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| 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 47 To 48 Bryanston Square And 39 To 41 Bryanston Mews West, London | | |
| Proposal | Use of 47 Bryanston Square and 39 Bryanston Mews West as school (D1 Use Class) in connection with the existing school at 48 Bryanston Square and 41 Bryanston Mews West. Replacement of windows on front elevation at 47 Bryanston Square with glazed timber windows, and associated alterations, including full height extract duct housed within existing chimney and air-conditioning plant at roof level. | | |
| Agent | Gerald Eve LLP | | |
| On behalf of | AlphaPlus Group | | |
| Registered Number | 17/02741/FULL 17/02742/LBC | Date amended/ completed | 27 April 2017 |
| Date Application Received | 28 March 2017 | | |
| Historic Building Grade | Grade II | | |
| 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

The application relates to a Grade II listed vacant building within the Portman Estate Conservation Area. Planning permission is sought to change the use of the building to a school, which would be used in connection with the existing Wetherby Preparatory school at 48 Bryanston Square. The expansion proposes to increase pupils at the school by 120, with eight additional classrooms and associated staff administration, welfare and toilet facilities.

The key issues for consideration are:

- * the loss of residential/hostel floorspace
- * the impact of the proposed use on the surrounding road network; and

* the impact on the amenity of nearby residents.

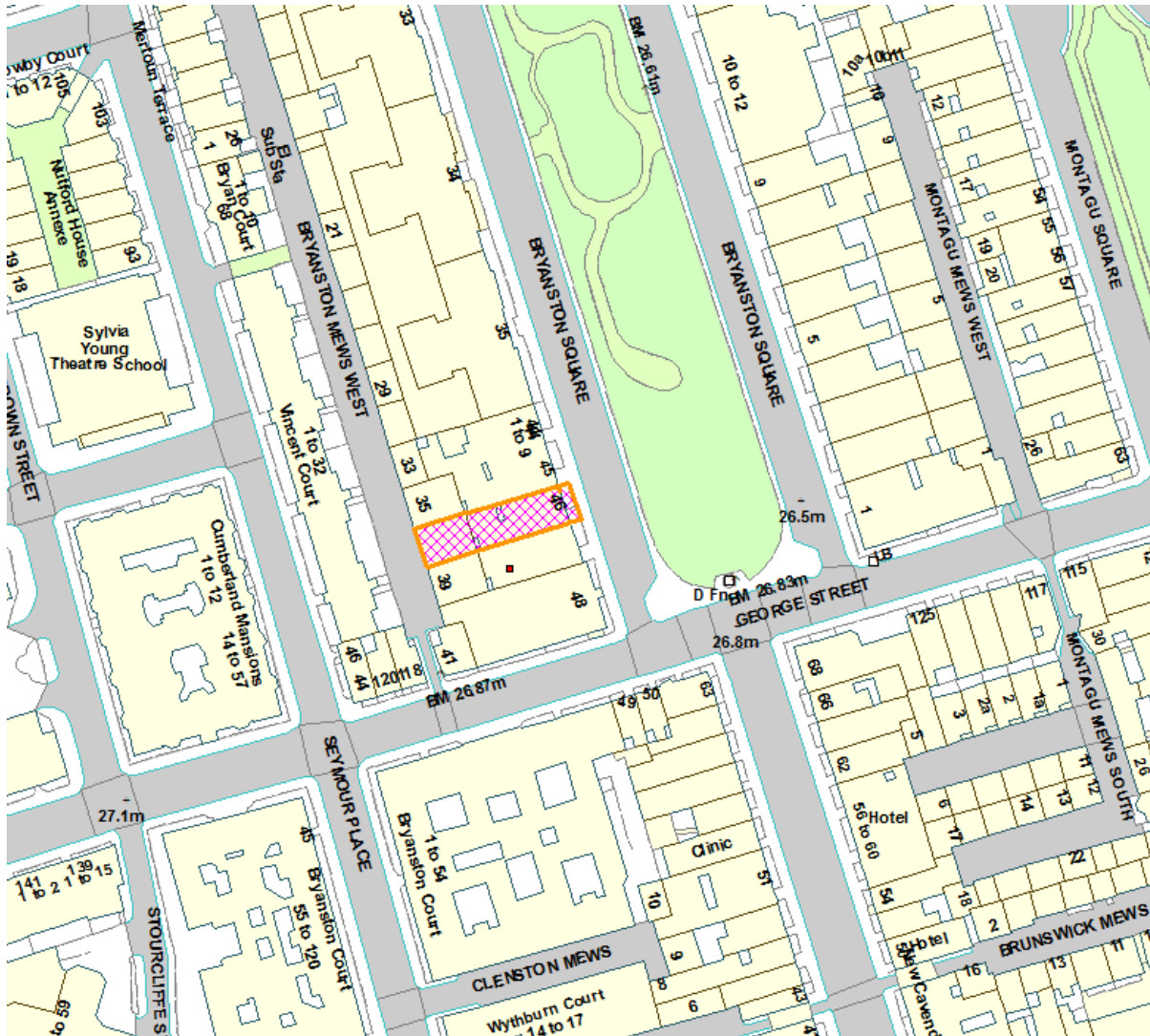
In land use terms, the building has lawful use for hostel purposes and potential residential use. Both uses are protected by policy, however, these losses have to be assessed in the light of the Council's adopted planning policies and the Government's advice in the National Planning Policy Framework (NPPF) both of which support educational use. It is considered that there are special circumstances in this case to allow the loss of the residential/hostel floorspace to educational use.

