

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 29 August 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	Holiday Villa Hotel , 35-39 Leinster Gardens, London, W2 3AN		
Proposal	Conversion to 32 flats and associated internal works; rebuilding of mansard roof level; external works, including alterations to rear fenestration.		
Agent	Rolfe Judd Planning		
On behalf of	Leeds Property Ltd		
Registered Number	16/04404/FULL and 16/04405/LBC	Date amended/ completed	4 July 2016
Date Application Received	11 May 2016		
Historic Building Grade	Grade 2		
Conservation Area	Bayswater		

1. RECOMMENDATION

1. Refuse – contrary to affordable housing policy.
2. Grant conditional listed building consent.
3. Agree reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

The application site is located on the western side of Leinster Gardens. It contains five, seven storey, Grade 2 listed buildings located within the Bayswater Conservation Area. These buildings have been laterally converted historically and are currently used as a single hotel premises (Use Class C1).

Planning permission and listed building consent are sought for conversion of the existing hotel (Use Class C1) into 32 residential units (Use Class C3). To facilitate the proposed conversion, internal alterations, including relocation of walls and reinstatement of party walls are proposed. Reconstruction of the existing mansard roof level and rationalisation of roof top plant are also

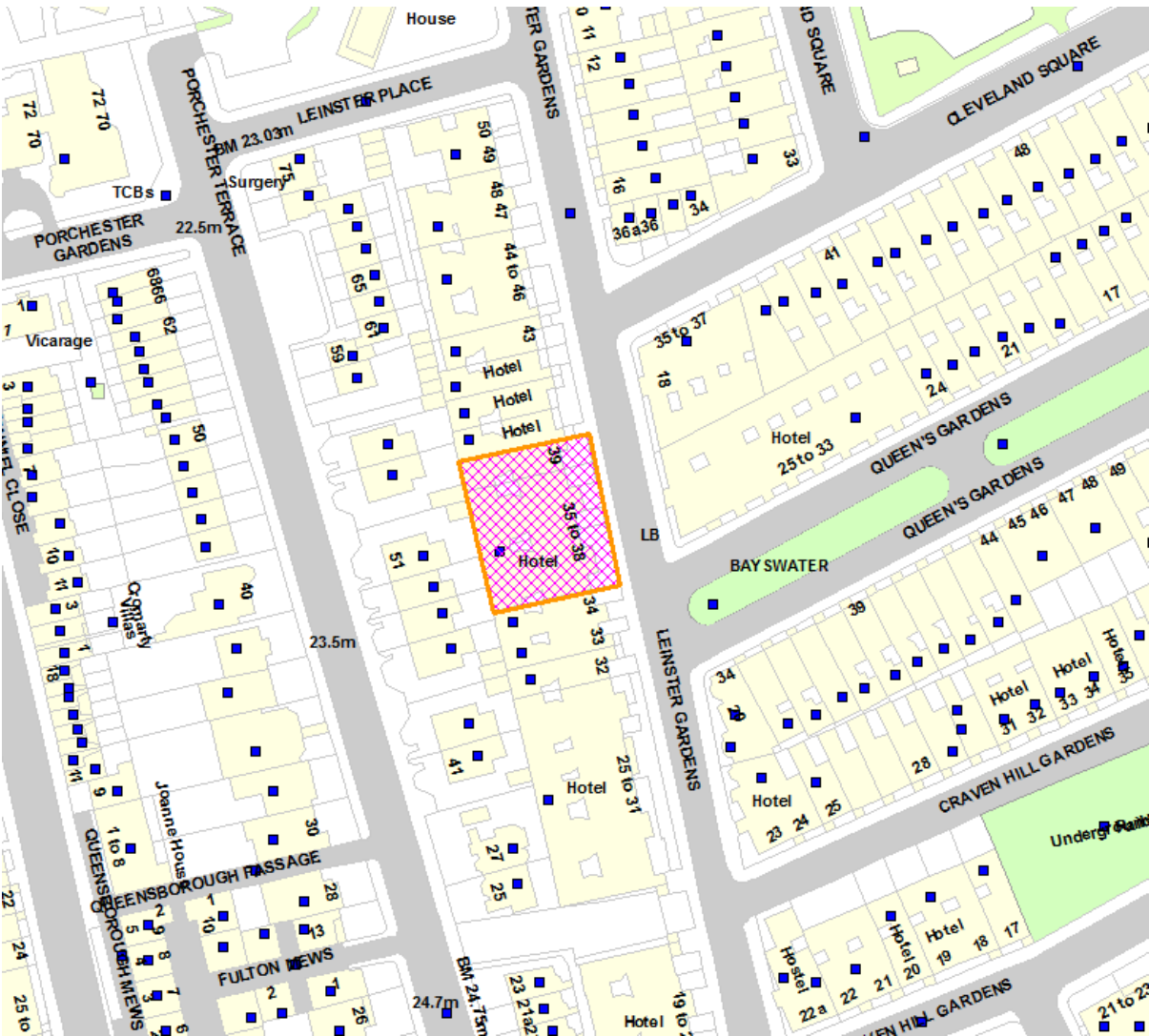
proposed. Fenestration alterations to the rear elevation are also proposed.

The key considerations are:

- Provision of residential units and affordable housing contribution;
- Impact on the special architectural and historic interest of this listed building and the character and appearance of the Bayswater Conservation Area; and
- Impact on on-street parking

The proposed development fails to provide an appropriate on-site, off-site or financial affordable housing contribution and is therefore contrary to policy S16 of the City Plan, policy H4 of the Unitary Development Plan and the Interim Note on the Affordable Housing Policy. Accordingly, refusal of the planning permission application is recommended. However, the proposed works would preserve the special architectural and historic interest of this listed building and it is recommended that listed building consent is granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Application site as seen from corner of Leinster Gardens and Queens Gardens

5. CONSULTATIONS

WARD COUNCILLORS FOR LANCASTER GATE

Any response to be reported verbally

HISTORIC ENGLAND

This application should be decided in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

THE GEORGIAN GROUP

No response received.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

No response received.

TWENTIETH CENTURY SOCIETY

No response received.

THE VICTORIAN SOCIETY

No response received.

ANCIENT MONUMENTS SOCIETY

No response received.

COUNCIL FOR BRITISH ARCHAEOLOGY

No response received.

