

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 11 July 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Bryanston And Dorset Square	
Subject of Report	Development Site At 46 Bryanston Square And 37 Bryanston Mews West, London		
Proposal	Demolition of 37 Bryanston Mews West behind retained facade, link structure over basement, ground and first floor levels and rear mansard roof at No. 46 Bryanston Square. Erection of replacement mews building behind retained facade, installation of replacement garage doors, erection of replacement mansard roof and erection of extensions at rear of No. 46 Bryanston Square at basement to third floor levels, installation of replacement front first floor windows, and use of extended and altered building as four flats (Class C3). .		
Agent	Gerald Eve LLP		
On behalf of	The Portman Estate		
Registered Number	17/02738/FULL 17/02739/LBC	Date amended/ completed	27 April 2017
Date Application Received	28 March 2017		
Historic Building Grade			
Conservation Area	Portman Estate		

1. RECOMMENDATION

1. Grant conditional planning permission.
2. Grant conditional listed building consent.
3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

46 Bryanston Square is a vacant Grade II listed townhouse, on basement, ground and four upper floors, linked to a mews property, 37 Bryanston Mews West, to the rear. At present, No. 46 Bryanston Square is linked internally through eight openings with No. 47 Bryanston Square and, historically, has been used as a hostel for Malaysian students. This application seeks permission and listed building consent for the demolition of the mews building behind its retained façade, the link structures between the main townhouse and the mews building, and for the demolition of the rear roof of 46 Bryanston Square. The demolished structures are to be rebuilt with structures of a similar massing in connection with the use of the building as four flats.

Historically both 46 and 47 Bryanston Square, and the rear mews properties, were occupied by the Malaysian Students Department for the UK and Eire (MASDUKE) who relocated to Queensborough Terrace in Bayswater in 2002. City Plan Policy S15 protects existing hostels and adopted UDP policy H6 states that planning permission will only be granted for the change of use of hostels to housing, provided that the existing hostel is surplus to the requirements of the existing operator and that there is no demand from another organisation for a hostel in this location. In this case, the former hostel accommodation is now surplus to the requirements of the previous operator. A residential permission was granted in 2008, and as part of a previous application, submitted in 2007, a full marketing exercise was undertaken which demonstrated that there was no other interest in the property from alternative hostel providers. The residential permission granted in 2008 has now been implemented, and a residential use is therefore considered acceptable again in land use terms.

It is proposed to convert and reconfigure the premises to 4 residential units comprising 2 x 3-bedroom units and 2 x 2-bedroom units. Three of these units will be within the townhouse at No. 46 and a fourth unit will be within the mews at the rear. It is considered that the proposals provide a good standard of residential accommodation as all the flats would comply with the Mayor's minimum size standards, each would be dual aspect and with the exception of the first/second floor flat, each unit would have access to a terrace area. With half of the units being family sized, the proposals would also comply with the Council's policies relating to mix of units.

With the addition of a lift and the replacement of the link structure, the proposals do involve a minor increase in bulk and massing at the rear, however, this is some distance from the closest residential properties at 45 Bryanston Square and 35 Bryanston Mews West, and it is not considered that the proposals would result in any material loss of daylight and sunlight to adjoining residential occupiers.

One car parking space for the mews property is retained and the Highways Planning Manager raises no objections to the proposals subject to the requirement for car club membership.

In historic building terms, the proposed alterations include substantial demolition of the mews house, demolition of the two-storey rear extension and the rear hipped roof. to the main house, and the removal of modern internal partitions. Whilst most of the fabric affected is not original, much of it represents later phases of the building's development which contribute to its special interest. Its loss therefore causes harm to the special interest of the building. However, there are heritage benefits to the scheme such as restoration of internal decorative features and separation of the building from No. 47.

Externally, the most substantial changes to the building will be at the rear where the existing closet wing, with post-war metal-framed windows, is to be altered to accommodate a lift along with a secondary staircase and a small roof terrace. The replacement extension at ground and first floor levels will cover half the width of the building, in order to facilitate internal access internally, and the basement will be reopened to form a small lightwell. Removal of the, inappropriate, metal-framed windows is a benefit but the increased size of the extension is detrimental to the building's appearance and historic plan-form. Consequently, the overall impact of the alteration is neutral in heritage asset terms.