It is proposed that pupils would use the existing main entrance to the building on George Street, a relatively busy street, and it is not considered that this would result in a harmful impact to residential amenity in this location. Whilst it is accepted that the proposed use is likely to result in greater traffic movements than the former residential uses, the submitted Transport Statement show that the number of pupils arriving by car has dropped consistently in recent years and it is considered that subject to the submission and compliance with a revised School Travel Plan the extended school is unlikely to result in an adverse impact on the surrounding road network.

The proposed alterations will have a limited and acceptable impact on the buildings special interest and will ensure the outward appearance of the buildings is suitable and that the character and appearance of the surrounding conservation area is maintained along with the special interest of the buildings.

The proposal is recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

HISTORIC ENGLAND

Do not wish to be notified.

MARYLEBONE ASSOCIATION

No objection raised in principle to the proposed works or use but emphasise the need for the Travel Plan to be exemplary, to be followed diligently and reviewed regularly to avoid impacting on other local residents. Strongly support the use of electric vehicles (coaches) for the collection and transportation of children.

HIGHWAYS PLANNING

No objections raised subject to the submission of, and compliance with a School Travel Plan.

ENVIRONMENTAL HEALTH

No objections raised.

CLEANSING

No objections raised.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 291; Total No. of replies: 101

98 letters of support and 3 letters of objection on the following grounds:

Land Use

- * loss of residential floorspace contrary to City Plan S14
- * school activities are regularly taken off site with the use of double decker buses, the expansion of the school will require additional buses failing to deliver sustainable development contrary to NPPF guidance
- * this is not a state school that caters for the local area, but a private school that admits pupils (boys only) from beyond the immediate catchment and therefore does not provide for any education shortfall that may exist locally

Amenity

- * increased noise from additional pupils, intensified school activities, contrary to NPPF principles of securing a good standard of amenity and City Plan S29

Highways

- * the use of double decker buses, that sit for long periods at the end of the Square, causes inconvenience, pollution and highway safety issues
- * existing problems with cars and mini buses collecting/dropping off students would be exacerbated

Other Issues

- * the application is invalid as the form fails to provide anticipated numbers of employees, or hours of opening

* if consent is granted suitable conditions should be imposed to control opening hours, a travel plan, control of construction management including hours of work, deliveries, management of contractor parking, control of dust and dirt and the restriction of external lighting and adverts.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

47 Bryanston Square is a vacant 5-storey plus basement Grade II listed townhouse with a mews property, No. 39 Bryanston Mews West, adjoined to the rear. At present, No. 47 Bryanston Square is linked internally through eight openings with No. 46 Bryanston Square and historically has been used as a hostel for Malaysian students.

The properties are located within the Portman Estate Conservation Area. The site is located in a predominantly residential environment with most of the properties in Bryanston Square and Bryanston Mews West in residential use.

6.2 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 issued to confirm that the works to create those 4 residential units had been lawfully implemented.

48 Bryanston Square and 41 Bryanston Mews West

12 November 2008 - Permission granted for a change of use to school.

7. THE PROPOSAL

Planning permission is sought for the change of use of the existing building at 47 Bryanston Square and 39 Bryanston Mews West to a school (Class D1), as an extension

of the existing Wetherby School at 48 Bryanston Square. The school moved to its current location in 2009 and operates as an independent school for boys aged 7 to 13 (School years 4 to 8). The School currently has capacity for a maximum of 325 pupils and employs circa 60 staff including teachers, part-time workers, catering, visiting and grounds staff.

The applicant argues that the school has now reached full capacity and has a need for additional accommodation to enable it to expand. The expansion proposes to increase pupils at the school by 120 and staff by 6 (over a 6 year period, gradually expanding by an extra form of 20 pupils a year). Eight additional classrooms are proposed at 47 Bryanston Square together with associated staff administration, welfare and toilet facilities. The expansion into the neighbouring building will also allow a reconfiguration of the existing premises at 48 Bryanston Square and link the buildings at two levels (at basement and third floor).

