

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 24 January 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Units 1 And 2, Trocadero, 13 Coventry Street, London, W1D 7DH		
Proposal	Application 1: Use of ground floor as a restaurant (Class A3) Application 2: Installation of extraction/ventilation equipment at fourth floor roof level, internal restaurant fit out works and shopfront alterations Application 3: Display of internally illuminated fascia sign measuring 0.25m X 2.06m and externally illuminated hanging sign measuring 0.73m X 0.77m		
Agent	Pegasus Group		
On behalf of	Five Guys JV Limited		
Registered Number	Application 1: 16/10435/FULL Application 2: 16/10799/FULL and 16/10800/LBC Application 3: 16/10808/ADV	Date amended/ completed	10 November 2016
Date Application Received	1 November 2016		
Historic Building Grade	Grade II		
Conservation Area	Soho		

1. RECOMMENDATION

Application 1 - refuse permission – loss of retail floorspace.

Applications 2 and 3 – grant conditional permission, listed building and advertisement consent

2. SUMMARY

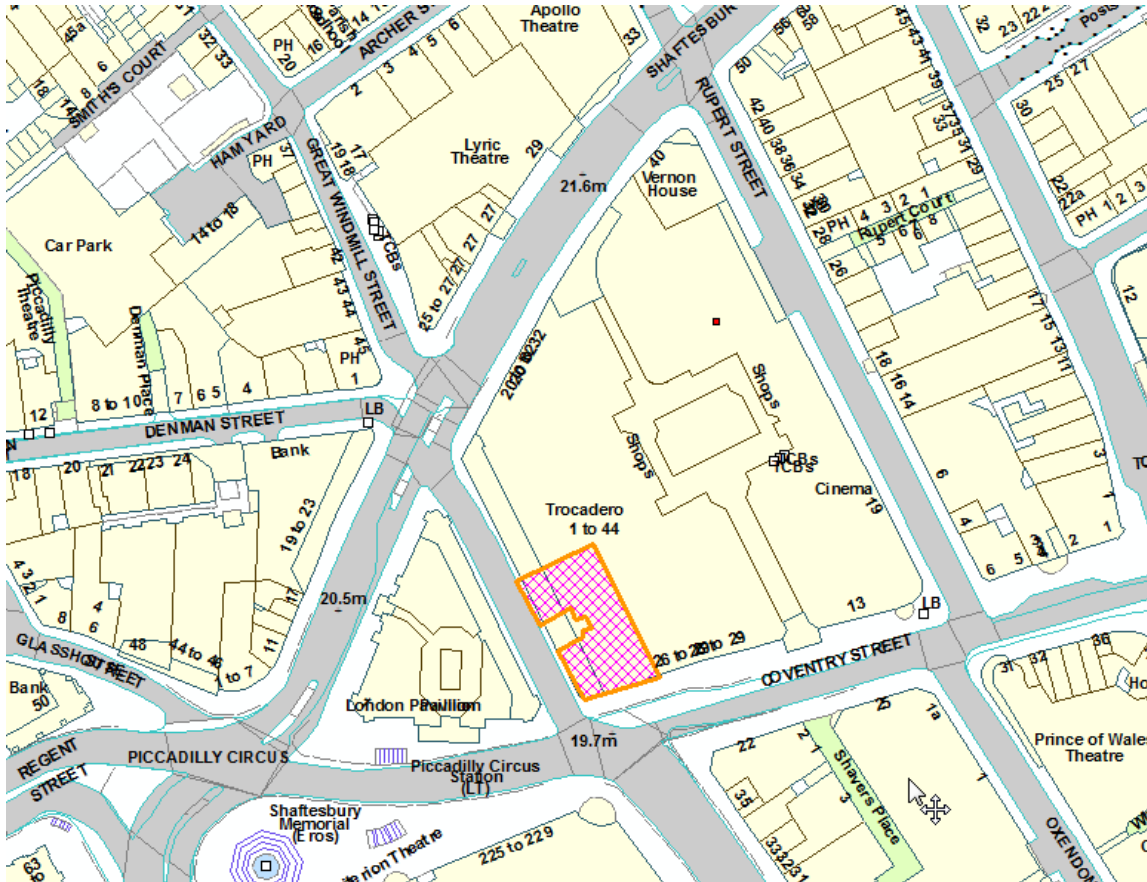
These applications involve a ground and mezzanine floor retail unit on the corner of Coventry Street and Great Windmill Street which is currently in use as a souvenir shop. Permission is sought by Five Guys to convert the unit into a restaurant (Class A3). Permission is also sought to install roof level extraction equipment to ventilate the proposed restaurant, for minor alterations to the shopfront and for the installation of adverts. The key issues for consideration are:

- * the impact of the proposals upon the character and function of the area;
- * the impact of the proposals upon the environmental quality of the area and residential amenity; and

* the acceptability of the proposed works in design terms.

