use of Unit 2
As approved basement floor plan



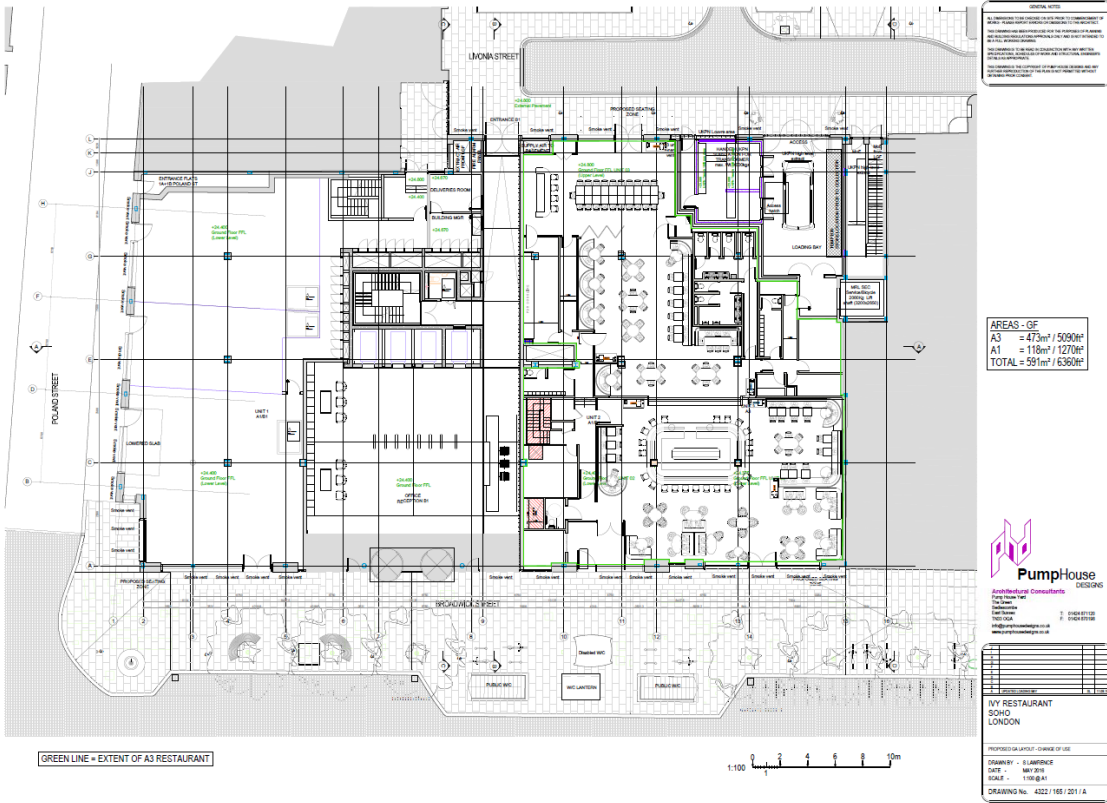
Proposed basement floor plan



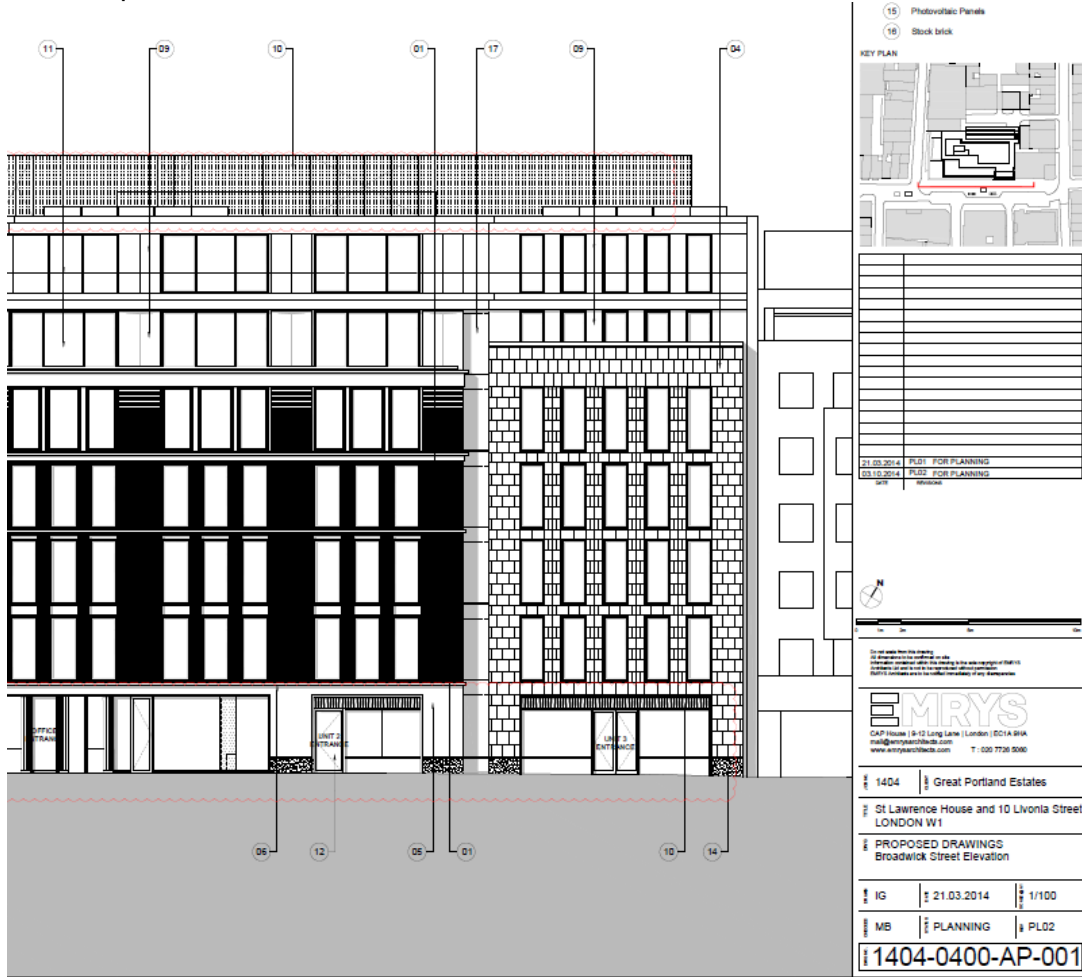
As approved ground floor plan



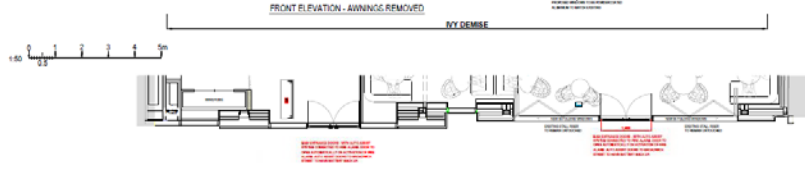
Proposed ground floor plan



Application 3 – shopfront applications
As approved Shopfront

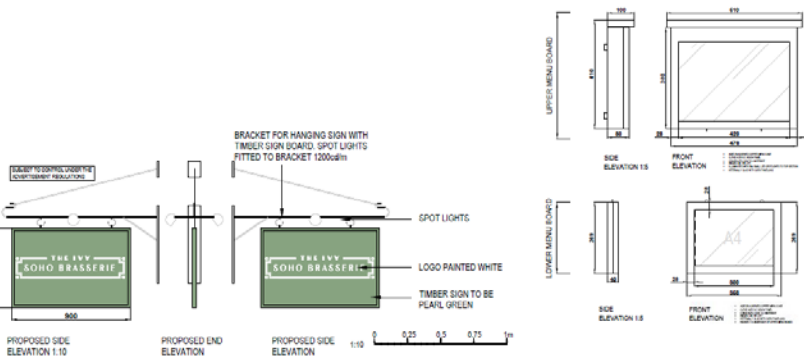


Proposed Shopfront



GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
2. ALL MATERIALS TO BE OF A QUALITY SUITABLE FOR THE EXTERIOR AND TO BE MATCHED TO THE EXISTING FACADE.
3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO BE IN ACCORDANCE WITH THE PROJECT PROGRAMME.
4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO BE IN ACCORDANCE WITH THE PROJECT PROGRAMME.
5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO BE IN ACCORDANCE WITH THE PROJECT PROGRAMME.