A full height extract duct is also proposed running internally through the building and exiting at high level through an existing chimney. Air-conditioning plant is also proposed at main roof level. At basement level, the existing external stores will be converted to bicycle and scooter storage and new stairs will be installed within the mews building as a secondary means of escape from the ground floor.

At present No. 47 is linked to No. 46 through lateral openings at all floors. These existing openings through the party wall will be infilled to restore these floors to their original forms.

| Use | Existing GIA (sqm) | Proposed GIA (sqm) | +/- |
|--------------------|--------------------|--------------------|------|
| Residential/hostel | 983 | 0 | -983 |
| D1 school | 0 | 983 | +983 |

8. DETAILED CONSIDERATIONS

8.1 Land Use

Historically both 46 and 47 Bryanston Square, and the mews properties at the rear, were occupied as a hostel by the Malaysian Students Department for the UK and Eire (MASDUKE). In 2002, the hostel operator relocated to Queensborough Terrace in Bayswater, a residential permission was granted and works to implement that residential permission have commenced. However, as the works undertaken are minor and not sufficient to effect a change of use, the proposals need to be assessed in terms of both the loss of the former hostel use, and the extant residential use.

8.1.1 Loss of existing uses

Policy S14 of the City Plan seeks to optimise housing delivery in the borough. It states that proposals that would result in the reduction in the number of residential units will not be acceptable, except where:

- the Council considers that reconfiguration or redevelopment of affordable housing would better meet affordable housing need;
- a converted house is being returned to a family-sized dwelling or dwellings;

- two flats are being joined to create a family-sized dwelling.

In addition to the Council's own policies, London Plan Policy 3.4 requires development proposals to optimise housing output for different types of locations within density ranges, taking into account local context and character, the design principles within the Plan and transport capacity. The policy states that development proposals which compromise this policy should be resisted. Policy 3.3 of the London Plan requires the City Council to seek to achieve and exceed a minimum annual delivery of 770 additional dwellings.

In 2008 planning permission was granted for the residential use of 46-47 Bryanston Square and 37-39 Bryanston Mews West (4 units in total). The current proposal would involve the loss of a 3-bedroom flat within the mews and an 8-bedroom townhouse contrary to Policy S14. However, whilst the 2008 permission has now been implemented, the development is far from completion, and the building being in need of significant repair, is clearly not ready for occupation for residential use. Therefore, whilst the proposal would result in a reduction of some 983 sqm (GIA) residential floorspace relative to the implemented permission, in practice, it would not actually result in the loss of any existing housing stock.

In terms of the former hostel use, 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 as it has been relocated, and as part of the 2007 planning application, a full marketing exercise was undertaken which demonstrated that there was no other interest in the property. Whilst the application is contrary to Policy H6 as it fails to provide housing accommodation, Government advice in the National Planning Policy Framework places great importance on supporting school uses to ensure that there is a sufficient supply and choice of school places available and it advises Local Planning Authorities to take a proactive, positive and collaborative approach to meeting this requirement. The provision of educational facilities is also welcomed under UDP Policies SOC1 and SOC3 and City Plan Policy S34 which states that new facilities will be encouraged throughout Westminster. Policy SOC 1 also seeks to protect existing social and community facilities and requires new community facilities to:

1. Be located as near as possible to the residential areas they serve;
2. Not harm the amenity of the surrounding area, including the effect of any traffic generated by the proposal and
3. be safe and easy to reach on foot, cycle and by public transport.

With regard to part (1) of this policy, the applicant argues that the extended school will continue to cater for the local community and the local catchment area. The applicant has provided data relating to existing pupils and submits that over one third of current pupils live within Westminster (with the Westminster catchment increasing by 9% over a 7-8 year period since the school opened). Approximately 18% of existing school pupils live within a 2km distance and 8% within 5km. The school also prioritise students who can walk to school. Whilst an objection has been received on the grounds that the proposals would not cater for the local community, it is considered that it would be

difficult to sustain a refusal on the grounds that the proposals fail to comply with part (1) of SOC 1.

With regard to parts (2) and (3) of the policy, objections have been received on highway and amenity grounds and consideration of these issues is discussed in detail later in this report.

8.2 Townscape and Design

No. 47 Bryanston Square with its integral mews at No. 39 Bryanston Mews West is a grade II listed building in the Portman Estate Conservation Area dating from circa 1811. There have been later alterations and extensions to the building not all of which are positive in terms of their contribution to the building's special interest, and it is currently linked via openings in its northern party wall to No. 46. Both buildings have been vacant for several years and are in poor condition.

The proposed educational use is fairly benign in terms of its impact on the building's special interest except for the necessary floor strengthening. However, it should be possible to achieve this upgrade without harm to the building's special interest.

Internally, the building has been aggressively modernised in the past and whilst there may be features of interest concealed behind modern false-work, there are few visible decorative details of interest other than the staircase and some joinery items. However, at basement level there are stone shelves and the overall plan-form of the building is still clearly legible.