The introduction of the new restaurant floorspace in this location is acceptable in land use and amenity terms and the display of signage is also considered appropriate to this listed building. However, the loss of retail floorspace is not considered acceptable, contrary to Unitary Development Plan (UDP) and City Plan policies and as such is recommended for refusal.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

APPLICATION 1

SOHO SOCIETY

Any response to be reported verbally

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 72

Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

APPLICATION 2

HISTORIC ENGLAND

Do not consider notification necessary.

SOHO SOCIETY

No objections raised.

ENVIRONMENTAL HEALTH

No objections raised.

CROSSRAIL

Do not wish to offer any comments

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 3

Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

APPLICATION 3

No consultations undertaken.

6. BACKGROUND INFORMATION

6.1 The Application Site

The Trocadero comprises a large street block made up of a number of buildings bounded by Shaftesbury Avenue, Rupert Street, Coventry Street and Great Windmill Street. Three of the buildings within the Trocadero, including the application site, are Grade II (Nos. 18-20 Coventry Street, Nos. 7-14 Coventry Street and Nos. 20-24 Shaftesbury Avenue).

The site is located within the Core CAZ, the West End Stress Area, the West End Special Retail Policy Area, the West End Strategic Cultural Area and the Soho Conservation Area. The site is located outside of a Primary Shopping Frontage.

At ground floor level the Trocadero has recently been reconfigured, the original shopping arcade has now been infilled, and its frontage onto Coventry Street now comprises a number of individual retail units. The application itself involves an existing ground and mezzanine floor retail unit on the corner of Coventry Street and Great Windmill Street which is currently in use as a souvenir shop.

The nearest residential properties are located within Coventry House, 22 Coventry Street, the upper floors of which comprise 18 flats. This is directly opposite the application site on the south side of Coventry Street. The eight flats approved in the hotel-led scheme within the Trocadero (in the process of being implemented) are located at first floor level on the Rupert Street frontage and at first floor mezzanine level at the corner of Rupert Street and Coventry Street. These eight flats must be completed prior to the commencement of the use of the new hotel.

6.2 Relevant History

The Trocadero

The Trocadero was created in the early 1980s under a Greater London Authority permission issued on 22 January 1980.

Following this, a major scheme of refurbishment works was approved by the City Council on 24 November 1989 which permitted, inter alia, alterations and extensions to allow for an expanded mixed use complex incorporating retail, restaurant, entertainment, cinema and office uses. The scheme was substantially completed by the end of 1992.

Recent relevant History

In November 2015 permission was granted for the use of the lower ground, ground and mezzanine levels of 7-14 Coventry Street as a museum (Class D1) with ancillary retail and cafe floor space at ground floor level, installation of replacement shopfront to Coventry Street elevation and alterations to entrances on Rupert Street elevation, and associated external alterations. This application has not been implemented.

In March 2014 permission was granted for the erection of extension over second, third, and fourth floor level within lightwell behind 7-14 Coventry Street facade and use of part ground floor, both to extend cinema (Class D2). Installation of railings around existing fourth floor flat roof to allow use as terrace. Alterations to ground floor level on Great Windmill Street in the form of installation of replacement shopfront, installation of two pairs of gates in lieu of existing ground floor railings, and erection of three awnings at ground floor level. Installation of two dormer windows in roofslope at fourth floor level on Coventry Street elevation, and installation of new plant at fourth floor level. This application has been implemented.

