

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 2 May 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	2 Spring Gardens, London, SW1A 2TS,		
Proposal	Erection of structures at roof level, including retractable and non-retractable canopies; new kitchen, bar and store areas; extended lift shaft; altered staircase enclosure; installation of glazed balustrade and other associated alterations, in connection with an existing roof terrace.		
Agent	Mr Colin Sinclair		
On behalf of	London & Regional (Trafalgar Square) Limited		
Registered Number	17/01584/FULL	Date amended/ completed	22 February 2017
Date Application Received	22 February 2017		
Historic Building Grade	Unlisted		
Conservation Area	St James's		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

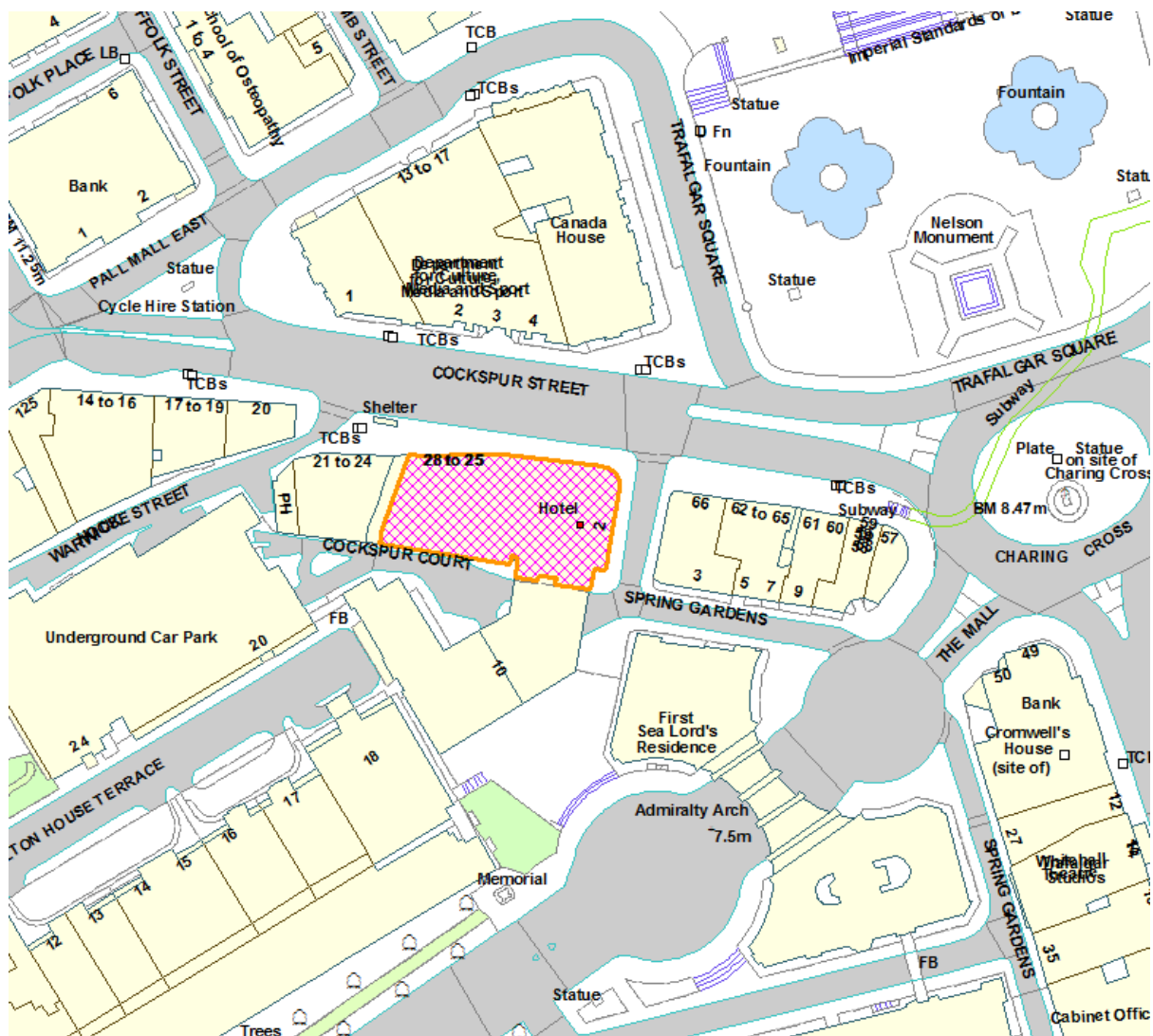
The Trafalgar Hotel, is a seven storey unlisted building on the corner of Spring Gardens and Cockspur Street, in hotel use with ancillary facilities, including a rooftop terrace with restaurant/bar. Permission is sought for the erection of structures at roof level to enclose the existing terrace including retractable and non-retractable canopies, glass balustrade, new kitchen, bar and store areas, and an extended lift housing.

The key issues in this case are:

- The impact of the proposals on the significance of designated heritage assets and the character and appearance of the St James's Conservation Area and the setting of the adjacent Trafalgar Square Conservation Area; and
- The impact of the proposals on the amenity of neighbouring occupiers.

The proposed development would be consistent with relevant development plan policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan). As such, the proposal is considered acceptable in land use, design and amenity terms and the application is recommended for approval subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



View from Trafalgar Square



Roof Terrace, Looking East

5. CONSULTATIONS

WESTMINSTER SOCIETY

No objection, the proposed additions will not amount to any major intrusion to the skyline and the access improvements are welcome.

ENVIRONMENTAL HEALTH

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 46

Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The Trafalgar Hotel is a seven storey, unlisted building, on the corner of Cockspur Street and Spring Gardens to the south west of Trafalgar Square. It is in hotel use with ancillary hotel facilities including a roof top terrace with restaurant/bar.