The proposed alterations will have a limited and acceptable impact on the buildings special interest. Separation of No. 46 and No. 47 by closing the party wall breaches is a benefit as is the replacement of the windows with appropriately sub-divided designs. At first floor level it is indicated that the front windows are to be replaced to match the French doors at No. 46, but at No. 46 those doors are to be replaced with sash windows. Nevertheless, both alternatives are acceptable and will ensure the outward appearance of the buildings is suitable and that the character and appearance of the surrounding conservation area is maintained along with the special interest of the buildings.

8.3 Residential Amenity

The application site lies within a predominantly residential area with most of the properties in Bryanston Square and Bryanston Mews West in residential use, and subsequently the proposals need to be considered in terms of their potential impact on the amenity of the surrounding area. Letters of objection have been received on the grounds of increased noise and disturbance and the impact on residential amenity.

The proposal involves the increase of an additional 120 pupils, increasing the number of students by approximately one third. Whilst it is accepted that the proposed increase is likely to result in greater traffic and pedestrian movements than the previous hostel use or the approved residential use, any increase in disturbance would essentially occur at the start and finish of the school day, when pupils are arriving and departing. The main entrance of the school is retained onto George Street and, whilst there are residential occupiers immediately opposite the site in Bryanston Court, this area is highly trafficked

and it is not considered that this level of increased activity would harm the amenity of adjoining residents in this location to a degree that would justify withholding planning permission. There are also no outside play areas which are commonly the source of most noise from schools.

However, it is accepted that if the proposal were to rely on the access at the rear of the building in Bryanston Mews West, this would result in a substantial increase in traffic and other activity within a quiet mews location. The entrance on George Street is proposed as the main entrance, and it would be possible to restrict by planning condition the use of the rear access onto Bryanston Mews West for deliveries and for disabled access only.

Objectors are also concerned that the expansion of the school will result in intensified school activities and the need for additional buses resulting in disturbance to residential amenity. The applicant has confirmed that currently the school uses two coaches, each with a seating capacity for 80, each with 20 unused seats. With the proposed increase of an extra 120 pupils, each year group will increase by 20 pupils and therefore this will bring the current coaches up to capacity but would not result in the need for any additional coaches.

A school dining room is proposed within the basement of the mews building. This part of the building shares a party wall with 37 Bryanston Mews West and therefore there is potential for noise transfer from noise from children in the dining hall during lunch time. The nearest existing residential windows to the proposed dining hall are those within Vincent Court on the opposite side of Bryanston Mews West and the proposed flats within the adjoining building at 46 Bryanston Square and 37 Bryanston Mews West. The application is supported by an acoustic report that assesses the potential noise break-out from the proposed dining hall. However, the report sets out that, provided windows within the dining hall are kept shut, that noise outbreak through the existing structure is likely to be negligible. Environmental Health Officers agree with this view. The draft decision notice includes the Council's standard condition that restricts noise from internal activity to be 10dB below the minimum external background levels.

8.3.1 Plant

The proposals involve the relocation of the existing kitchen to the rear of 47 Bryanston Square which would be served by a full height extract duct running through a rear chimney stack and terminating at roof level. Environmental Health officers are satisfied that the proposals would not result in any adverse odours or amenity impact on adjoining residential occupiers.

Air conditioning units are also proposed at roof level and an acoustic report has been submitted to assess the potential noise and vibration impacts of the proposed plant. Background noise levels have been provided to demonstrate that noise from the duct and associated equipment will be compliant with the City Council requirements and this has been considered acceptable by Environmental Health. Conditions are proposed in relation to the noise and vibration levels from the plant.

The application is therefore considered to comply with Policies S29, S32, ENV13, ENV6 and ENV7.

8.4 Transportation/Parking

The applicant has submitted a Transport Assessment (TA) reaffirming that the site is highly accessible by sustainable modes of transport with a number of nearby bus stops and the nearest underground station at Marble Arch (400m to the south). The TA sets out that as no car parking facilities are provided at the School that parents are requested not to drop their children off or pick them up from any of the streets in the immediate vicinity e.g. Bryanston Mews West, George Street or Bryanston Square. A significant number of pupils (50%) currently travel to School on the privately operated school mini-bus service, which collects pupils from pick-up points close to their homes and delivers them to the School.

All sports activities take place away from the premises. PE and swimming lessons are held at the nearby Seymour Leisure Centre, to which the boys are escorted on foot. Other sporting activities take place at Wetherby's Sports Ground (located at The Park Club in Acton) or at other destinations such as Lord's Cricket Ground and Hyde Park. For games and sports activities at Wetherby Sports Ground, the boys are collected by coach. Games take place in the morning and afternoon, Monday to Thursday, and only in the afternoon on Fridays. Typically, circa 120 pupils travel to games between 9am-11:30am and then a further 120 pupils travel between 1:30pm-4pm. Two 80-seater double decker buses are currently used to transport all children simultaneously and both buses can be accommodated on the single yellow lines on the northern kerb line of George Street, at the bottom of Bryanston Square.