Planning permission and listed building consent were granted on 8 November 2012

for the erection of a two storey roof extension and use of part basement, subbasement, part ground to ninth floor levels as a hotel (Class C1) comprising of 527 bedrooms and 56 aparthotel rooms with a rooftop bar and associated terraces at eighth and ninth floor levels; use of part ground, first and first floor mezzanine levels (Rupert Street frontage) as eight flats (Class C3); use of part ground and first floor levels as a retail unit (Class A1); reconfiguration of the loading bay on Rupert Street and alterations to the shopfronts on Shaftesbury Avenue. The enabling works for this development are currently taking place and it is expected that the hotel will be open in 2018.

In June 2012 permission was granted for the use of first floor (mezzanine) as a restaurant (Class A3) with retail (Class A1) accommodation at ground floor level at 7-14 Coventry Street (corner with Rupert Street). Associated external alterations including the installation of plant at roof level. This application has been implemented. Consent was granted in November 2016 to vary this permission for a temporary period of two years to enable the ancillary retail accommodation to be relocated to first floor level.

In December 2011 permission was refused for the use of part ground floor, first floor mezzanine and part first floor at 7-14 Coventry Street (corner with Rupert Street) as a casino (sui generis); installation of plant at roof level. The application was refused on the grounds of loss of retail accommodation.

In March 2011 permission was granted for the use of part first floor and part first floor mezzanine as two restaurants (Class A3) at 7-14 Coventry Street. Installation of extract duct to terminate at roof level.

In March 2011 permission was refused for the use of Units 5, 6 and 7 at ground floor level as a restaurant (Class A3) and installation of a duct to terminate at sixth floor level. The application was refused on the grounds of loss of retail accommodation.

In March 2011 permission was refused for the use of Units 25 and 26 as a restaurant (Class A3) and installation of a duct to terminate at roof level. The application was refused on the grounds of loss of retail accommodation.

In January 2010 permission was granted for the conversion of retail accommodation at ground and part basement level at the corner of Coventry Street and Great Windmill Street into a restaurant. This application has not been implemented.

7. THE PROPOSAL

Three separate applications have been submitted for this site. Application 1 proposes the change of use of the ground and mezzanine floors for restaurant (Class A3) purposes. Food preparation, kitchen and serving areas together with customer seating are proposed at ground floor whilst the mezzanine floor would provide customer toilets, staff facilities and offices, plant and further customer seating on the mezzanine. In total, the restaurant and associated floorspace will occupy 686 sqm.

Application 2 relates to internal restaurant fit out works, minor shopfront alterations and the installation of extraction/ventilation equipment with air conditioning units and extract duct located at fourth floor roof level.

Application 3 relates to the installation of advertisements including an externally illuminated hanging sign at fascia level and backlit individually applied lettering fixed externally to the shopfront glazing. The application has been amended to remove large individually applied lettering on the Coventry Street frontage.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Loss of retail use

Application 1 involves the use of the premises as a restaurant for Five Guys (Class A3). This is a prominent corner site with a shopfront on both the Coventry Street and Great Windmill Street facades. The ground and mezzanine floors are currently in use as a souvenir shop (Class A1), currently trading as a 'Britannia Souvenirs' tourist gift shop. Prior to the current tourist gift shop use, the unit was occupied by HMV until they vacated in 2013. The unit has therefore been in long term use for Class A1 retail purposes and the applicant's argument that the unit has not been traditionally known for retail use, as it was built for Scott's Restaurant and Oyster Bar, is not accepted.

The City Council places a high priority on retaining A1 uses and City Plan Policy S7 seeks to maintain and enhance the unique status and offer of the West End Special Retail Policy Area. Policy S21 of the City Plan states that A1 uses will be protected throughout Westminster. Exceptions to the policies can be made if the City Council consider the unit is not viable. However, this unit has not been subject to long term vacancy therefore there is no justification for the loss of retail accommodation in this location. Policy SS5 of the Unitary Development Plan (2007) also aims to protect retail uses within the CAZ, particularly at ground floor level. The policy does allow for some flexibility for the introduction of a non-A1 use where it would not be detrimental to the character or function of the area.