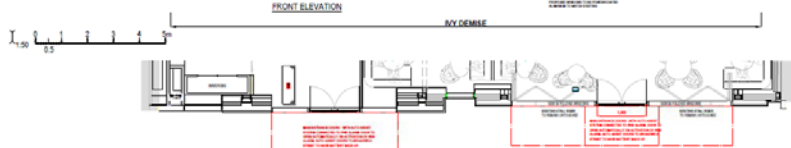


Pumphouse
DESIGNING

Architectural Consultancy
The Pump House
100 Fenchurch Lane
London EC3R 7DF
020 7424 1000
www.pumphouse.co.uk

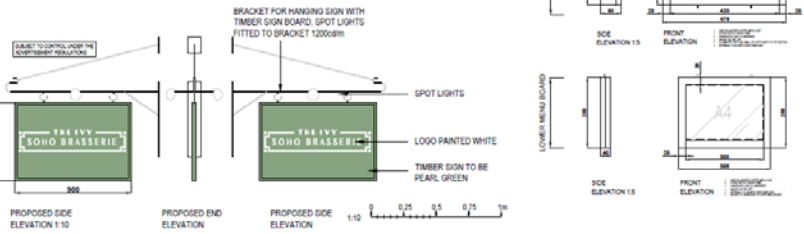
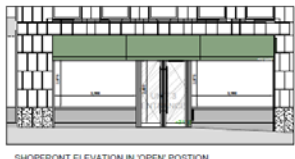
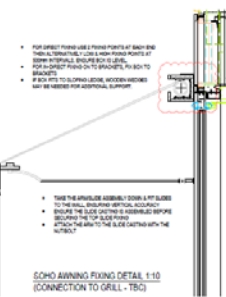
IVY RESTAURANT SOHO LONDON

Drawn by - L. LAWRENCE
DATE - 03.04.2018
SCALE - 1:5000000
DRAWING No. 1207/208



GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
2. ALL MATERIALS TO BE OF A QUALITY SUITABLE FOR THE EXTERIOR AND TO BE MATCHED TO THE EXISTING FACADE.
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IVY RESTAURANT SOHO LONDON

Drawn by - L. LAWRENCE
DATE - 03.04.2018
SCALE - 1:5000000
DRAWING No. 1207/208 A

APPLICATION 1 DRAFT DECISION LETTER

Address: Amalco House, 26 - 28 Broadwick Street, London, W1F 8JB,

Proposal: Use of part of the ground floor and basement as a restaurant (Class A3) as an extension to an existing restaurant (Class A3). (Site includes 26-34 Broadwick Street and 10 Livonia Street)

Reference: 16/06171/FULL

Plan Nos: 4322 / 165 / 202 ; 4322 / 165 / 201 / A ; Management plan received by the Council on 01 July 2016 Titled "The Ivy Cafe Draft Operational Management Plan - The Ivy Collection - 26-34 Broadwick Street"

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 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

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

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 If you provide a bar and bar seating, it must not take up more than 15% of the floor area of the

unit. You must use the bar to serve restaurant customers only, before, during or after their meals. (C05GA)

Reason:

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

- 4 You must not open the restaurant premises to customers, and you must not allow customers on the premises, outside the hours 08.00 to midnight Monday to Sunday. (C12DC)

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 5 You must not operate any restaurant use allowed by this permission unless until you have provided the ventilation system to get rid of cooking smells from the restaurant in accordance with the details approved under City Council planning reference: 15/00155/ADFULL (dated 11 February 2015) and in accordance with the ventilation strategy dated 22 June 2016 or such other details approved by the Local Planning Authority. You must use the approved ventilation system to get rid of cooking smells for as long as the restaurant is in operation.