The TA has been reviewed by the Highways Planning Manager who remains concerned that a private school for pupils of a young age will generate more traffic than the existing uses. However, it is recognised that the measures that the school have taken to date do keep traffic levels down to a minimum to ensure there is as little disruption as possible. Surveys show that the number of pupils arriving by car has dropped consistently in recent years. It is also noted that the minibus service seems to work well.

Nevertheless, the Highways Planning Manager comments that in the School's 2016 survey, 28 pupils car-shared and another 36 came by car, resulting in 50 cars in total daily (14 + 36). Therefore, if a 325 pupil school attracts 50 cars, a 450 pupil school has the potential to approximately attract 70 cars. Whilst this is significant in a relatively small area, only one complaint to the planning enforcement team has been received since the school opened in 2009. Given that the additional 20 cars would, because of breakfast and after school clubs, be spread over staggered arrival times, the Highways Planning Manager is of the opinion that the expansion of the school is, despite the objections received, unlikely to cause a disruption in highway terms.

It is recognised that the school has worked hard to minimise any traffic problems, by staggering start and finish times, and persuading parents to use other transport modes, or at least not to drop off and pick up pupils right outside the school. The Highways Planning Manager therefore raises no objection to the expansion of the school provided the measures currently adopted by the school are retained, through the submission of a revised School Travel Plan. This would be secured by condition.

Cycle Storage

The existing school has 10 bicycle racks with space for up to 25 bicycles in the cycle store to the rear of the property and in the basement. There are also shower, lockers and changing facilities. With the proposed extension of the school into No. 47 Bryanston Square, it is proposed to provide an additional 17 cycle parking spaces, in line with London Plan standards.

Servicing

Servicing would continue to be undertaken at the rear of the site on Bryanston Mews West. At present the school receives a maximum of 5 deliveries a week, with these generally occurring once a day over the course of a school week. These deliveries are primarily food for school lunches. Currently supplies are delivered to the school via the goods lift from Bryanston Mews West and it is proposed to continue this method of servicing. Refuse is collected once a day also from Bryanston Mews West. No change to the existing servicing/refuse regime is expected.

8.5 Economic Considerations

The economic benefits of the application are welcomed.

8.6 Access

The existing school has level access at the rear of the building via Bryanston Mews West. A call point is provided at the bottom of the entrance steps to the existing school and this can be used by disabled visitors to call for assistance. An existing accessible lift within No. 48 provides internal access and complies with Part M of the Building Regulations. Portable ramps are also kept in the school to provide access via stepped-entrances where required.

8.7 Other UDP/Westminster Policy Considerations

Refuse /Recycling

Dedicated waste storage areas are proposed at basement level which provides adequate facilities for waste and recycling facilities for the enlarged school. These facilities will be secured through condition.

Sustainability

The application is supported by an Energy and Sustainability Statement which demonstrates that features can be incorporated into the building design to include new high-efficiency condensing boilers, efficient mechanical ventilation, high efficiency cooling and lighting, the addition of energy metering to building services, water conservation measures to minimise consumption and the installation of a new energy efficient passenger lift. In total the development can achieve a 14% reduction in CO2 emissions. As the proposals seek to alter a Grade II listed building, the opportunities for savings are limited and in this respect the savings made are considered reasonable.

8.8 London Plan

Policy 3.18 provides specific guidance on educational facilities in the capital. It states the 'Mayor will support provision of childcare, primary and secondary schools, and further

and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice, including in parts of London with poor educational performance”.

Part C states “Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing, or change of use to educational purposes”. Part D states that “proposals for new schools should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the appropriate use of planning conditions or obligations”.

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.

There is no CIL levy on an educational (D1 use).

8.11 Environmental Impact Assessment

The application is not a sufficient scale to require an Environmental Impact Assessment.

8.12 Other Issues

Construction impact

The proposal is not a major development and the application does not involve the construction of an additional basement. It is therefore a Level 3 scheme for the purposes of the Code of Construction Practice. The application is supported by a construction management strategy which an objector considers should be secured by condition. However given the new arrangements concerning the Code of Construction Practice, the impacts of the construction will be a matter for the Environmental Inspectorate and it is not considered appropriate to impose a condition.

Other issues

One of the objectors argues that as the number of students, hours etc are not fully set out on the application form that the application must be treated as invalid. However, details of student numbers, staff and hours of operation are fully set out in the submission.