The form and fabric of the mews has been much altered but the street façade is attractive and makes a positive contribution to the surrounding conservation area. Therefore, noting the appropriate quality of the rebuilt parts of the mews and the retention of its historic roof form (but not fabric) the overall impact on the special interest of the building is neutral. A verbal comment, made by a neighbour, that

the mews should be entirely demolished and its façade rebuilt to match others in the street is not considered to be an acceptable alternative, because the loss of historic fabric would be unjustified and would harm the special interest of the building to such an extent that the special interest of the mews house would be entirely lost.

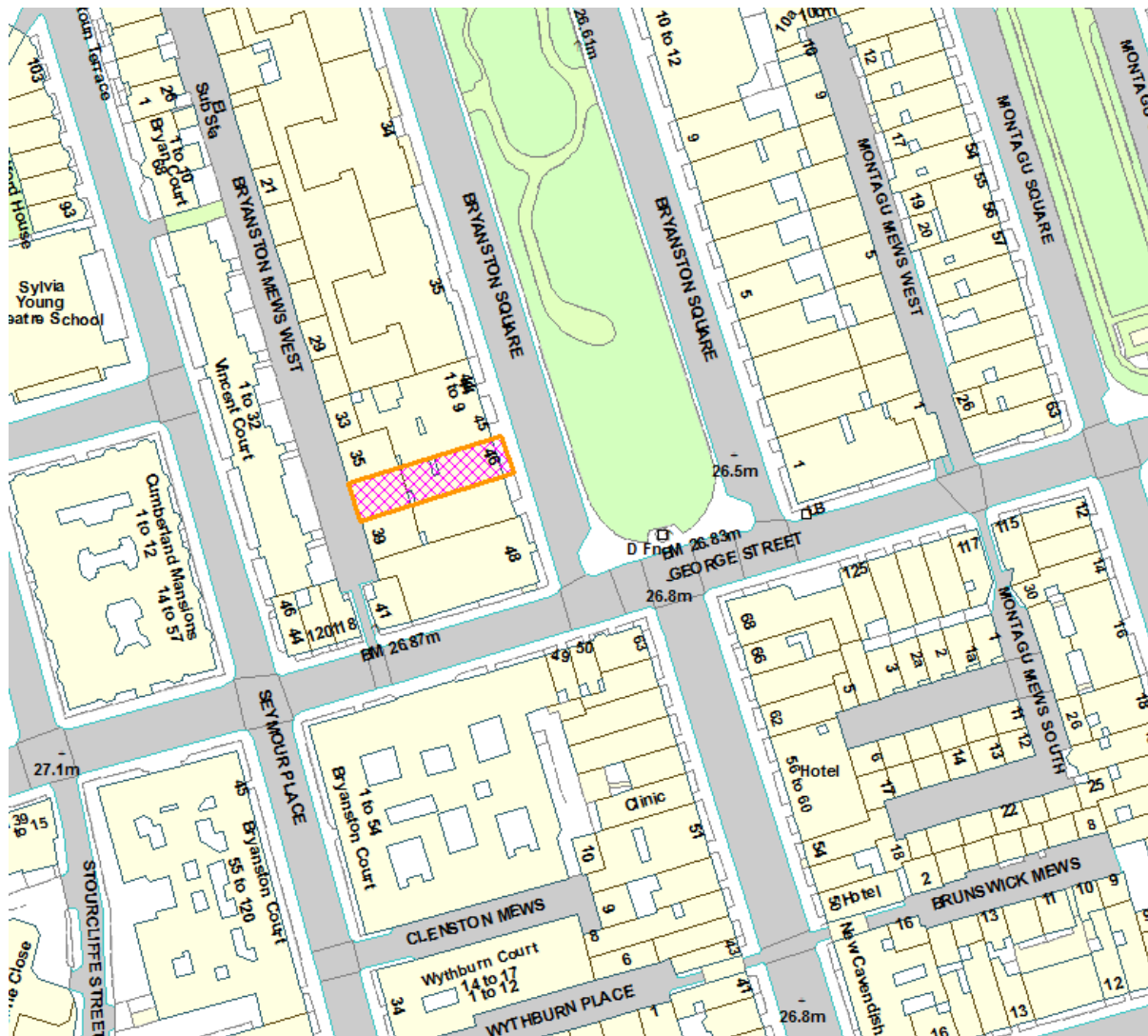
At main roof level the rear, hipped, slope is to be reconstructed and enlarged to accommodate access to a small terrace on top of the lift shaft and solar panels in the central valley. The size and detailed design of the dormers and French doors (to the terrace) are acceptable and the solar panels are hidden from view by the roof slopes. These alterations are acceptable in design terms as are the proposed design for windows on the lower floors on the rear of the building.

