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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 involved Tachbrook | |
| Subject of Report | 3 Lupus Street, London, SW1V 3AS, | | |
| Proposal | Demolition of existing and erection of replacement single storey rear ground floor extension, installation of replacement shopfront, installation of metal railings to front forecourt, installation of four air conditioning units and enclosure on flat roof of rear extension, all in conjunction with the use of the first to fourth floors as three residential units (2 x 1-bedroom studios and 1 x 2-bedroom) (Class 3) and the continued use of the basement and ground floor levels as restaurant (Class A3). Internal alterations. | | |
| Agent | Avis Appleton & Associates | | |
| On behalf of | c/o Agent | | |
| Registered Number | 17/03181/FULL & 17/03182/LBC | Date amended/ completed | 11 April 2017 |
| Date Application Received | 11 April 2017 | | |
| Historic Building Grade | II | | |
| Conservation Area | Pimlico | | |

1. RECOMMENDATION

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

2. SUMMARY

No. 3 Lupus Street is a Grade II listed mid-terrace building within the Pimlico Conservation Area. The building comprises lower ground, ground and four upper storeys and is vacant, having last been in use as a House in Multiple Occupation (HMO) at first to fourth floor levels (sui generis) and restaurant at ground and lower ground floor levels (Class A3).

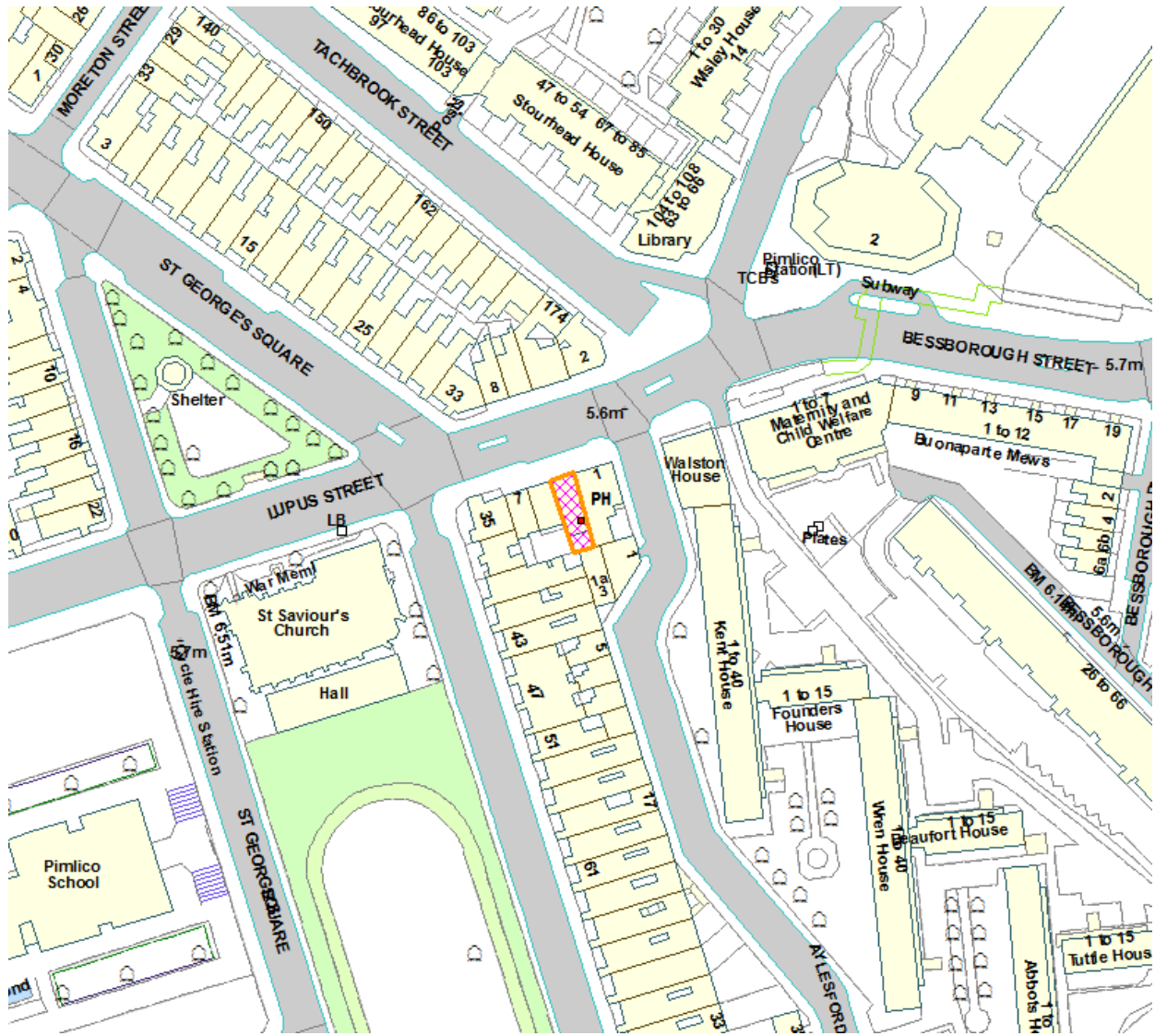
Applications have been submitted seeking planning permission and listed building consent for external and internal alterations in connection with the use of the first to fourth floors as three residential units (2 x 1-bedroom studios and 1 x 2-bedroom) (Class 3) and the continued use of the basement and ground floor levels as restaurant (Class A3).