The location is one of intense heritage significance, including not only the Square and Nelson's Column (Grade I), but also high graded listed buildings in close proximity including the National Gallery (Grade I), the Church of St Martin-in-the-Fields (Grade I), Canada House (Grade II*) the former City Council Offices at Cavell House (Grade II*), Coutts Bank (Grade II*) and National Westminster Bank (Grade II). Admiralty Arch (Grade I) is located to the south. The site is located within the St James's Conversation Area and adjacent to the Trafalgar Square Conversation Area. It also falls within the Core Central Activities Zone.

6.2 Recent Relevant History

On 27 November 1998 permission was granted for part redevelopment of 25-34 Cockspur Street for hotel, restaurant and shop. (RN: 98/08460/FULL).

On 21 February 2007 permission was granted for the extension of existing roof terrace and erection of staircase enclosure at main roof level. (RN: 06/06135/FULL).

On 2 February 2010 a renewal of permission dated 21 February 2007 was granted. (RN: 09/09544/FULL).

7. THE PROPOSAL

Permission is sought for the erection of structures at roof level to enclose the existing terrace including retractable and non-retractable canopies; glass balustrade; new kitchen, bar and store areas, extended lift enclosure and other associated alterations.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The roof terrace will continue to be used as a restaurant/bar in connection with the existing hotel use and does not therefore raise any land use issues.

8.2 Townscape and Design

In accordance with the requirements of the NPPF, there is a presumption against harm when determining applications affecting the setting of listed buildings or within Conservation Areas. Policies S25 and S28 of Westminster's City Plan and DES1, DES6, DES9 and DES10 of the UDP also seek to protect designated heritage assets, conservation areas and seek to ensure a high standard of design.

Redeveloped behind its retained facade in 2001, the building terminates with an enlarged mansard, with a roof terrace, plant enclosures, lift overrun and other structures above. The roof terrace currently has a convoluted layout, with temporary structures and planters which are of little, if any, aesthetic quality. The proposals would see permanent structures which would cover the majority of the roof terrace area, with retractable canopies to the south, north and east. Frameless glass balustrading would also be installed at the roof edge.

The new structures will add additional height and bulk to the roof of the building. The structures will have a standing seam metal cladding, which are proposed to be coloured grey to match the colour of the roof below. On balance, the additional height and bulk proposed would not diminish key views from within Trafalgar Square or the surrounding streets and would not significantly alter the appearance of the building. Subject to conditions the proposals are not opposed on design and townscape grounds.

8.3 Residential Amenity

The majority of neighbouring properties are in non-residential use, including The High Commission of Canada (Canada House) and the Serious Fraud Office to the front, the British Council to the rear and the Admiralty public house and office building to the east. The nearest residential accommodation is located within Norway House, 21-24 Cockspur Street, located to the west.

Policy S29 of the City Plan and Policy ENV13 of the UDP states that the Council will resist proposals that would result in a loss of daylight/ sunlight, particularly to existing residential dwellings, and those developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing.

No objections have been received from neighbouring occupiers or owners.

The roof of the application site is not visible from the windows of Norway House. It is not considered the proposals would worsen residential amenity over the existing arrangement in terms of overlooking, sense of enclosure or light. Whilst the structures would add some height and bulk to the building, those properties with views of the roof are non-residential. Further, the new roof structures are set in from the sides of the building and there would be no significant impact on these non-residential buildings as a result.

The usability of the roof in poor weather will be increased, but the area would be no larger than the existing. The western area of the roof closest to the residential units in Norway House would be for stores and not an area where people using the roof terrace will congregate. It is also considered that due to the noisy nature of Trafalgar Square people using the roof terrace will not materially affect the noise heard by the residents of Norway House over the existing arrangement. The proposals are therefore considered acceptable in amenity terms.

8.4 Transportation/Parking

No transportation or parking considerations are applicable for this development.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The proposal includes the extension of the lift to allow step-free access to the roof terrace. This is a welcomed development as currently disabled visitors and guests can only use a single chair lift to access the roof terrace from the floor below.

8.7 Other UDP/Westminster Policy Considerations

Plant

Mechanical plant is proposed to be located at roof level in connection with the new kitchen. Environmental Health officers have raised no objection subject to the council's standard noise conditions.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

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

8.11 Environmental Impact Assessment

Not applicable in this case.