The façade to Bryanston Square is mostly unchanged except at first floor level where the French doors are to be replaced with timber sashes, which is acceptable.

Internally, missing chimneypieces are to be reinstated along with restoration of features such as cornices and columns in the reopened archway between the front and rear rooms at ground floor level. This is welcome in heritage asset terms subject to the approval of details and modification of the proposed columns which should match the ionic architectural order of the existing pilasters.

The historic plan-form of the building will remain legible and the overall impact of the internal changes is neutral in heritage asset terms and approval is recommended.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

HISTORIC ENGLAND
Authorisation received.

MARYLEBONE ASSOCIATION
Any comments to be reported verbally.

HIGHWAYS PLANNING MANAGER
No objections raised subject to the requirement for car club membership.

CLEANSING
No objections raised

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 66; Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 Recent Relevant History

Applications for a Certificate of Existing Lawful Use for the office use of the basement, ground, 1st, 2nd, 3rd and 4th floors of 46-47 Bryanston Square, in association with the use of 44 – 45 Bryanston Square was withdrawn in July 2003 and subsequently refused in October 2004 (due to insufficient information submitted to evidence the existing use).

20 April 2007 - Permission refused for change of use from hostel to four single family dwellings including associated car parking (four spaces). [Site at 46 & 47 Bryanston Square, 37 & 39 Bryanston Mews West]

29 March 2007 - Listed building consent granted for internal alterations to the public areas, back of house, changing areas and kitchen.

8 February 2008 - Permission granted for the residential use of 46-47 Bryanston Square and 37-39 Bryanston Mews West (comprising 4 residential units including 2 townhouses and 2 flats in the Mews buildings)

14 April 2011 - Certificate of Lawfulness for Proposed Use or Development (ref: 11/01839/CLOPUD) was secured to confirm that the works to create those 4 residential units had been lawfully implemented.

7. BACKGROUND PAPERS

1. Application form
2. Letter from Historic England dated 30 May 2017

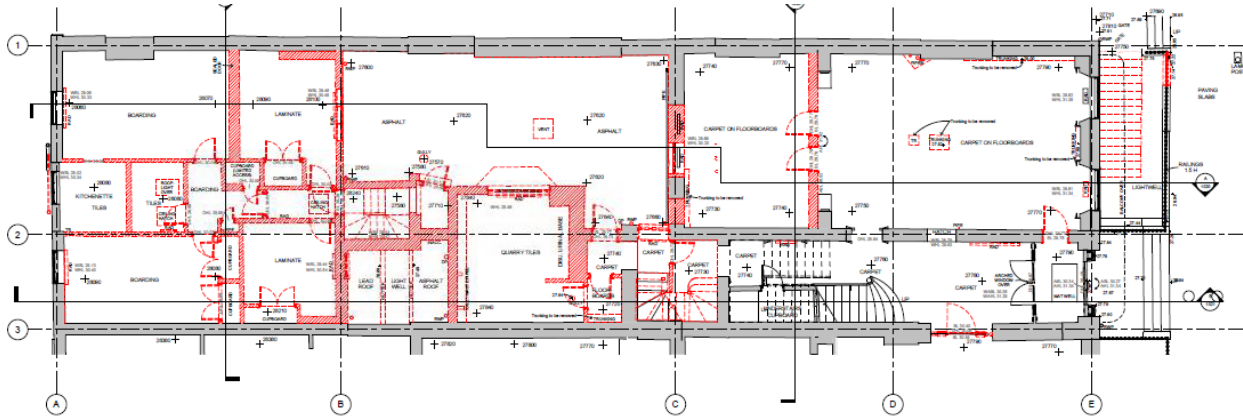
3. Memorandum from Highways Planning Manager dated 20 June 2017
4. Memorandum from Cleansing dated 19 May 2017