The key issues for consideration are:

- * The loss of a HMO
- * The impact of the proposals on the significance of the Grade II building and the character of the surrounding Pimlico Conservation Area

The proposals are considered to comply with the Council's policies in relation to design, conservation and amenity as set out in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP) and the applications are recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

COUNCILLOR ANGELA HARVEY:

Requested that the application be presented to committee for determination.

HISTORIC ENGLAND:

Authorisation given to determine application as see fit.

PIMLICO FREDA:

Support the application.

WESTMINSTER SOCIETY:

No objection.

HIGHWAYS PLANNING MANAGER:

No details of cycle parking or waste storage.

ENVIRONMENTAL HEALTH:

No objection to air condenser units, subject to standard conditions. Details of kitchen extract system and supplementary acoustic report required by condition (the application has subsequently been revised to retain the existing extract arrangements.)

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 19; Total No. of Replies: 0.

ADVERTISEMENT/SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Located on the south side of Lupus Street, No.3 is a Grade II listed mid-terrace building within the Pimlico Conservation Area. The building comprises lower ground, ground and four upper storeys and is vacant, having last been in use as a House in Multiple Occupation (HMO) at first to fourth floor levels (sui generis) and restaurant at ground and lower ground floor levels (Class A3).

6.2 Recent Relevant History

Planning permission and listed building consent were granted at committee in October 2015 for external alterations including the demolition and enlargement of the existing rear closet wing, use of the existing rear first floor flat roof as a terrace, installation of rooflight to existing rear ground floor extension, installation of air conditioning units and acoustic enclosure to rear of site, installation of a replacement shopfront and doorway at front ground floor level, new access ramp to front entrance. Use of the first to fourth floors as a single dwelling (Class C3) and the use of the ground and lower ground floors for Class A2 (financial and professional services) purposes.

7. THE PROPOSAL

The proposals are associated with the refurbishment of the existing restaurant (Class A3) at basement and ground floor levels, and conversion of the upper floors into three self-contained residential apartment (Class C3), from a House of Multiple Occupation (HMO). The works include demolition and erection of a single storey rear extension, installation of air conditioning plant at rear first floor, replace the shopfront, install metal railings to the front forecourt and associated internal alterations.

The approximate floorspace figures are set out below:

| | Existing GIA (sqm) | Proposed GIA (sqm) | +/- |
|------------------------|--------------------|--------------------|------|
| HMO (sui generis) | 142 | 0 | -142 |
| Restaurant (Class A3) | 189 | 189 | 0 |
| Residential (Class C3) | 0 | 142 | +142 |
| Total | 331 | 331 | 0 |

(all figures approximate)

8. DETAILED CONSIDERATIONS

8.1 Land Use

In terms of land use, the last use of the property at first to fourth floor level was as a licensed House of Multiple Occupation (HMO) consisting of ten rooms, two of which were served Suspended Prohibition Orders against them in September 2010. This was due to the fact they did not provide adequate space, albeit that these two rooms could be let as a single letting.

Hazard Awareness Notices had been served on five of the remaining rooms. These state that the rooms are below the ideal size of 11 sq m, however Environmental Health considered that they still provided acceptable living accommodation, as they were not so small as to justify Prohibition Orders.

Currently our policy is not to support applications that result in the loss of affordable HMO letting units, which provide acceptable and low cost living accommodation relative to the area. The loss of HMO accommodation is contrary to Policy S15 of the City Plan and H7 of the UDP, which seek to protect Houses in Multiple Occupation.

An application for the use of the first to fourth floors as a single dwelling (Class C3) and the use of the ground and lower ground floors for Class A2 (financial and professional services) purposes was presented at committee in October 2015.

At the time, members considered that there were special circumstances for allowing the conversion of HMO to a single dwelling, given the particular requirements of the applicant who intended to use the property as a family home living with his disabled mother, with his business premises below.

Accordingly and contrary to officers' recommendation, the committee resolved to grant permission and listed building consent considering that the loss of HMO was acceptable

due to the poor living environment that it provided. The minutes from this committee are included in the background papers for reference.