9. BACKGROUND PAPERS

1. Application form
2. Response from Historic England (Listed Builds/Con Areas), dated 15 May 2017
3. Response from Marylebone Association dated 28 June 2017

4. Memorandum from Highways Planning Manager dated 20 June 2017
5. Memorandum from Cleansing dated 27 June 2017
6. Memorandum from Environmental Health dated 29 June 2017
7. Letter from occupier of 5 Bryanston Square London dated 18 May 2017
8. Letter from occupier of Flat 19 34 Bryanston Square London dated 23 May 2017
9. Letter from occupier of 17 Connaught Square, London, dated 8 June 2017
10. Letter from occupier of 8 Southwick Place, London, dated 9 June 2017
11. Letter from occupier of 23 Montagu Square, London, dated 10 June 2017
12. Letter from occupier of Ground Floor Flat, 69 Cadogan Square, dated 12 June 2017
13. Letter from occupier of Flat E 42 Elm Park Gardens, 42, dated 7 June 2017
14. Letter from occupier of 28 Kelso Place, London, dated 7 June 2017
15. Letter from occupier of 5 Queen Anne's Gate, London, dated 7 June 2017
16. Letter from occupier of 9 Archery Close, London, dated 7 June 2017
17. Letter from occupier of 52 Montagu Mansions, London, dated 7 June 2017
18. Letter from occupier of 36 Thames Point, Imperial Wharf, dated 8 June 2017
19. Letter from occupier of 3 Gledhow Gardens, London, dated 12 June 2017
20. Letter from occupier of 14 Montagu Square, Flat 1, dated 16 June 2017
21. Letter from occupier of 134 Oakwood Court, London, dated 16 June 2017
22. Letter from occupier of 2 Wyndham Place, London, dated 7 June 2017
23. Letter from occupier of 1 Albert Court, Kensington Gore, dated 7 June 2017
24. Letter from occupier of 133 Leighton gardens, London, dated 7 June 2017
25. Letter from occupier of 42 Sterndale Road, London, dated 7 June 2017
26. Letter from occupier of 6 Russell Road, London, dated 7 June 2017
27. Letter from occupier of 3 Aubrey road, London, dated 8 June 2017
28. Letter from occupier of 29 campden hill square, London, dated 8 June 2017
29. Letter from occupier of 41 Ferncroft Avenue, London, dated 7 June 2017
30. Letter from occupier of 3 Gledhow gardens, London, dated 13 June 2017
31. Letter from occupier of 7 Chelsea Embankment, London, dated 9 June 2017
32. Letter from occupier of 56A Chepstow Villas, London, dated 11 June 2017
33. Letter from occupier of New Lodge, Hyde Park, dated 7 June 2017
34. Letter from occupier of 31 Thornhill Square, Islington, dated 7 June 2017
35. Letter from occupier of 110 Chatsworth road, London, dated 7 June 2017
36. Letter from occupier of 39 Albion St, London, dated 7 June 2017
37. Letter from occupier of 56 Chepstow Villas, London, dated 7 June 2017
38. Letter from occupier of 2 Harewood row, London, dated 8 June 2017
39. Letter from occupier of 56 Bovingdon Road, London, dated 9 June 2017
40. Letter from occupier of 7 Abbotsbury Close, London, dated 9 June 2017
41. Letter from occupier of 50 Bryanston Court, George Street, dated 8 June 2017
42. Letter from occupier of 38 Sumatra Road, West Hampstead, dated 7 June 2017
43. Letter from occupier of 60 Hereford Road, Greater London, dated 7 June 2017
44. Letter from occupier of 69 Eaton terrace, London, dated 8 June 2017
45. Letter from occupier of 2 Curzon Square, Flat 4, dated 11 June 2017
46. Letter from occupier of 5 Earl's Court Gardens, London, dated 10 June 2017
47. Letter from occupier of 25A Bryanston Square, London, dated 8 June 2017
48. Letter from occupier of 2A Montagu Mews South, London, dated 13 June 2017
49. Letter from occupier of Flat 2B, 35 Cadogan Gardens, dated 7 June 2017
50. Letter from occupier of 88 Bryanston Court, George Street, dated 7 June 2017
51. Letter from occupier of 188 Blythe Road, London, dated 7 June 2017
52. Letter from occupier of Flat 14 prince Edward mansion, Moscow Road, dated 7 June 2017