ENVIRONMENTAL HEALTH OFFICER

Raise no objection, subject to conditions limiting plant and internal noise and requiring the development to be carried out in accordance with the City Council's Code of Construction Practice.

HIGHWAYS PLANNING MANAGER

No objection, subject to conditions to secure appropriate cycle parking.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

No objection in principle to the conversion of the hotel to flats. Seems a good mix of units and better than the very large flats in other developments in the area.

Are concerned with residents parking, particularly if a significant proportion of the occupants have cars. The development should be one that that does not carry the right to a residents parking permit.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 43

Total No. of replies: 1

No. of objections: 1

No. in support: 0

In summary, the objector raises the following issues:

- The proposed development includes no off-street parking and would greatly increase on-street parking in the area;
- The parking survey submitted omits reference to other consented developments in the area;
- The parking survey area is too large;
- The anticipated car ownership levels within the parking survey are too low for a development of this type; and
- The proposal would increase traffic congestion in this part of Leinster Gardens

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is located on the western side of Leinster Gardens. It contains five, seven storey, Grade 2 listed buildings located within the Bayswater Conservation Area. These buildings have been laterally converted historically and are currently used as a single hotel premises (Use Class C1).

6.2 Recent Relevant History

14/06486/LBC

Alterations and repairs to front elevation and replacement slates to the mansard roof.
Granted – 22 September 2014

7. THE PROPOSAL

Planning permission and listed building consent are sought for conversion of the existing hotel (Use Class C1) into 32 residential units (Use Class C3). To facilitate the proposed conversion, internal alterations, including relocation of walls and reinstatement of party walls are proposed. Reconstruction of the existing mansard roof level and rationalisation of roof top plant are also proposed. Fenestration alterations to the rear elevation are also proposed.

The proposed conversion would result in the following changes to floorspace on-site:

USE	EXISTING GIA (sqm)	PROPOSED GIA (sqm)	CHANGE
Hotel	3695	-	-3695
Residential Units	-	3563	+3563

The proposal would provide the following mix of units:

Unit Type	No. of Units
1 Bed	17
2 Bed	4
3 Bed	9

4 Bed	2
TOTAL	32

8. DETAILED CONSIDERATIONS

8.1 Land Use

8.1.1 Loss of Hotel Use

Policy TACE1 of the Unitary Development Plan (January 2007) (“the UDP”) and policy S23 of the City Plan (November 2016) (“the City Plan”) allow for the loss of existing hotels outside the CAZ, CAZ Frontages and the PSPA, in areas of over-concentration of hotels, such as Bayswater and Pimlico where existing hotels are causing adverse effects on residential amenity. The policy application wording notes that “hotels that are not purpose built and do not have adequate provision for servicing, especially for coaches, are more likely to give rise to adverse effects on local resident’s amenity and environmental quality”. Paragraph 8.12 of the UDP identifies that such premises are appropriate candidates for conversion to residential use and that this will be encouraged.

The application site does not have any provision for off-street servicing and nor could this be provided given the impact this would have on the special architectural and historic interest of these grade 2 listed buildings or the character and appearance of the Bayswater Conservation Area. The buildings were originally built as five large townhouses and not as a purpose built hotel premises. Being listed, the layout and accommodation that can be provided by the premises is compromised by the impact that internal alterations would have on the special interest of the building. As such, the principle of returning the building to permanent residential use is supported in land use terms.

Accordingly, loss of the hotel use is supported by policies TACE 1 of the UDP and policy S23 of the City Plan.

8.1.2 Residential use

Policies H3 of the UDP and S14 of the City Plan seek to encourage the provision of more residential floorspace including the creation of new residential units and encourage changes of use from non-residential uses to residential use. Accordingly, the provision of residential flats on this site is supported in principle.

Affordable Housing

Policy 3.12 of the London Plan states that the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes, having regards to several factors, including the need to encourage rather than restrain residential development and the specific circumstances of individual sites. The latter includes development viability.

The proposal would result in new residential floorspace exceeding 1,000 square metres of Gross Internal Area (GIA). As such, policy S16 of the City Plan expects a proportion of the floorspace to be provided as affordable housing.

Based on the total residential floorspace of approximately 3563 square metres GIA and the City Council's Interim Guidance Note on Affordable Housing (November 2013) ("the Interim Note"), there is a requirement for 880 square metres (or 11 units) of affordable floorspace to be provided. This equates to a financial contribution of £4,447,520, should it be accepted that the other options in the policy cascade are not appropriate.

Policy S16 requires this affordable floorspace to be provided on-site. Only where the Council considers that this is not practical or viable, affordable housing should be provided off-site in the vicinity. Off-site provision beyond the vicinity will only be acceptable where the Council considers that the affordable housing being offered is greater and of a higher quality than would be possible on or off-site. A financial contribution in lieu will only be acceptable where the above options are not possible.

In this instance, the applicant proposes no affordable housing on-site, off-site in the vicinity or off-site within the City. They also initially contended on viability grounds that they could not provide any financial contribution in lieu, but have since offered a contribution of £381,505.00.

The viability of the development has been reviewed by GVA on behalf of the City Council. With regards to on-site provision, GVA consider that a policy compliant level of on-site affordable housing could in principle be provided within one of the buildings. However, the need for an additional core and entrance and the fact that this is a listed building might mean that the associated costs and area lost reduces the amount of affordable housing that could be accommodated on-site. This can only be confirmed by reviewing a properly designed and costed on-site scenario which the applicant has failed to provide. The applicant has also failed to demonstrate why affordable housing cannot be provided off-site. The applicant has therefore failed to demonstrate why they cannot satisfy the first three parts of the policy cascade in policy S16 of the City Plan.

With regards to the financial contribution offered by the applicant GVA note that, when the assumptions (e.g. build costs, sales values, profit levels etc) underlying the applicants viability appraisal are input into market recognised appraisal software, the proposed development would appear to not be viable as the target profit is not achieved. This calls into question the reliability of the applicants appraisal assumptions as no reasonable developer would undertake the development were the applicants appraisal correct. Subsequently, the applicant and GVA have now agreed on the correct figures for almost all of these assumptions.

However, the applicant contends that GVA have not allowed for landowner return. GVA disagree, noting that their assumption of the sites existing value is based on market evidence, which includes landowner return. On this basis, GVA conclude that the development could provide a contribution of £3,344,001.00, which greatly exceeds the applicant's offer of £381,505.00.