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

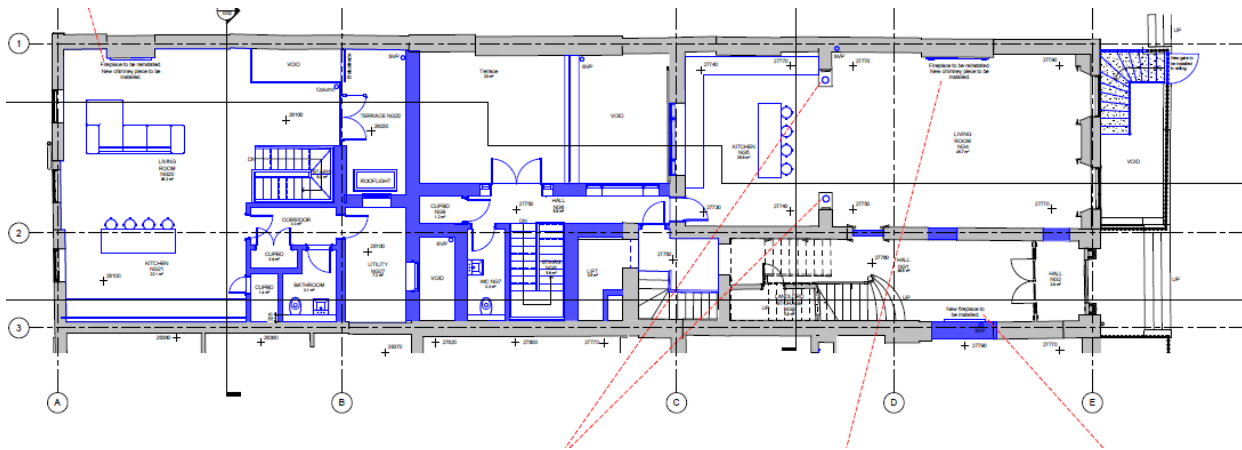
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARA SPURRIER BY EMAIL AT sspurrier@westminster.gov.uk