Reason:

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

- 6 You must carry out the measures included in your management plan received by the Council on 01 July 2016 Titled "The Ivy Cafe Draft Operational Management Plan - The Ivy Collection - 26-34 Broadwick Street" at all times that the restaurant is in use. (C05KA)

Reason:

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

- 7 You must not allow more than 250 customers into the property at any one time. (C05HA)

Reason:

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

- 8 You must not sell any hot-food take-away or drink on the premises, nor operate a delivery service,

even as an ancillary part of the primary Class A3 use. (C05CB)

Reason:

We cannot grant planning permission for unrestricted use within Class A3 because it would not meet TACE 10 of our Unitary Development Plan that we adopted in January 2007, and because of the special circumstances of this case. (R05BB)

Informative(s):

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

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.

APPLICATION 3 DRAFT DECISION LETTER

Address: Amalco House, 26 - 28 Broadwick Street, London, W1F 8JB,

Proposal: Installation of a partly openable shopfront to Unit 3 and alterations to the shopfront at Unit 2 including the installation of a retractable awning. (Site includes 26-34 Broadwick Street and 10 Livonia Street)

Reference: 16/06172/FULL

Plan Nos: 5207/209 ; 5207/204/A

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 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

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

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (July 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 Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 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 openable shopfront windows and the double doors (identified on drawing numbers 5207/206 and 5207/204/A as "Bi-folding windows") shall be kept in a closed position except between 08:00 - 22:00 hours Monday to Saturday and 09:00 - 21:00 on Sundays and public holidays.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13FB)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (July 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 You must get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 for the following advertisements: The awning above Unit 3, menu boxes and projecting signs. (I04AA)

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.

APPLICATION 2 DRAFT DECISION LETTER

Address: Amalco House, 26 - 28 Broadwick Street, London, W1F 8JB,

Proposal: Variation of condition 4 and 31 of planning permission dated 07 October 2015 (RN: 14/12703/FULL) for an application which itself varied conditions 1 and 16. NAMELY, to allow the use of Unit 2 at basement level and ground floor level for Class A3 purposes in connection with Unit 3 and altering the location of the restaurant lobby area. (Site includes 26-34 Broadwick Street and 10 Livonia Street)

Reference: 16/07880/FULL

Plan Nos: 4322 / 165 / 202 ; 4322 / 165 / 201 / A

Approved under: 16/05306/NMA:

1401-0600-AP-004 PL04; 1404-0200-AP-002 PL06; 1404-0400-AP-003 PL05;
1404-0600-AP-14 PL01; 1404-0600-AP-015 PL02; 1404-0600-AP-016 PL01;
1404-0600-AP-017 PL01; 1404-0200-AP-001 PL03; 1404-0600-AP-013 PL02.

Approved under 16/02569/ADFULL:

Servicing management plan dated July 2016

Approved under: 16/00765/NMA:

Emrys Architects - Planning Amendments April 2015 including Appendix A - Farrer Huxley Associates Landscape Design and Access Statement and Appendix B; and the following drawings: 1404-0200-AP-002 Rev PL05; 1404-0200-AP-006 Rev PL02; 1404-0200-AP-007 Rev PL02; 1404-0200-AP-008 Rev PL02; 1404-0200-AP-031 Rev PL02; 1404-0200-AP-032 Rev PL02; 1404-0200-AP-033 Rev PL02; 1404-0300-AP-001 Rev PL03; 1404-0300-AP-002 Rev PL03; 1404-0300-AP-003 Rev PL03; 1404-0300-AP-004 Rev PL03; 1404-0400-AP-001 Rev PL03; 1404-0400-AP-002 Rev PL03; 1404-0400-AP-003 Rev PL04; 1404-0400-AP-023 Rev PL02; 1404-0600-AP-010 Rev PL02.

Approved under 15/11428/ADFULL:

Document titled PLANNING CONDITION 26, JULY 2015.