Given the above, the proposed development fails to provide an appropriate on-site, off-site or financial affordable housing contribution and is therefore contrary to policy H4

of the UDP, policy S16 of the City Plan and the Interim Note on Affordable Housing Policy.

Residential Mix and Standard of Residential Accommodation

Policy H5 of the UDP requires 'one third' of the units to be family sized units (i.e. with 3 bedrooms or more), as specified in policy H5 of the UDP. In this instance, approximately 34% of the proposed units would be family sized which would be consistent with policy H5 of the UDP.

The proposed flats would all exceed the size requirements of the Nationally Described Space Standard (March 2015) and policy 3.5 of the London Plan (March 2016). Accordingly, the proposed flats would provide an acceptable standard of accommodation.

8.2 Townscape and Design

Roof Level Alterations

The existing mansard structures are a more recent addition to the building, and their reconstruction will not therefore remove historic fabric. The new mansards are to be faced in natural slates, and are designed generally in line with the City Council's guidance on mansard roof extensions, with one exception that the party wall upstands are not fully expressed. Were the development otherwise acceptable, an amending condition would be recommended requiring that the party walls are expressed externally between each building to avoid the appearance of a continuous structure above buildings designed originally as distinct and separate terraced houses. To the front the dormer windows are more appropriately sited lower down the roofslope than the existing, and are more traditionally detailed. To the rear the existing mansard has a particularly unattractive modern rear elevation and the change to a traditional mansard would be a marked improvement.

There are numerous pieces of plant equipment scattered to roof level, and though there are no clear details of when these were authorised, many appear relatively longstanding features of the building. The roofline of the building would be rationalised with a new lift overrun and a single plant enclosure in place, with other equipment removed. The lift overrun and larger plant enclosure are located more towards the north end of roof level and will thus be off axis from the long view west on Queen's Gardens and as such will not likely be visible from street level to the east. To the west they may be visible from several viewpoints on Porchester Terrace though these are generally more glimpsed views and/or through tree cover. Overall, the works will tidy up the roof of the building, which is welcomed in design terms.

Entrance Doors

The existing entrance doors are generally of poor quality, and their replacement with new entrance doors in a traditional panelled arrangement with fanlight above would notably improve the character of the frontage of the building.

Front Elevation

Flues are to be removed to first, second and third floor levels on the front elevation of the building, which is welcomed in design terms and would give a less cluttered appearance to the front elevation.

The front lightwells would be largely restored to more like their original form, which would restore a good sense of the original relationship between building and front garden. Were the development otherwise acceptable, further details of the balustrading for these newly opened areas of lightwell would be secured by condition, as would details of the privacy screens within the lightwells to ensure they are not visible above the top of the lightwells. The new doors facing onto this area are not assured in design, and an amending condition would also be recommended to secure a more appropriate design.

Rear Elevation

The rear elevation has been heavily altered over the years, with much of its original character significantly altered. The scheme sees the installation of new windows to the rear in a more traditional pattern of white framed sash windows, and would notably improve the appearance of this modernised elevation.

The rear areas of these buildings are also to have lightwells reinstated back to more like their original form, revealing the original rear elevation lines as open to the lightwells, which is welcomed in design terms.

Internal Alterations

The original staircases are to be retained, and to one section a new staircase would be restored back to a location from where it has been removed in the past. Overall, the party walls between the properties would have a similar degree of openings as at present. Although the works internally are extensive, they are affecting buildings already greatly altered in design terms. Internally, secondary glazing is also proposed to be added to the windows, which is acceptable in itself.

Overall and given the above, the proposed development would preserve the special architectural and historic interest of this listed building and the character and appearance of the conservations area. Accordingly, the proposed development would be consistent with policies S25 and S28 of the City Plan and policies DES 1, DES 5, DES 6, DES 9 and DES 10 of the UDP.

8.3 Residential Amenity

The proposed flats would result in less people coming and going to the site in comparison to the existing hotel. Accordingly, the proposed use would result in less potential noise and disturbance for the occupiers of neighbouring properties from the occupants of the development.

The proposed mansard extension would occupy a similar volume to the existing mansard extension. Accordingly, it would not result in significant or unacceptable losses of light or sense of enclosure.

The fenestration alterations proposed would have a comparable degree of outlook to the existing windows within the hotel. Accordingly, the proposed development would not result in unacceptable loss of privacy through overlooking.

The Environmental Health Officer has reviewed the proposed development and has no objection to it, subject to conditions to control mechanical plant noise to protect the occupiers of neighbouring sites amenity. Were the development otherwise acceptable, these conditions would be imposed.

Given the above, the proposed development would be consistent with policy S29 of the City Plan and policies ENV 7 and ENV 13 of the UDP.

8.4 Transportation/Parking

The objector is concerned that the proposed development will increase on-street parking stress and traffic congestion within the area. They also identify several concerns with the Transportation Assessment supporting the development.

The Highways Planning Manager has reviewed the proposed development. The proposed development includes no on-site car parking. Census information also indicates that 31% of households within this ward own at least one car. It is therefore likely that approximately one third of this developments residents would own cars.

Policy TRANS23 of the UDP details an 80% on-street car park occupancy threshold above which the provision of additional vehicles to the on-street parking environment will result in an unacceptable level of deficiency.

The City Council's most recent day and night time parking surveys indicate that on-street parking occupancy is 68% and 78% respectively. As such, any additional on-street parking generated by the proposed residential units can be absorbed into the surrounding street network. Therefore, the proposed development would be consistent with policy TRANS23 of the UDP and an objection to parking congestion associated with the development cannot be sustained.

The Highways Planning Manager also notes that at least 47 secured and covered cycle spaces would be required for the proposed flats under policy 3.16 of the London Plan (March 2016). However, only 36 are proposed. Were the development otherwise acceptable, a condition would be imposed to secure the required 47 spaces.

Sufficient on-site waste storage has been provided on-site, consistent with policy TRASN20 of the UDP.

8.5 Economic Considerations

No economic considerations are applicable or apparent from the proposed development.

8.6 Access

All flats would be accessible by lift and have been designed to meet Lifetime Homes Standard. Given the constraints of this listed building, the applicant has made adequate provision for access.

8.7 Other UDP/Westminster Policy Considerations

None

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

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

As the proposal results in a decrease in floorspace and the existing use is still operational, no CIL payment is applicable.

8.11 Environmental Impact Assessment

The development is not of sufficient scale to require an Environmental Impact Assessment.