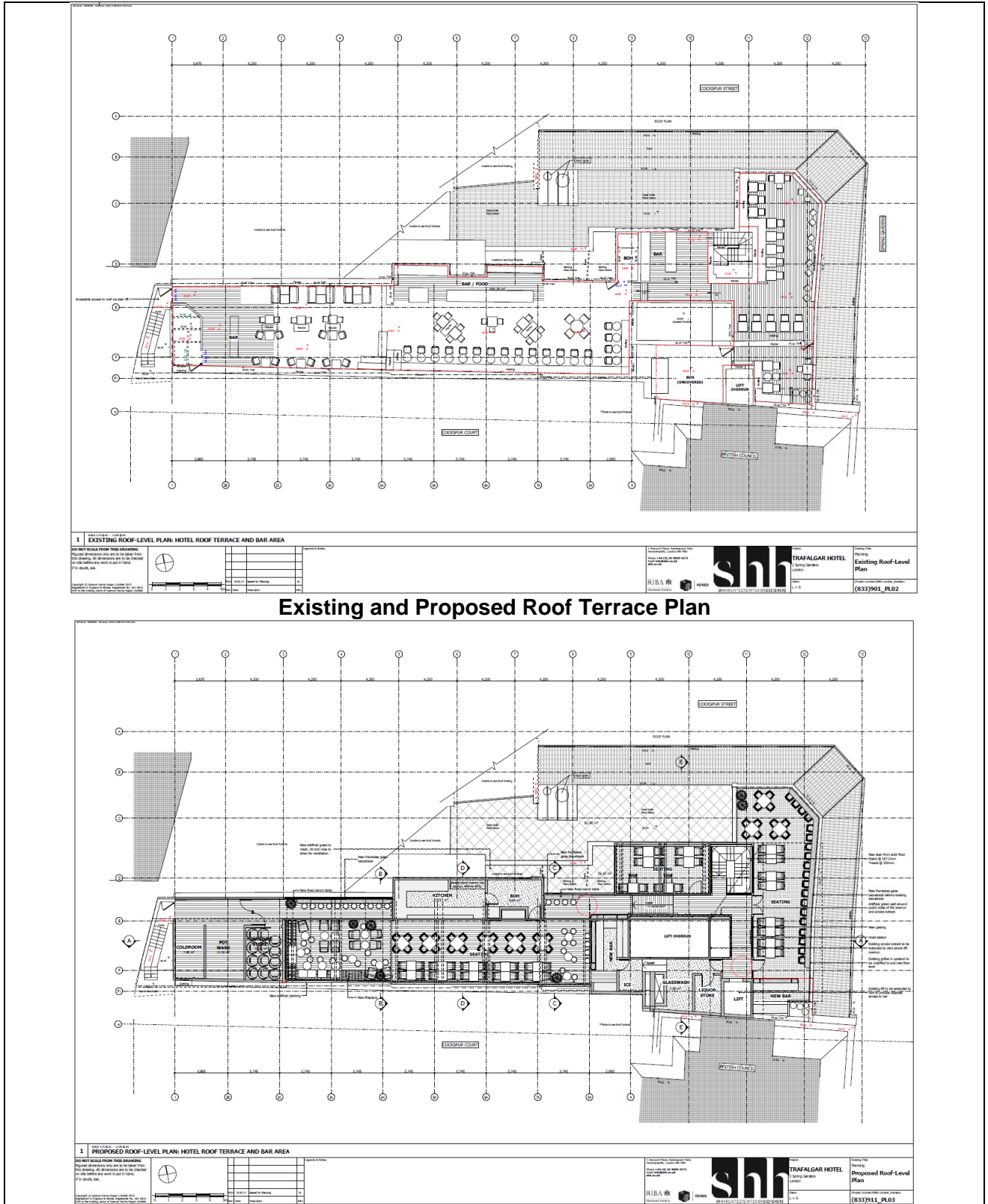
9. BACKGROUND PAPERS

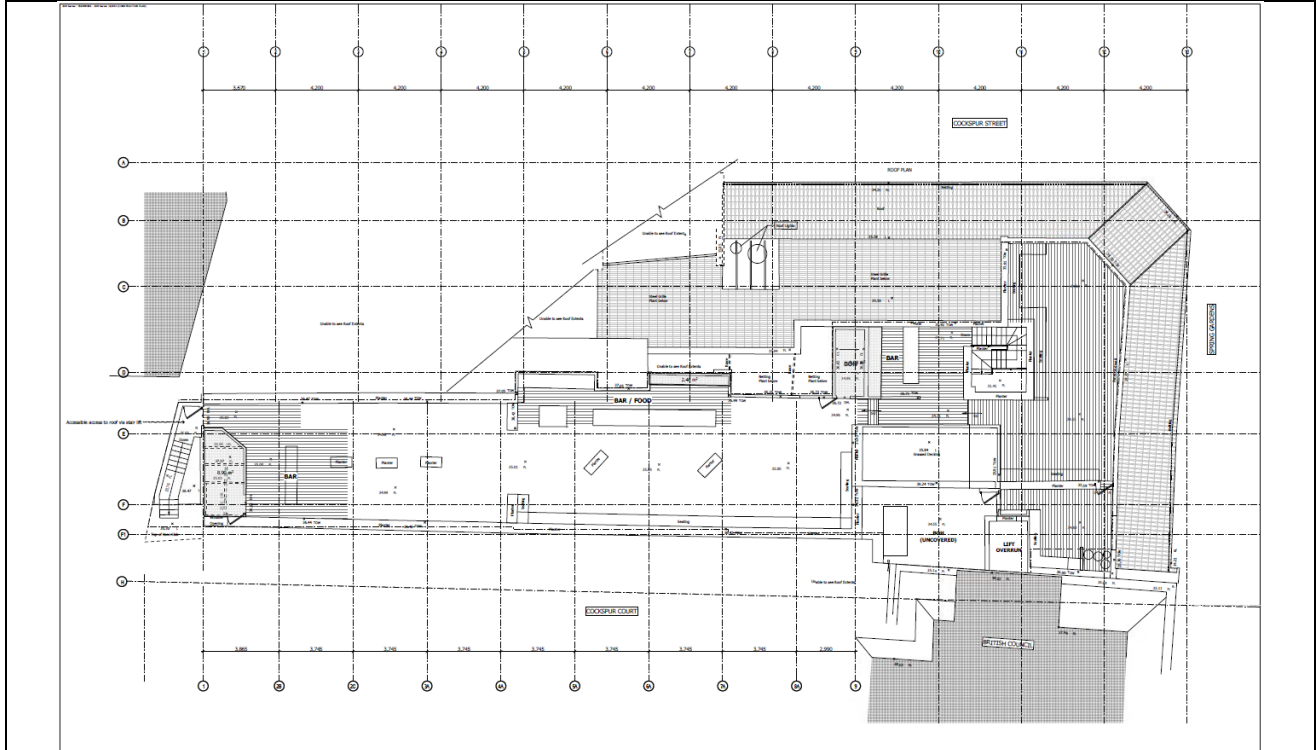
1. Application form
2. Response from Westminster Society, dated 7 March 2017
3. Response from Environmental Health (Plant And Equipment), dated 5 April 2017

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

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASHGAR BY EMAIL AT jasghar@westminster.gov.uk

10. KEY DRAWINGS





1 EXISTING ROOF-LEVEL CANOPY PLAN

DO NOT SCALE FROM THIS DRAWING.
Figures shown on this set are to be taken from the sheets of dimensions are to be checked on site before any work is put in place. If in doubt, ask.