Approved under 15/08433/NMA:

1404-0200-AP-002, 006, 007, 008, 010, 032, 033; 1404-0300-AP-001, 002, 003, 004; 1404-0400-AP-001, 002, 003, 023; 1404-0600-AP-010; Landscape Design and Access Statement by Fraser Huxley Associates dated April 2015

Approved under 15/06272/ADFULL:

Document entitled: Planning Condition 26.

Approved under 15/00155/ADFULL:

12489/AC/AC01/00 dated 4th November 2014, 12489/MEP/RT01/01 dated 4th December 2014.

Approved under 15/00168/ADFULL:

Public Art Proposal November 2014.

Approved under 15/00014/NMA:

1404-0200-AP-001 RevPL02, 1404-0200-009 RevPL02; 1404-0300-AP-001 RevPL02, 1404-0300-AP-002 RevPL02, 1404-0300-AP-003 RevP, 1404-0300-AP-004 RevPL02, 1404-0400-AP-001 RevPL02, 1404-0400-AP-002-RevPL02, 1404-0400-AP-003 RevPL03.

Approved under 14/12703/FULL;

1404-0200-AP-001 RevPL02, 1404-0200-AP-002 RevPL04, 1404-0200-AP-003 RevPL02, 1404-0300-AP-001 RevPL02, 1404-0300-AP-002 RevPL02, 1404-0300-AP-003 RevPL02, 1404-0300-AP-004 RevPL02, 1404-0400-AP-001 RevPL02, 1404-0400-AP-002 RevPL02, 1404-0400-AP-003 RevPL03., , 1404-0100-AP-001 RevPL01, 002 RevPL01, 003 RevPL01, 004 RevPL01, 005 RevPL01, 006 RevPL01, 007 RevPL01, 008 RevPL01, 009 RevPL01, 020 RevPL01, 021 RevPL01, 022 RevPL01, 030 RevPL01, 031 RevPL01, 040 RevPL01, 041 RevPL01, 042 RevPL01, 100 RevPL01, 101 RevPL01; 1404-0200-AP-004 RevPL01, 005 RevPL01, 006 Rev PL01, 007 RevPL01, 008 RevPL01, 009 RevPL01; 1404-0400-AP-001Rev PL01, 002 RevPL01, 003 RevPL01, 004 RevPL01, 010 RevPL01, 011 RevPL01, 012 RevPL01, 013 RevPL01; Energy Strategy by Hilson Moran, Sustainability Statement by Hilson Moran, Acoustics Report by Hilson Moran.,

Approved under 14/12593/ADFULL:

Construction Logistics Plan Rev; December 2014 by bam: MadiganGill

Approved under 14/10664/ADFULL:

Roman Brick; Grove Whitbed Portland Stone; Jordans Whitbed Portland Stone; Faience; Green Glazed Brick; White Glazed Brick; Aluminium Power Coating Colours RAL 7022 and RAL 6034; 1404-0600-AP-001 Rev PL02; 1404-0600-AP-002 Rev PL02; 1404-0600-AP-003 Rev PL02; 1404-0600-AP-044 Rev PL02; 1404-0600-AP-005 Rev PL01; 1404-0600-AP-006 Rev PL01; 1404-0600-AP-007 Rev PL01; 1404-0600-AP-008 Rev PL01; 1404-0600-AP-009 Rev PL01; 1404-0200-AP-002 Rev PL03.

Approved under 14/10652/NMA:

Planning Amends document dated October 2014; 1404-0300-AP-001 PL02; 1404-0300-AP-002 PL02; 1404-0200-AP-009 PL02; 1404-0200-AP-002 PL02; 1404-0200-AP-001 PL02; 1404-0300-AP-003 PL02; 1404-0400-AP-003 PL02; 1404-0400-AP-002 PL02; 1404-0400-AP-001 PL02; 1404-0300-AP-004 PL02.