As stated above, this part of the Trocadero accommodates a number of retail units and therefore it can be argued that there is an established retail character in this location. This unit has a large retail frontage and given its location at ground floor level, it is considered that this use should be protected. The creation of a restaurant in this location will lead to a loss of 686sqm of retail accommodation and whilst it is acknowledged that the proposed A3 use will attract visiting members of the public, it is considered that the loss of a large retail unit at ground floor level would undermine the shopping function of the Trocadero complex. None of the retail units are vacant and the loss of such a large quantum of retail floorspace would clearly fail to maintain and enhance the unique status and offer of the West End Special Retail Policy Area, undermining the shopping function of the Trocadero and Coventry Street.

The applicant argues that the proposal would comply with Policy SS5 as it would not lead to a concentration of three or more consecutive non-A1 uses, that there has been little interest from long term retailers seeking to occupy the application site, and that this part of Coventry Street, and the Trocadero in particular, has a strong entertainment character and is a 'destination' for leisure uses and eating out. The applicant also makes reference to a permission issued in 2010 where the committee report states that *"It is not considered that the area has a particularly strong retail character and many of*

the retail units in the vicinity, including the application site itself, are directed at tourist trade selling souvenirs.”

The argument made by the applicant that the existing retail is of poor quality and that it would not comply with Policy SS5 is not accepted. Given the site's high footfall and enviable central location, it is considered that the retail floorspace could be reconfigured to provide good quality retail accommodation. In addition, as the unit adjoins the Picture House cinema which in itself adjoins the Rainforest Café, the proposal will result in three non-A1 shop-type units in a row. As such, the loss of the retail floorspace is undoubtedly contrary to City Plan Policies S7 and S21 and UDP Policy SS5.

It is acknowledged that consent has been granted previously for loss of retail premises in Coventry Street, but this was for an extremely small unit that was little more than a kiosk. The unit the subject of the current application is substantially larger and is considered to be in a location with a strong retail character where its retention is considered to be more important.

Introduction of new restaurant use

Policy S24 of Westminster's City Plan states that 'new entertainment uses will need to demonstrate that they are appropriate in terms of the 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 residential amenity, health and safety, local environmental quality and the character and function of the area'. The policy also states that new large scale late night entertainment uses measuring in excess of 500m² (GEA), will not generally be appropriate within Westminster.

UDP Policies TACE8-10 are applicable to entertainment uses and 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, whilst acknowledging that they provide services to people living in, working in and visiting the City and contribute to its role as an entertainment centre of national and international importance. Due to the size of the restaurant proposed (being 686 sqm), the application must be determined against the requirements of Policy TACE10 of the UDP. Policy TACE10 considers entertainment uses 'which will only be permissible in exceptional circumstances'.

Part C of the policy requires that where exceptional circumstances have been demonstrated to permit the use that the City Council will seek to control the following:

1. The number of customers who may be present on the premises.
2. The opening hours.
3. The arrangements to be made to safeguard amenity and prevent smells, noise and vibration disturbance (including that from the use of ventilation and air conditioning plant) from the premises.
4. Servicing arrangements.
5. Arrangements for the storage, handling and disposal of waste, recyclable materials and customer litter.
6. The positioning of tables and chairs in open areas within the curtilage of the premises.
7. Changes of use to other uses and activities within the same Use Class.

8. Other relevant aspects of the use of premises, in order to minimise adverse effects.

The site is located within the Core CAZ which is identified within Policy S6 of the City Plan as being an appropriate location for a range of commercial uses. There are several restaurants in the complex itself and in the wider area including a large restaurant (the Aberdeen Steak House) directly opposite the application premises at No. 20-24 Coventry Street, which is open until 01.00. The nearest residential properties are located immediately above this within Coventry House, the upper floors of which comprise 18 flats. This is directly opposite the application site on the south side of Coventry Street. It is noted that no objections have been received to the current application from the occupiers of these flats.

The 'exceptional' circumstances the applicant has put forward are primarily with regard to the location of the premises within the Core CAZ and that there are very few sensitive properties in the vicinity. It is acknowledged that there are very few residential properties in the vicinity of the premises (with the exception of the flats on the opposite side of Coventry Street to the south) and this is reflected in the fact that no objections have been received to the application.

The applicant also argues that the majority of Five Guys' custom is for eat-in dining and customers are prevented from congregating outside the restaurant (other than when queuing). Had the application been considered acceptable an Operational Management Plan would have been secured by condition to secure measures to reduce noise and disturbance for residential occupiers in the vicinity, through controls on deliveries and customers entering and leaving the premises.