8.12 Other Issues

Construction Impact

Were the development otherwise acceptable, conditions would be imposed to control construction hours and require compliance with the City Council's Code of Construction Practice. Subject to these conditions, the proposed development would adequately mitigate the impact of construction arising from its implementation.

9. BACKGROUND PAPERS

1. Application form
2. Response from Historic England (Listed Builds/Con Areas), dated 12 July 2016
3. Response from Highways Planning Manager, dated 12 July 2016
4. Response from Waste Projects Officer, dated 19 July 2016
5. Response from Environmental Health Officer, dated 27 September 2016
6. Response from South East Bayswater Residents Association, dated 30 July 2016
7. Letters from occupier of 425 Leinster Gardens, dated

(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: NATHAN BARRETT BY EMAIL AT nbarrett@westminster.gov.uk
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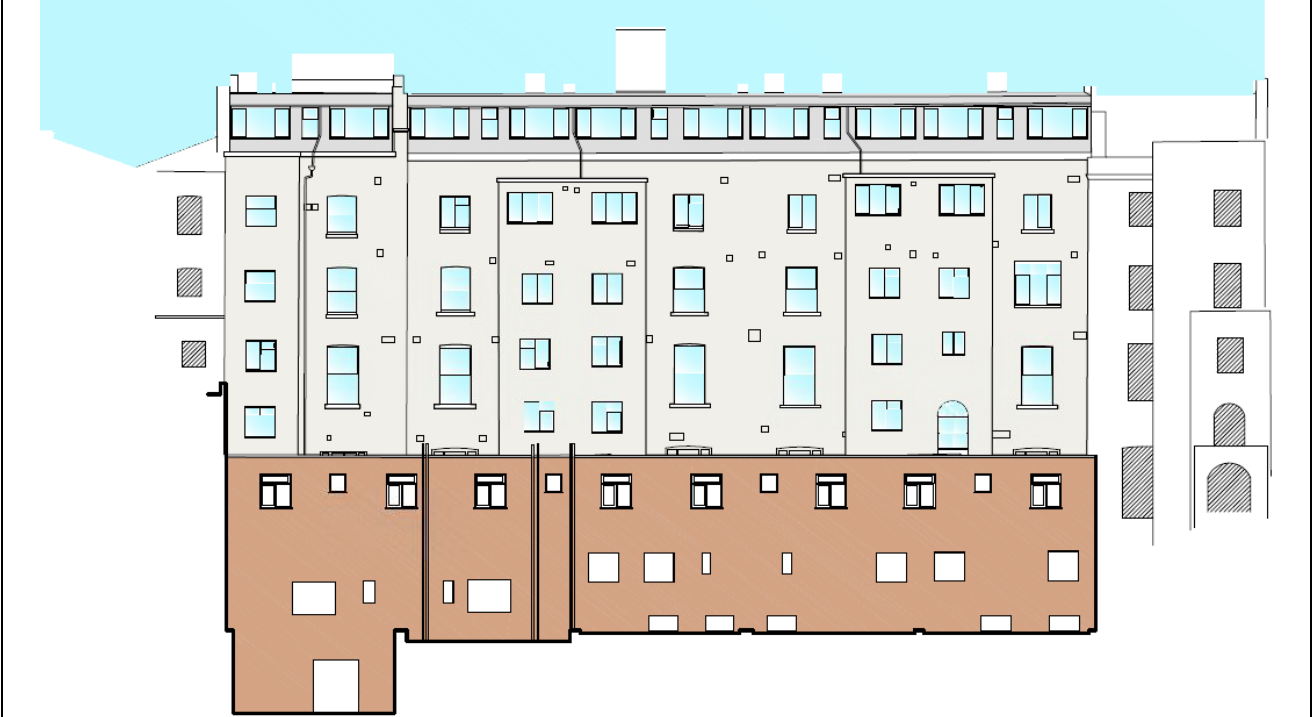
10. KEY DRAWINGS