NO.	DESCRIPTION	DATE
1	Issue for Tender	15/03/2022

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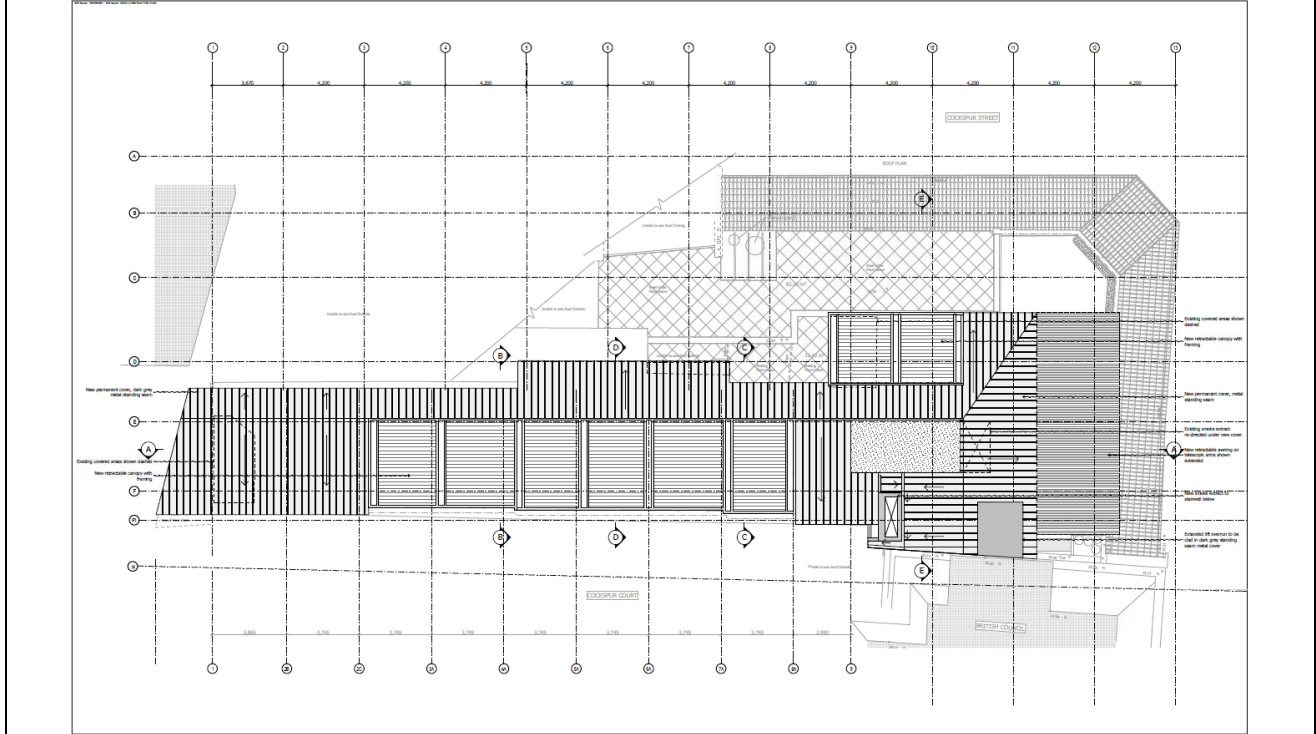
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TRAFFALGAR HOTEL
1, Spring Gardens
London
W1K 2RF
L1-R

shh
RIBA RIB
83339622

Project Name: Existing Roof-Level Canopy Plan
Project Number: (833)962_PL02

Existing and Proposed Canopy (Roof) Plan



1 PROPOSED ROOF-LEVEL CANOPY PLAN

DO NOT SCALE FROM THIS DRAWING.
Figures shown on this set are to be taken from the sheets of dimensions are to be checked on site before any work is put in place. If in doubt, ask.