The opening hours of the premises are proposed as 10:00 till 01:00 Monday to Saturday and 10:00 to midnight on Sundays and Bank Holidays) with 280 covers. Given that the surrounding area currently experiences a high level of activity during the day and at night, these hours are considered reasonable. The nearest residential properties, at 22 Coventry Street, are located above a restaurant which also closes at 01.00. It is considered that this location is acceptable for an A3 use and it is not considered that the creation of a new restaurant in this location will lead to an over-concentration of restaurants that would have a detrimental impact on local environmental quality and residential amenity.

Environmental Health consider the proposed high level extract duct suitable to enable the discharge of cooking odours without detriment to neighbouring residential amenity.

8.2 Townscape and Design

Application 2 involves minor alterations to the shopfront including the installation of new entrance doors onto Coventry Street and a louvred panel onto Great Windmill Street. A high level extract duct is proposed at fourth floor level set back from the building façade. These works are considered acceptable in design terms.

The advertisement (Application 3) and the listed building application have been revised to remove large individually applied lettering on the Coventry Street frontage and large vinyl lettered panels on the Great Windmill frontage. The revised scheme ensures that

the proposed advertisements will, by being designed and located to preserve the character and appearance of the listed building and surrounding conservation area, maintain visual amenity and accord with UDP policies DES 8, DES 9 and DES 10. Applications 2 and 3 are therefore recommended for approval.

8.3 Residential Amenity

Mechanical Plant

The extraction equipment proposed in Application 2 to serve the new restaurant is considered acceptable in amenity terms. The equipment is to be located at a high level and will not affect the occupants of the nearest residential flats. Environmental Health conclude that it is unlikely that the operation of the equipment will have any adverse impact in terms of noise or odour nuisance.

8.4 Transportation/Parking

It is not considered that the proposed use of the site as a restaurant (Class A3) will have any adverse impact on the public highway and therefore Application 1 for restaurant use is considered acceptable in highways terms. The site has good access to public transport links, including various bus routes and two underground stations (Piccadilly Circus and Leicester Square). Service vehicles will use the existing Trocadero service bay located in Rupert Street.

8.5 Economic Considerations

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

8.6 Access

Level access is provided into the proposed restaurant from Coventry Street (Application 1) and an accessible wc is provided at ground floor level.

8.7 Other UDP/Westminster Policy Considerations

None.

8.8 London Plan

The proposal is considered contrary to Policy 2.10 of the London Plan which seeks to support and improve the retail offer of CAZ for residents, workers and visitors, especially ...the West End as a global shopping destination.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

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

A CIL payment is not liable.

8.11 Environmental Impact Assessment

The application does not prompt a requirement for an environmental statement.

9. BACKGROUND PAPERS

Application 1

1. Application form

Application 2

1. Application form
2. Letter from Soho Society dated 6 December 2016
3. Memorandum from Environmental Health dated 29 November 2016
4. Letter from Historic England dated 21 November 2016
5. Letter from Crossrail dated 17 November 2016