Existing Front Elevation



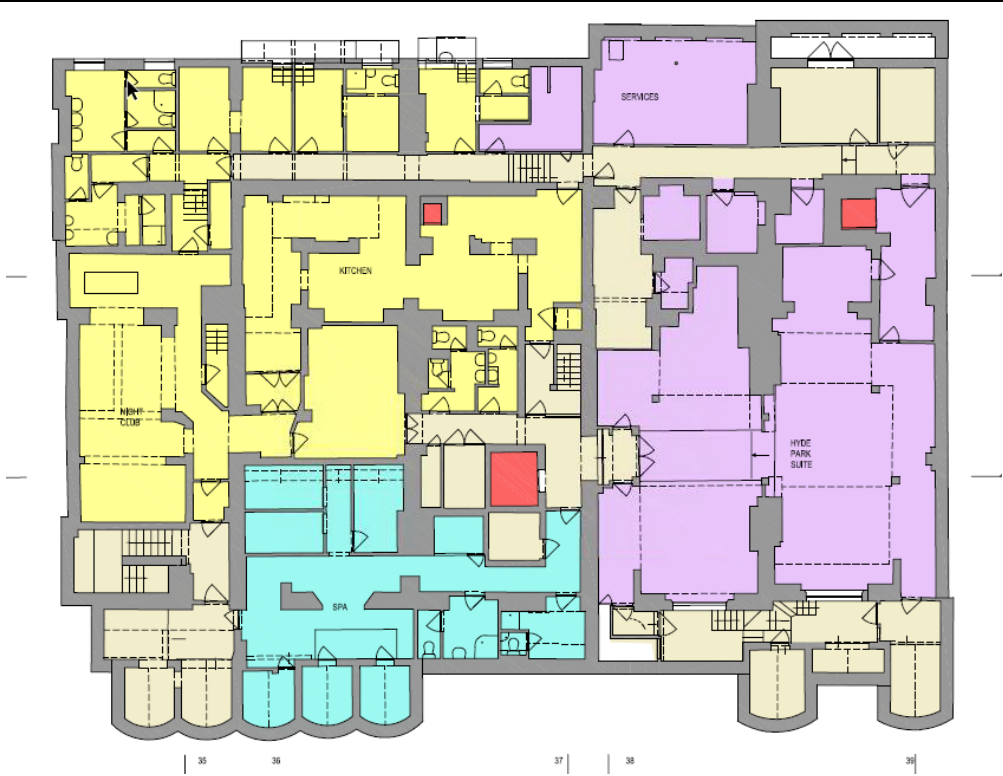
Proposed Front Elevation



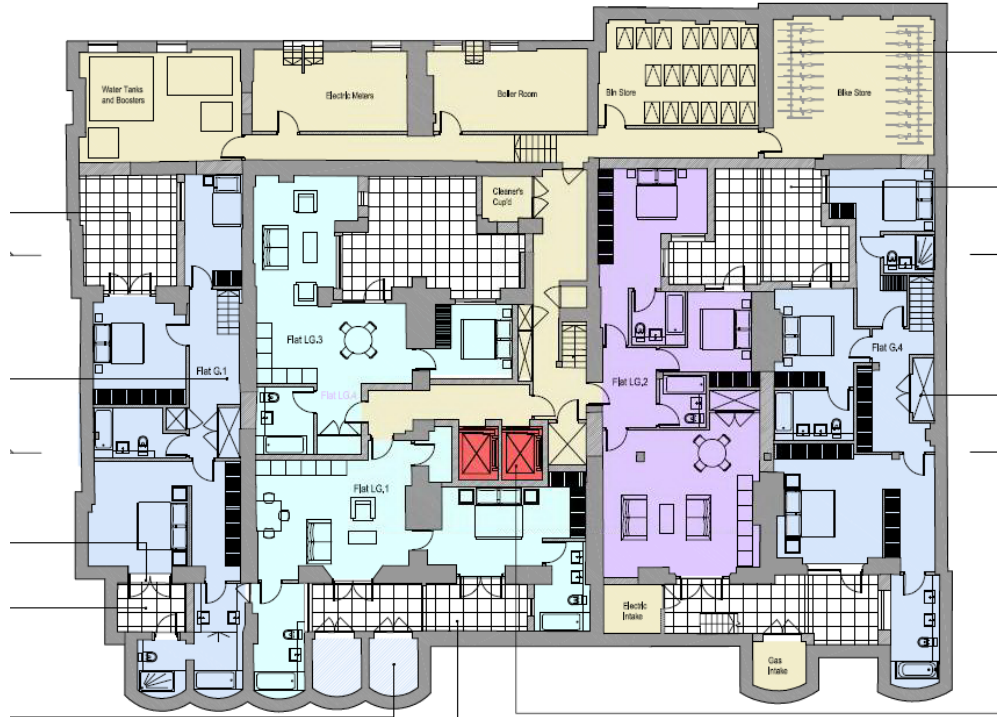
Existing Rear Elevation



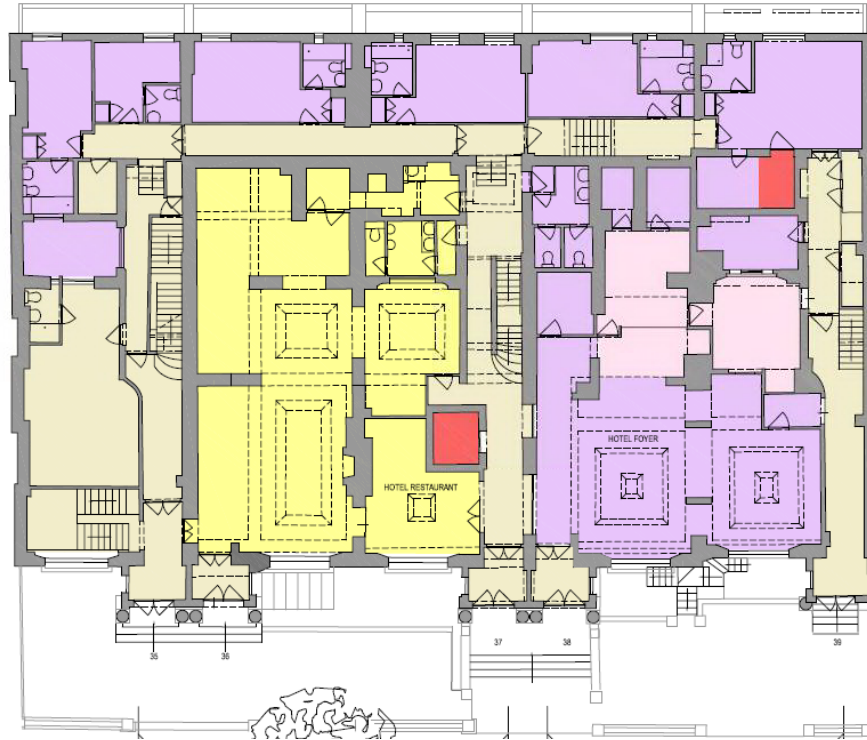
Proposed Rear Elevation



Existing Lower Ground Floor Plan



Proposed Lower Ground Floor Plan



Existing Ground Floor Plan



Proposed Ground Floor Plan



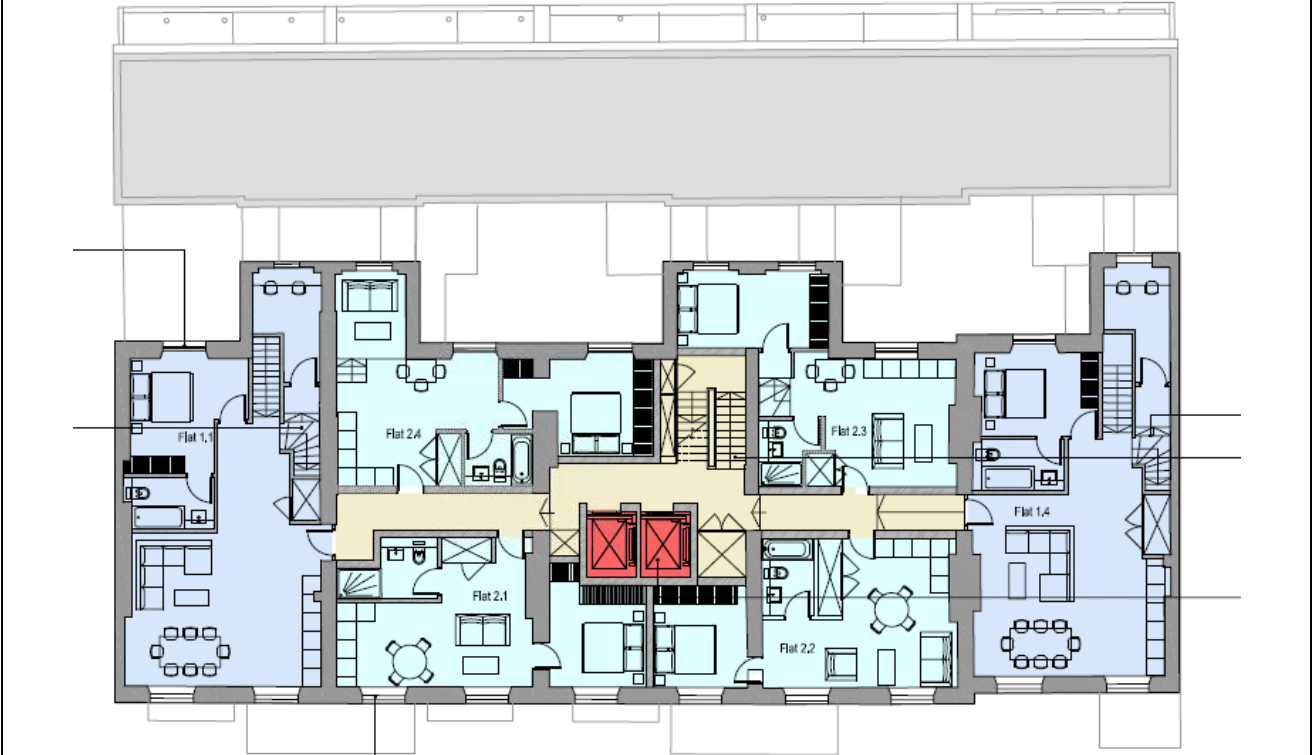
Existing First Floor Plan



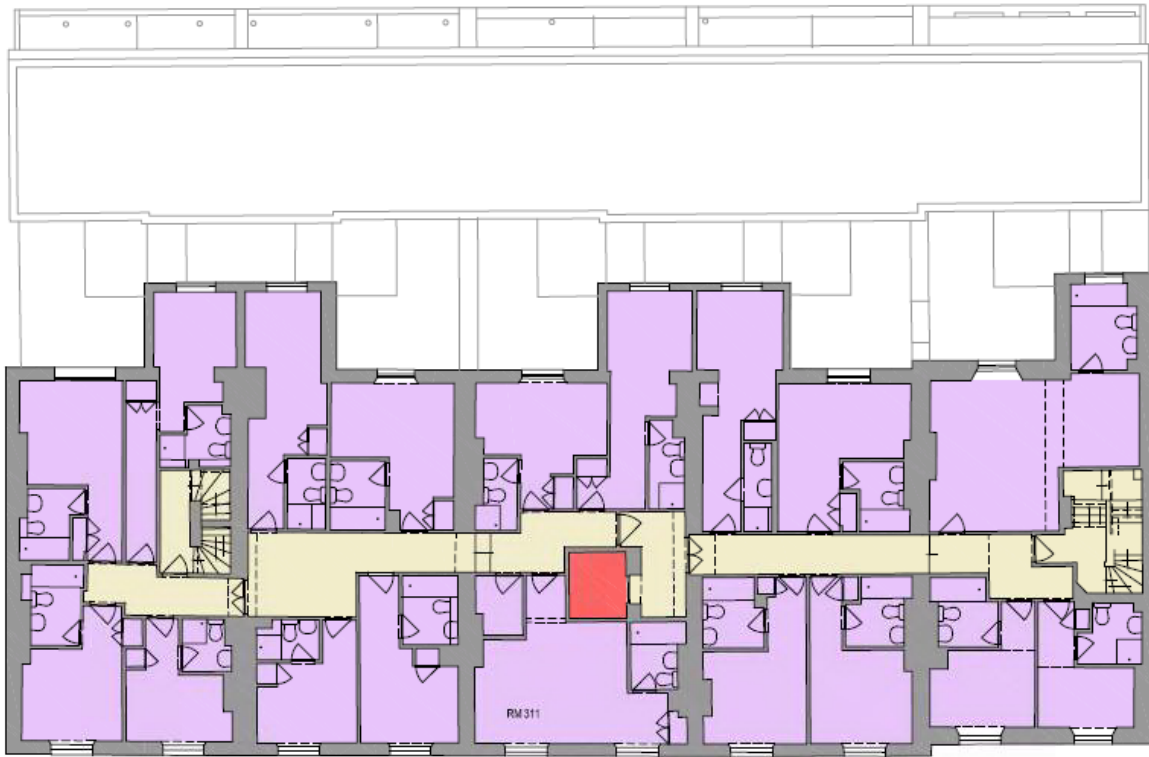
Proposed First Floor Plan



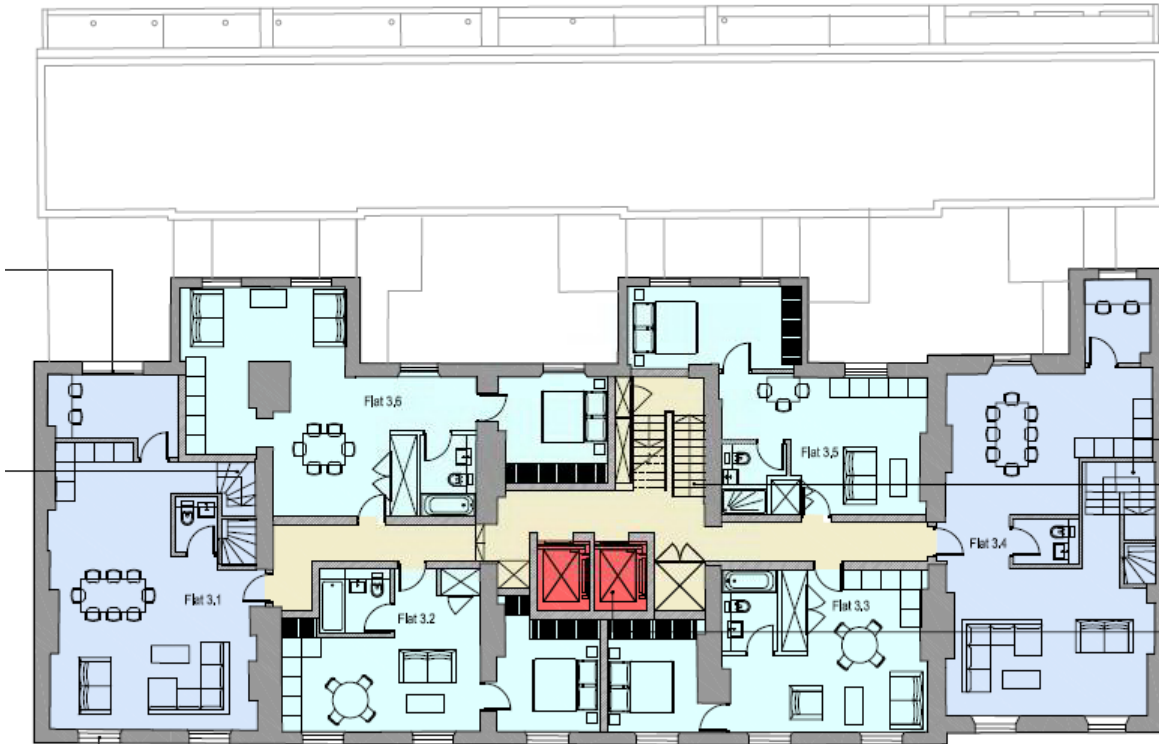
Existing Second Floor Plan



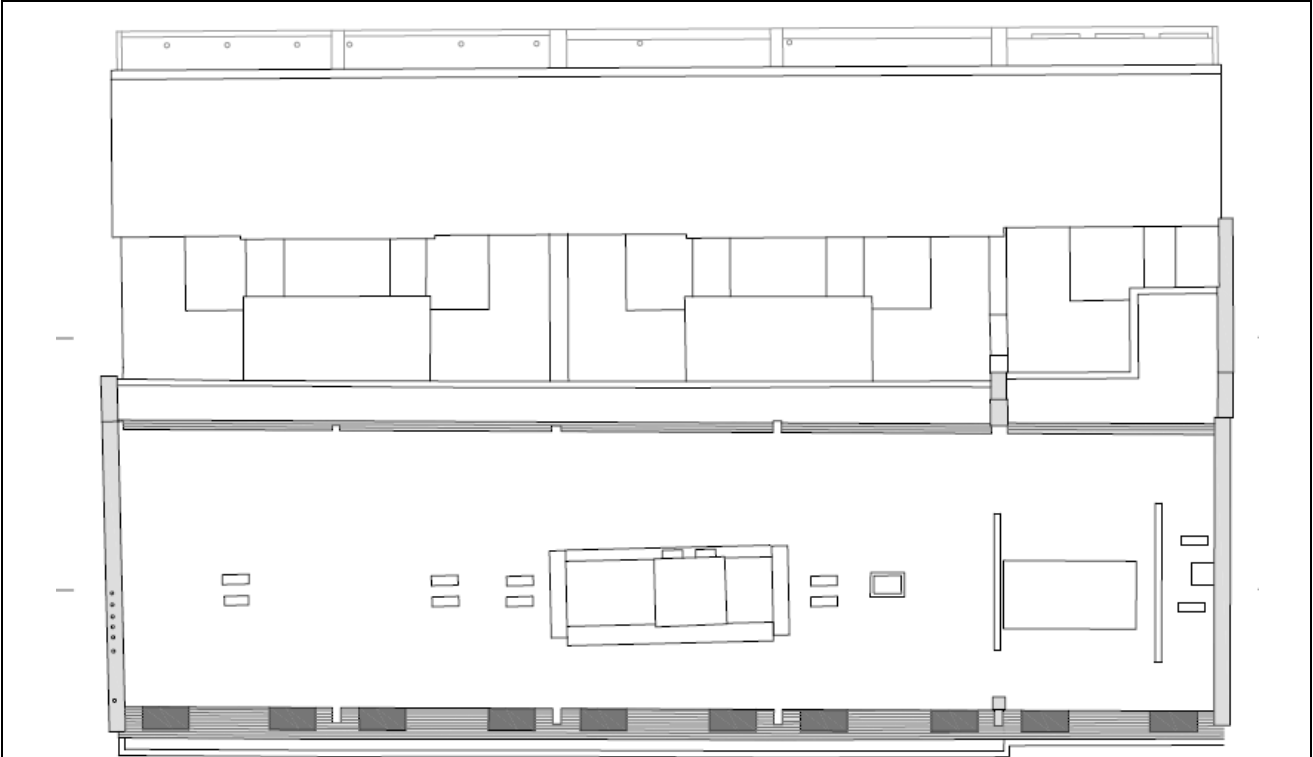
Proposed Second Floor Plan



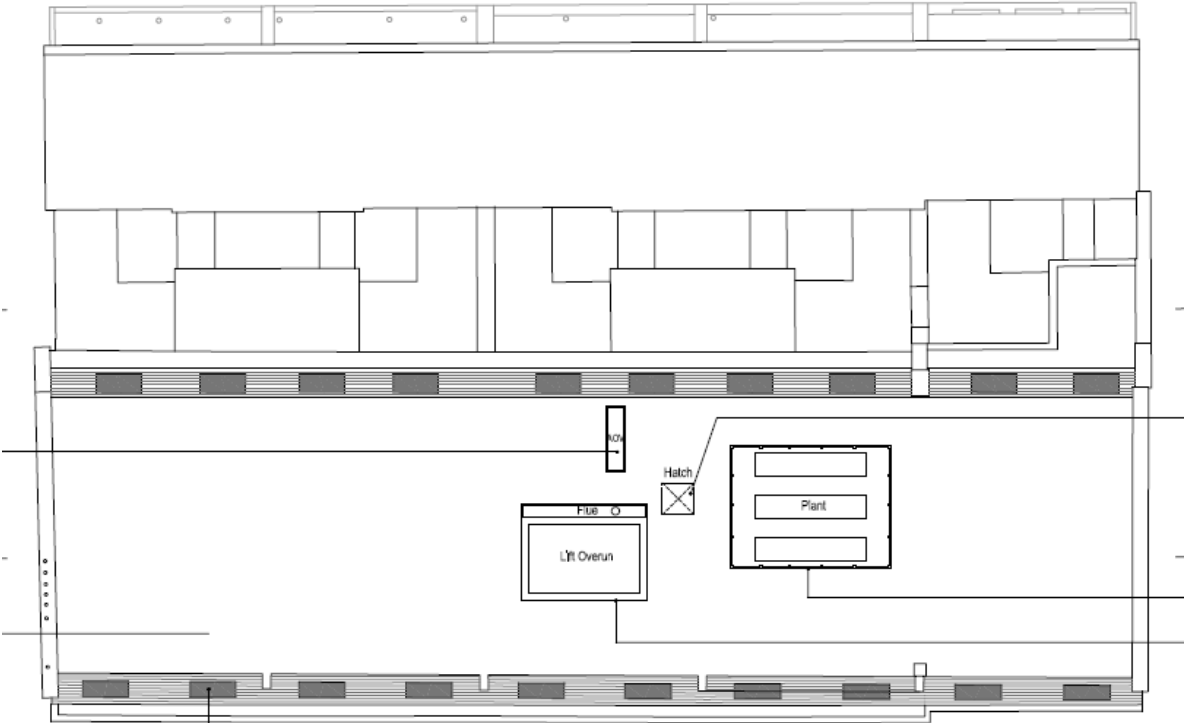
Existing Third Floor Plan



Proposed Third Floor Plan



Existing Roof Plan



Proposed Roof Plan



Existing Section



Proposed Section

DRAFT DECISION LETTER

Address: Holiday Villa Hotel , 35-39 Leinster Gardens, London, W2 3AN

Proposal: Conversion to 32 flats and associated internal works; rebuilding of mansard roof level; external works, including alterations to rear fenestration.

Reference: 16/04404/FULL

Plan Nos: 1422-0100 Rev A, 1422-0101 Rev A, 1422-0102 Rev A, 1422-0103 Rev A, 1422-0104 Rev A, 1422-0106 Rev A, 1422-0107 Rev A, 1422-0200 Rev A, 1422-0201 Rev A, 1422-0202 Rev A, 1422-0203 Rev A, 1422-0204 Rev A, 1422-0205 Rev A, 1422-0206 Rev A, 1422-0300 Rev A, 1422-0301 Rev A, 1422-0302 Rev A, 1422-1107 Rev G, 1422-1110 Rev E, 1422-1125 Rev D, 1422-1126 Rev D, 1422-1143 Rev E, 1422-1151 Rev C, 1422-1154 Rev E, 1422-1162 Rev E, 1422-1200 Rev D, 1422-1201 Rev D, 1422-1202 Rev D, 1422-1203 Rev E, 1422-1204 Rev E, 1422-1205 Rev E, 1422-1206 Rev E, 1422-1300 Rev D, 1422-1301 Rev D, 1422-1302 Rev D, 1422-0900, 1422-0901, 1422-0902, 1422-0903, 1422-0904, 1422-0905, 1422-0906, 1422-0907, 1422-0910, 1422-0911, 1422-0912, 1422-0913