53. Letter from occupier of The Knightsbridge Apartments 7,21, 199 Knightsbridge, dated 7 June 2017
54. Letter from occupier of 8 College Road, Ealing, dated 7 June 2017
55. Letter from occupier of Flat D, 13 Montagu Place, dated 7 June 2017
56. Letter from occupier of 43 Campden Hill Square, London, dated 7 June 2017
57. Letter from occupier of 29 Rusholme Road, London, dated 9 June 2017
58. Letter from occupier of 23 Montagu Square, London, dated 9 June 2017
59. Letter from occupier of 13 Chepstow Villas, London, dated 7 June 2017
60. Letter from occupier of 80 Portland Road, London, dated 7 June 2017
61. Letter from occupier of 14 Eccleston sq, London, dated 7 June 2017
62. Letter from occupier of 1 Hyde Park Crescent, London, dated 7 June 2017
63. Letter from occupier of 3 Teignmouth Road, London, dated 8 June 2017
64. Letter from occupier of 55 Earls Court Road, London, dated 11 June 2017
65. Letter from occupier of 14a/b Egerton Gardens, London, dated 12 June 2017
66. Letter from Thompson Planning Limited, on behalf of Flat 7 Bryanston Square, dated 31 May 2017
67. Letter from occupier of 41 Cavalry square, London, dated 7 June 2017
68. Letter from occupier of 37 Oppidans Road, London, dated 7 June 2017
69. Letter from occupier of 18a Montagu St, London, dated 7 June 2017
70. Letter from occupier of 8 College Road, Ealing, dated 7 June 2017
71. Letter from occupier of 17 Connaught Square, London, dated 7 June 2017
72. Letter from occupier of 33 Bryanston Square, London, dated 7 June 2017
73. Letter from occupier of 33 Bryanston Square, London, dated 7 June 2017
74. Letter from occupier of 6 Harley Street, London, dated 7 June 2017
75. Letter from occupier of 29 Knox Street, Marylebone, dated 8 June 2017
76. Letter from occupier of 30 Thornhill square, London, dated 12 June 2017
77. Letter from occupier of Flat 1, 114 Gloucester Road, London, dated 12 June 2017
78. Letter from occupier of 182 Holland Road, London, dated 12 June 2017
79. Letter from occupier of 24 Eaton Place, London, dated 13 June 2017
80. Letter from occupier of 62 Tavistock Road, London, dated 12 June 2017
81. Letter from occupier of Flat 1 15 Montagu Square, London, dated 16 June 2017
82. Letter from occupier of 39 Radipole Road, Fulham, dated 7 June 2017
83. Letter from occupier of Ambika House, 9a Portland Place, dated 7 June 2017
84. Letter from occupier of 47 Roland Gardens, London, dated 7 June 2017
85. Letter from occupier of 2 Harewood Row, Marylebone, dated 7 June 2017
86. Letter from occupier of 2 Cavendish Square, London, dated 7 June 2017
87. Letter from occupier of 2 Pembridge Place, London, dated 7 June 2017
88. Letter from occupier of 84 Bryanston court, George street, dated 10 June 2017
89. Letter from occupier of 94 Belsize Road, London, dated 8 June 2017
90. Letter from occupier of 105 Oxford Gardens, London, dated 14 June 2017
91. Letter from occupier of 7 Redcliffe Road, London, dated 12 June 2017
92. Letter from occupier of Flat 2, 6 Bryanston Square, Flat 2, 6 Bryanston Square, dated 7 June 2017
93. Letter from occupier of 82 Holland Park, London, dated 7 June 2017
94. Letter from occupier of 16 Abbotsbury Close, London, dated 9 June 2017
95. Letter from occupier of 25 Wrentham Avenue, London, dated 7 June 2017
96. Letter from occupier of 37 Oppidans Road, London, dated 7 June 2017
97. Letter from occupier of 3 Lichfield road, Richmond, dated 7 June 2017
98. Letter from occupier of 30 Thornhill Square, London, dated 16 June 2017
99. Letter from occupier of 33 Lillieshall Road, London, dated 8 June 2017

- 100. Letter from occupier of 2 Earls Terrace, London, dated 7 June 2017
- 101. Letter from occupier of Flat 4, 56 Lancaster Gate, dated 8 June 2017
- 102. Letter from occupier of 242 Lauderdale Mansions, Lauderdale Road, dated 7 June 2017
- 103. Letter from occupier of 6 Alma Square, London, dated 7 June 2017
- 104. Letter from occupier of 13 Lexham Gardens, London, dated 7 June 2017
- 105. Letter from occupier of 88 Cromwell Avenue, London, dated 7 June 2017
- 106. Letter from occupier of 25 Peel Street London, dated 25 June 2017
- 107. Letter from occupier of 25 Peel Street London, dated 27 June 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

10. KEY DRAWINGS





Proposed Front Elevation



Proposed Rear Elevation

DRAFT DECISION LETTER

- Address:** Development Site At 47 To 48 Bryanston Square And 39 To 41 Bryanston Mews West, London
- Proposal:** Use of 47 Bryanston Square and 39 Bryanston Mews West as school (D1 Use Class) in connection with the existing school at 48 Bryanston Square and 41 Bryanston Mews West. Replacement of windows on front elevation at 47 Bryanston Square with glazed timber windows, and associated alterations, including full height extract duct housed within existing chimney and air-conditioning plant at roof level.
- Reference:** 17/02741/FULL
- Plan Nos:** PL101E, 102E, 103D, 104C, 105D, 106C, 107A; PL201E,202F, 203F, 04E, 205F, 206E, 207B, 208A; Window replacement specifications dated 26.04.17 - Version 1.1

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 You must use the property only as a school in connection with the school use at No. 48 Bryanston Square. You must not use it for any other purpose, including any within Class D1 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it).