8. KEY DRAWINGS

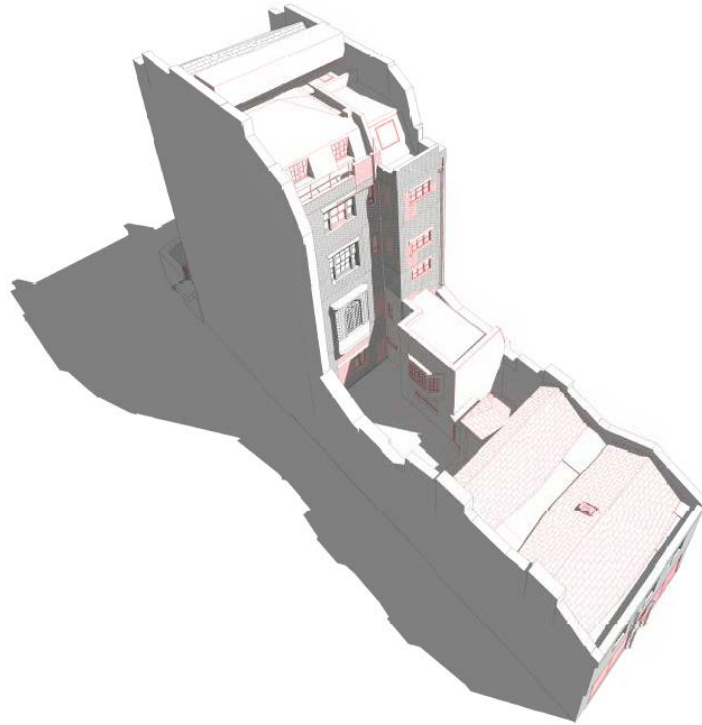
Existing ground floor



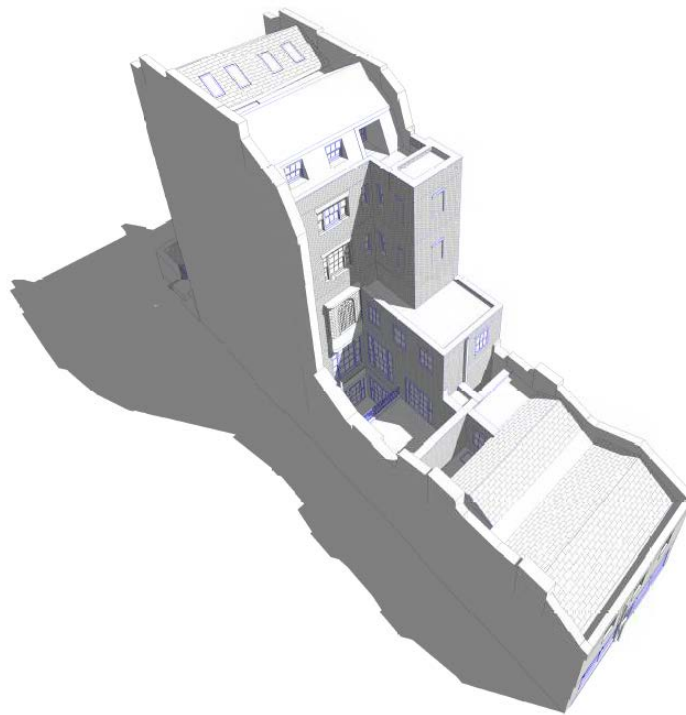
Proposed ground floor



Existing rear



Proposed rear



DRAFT DECISION LETTER

Address: Development Site At 46 Bryanston Square And 37 Bryanston Mews West, Bryanston Square, London, ,

Proposal: Demolition of 37 Bryanston Mews West behind retained facade, link structure over basement, ground and first floor levels and rear mansard roof at No. 46 Bryanston Square. Erection of replacement mews building behind retained facade, installation of replacement garage doors, erection of replacement mansard roof and erection of extensions at rear of No. 46 Bryanston Square at basement to third floor levels, installation of replacement front first floor windows, and use of extended and altered building as four flats (Class C3). (Linked to 17/02739/LBC).

Reference: 17/02738/FULL

Plan Nos: FM-XX-B1-DR-A-1000 Rev A, 00-DR-A-1001 Rev A, 01-DR-A-1002 Rev A, 02-DR-A-1003 Rev A, 03-DR-A-1004 Rev A, 04-DR-A-1005 Rev A, 05-DR-A-1006 Rev A, DR-A-1020 Rev A, DR-A-1021 Rev A, DR-A-1022 Rev A, DR-A-1023 Rev A, DR-A-1040 Rev A, DR-A-1041 Rev A;

FM-XX-B1-DR-A-1010 Rev A, 00-DR-A-1011 Rev A, 01-DR-A-1012 Rev A, 02-DR-A-1013 Rev A, 03-DR-A-1014 Rev A, 04-DR-A- 1015 Rev A, 05-DR-A-1016 Rev A, DR-A-1030 Rev A, DR-A-1031 Rev A, DR-A-1032 Rev A, DR-A-1033 Rev A, DR-A-1050, DR-A-1051 Rev A

Case Officer: Jo 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:
 - 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 protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 You must apply to us for approval of detailed drawings of the following parts of the development - new windows.

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 7 All new windows and glazed external doors must be single-glazed.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 8 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number FM-XX- B1-DR- A- 1010 Rev A. You must clearly mark them and make them available at all times to everyone using the building. (C14FB)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 9 You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the residential part of this development. (C22BA)

Reason:

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

- 10 You must not use the roof of the first floor extension at the rear of 46 Bryanston Square for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

Reason:

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

- 11 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application:

- photovoltaics

You must not remove any of these features. (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 (November 2016). (R44AC)

- 12 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.