Case Officer: Nathan Barrett

Direct Tel. No. 020 7641 5943

Recommended Condition(s) and Reason(s)

1. The proposed development fails to provide an appropriate on-site, off-site or financial affordable housing contribution and is therefore contrary to policy S16 of the City Plan (adopted November 2016), policy H4 of the Unitary Development Plan (adopted January 2007) and the Interim Note on the Affordable Housing Policy (April 2015).

Informative

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

DRAFT DECISION LETTER

Address: Holiday Villa Hotel , 35-39 Leinster Gardens, London, W2 3AN

Proposal: Conversion to 32 flats and associated internal works; rebuilding of mansard roof level; external works, including alterations to rear fenestration.

Reference: 16/04405/LBC

Plan Nos: 1422-0100 Rev A, 1422-0101 Rev A, 1422-0102 Rev A, 1422-0103 Rev A, 1422-0104 Rev A, 1422-0106 Rev A, 1422-0107 Rev A, 1422-0200 Rev A, 1422-0201 Rev A, 1422-0202 Rev A, 1422-0203 Rev A, 1422-0204 Rev A, 1422-0205 Rev A, 1422-0206 Rev A, 1422-0300 Rev A, 1422-0301 Rev A, 1422-0302 Rev A, 1422-1107 Rev G, 1422-1110 Rev E, 1422-1125 Rev D, 1422-1126 Rev D, 1422-1143 Rev E, 1422-1151 Rev C, 1422-1154 Rev E, 1422-1162 Rev E, 1422-1200 Rev D, 1422-1201 Rev D, 1422-1202 Rev D, 1422-1203 Rev E, 1422-1204 Rev E, 1422-1205 Rev E, 1422-1206 Rev E, 1422-1300 Rev D, 1422-1301 Rev D, 1422-1302 Rev D, 1422-0900, 1422-0901, 1422-0902, 1422-0903, 1422-0904, 1422-0905, 1422-0906, 1422-0907, 1422-0910, 1422-0911, 1422-0912, 1422-0913

Case Officer: Nathan Barrett

Direct Tel. No. 020 7641 5943