Application 3

1. Application form

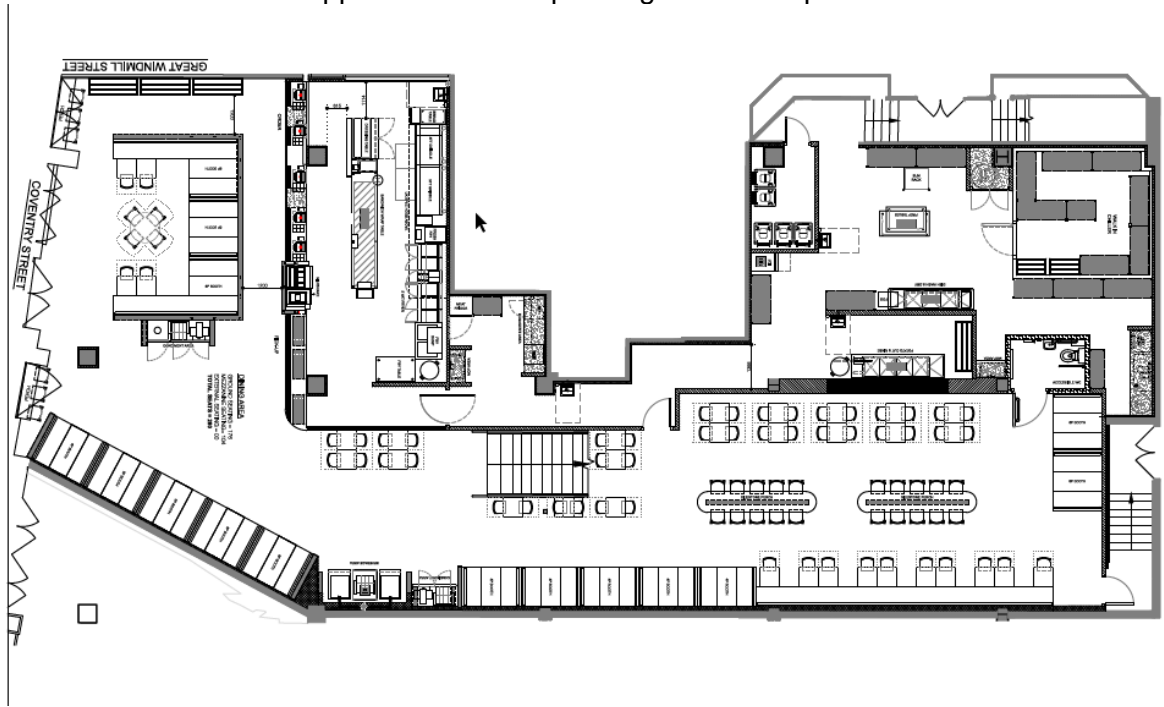
Selected relevant drawings

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

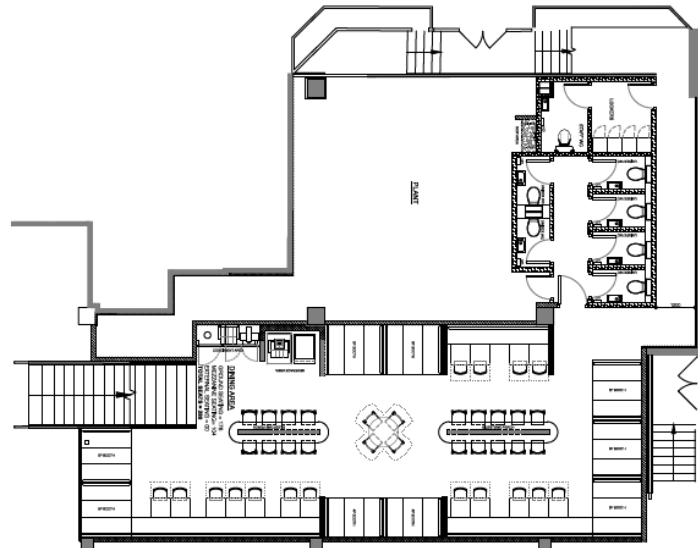
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MARK HOLLINGTON BY EMAIL AT mhollington2@westminster.gov.uk

10. KEY DRAWINGS

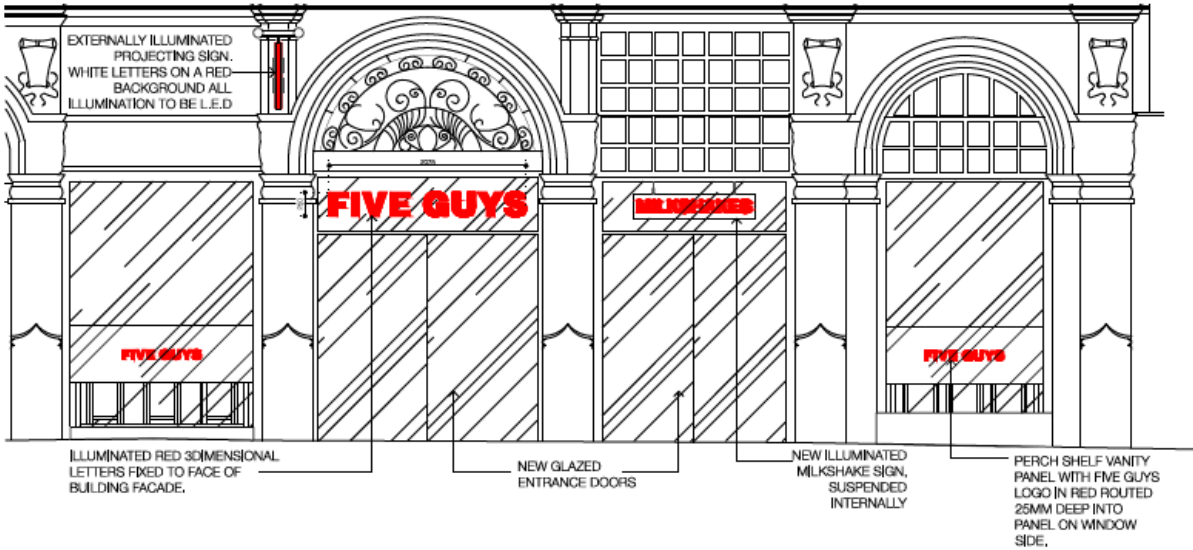
Application 1: Proposed ground floor plan