Given that the extant permission to change the use from a HMO (Sui Generis) to a single dwelling (Class C3) it is not considered that the current proposals for the use of the first to fourth floors as three residential units (2 x 1-bedroom studios and 1 x 2-bedroom) (Class C3) can be resisted in land use terms.

Two of the flats proposed on the first and second floors fall short of the residential space standards for 1-bedroom flats at 33 sqm and 34 sqm which is below the 37 sqm standard. However, given the constraints imposed by the Grade II listed status of the building, it would not be possible to connect these floors and create a duplex unit over first and second floor level without adversely affecting the significance of the listed building, and so in this instance the small shortfall is considered acceptable. The units will still provide a good standard of accommodation, each benefitting from both a front and rear aspect.

8.2 Townscape and Design

No. 3 is a Grade II listed terrace building comprising lower ground, ground and four upper storeys, with a modest architectural character and appearance. The property is located within and makes a positive contribution to the Pimlico Conservation Area.

The basement and ground floor works are relatively minor seeking minor partitioning within the rear rooms at both levels as well as tanking of the basement vaults, details of which are subject to a condition. What is thought to be the original basement staircase is to be retained, with minor changes proposed to the upper treads, which appear later additions. The original timber panelled ground floor bobby wall was discovered as part of opening up works is to be retained, which is welcome.

Externally the building exhibits a modern shopfront of limited quality. Proposals seek to reinstate a more traditional shop front incorporating a panelled stall riser and upper lights, which enhances the appearance of the building and conservation area. The new railings are not opposed however their detailed design will be secured by condition to ensure they are in keeping with the setting of the building and the character of the conservation area.

The scheme proposes to install four external air condenser units on the roof of the ground floor rear addition, which is bound by a considerable parapet wall. The units are to be positioned along the western side of the roof and will be largely concealed from public views, but will be visible from private elevated views. If acoustic enclosures are required their detailed design should be secured by condition.

The upper floors of the property has been used as a HMO for a number of years, resulting in very little subdivision or major alterations. It is however noted that the first floor retains many original features, whilst the upper floors do not.

Working with the original compartmental plan form of the property, the proposals seek to isolate necessary subdivisions to the rear rooms in order to provide bathrooms and a separation lobbies, whereas the principle front rooms remain largely unaltered. Following officer advice the third and fourth floors form a duplex. In order to achieve a separating in the communal stairwell a lobby wall will divide the third floor landing. The impact upon the

internal character of the property is modest and the staircase itself, whilst partially concealed, will remain unaltered.

Subject to conditions the proposals are considered acceptable in design, listed building and conservation grounds. The works accord with policies DES1; DES5; DES10; DES9 and guidance contained with the City Council's SPG: Repairs and Alterations to Listed Buildings.

8.3 Residential Amenity

In terms of residential amenity, the nearest neighbouring residential properties are the flats within the adjoining building at No. 5 Lupus Street and the property to the rear at No. 3 Aylesford Street, which has a party wall forming the rear boundary of the site.

To the rear the proposals involve the demolition and erection of a single storey extension at rear ground floor and the installation of air conditioning units and acoustic enclosure at rear first floor level. With regard to the proposed air conditioning units, an acoustic report was submitted with the application which has been assessed by Environmental Health who have raised no objection, subject to standard conditions.

The existing roof level extract from the restaurant (Class A3) use at ground and lower ground floor levels is retained in the proposals, albeit that a section would be required to be truncated as a result of the erection of the replacement rear extension. Further details and a supplementary acoustic report are required before this aspect of the works take place in order to ensure that the equipment will not have an adverse impact on residential amenity.

Given the alterations to the restaurant accommodation and residential units above, it is considered appropriate to impose conditions on the hours of operation and number of covers. These conditions allow for a maximum of 110 covers at any one time and hours of operation of between 10.00 and 00.30 on Monday to Saturday (not including bank holidays and public holidays) and 12.00 and 00.00 on Sundays, bank holidays and public holidays.

To the front of the property the proposals involve the installation of a replacement shopfront and metal railings to the front forecourt. Given the location and nature of these aspects of the proposal, they are not considered to raise any issues in terms of amenity.

The proposals are considered acceptable in amenity terms compliant with Policies S29 of the City Plan and ENV13 of the UDP.

8.4 Transportation/Parking

The Highways Planning manager has raised no objection to the work to the pavement vaults providing that the existing minimum vertical depth between the ceiling and the highway is not changing nor is the horizontal encroachment under the highway increasing over the maximum extent which already exists. As the works affect a structure supporting the highway, technical approval would also be required.

No cycle parking provision is included within the application, however given the constraints of the site it is not considered feasible to require the provision of cycle parking in this instance.