- 13 No residential unit forming part of the development shall be occupied until a car club scheme containing the following provisions has been submitted to and approved in writing by the local planning authority and thereafter the scheme shall be carried out in accordance with those details. Such a scheme shall contain the following:

a) Confirmation of approval of the particular car club which is to be a Carplus accredited club;

b) Confirmation that on first occupation of each of the residential units forming part of the development and thereafter from first occupation a new resident shall be notified in writing of:

1. the existence of the car club
2. explaining that each residential unit is entitled to join the car club without being liable for payment of the membership fee;
3. details of how to become a member of the car club; and
4. in the event that a resident indicates that they wish to become a car club member then this shall be arranged on behalf of that resident [for a continuous period of [25] years]

b) Confirmation that the car club membership shall be fully transferable from outgoing residents to incoming residents.

- c) Confirmation that the applicant will provide on written request by the Council evidence of the car club membership for each residential unit within the development.
- d) Confirmation that any advert or marketing in relation to the sale of any of the residential units at the development shall include reference to the provision of the car club membership and details of how to become a member of the car club.
- e) Confirmation that marketing materials for the development publicise annually will include details of the availability of car club membership and provide details of how to join the car club.
- (f) Confirmation that the applicant will provide on reasonable written request by the City Council evidence of the provision of marketing.

Reason:

To mitigate the demand for on street car parking in accordance with CS41 of our Core Strategy that we adopted in January 2011 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007.

- 14 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.

- 15 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 special architectural or historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.129 to 10.146 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. (R29BC)

- 16 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to 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:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design,

structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

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 need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 3 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 4 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 5 The term 'clearly mark' in condition 7 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 6 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: www.westminster.gov.uk/cil

Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an Assumption of Liability Form immediately. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant.

You must also notify the Council before commencing development using a Commencement Form

CIL forms are available from the planning on the planning portal:
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Forms can be submitted to CIL@Westminster.gov.uk

{Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.

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: Development Site At 46 Bryanston Square And 37 Bryanston Mews West, London, ,

Proposal: Demolition of 37 Bryanston Mews West behind retained facade, link structure over basement, ground and first floor levels and rear mansard roof at 48 Bryanston Square. Erection of replacement mews building behind retained facade, installation of replacement garage doors, erection of replacement mansard roof and erection of extensions at rear of No. 46 Bryanston Square at basement to third floor levels, installation of replacement front first floor windows and internal alterations. Linked to 17/02738/FULL

Reference: 17/02739/LBC

Plan Nos: FM-XX-B1-DR-A-1000 Rev A, 00-DR-A-1001 Rev A, 01-DR-A-1002 Rev A, 02-DR-A-1003 Rev A, 03-DR-A-1004 Rev A, 04-DR-A-1005 Rev A, 05-DR-A-1006 Rev A, DR-A-1020 Rev A, DR-A-1021 Rev A, DR-A-1022 Rev A, DR-A-1023 Rev A, DR-A-1040 Rev A, DR-A-1041 Rev A;

FM-XX-B1-DR-A-1010 Rev A, 00-DR-A-1011 Rev A, 01-DR-A-1012 Rev A, 02-DR-A-1013 Rev A, 03-DR-A-1014 Rev A, 04-DR-A- 1015 Rev A, 05-DR-A-1016 Rev A, DR-A-1030 Rev A, DR-A-1031 Rev A, DR-A-1032 Rev A, DR-A-1033 Rev A, DR-A-1050, DR-A-1051 Rev A

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation

Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

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

2007. (R27AC)

- 7 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 special architectural or historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.129 to 10.146 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. (R29BC)

- 8 You must apply to us for approval of detailed drawings of all new:

- (1) windows,
- (2) doors,
- (3) skirtings and architrave,
- (4) cornices.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 9 All new windows and glazed external doors must be single-glazed.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 10 Contrary to what is shown on the drawings, you must apply to us for approval of detailed drawings of all new chimneypieces including photographs where you propose to install chimneypieces from storage. You must not start work on this part of the development until we have approved what you have sent us, and you must then install the chimneypieces in accordance with the details we have approved.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 11 Contrary to what is shown on the drawings, you must apply to us for approval of detailed drawings to show the new columns in the opening between the front and rear rooms at ground floor level to be of the Ionic Order to match the existing pilasters. You must not start work on this part of the development until we have approved what you have sent us, and you must then install the columns in accordance with the details we have approved.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework 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 special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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.