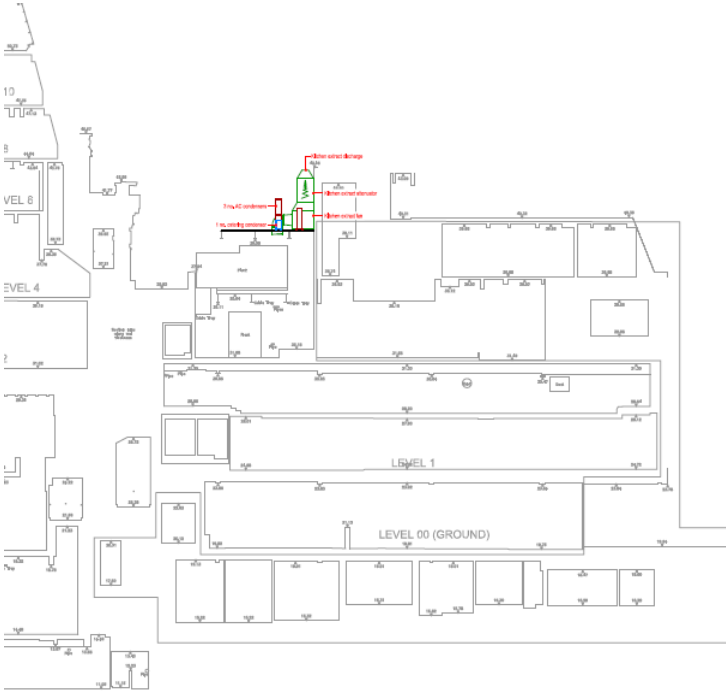
Application 1: Proposed mezzanine floor



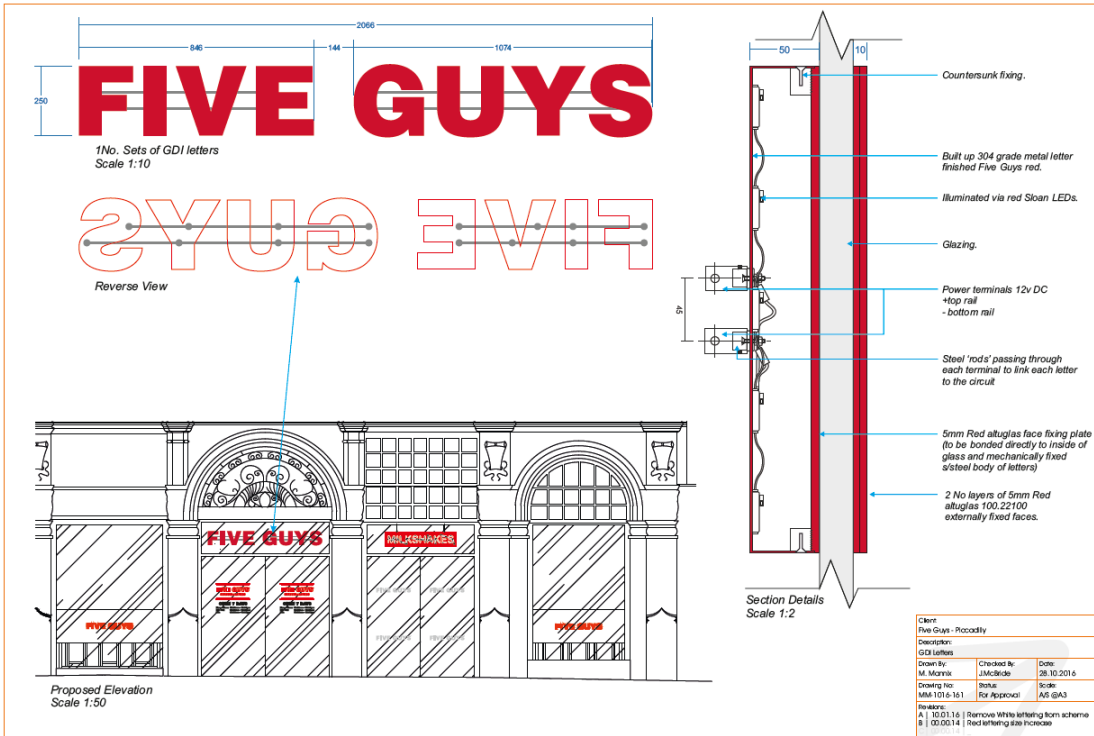
Application 2: Proposed shopfront



Application 2: Location of proposed extract duct



Application 3: Proposed advertisements



DRAFT DECISION LETTER

Address: Units 1 And 2, Trocadero, 13 Coventry Street, London, W1D 7DH,

Proposal: Use of ground floor as a restaurant (Class A3)

Reference: 16/10435/FULL

Plan Nos: FIV131-A211-01-C, A211-02-C

Case Officer: Josephine Palmer

Direct Tel. No. 020 7641 2723

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

Your development would lead to the loss of a retail unit which would harm the retail character and function of the area. This would not meet S21 of Westminster's City Plan (November 2016) and SS 5 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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

DRAFT DECISION LETTER

Address: Units 1 And 2, Trocadero, 13 Coventry Street, London, W1D 7DH,

Proposal: Installation of extraction/ventilation equipment, internal restaurant fit out works and shopfront alterations

Reference: 16/10799/FULL

Plan Nos: FIV131-A211-01-C, A211-02-C; 016-086-01-G, 086-02-G, 086-03-G, 086-04; FIV131-A410-01_D, FIV131-A410-02_C

Case Officer: Josephine Palmer

Direct Tel. No. 020 7641 2723

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 (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 LA90, 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.

- 4 The plant/machinery hereby permitted shall not be operated except between 07:00 hours and 00:00 hours daily.

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.

- 5 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.

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

Reason:

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

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.