Approved under 14/08236/ADFULL:

Legal agreement between the City Council and Pontsarn Investments/Knighton Estates Ltd dated 6 August 2014

Approved under 14/07667/ADFULL:

Demolition Management Plan by McGee dated 26 May 2014; Noise Mitigation Statement by Hush dated 23 July 2014

Approved under 14/02855/FULL:

1404-0100-AP-001 RevPL01, 002 RevPL01, 003 RevPL01, 004 RevPL01, 005 RevPL01, 006 RevPL01, 007 RevPL01, 008 RevPL01, 009 RevPL01, 020 RevPL01,

021 RevPL01, 022 RevPL01, 030 RevPL01, 031 RevPL01, 040 RevPL01, 041 RevPL01, 042 RevPL01, 100 RevPL01, 101 RevPL01; 1404-0200-AP-001 RevPL01, 002 RevPL01, 003 RevPL01, 004 RevPL01, 005 RevPL01, 006 Rev PL01, 007 RevPL01, 008 RevPL01, 009 RevPL01; 1404-0300-AP-001 RevPL01, 002 RevPL01, 003 RevPL01, 004 RevPL01; 1404-0400-AP-001 Rev PL01, 002 RevPL01, 003 RevPL01, 004 RevPL01, 010 RevPL01, 011 RevPL01, 012 RevPL01, 013 RevPL01; Energy Strategy by \\hilson Moran, Sustainability Statement by Hilson Moran, Acoustics Report by Hilson Moran.

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 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.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must put a copy of this planning permission and all its conditions at street level outside the building for as long as the work continues on site.

You must highlight on the copy of the planning permission any condition that restricts the hours of building work. (C21KA)

Reason:

To make sure people in neighbouring properties are fully aware of the conditions and to protect their rights and safety. (R21GA)

- 4 The area of the site used for Class A3 purposes shall not exceed 775sqm

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet

S21 and S24 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE10 of our Unitary Development Plan that we adopted in January 2007.

- 5 If you provide an A3 use or uses, no more than 15% of the floor area of each of the uses shall consist of a bar or bar seating. You must use the bar to serve restaurant customers only, before, during or after their meals. (C05GA)

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 6 You must not open the restaurant premises to customers, and you must not allow customers on the premises, outside the hours 08.00 to midnight. (C12DC)

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 7 You must not operate any restaurant use allowed by this permission unless until you have provided the ventilation system to get rid of cooking smells from the restaurant in accordance with the details approved under City Council planning reference: 15/00155/ADFULL (dated 11 February 2015) or such other details approved by the Local Planning Authority in writing under this condition. You must use the approved ventilation system to get rid of cooking smells for as long as the restaurant is in operation.

Reason:

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

- 8 The main entrance(s) to the proposed Class A3 use(s) shall be on Broadwick Street and/or Poland Street, and not on Livonia Street

Reason:

To minimise noise and disruption from restaurant activity in order to safeguard the living and working environment for residents and noise-sensitive uses in Livonia Street in accordance with S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 10 of our Unitary Development Plan that we adopted in January 2007.

- 9 You must apply to us for approval of a management plan to show how you will prevent restaurant customers who are leaving the building from causing nuisance for people in the area, including people who live in nearby buildings. You must not start the restaurant use until we have approved

what you have sent us. You must then carry out the measures included in the management plan at all times that the restaurant is in use.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 9 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 10 The development must provide at least 258sqm Class A1 retail floorspace

Reason:

To ensure that there is no reduction in retail floorspace at the site in accordance with policies S7 and S21 of Westminster's City Plan: Strategic Policies adopted November 2013 and SS4 of our Unitary Development Plan that we adopted in January 2007

- 11 You must provide the waste storage facilities shown on drawing nos.1404-0200-AP-001 RevPL2 and 1404-0200-AP-002 RevPL04 before anyone moves into the property. You must clearly mark them and make them available at all times to everyone using the office, restaurants and shops. 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 approved waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan (July 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

- 12 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

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

- 13 You must use the parking, access, loading, unloading and manoeuvring areas shown on the approved plans only for those purposes. (C23AA)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (July 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 14 You must provide the environmental sustainability features (environmentally friendly features) as stated in your submitted Energy Strategy Update dated 20 March 2014 before you start to use any part of the development. You must not remove any of these features, unless we have given

you our permission in writing. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan (July 2016). (R44AC)

- 15 You must provide the environmental biodiversity features as stated in your submitted Sustainability Statement dated 20 March 2014 in accordance with details to be approved by the City Council as local planning authority before you start to use any part of the development: You must not remove any of these features, unless we have given you our permission in writing.