No internal waste store is shown on the proposed drawing. Waste stored on the public highway creates an obstruction to pedestrians and other highway users. It would also have an adverse impact on the public realm. A condition is recommended to secure the provision of waste storage were the application acceptable in other regards.

8.5 Economic Considerations

This development does not generate a Mayor CIL or WCC CIL payment.

8.6 Access

Notwithstanding the replacement shopfront, the access arrangements are unchanged by these proposals. A removable lightweight ramp will allow wheelchair access to the front entrance.

Internally, the proposed design improves accessibility for wheelchairs by providing a wheelchair platform between ground and lower ground floor levels.

8.7 Other UDP/Westminster Policy Considerations

None relevant.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

The proposals are of insufficient scale to generate a requirement for any planning obligations.

8.11 Environmental Impact Assessment

The proposals are of an insufficient scale to require an environmental impact assessment.

9. BACKGROUND PAPERS

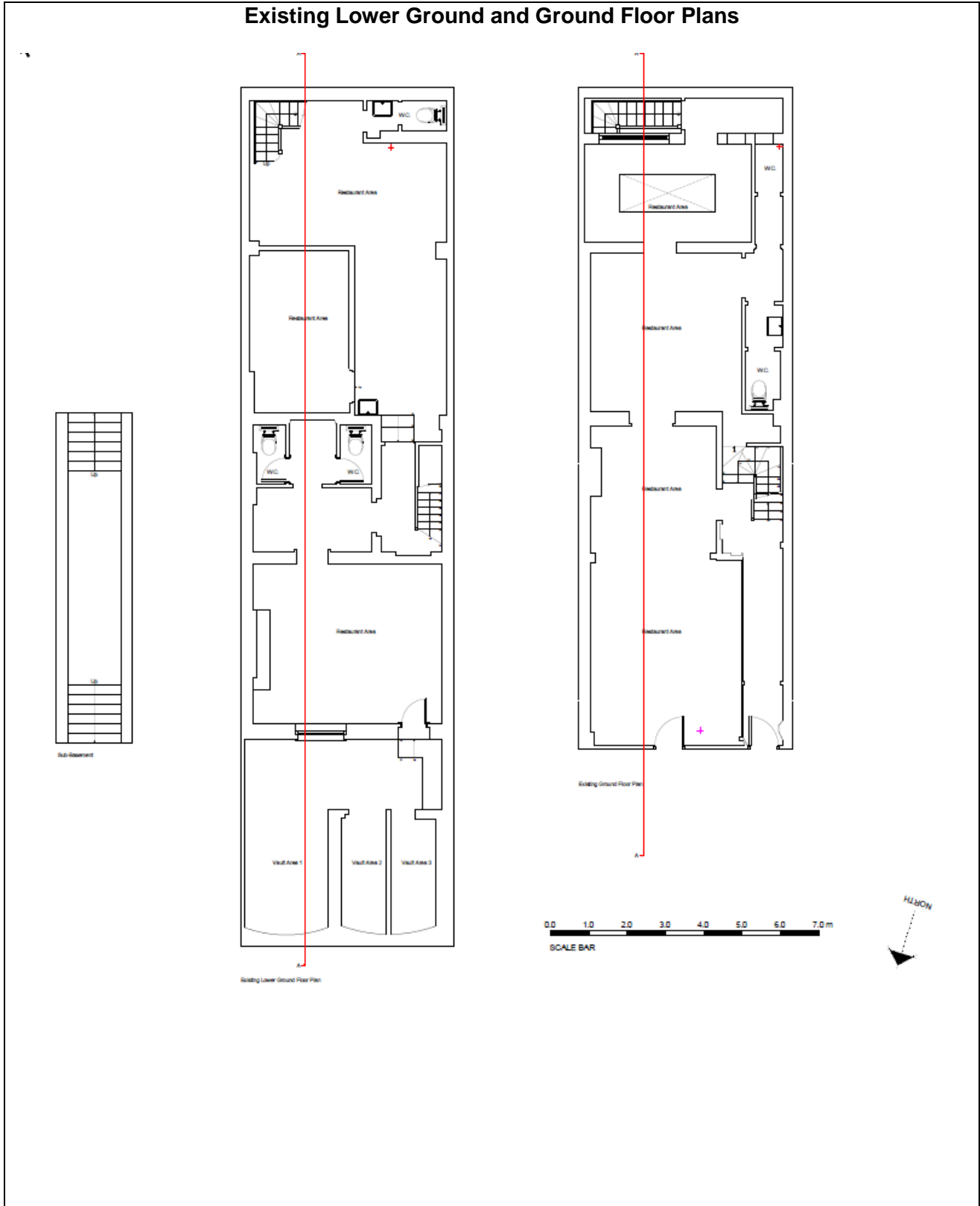
1. Application form
2. Letter from Historic England dated 10 May 2017
3. Response from Westminster Society, dated 25 April 2017
4. Response from Highways Planning, dated 12 July 2017
5. Response from Environmental Health, dated 8 May 2017
6. Minutes of Proceedings from Planning Applications Committee (1) on 20 October 2015