NO.	DESCRIPTION	DATE
1	Issue for Tender	15/03/2022

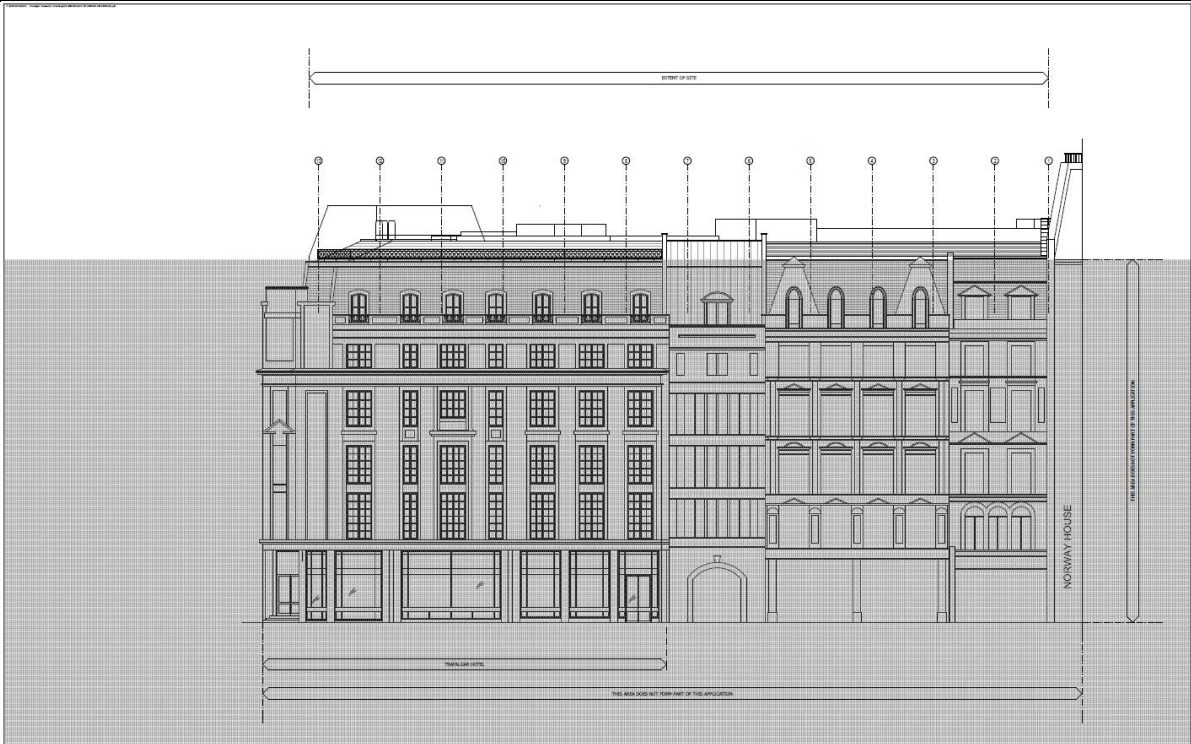
NO.	DESCRIPTION	DATE
1	Issue for Tender	15/03/2022

Scale: 1:100

TRAFFALGAR HOTEL
1, Spring Gardens
London
W1K 2RF
L1-R

shh
RIBA RIB
83339622

Project Name: Proposed Roof-Level Canopy Plan
Project Number: (833)962_PL02



1 NORTH ELEVATION - EXISTING

DO NOT SCALE FROM THIS DRAWING
Please refer to the drawing for all dimensions and to the correct
scale. All dimensions are to the centre
of the window, door or opening.

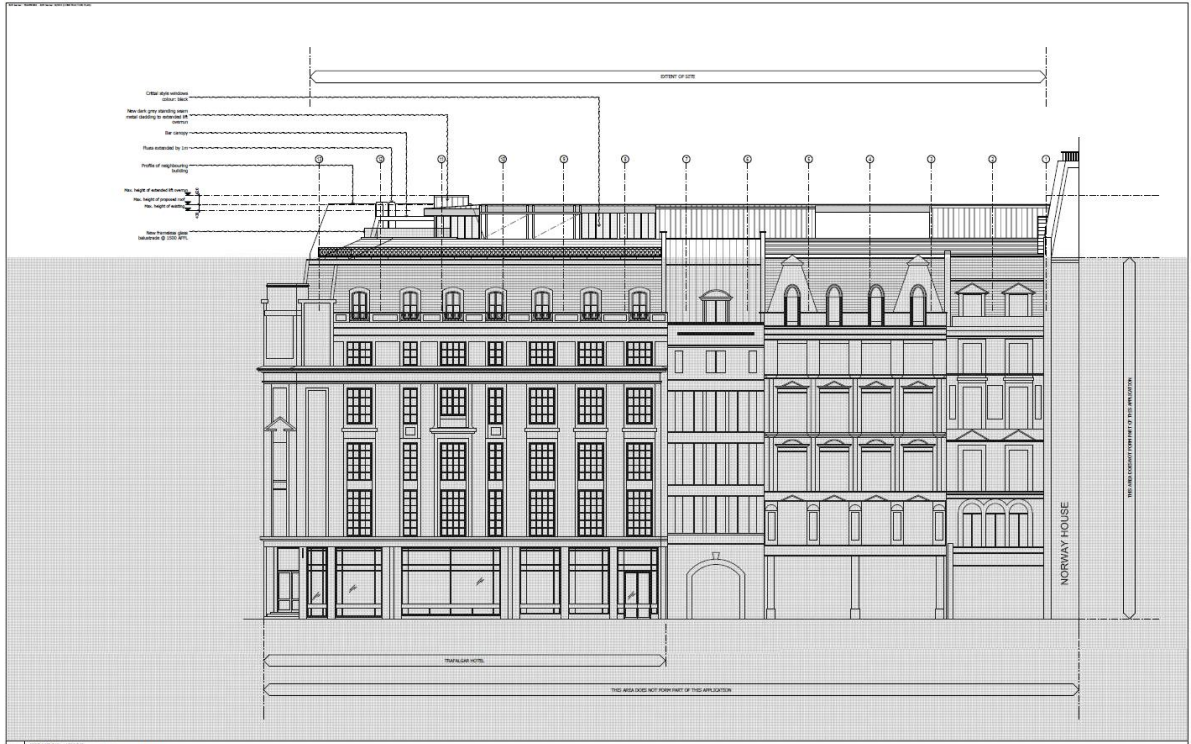
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Author	shh
Checked	
Date	

shh
TRAFFALGAR HOTEL
100 Strand Street
London
E1 1AA

RIBA
RIBA Chartered Architectural Technicians

Project: 100 Strand Street, London, E1 1AA
Drawing: North Elevation - Existing
(633)904_PL01