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (July 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 16 Except when being used in the event of either an emergency or an emergency drill no doors in the development shall open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (July 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 17 (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 (July 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.

- 18 All plant hereby approved shall operate in accordance the supplementary noise report approved under City Council planning reference 15/00255/ADFULL dated 11 February 2015 which demonstrates that the plant will comply with the Council's noise criteria as set out in Condition 17 of this permission or such other details approved in writing by the Local Planning Authority under this condition.

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 (July 2016), by contributing to reducing excessive ambient noise levels.

- 19 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.

20 (1) Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

(2) The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

(3) Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason:

As set out in S32 of Westminster's City Plan (July 2016) and ENV 7 (B) of our Unitary Development Plan that we adopted in January 2007. Emergency and auxiliary energy generation plant is generally noisy, so a maximum noise level is required to ensure that any disturbance caused by it is kept to a minimum and to ensure testing and other non-emergency use is carried out for limited periods during defined daytime weekday hours only, to prevent disturbance to residents and those working nearby.

21 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within any of the uses 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm., and shall be representative of the activity operating at its noisiest.

(2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within any of the uses 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(3) Following completion of the development, 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 including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

(a) The location of most affected noise sensitive receptor location and the most affected window of it;

- (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (d) The lowest existing LA90, 15 mins measurement recorded under (c) above;
- (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;
- (f) The proposed maximum noise level to be emitted by the activity.

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 (UDP), 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 (July 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.

- 22 The design and structure of the development shall be of such a standard that it will protect residential or other noise-sensitive 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.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 23 Any demolition or construction works occurring as a result of implementing this planning permission shall take place only in accordance with the demolition management plan approved under City Council reference 14/07667/ADFULL dated 17 September 2014 and the construction management plan approved under City Council reference 14/12593/ADFULL dated 11 March 2015 or such other details approved in writing by the Local Planning Authority under this condition.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007.

- 24 No demolition shall take place unless measures to mitigate the noise impact of the demolition and construction of the development on the neighbouring noise-sensitive businesses have been undertaken in accordance with details approved under City Council reference 14/07667/ADFULL dated 17 September 2014 or such other details approved in writing by the Local Planning

Authority under this condition.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007

- 25 The facing materials you use, including glazing, in the construction of this development shall only be in accordance with either those approved in this Minor Material Amendments application and as approved under City Council reference 14/10664/ADFULL granted 6 January 2015 or such other details approved in writing by the Local Planning Authority under this condition.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 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)

- 26 The brickwork used in the construction of this development shall only be in accordance with samples as approved under City Council reference 15/11428/ADFULL granted 27 January 2016 and 15/06272/ADFULL dated 05 August 2015 or such other details approved in writing by the Local Planning Authority under this condition.

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 Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 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)

- 27 The shopfront, window and external door details used in the construction of this development shall only be in accordance with either those approved in this Minor Material Amendments application and as approved under City Council reference 14/10664/ADFULL granted 6 January 2015 or such other details approved in writing by the Local Planning Authority under this condition

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 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)

- 28 The demolition of the existing buildings on the site shall be immediately proceeded by the implementation of this planning permission in accordance with the details approved under City

Council reference 14/08236/ADFULL granted 16 September 2014.