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

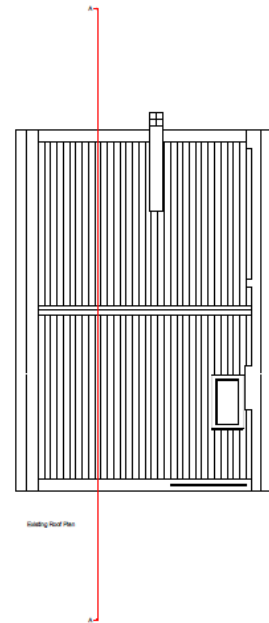
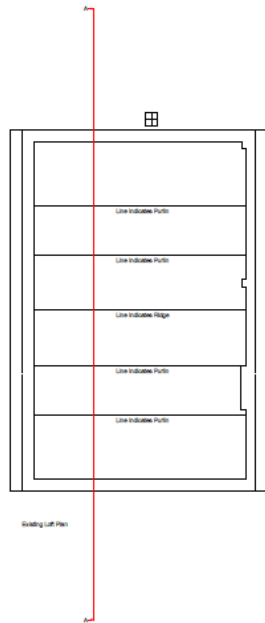
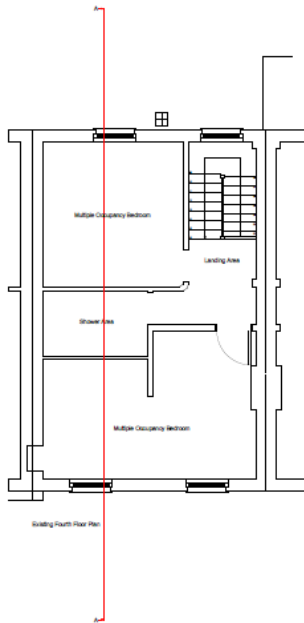
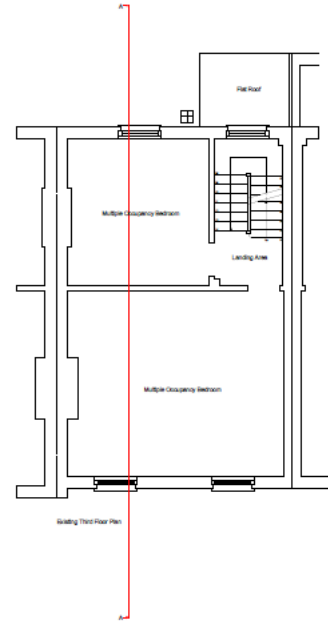
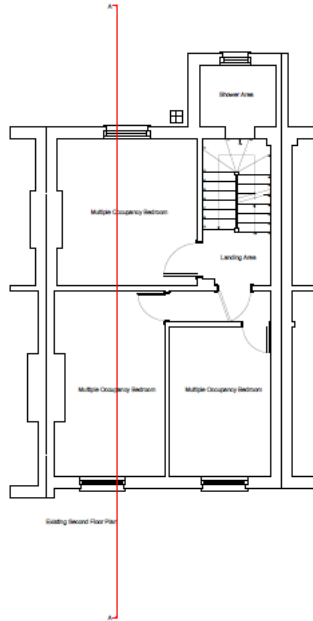
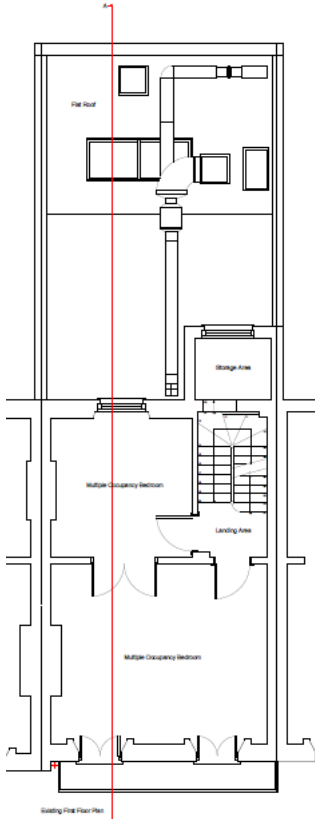
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: VINCENT NALLY BY EMAIL AT vnally@westminster.gov.uk.