DRAFT DECISION LETTER

Address: Units 1 And 2, Trocadero, 13 Coventry Street, London, W1D 7DH,

Proposal: Installation of extraction/ventilation equipment, internal restaurant fit out works, shopfront alterations and signage. (Linked to 16/10799/FULL)

Reference: 16/10800/LBC

Plan Nos: FIV131-A211-01-C, A211-02-C; 016-086-01-G, 086-02-G, 086-03-G 086-04; FIV131-A410-01_D, FIV131-A410-02_C; MM-1016-162-A, 1016-161-B, 1016-163; jm-0115-04

Case Officer: Josephine Palmer

Direct Tel. No. 020 7641 2723

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

Reason:

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

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant

supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

DRAFT DECISION LETTER

Address: Units 1 And 2, Trocadero, 13 Coventry Street, London, W1D 7DH,

Proposal: Display of internally illuminated fascia sign measuring 0.25m X 2.06m and externally illuminated hanging sign measuring 0.73m X 0.77m

Reference: 16/10808/ADV

Plan Nos: FIV131-A410-01_D, FIV131-A410-02_C; MM-1016-161-B; jm-0115-04

Case Officer: Matthew Pendleton

Direct Tel. No. 020 7641 5971

Recommended Condition(s) and Reason(s)

Period of consent: 5 years from the date of this decision unless stated otherwise in any additional conditions.

Standard Conditions:

- (1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (2) No advertisement shall be sited or displayed so as to –
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Additional Condition(s):

If you object to any conditions imposed by the City Council other than the Standard Conditions 1, 2, 3, 4 and 5, you may appeal to the Planning Inspectorate, at the Department of Communities and Local Government (DCLG), by notice in writing within two months from the receipt of this decision, or such longer period as the Secretary of State may allow.