Reason:

To maintain the character of the Soho Conservation Area as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 29 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character of the Soho Conservation Area as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 30 You must not carry out building, engineering or other work which will involve increasing the height of the building above what is shown on the approved plans. (C34AA)

Reason:

To meet the requirements of Regional Policy Guidance Note 3a. This is as set out in S26 of Westminster's City Plan (July 2016) and DES 14 of our Unitary Development Plan that we adopted in January 2007. (R34AC)

- 31 You must provide an entrance lobby for the proposed restaurant as shown in drawing number 4322 / 165 / 201 / A. You must not use the entrance lobby as approved for any activities associated with the restaurant use, you must not put tables and chairs in it.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 9 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 32 You shall ensure that any servicing of the development is in accordance with the details approved under City Council reference 16/02569/ADFULL dated 28 September 2016 or such other details approved in writing by the Local Planning Authority under this condition.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (July 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 33 You must, before any part of the development is occupied, provide and thereafter retain a

scheme of public art in accordance with the details approved under City Council reference: 15/00168/ADFULL dated 2 March 2015 or such other details approved in writing by the Local Planning Authority under this condition.

Reason:

To make sure the art is provided for the public and to make sure that the appearance of the building is suitable. This is as set out in DES 7 (A) of our Unitary Development Plan that we adopted in January 2007. (R37AB)

- 34 You must not allow more than 250 customers into the A3 unit at any one time. (C05HA)

Reason:

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

Informative(s):

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

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.

APPLICATION 4 DRAFT DECISION LETTER

- Address:** Amalco House, 26 - 28 Broadwick Street, London, W1F 8JB,
- Proposal:** Use of an area of the public highway measuring 13.075m x 2.66m for the placing of 12 tables and 36 chairs for use in connection with the adjacent restaurant premises.
- Reference:** 16/06300/TCH
- Plan Nos:** Drawing 5207/503 dated 22/08/16

Case Officer: Damian Lavelle

Direct Tel. No. 020 7641 5974

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 You must not put the tables and chairs in any other position than that shown on drawing 5207/503. (C25AA)
Reason:
In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (July 2016) and TACE 11 of our Unitary Development Plan that we adopted in January 2007. (R25AC)
- 3 You can only put the tables and chairs on the pavement between 08:00 and 23:00. (C25BA)
Reason:
To protect neighbouring residents from noise and disturbance as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 and TACE 11 of our Unitary Development Plan that we adopted in January 2007.
- 4 This use of the pavement may continue until 31st October 2017. You must then remove the tables and chairs. (C25DA)
Reason:
We cannot give you permanent permission as the area in question is, and is intended to remain, public highway and Section 130 (1) of the Highways Act 1980 states that "It is the duty of the highway authority to assert and protect the rights of the public to the use and enjoyment of any highway for which they are the highway authority". We also need to assess the effect of this activity regularly to make sure it meets S41 of Westminster's City Plan (July 2016) and TACE 11

of our Unitary Development Plan that we adopted in January 2007. For the above reasons, and not because this is seen a form of trial period, we can therefore only grant a temporary permission.

- 5 You can only put out on the pavement the tables, chairs and other furniture/ equipment/ screening shown on drawing 5207/503.

Reason:

To make sure that the type and appearance of the tables and chairs (and where appropriate other furniture or equipment) is suitable and that no additional furniture, equipment or screening is placed on the pavement to the detriment of the character and appearance of the area. This is as set out in TACE 11 and DES 7 of our Unitary Development Plan that we adopted in January 2007.

- 6 The tables and chairs must only be used by customers of the adjacent restaurant (Units 2 and 3). (C25CA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (July 2016) and TACE 11 of our Unitary Development Plan that we adopted in January 2007. (R25AC)

Informative(s):

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

- 2 You cannot put tables and chairs in the area unless you have a street trading licence.

If you want to know about the progress of your application for a licence, you can contact our Licensing Service on 020 7641 8549. If you apply for a licence and then decide to change the layout of the tables and chairs, you may have to apply again for planning permission. You can discuss this with the planning officer whose name appears at the top of this letter.

Please remember that once you have a licence you must keep the tables and chairs within the agreed area at all times. (I47AB)

- 3 You must keep the tables and chairs within the area shown at all times. We will monitor this

closely and may withdraw your street trading licence if you put them outside this area. (I48AA)

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.