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet SOC1 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

- 4 You must not allow children or parents on the premises, outside the following times: between 08.00 and 17.00 on Monday to Friday and not at all on Saturdays, Sundays or Bank Holiday, with the exception of:

1. Four times a year beyond 17:00 on Monday to Friday and four times a year on a Saturday between 08:00 and 13:00

At the start of each academic year, you must provide a schedule of dates identifying the four Saturday mornings and the four week-days beyond 17:00 when the school intends to open.

Reason:

To protect the environment of neighbouring residents. This is as set out in STRA 16, STRA 17 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AB)

- 5 The number of pupils attending the school hereby permitted shall not exceed 450 at any one time.

Reason:

To protect the environment of people in neighbouring properties as set out in STRA 13, STRA 16, STRA 17, ENV 6, ENV 7 and SOC1 of our Unitary Development Plan that we adopted in January 2007. (R12AB)

- 6 You may use the rear door shown on drawing PL201 Rev E only for disabled access, servicing and deliveries and/or in occasions of an emergency. It shall not be used as the main access or egress by students or staff of the school.

Reason:

To protect the environment of people in neighbouring properties as set out in STRA 13, STRA 16, STRA 17, ENV 6, ENV 7 and SOC1 of our Unitary Development Plan that we adopted in January 2007. (R12AB)

- 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 5 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 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.

(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:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in STRA 17 of our UDP, 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 The plant/machinery hereby permitted shall not be operated except between 07:00 hours and 19:00 hours daily.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in STRA 17, ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007.

- 9 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.

- 10 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or

will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the school use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the school use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(3) Following completion of the development, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

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

Reason:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in nearby noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in STRA 17 of the UDP, 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.

- 11 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 suitable storage for bicycles as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

- 12 You must provide the waste store shown on drawing PL201 Rev E before you commence the use as a school. You must clearly mark it and make it available at all times to everyone using the school. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in STRA 35 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BC)

- 13 Before you begin to use the new school buildings, you must apply to us for approval of a Travel Plan. The Travel Plan must include details of:
- (a) A comprehensive survey of all users of the school;
 - (b) Details of local resident involvement in the adoption and implementation of the Travel Plan;
 - (c) Targets set in the Plan to reduce car journeys to the school;
 - (d) Details of how the Travel Plan will be regularly monitored and amended, if necessary, if targets identified in the Plan are not being met over a period of 5 years from the date the new school buildings are occupied.

At the end of the first and third years of the life of the Travel Plan, you must apply to us for approval of reports monitoring the effectiveness of the Travel Plan and setting out any changes you propose to make to the Plan to overcome any identified problems.

Reason:

In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2, TRANS 3 and TRANS 15 of our Unitary Development Plan that we adopted in January 2007. (R45AB)

- 14 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)

- 15 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)

- 16 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)

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

Reason:

To 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)

- 18 You must keep all external doors and windows to the dining room shown on drawing PL201 Rev E closed at all times when the dining room is in use.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

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 Conditions 7, 8 & 9 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 3 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team
Environmental Health Service

Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Phone: 020 7641 2000

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

- 4 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.

- 5 To comply with Condition 7 you are advised that classrooms and the dining room should not be used for music teaching/rehearsals and particularly any that use amplified instruments.

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 47 To 48 Bryanston Square And 39 To 41 Bryanston Mews West, London
- Proposal:** Use of 47 Bryanston Square and 39 Bryanston Mews West as school (D1 Use Class), in connection with the existing school at 48 Bryanston Square and 41 Bryanston Mews West. Replacement of windows on front elevation at 47 Bryanston Square with glazed timber windows, and associated alterations, including full height extract duct housed within existing chimney and air-conditioning plant at roof level. Linked to 17/02741/FULL
- Reference:** 17/02742/LBC
- Plan Nos:** PL101E, 102E, 103D, 104C, 105D, 106C, 107A; PL201E,202F, 203F, 04E, 205F, 206E, 207B, 208A; Window replacement specifications dated 26.04.17 - Version 1.1

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 You must apply to us for approval of detailed drawings of the following parts of the development:
- (1) windows,
 - (2) doors,
 - (3) skirtings and architraves,
 - (4) cornices.
 - (5) detailed drawings of all floor strengthening works,

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)

- 4 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)

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

Reason:

To 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 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)

- 7 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)

- 8 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)

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 2.4 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.