10. KEY DRAWINGS

Existing Lower Ground and Ground Floor Plans

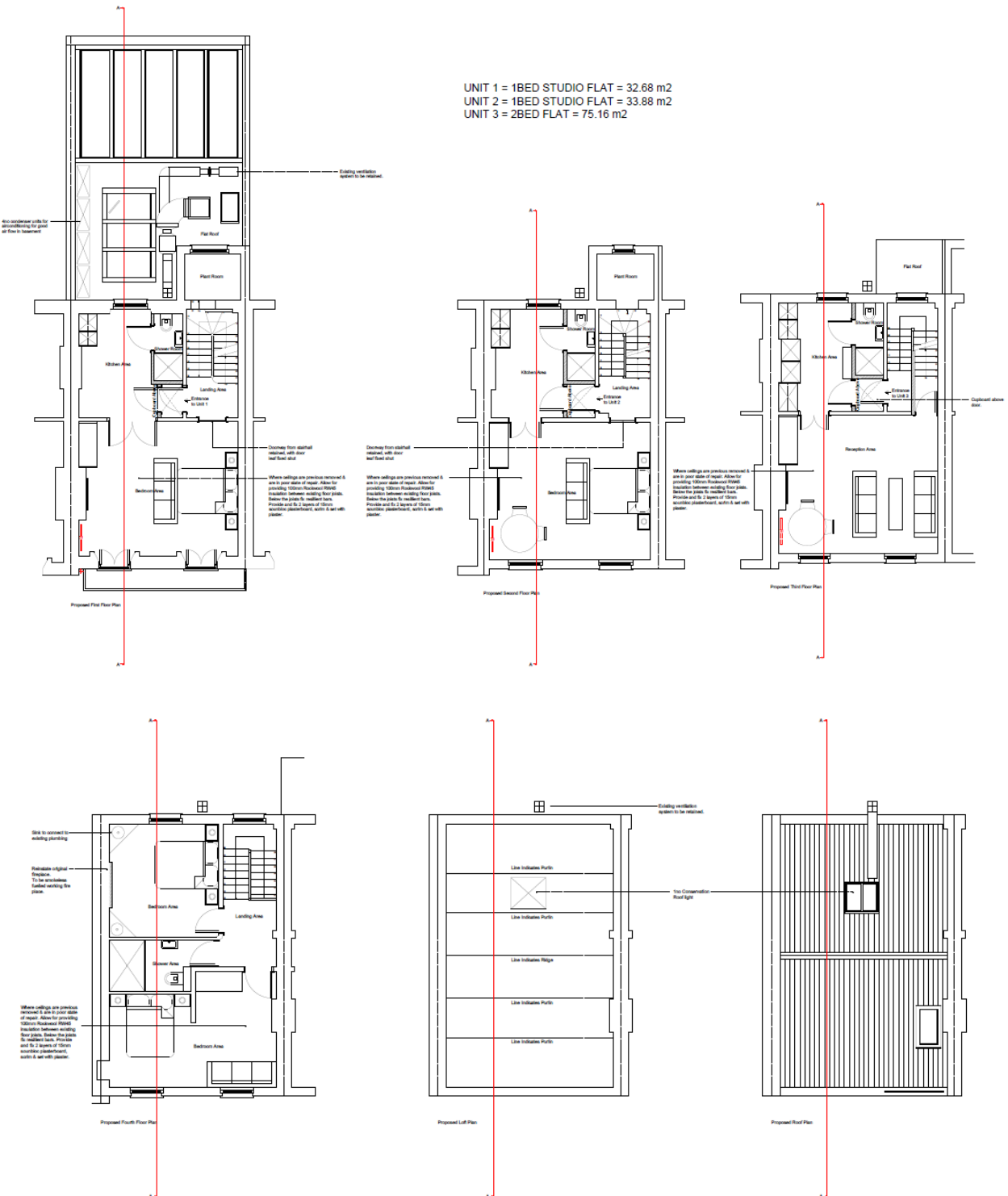


Existing First, Second and Third, Fourth Floor and Roof Plans

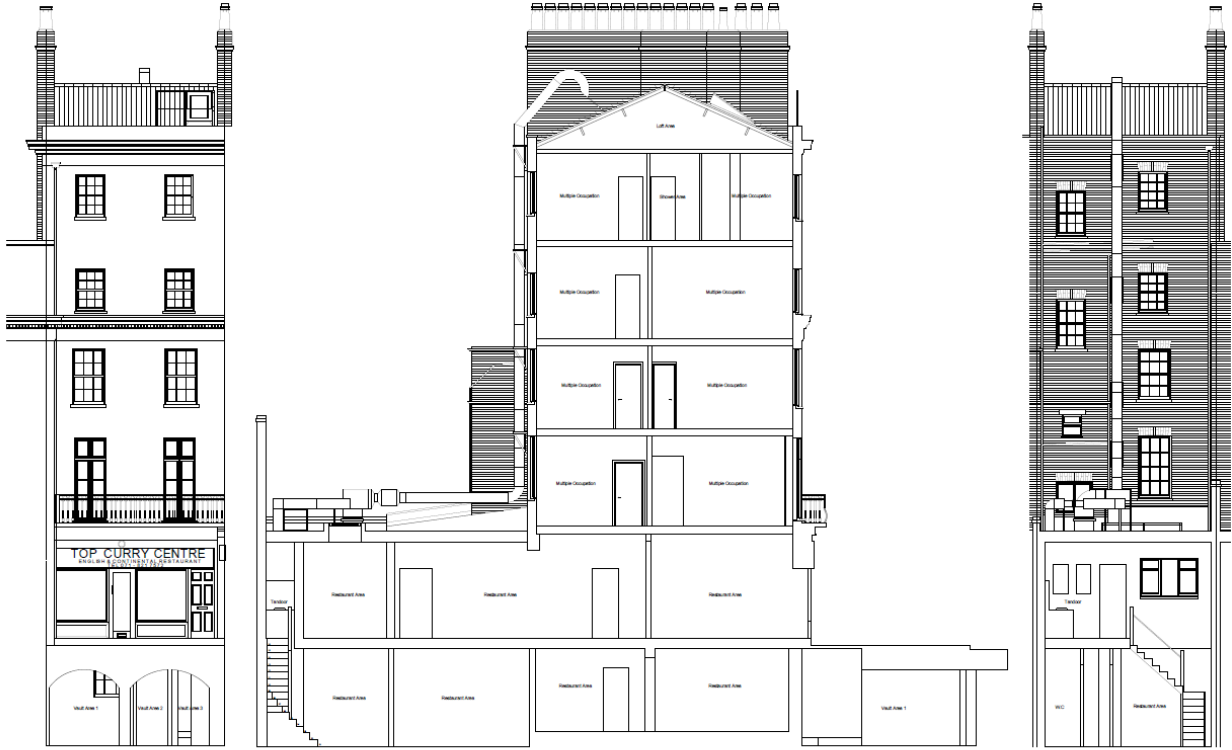