Existing and Proposed North Elevation



1 NORTH ELEVATION - PROPOSED

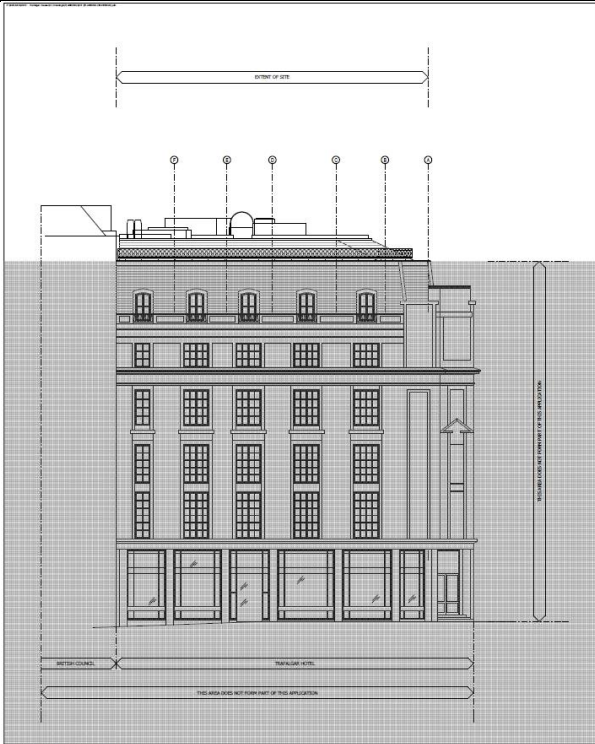
DO NOT SCALE FROM THIS DRAWING
Please refer to the drawing for all dimensions and to the correct
scale. All dimensions are to the centre
of the window, door or opening.

Scale	1:50
Author	shh
Checked	
Date	

shh
TRAFFALGAR HOTEL
100 Strand Street
London
E1 1AA

RIBA
RIBA Chartered Architectural Technicians

Project: 100 Strand Street, London, E1 1AA
Drawing: North Elevation - Proposed
(633)922_PL01



1 EAST ELEVATION - EXISTING

DO NOT SCALE FROM THIS DRAWING
 All dimensions are to be taken from the drawings. All dimensions are to be finished unless otherwise specified.
 If in doubt, ask.

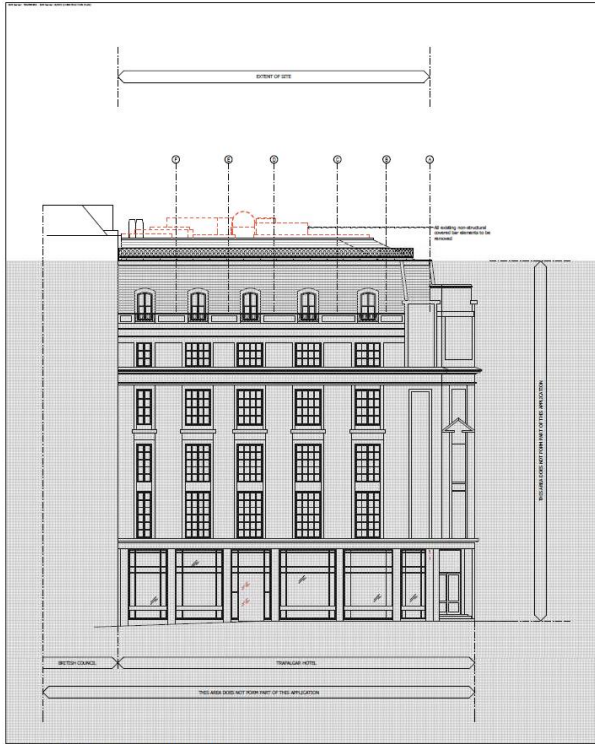
NO.	DESCRIPTION	DATE	BY	CHECKED
1	Issue for Planning	14/07/20	shh	shh
2	Issue for Planning	14/07/20	shh	shh



shh TRAFALGAR HOTEL
 7 Spring Gardens
 London
 W1J 7PA

Project Title
East Elevation - Existing
 Project Code
(633)963_PL01

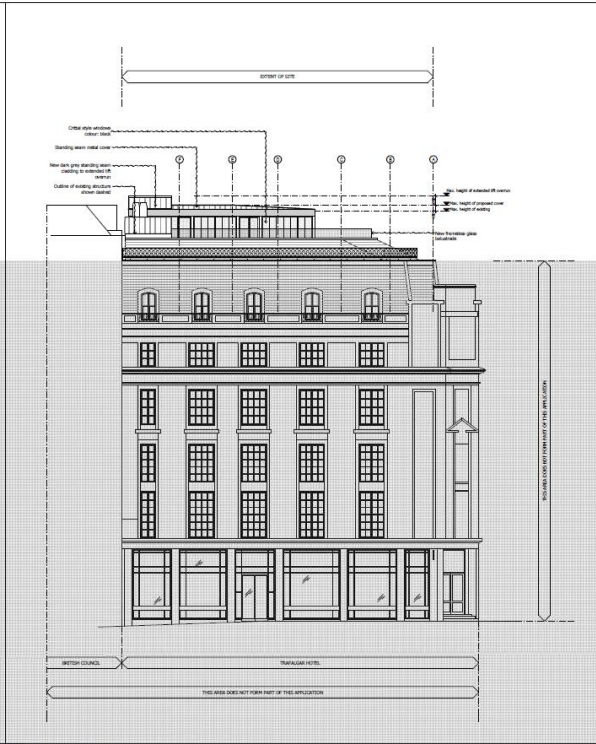
Existing and Proposed East Elevation



1 EAST ELEVATION - STRUCTURE / FABRIC REMOVAL

DO NOT SCALE FROM THIS DRAWING
 All dimensions are to be taken from the drawings. All dimensions are to be finished unless otherwise specified.
 If in doubt, ask.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	Issue for Planning	14/07/20	shh	shh
2	Issue for Planning	14/07/20	shh	shh