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 listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 The solid elements to the new entrance doors to the front elevation shall be formed in painted timber

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 The pitched roofs of the new mansard structures to fifth floor level shall be clad in natural slates, and the

dormers shall be clad in lead to sides, cheeks and roofs

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 You must put up the plant screen to roof level shown on the approved drawings before you use the machinery contained within. You must then maintain it in the form shown for as long as the machinery remains in place. (C13DA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 6 The plant enclosure to main roof level shall be painted or otherwise treated and permanently maintained in a mid to dark grey or black colour, and shall be maintained in that colour thereafter

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 7 The new windows shall be formed in glazing and white painted timber framing

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 8 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:
-Doors to the front elevation at lower ground floor level designed as single width doors without side lights.

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 9 You must apply to us for approval of a sample of the stone you will use to pave the front lightwells and front forecourt. 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 using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and

S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 10 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

-Party wall upstands externally expressed to the front, rear and roof between each of the original buildings comprising nos. 35-39 Leinster Gardens.

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 11 The new party wall upstands shall be faced in render and painted and permanently maintained in a colour to match the colour of the render to the front elevation

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 12 You must apply to us for approval of detailed drawings (including confirmation of materials and colour of finish) of the new balustrading to the front forecourt of the building at ground floor level. 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 drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 13 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 facing the street unless they are shown on drawings we have approved. (C26MA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 14 You must scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 15 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 listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 16 You must apply to us for approval of plan, elevation and section drawings showing the privacy screens to the front lightwell and their relationship with the height of the front lightwell (including any balustrading adjacent) and with the ground floor entrance porch structures. 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 drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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 (July 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.
- 2 You are advised that with regards to condition 16, the details should show privacy screens not visible from the pavement outside the site.

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.