Proposed First, Second and Third, Fourth Floor and Roof Plans

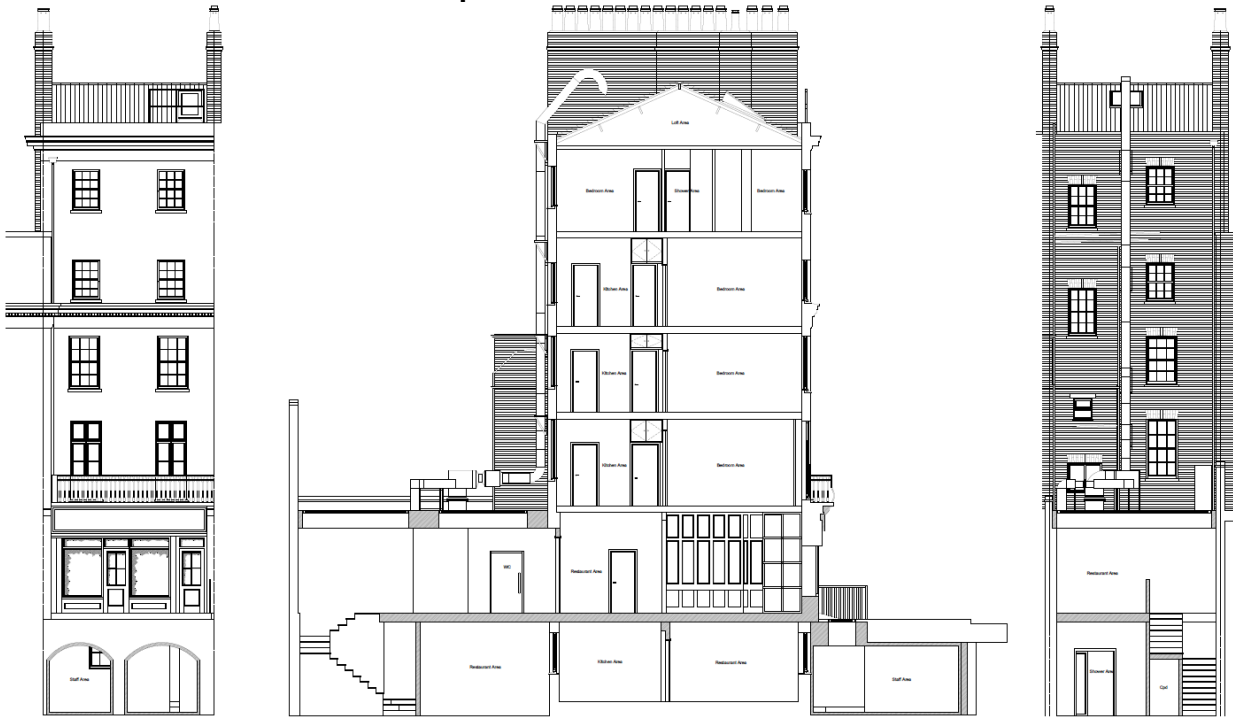
UNIT 1 = 1BED STUDIO FLAT = 32.68 m2
UNIT 2 = 1BED STUDIO FLAT = 33.88 m2
UNIT 3 = 2BED FLAT = 75.16 m2