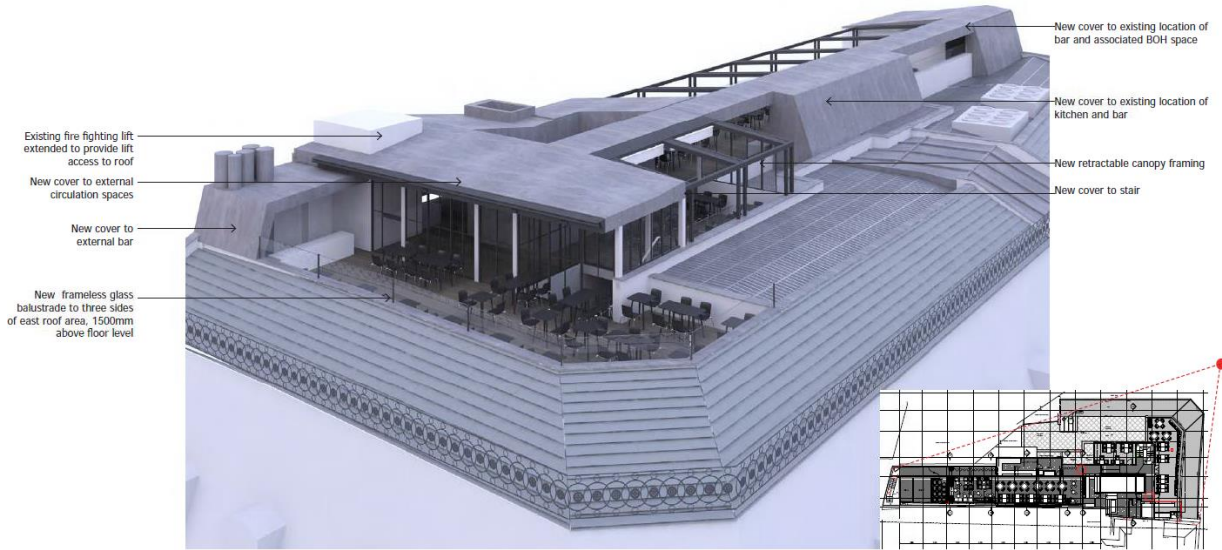
2 EAST ELEVATION - PROPOSED



shh TRAFALGAR HOTEL
 7 Spring Gardens
 London
 W1J 7PA

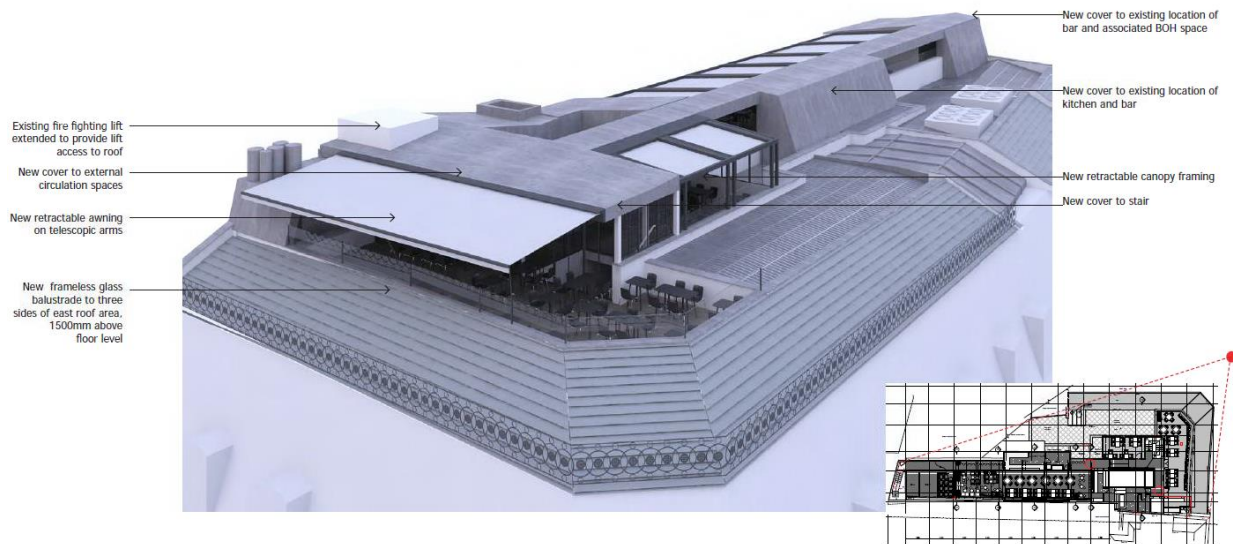
Project Title
East Elevation - Structure / Fabric Removal & Proposed
 Project Code
(633)920_PL01