Existing Elevations and Section



Proposed Elevations and Section



DRAFT DECISION LETTER

Address: 3 Lupus Street, London, SW1V 3AS,

Proposal: Demolition of existing and erection of replacement single storey rear ground floor extension, installation of replacement shopfront, installation of metal railings to front forecourt, installation of four air conditioning units and enclosure on flat roof of rear extension, all in conjunction with the use of the first to fourth floors as three residential units (2 x 1-bedroom studios and 1 x 2-bedroom) (Class 3) and the continued use of the basement and ground floor levels as restaurant (Class A3). Linked to 17/03182/LBC

Plan Nos: 17:8722:01; 17:8722:02; 17:8722:03; 17:8722:04; 17:8722:05; 17:8722:07; 17:8722:08B; 17:8722:09A; 17:8722:10A; 17:8722:16; Planning Compliance Report 12023-NIA-01 dated 13 February 2017, prepared by Clement Acoustics.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

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

4 You must apply to us for approval of details of the following parts of the development:

- i) Drawings of the new railings (1:10)
- ii) Detailed drawings of the acoustic enclosure, including materials.

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 detailed drawings (C26DB)

Reason:

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

5 Customers shall not be permitted within the restaurant premises before 10.00 or after 00.30 on Monday to Saturday (not including bank holidays and public holidays) and before 12.00 or after 00.00 on Sundays, bank holidays and public holidays.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and TACE 9 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

6 You must not allow more than 110 customers into the ground floor/basement restaurant at any one time.

Reason:

We cannot grant planning permission for unrestricted use because it would not meet S24 and S29 of Westminster's City Plan (November 2016) and TACE 9 of our Unitary Development Plan that we adopted in January 2007.

7 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

- 8 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the restaurant and residential units. (C14EC)

Reason:

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

- 9 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

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

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

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

(3) Following installation of the plant and equipment, you may apply in writing to the City Council

for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

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

- 11 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.

- 12 Prior to the erection of the replacement rear ground floor extension, you must apply to us for approval of details of the ventilation system to get rid of cooking smells (which must extract at high level on the main building not the lower rear extension), including details of how it will be built and how it will look. You must not begin to erect the replacement rear ground floor extension until we have approved what you have sent us and you have carried out the work according to the approved details. (C14AB)

Reason:

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

- 13 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant approved by Condition 12 will comply with the Council's noise criteria as set out in Conditions 10 and 11 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels.

- 14 The rooflights to the ground floor extension hereby approved must be fixed permanently shut and you must not change this without our permission.

Reason:

To protect the environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 3 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)

- 4 You will need technical approval for the pavement lights in the highway (supporting structure) prior to commencement of development. You are advised to contact Andy Foster (0207 641 2541) in Engineering & Transportation Projects to progress these works to the highway.
- 5 Conditions 10 and 11 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)
- 6 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

DRAFT DECISION LETTER

Address: 3 Lupus Street, London, SW1V 3AS,

Proposal: Demolition of existing and erection of replacement single storey rear ground floor extension, installation of replacement shopfront, installation of metal railings to front forecourt, installation of four air conditioning units and enclosure on flat roof of rear extension. Internal alterations. Linked to 17/03181/FULL

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17:8722:08B; 17:8722:09A; 17:8722:10A; 17:8722:12; 17:8722:13; 17:8722:14;
17:8722:15; 17:8722:16; (for information only) Heritage Statement April 2017.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 Pimlico 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 Pimlico 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 apply to us for approval of details of the following parts of the development:

- i) Drawings of the new railings (1:10)
- ii) Detailed drawings of the acoustic enclosure, including materials.
- iii) New internal details - skirting boards, cornices, doors (elevations and sections), which should be suitable for each floor level
- iv) Cavity drainage system to be installed in the front vaults.

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 detailed drawings (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 Pimlico 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 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 Pimlico 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 Pimlico 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 scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

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 Pimlico 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 Prior to the erection of the replacement rear ground floor extension you must apply to us for approval of details of the ventilation system to get rid of cooking smells (which must extract at high level on the main building not the lower rear extension), including details of how it will be built and how it will look.

You must not start any work on this part of the development until we have approved what you have sent us. You must then carry out the work according to these details.

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 Pimlico 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 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)