PROPOSAL (MASSING MODEL): CANOPIES RETRACTED

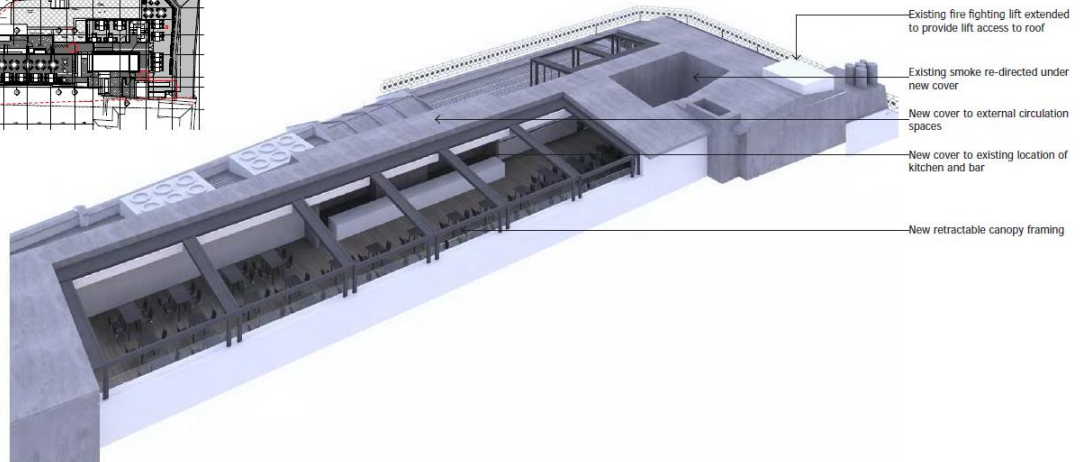
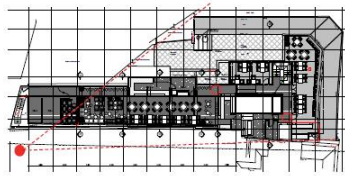


Computer Model Retracted and Extended

PROPOSAL(MASSING MODEL): CANOPIES EXTENDED

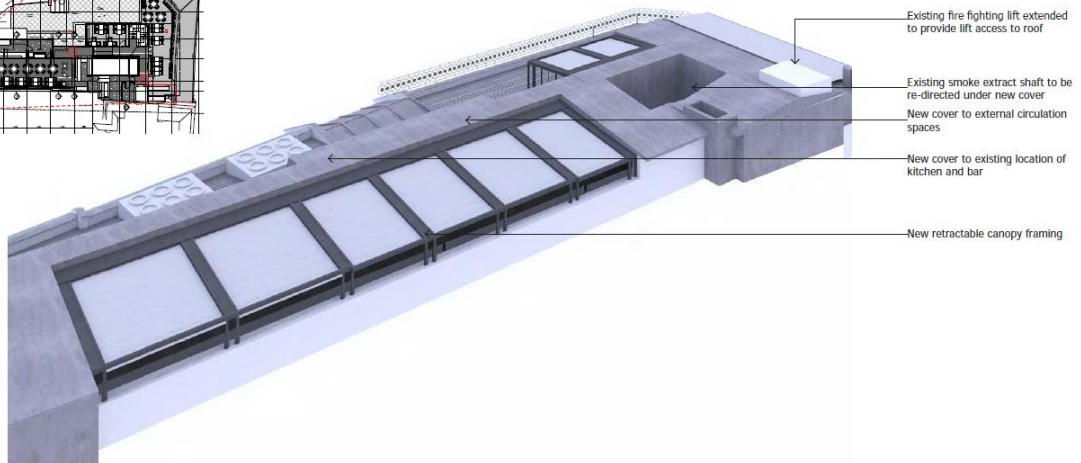
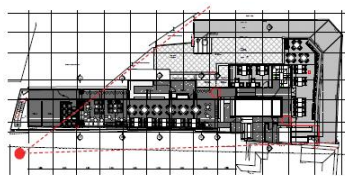


PROPOSAL (MASSING MODEL): CANOPIES RETRACTED



Computer Model Retracted and Extended

PROPOSAL (MASSING MODEL): CANOPIES EXTENDED



DRAFT DECISION LETTER

Address: 2 Spring Gardens, London, SW1A 2TS,

Proposal: Erection of structures at roof level, including retractable and non-retractable canopies; new kitchen, bar and store areas; extended lift; altered staircase; installation of glazed balustrade and other associated alterations, in connection with an existing roof terrace.

Reference: 17/01584/FULL

Plan Nos: Site Location Plan; (833)901_PL02; (833)902_PL02; (833)903_PL01; (833)904_PL01; (833)905_PL01; (833)906_PL01; (833)911_PL03; (833)912_PL03; (833) 913_PL01; (833)920_PL01; (833)922_PL01; (833)923_PL02; (833)924_PL01; (833)930_PL01; Design and Access Statement (SHH); Cover Letter (DP9); Environmental Noise Survey and Plant Noise Assessment Report (Hann Tucker Associates); and External Finishes Document including samples of zinc cladding, canopy fabric and glazing frame by SHH dated 10.10.2016.

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only: , o between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 13.00 on Saturday; and , o not at all on Sundays, bank holidays and public holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

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

Reason:

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

- 4 You must not put any additional structures above parapet height, except those shown on the approved drawings. (C26PA)

Reason:

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

- 5 You must apply to us for approval of a scheme of illumination at rooftop level. You must not occupy the rooftop area until we have approved what you have sent us and you have carried out the work according to the approved details.

Reason:

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

- 6 You must carry out the development in accordance with the submitted facing material samples as detailed in the External Finishes document by SHH dated 10/10/2016, unless you apply to us and we approve alternative facing materials, with elevations and roof plans annotated to show where the materials are to be located. If we approve alternative materials you must then carry out the development, in accordance with the alternative details we approve.

Reason:

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

- 7 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency

auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:; (a) A schedule of all plant and equipment that formed part of this application; ; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; ; (c) Manufacturer specifications of sound emissions in octave or third octave detail; ; (d) The location of most affected noise sensitive receptor location and the most affected window of it; ; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; ; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; ; (g) The lowest existing L A90, 15 mins measurement recorded under (f) above; ; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; ; (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 8 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.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 3 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

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.