

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 5 September 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Strand Palace Hotel, 372 Strand, London, WC2R 0JJ,		
Proposal	Installation of a full height extract duct and fan within the lightwell.		
Agent	DP9 Ltd		
On behalf of	Strand Palace Hotel		
Registered Number	17/04842/FULL	Date amended/ completed	2 June 2017
Date Application Received	2 June 2017		
Historic Building Grade	Unlisted		
Conservation Area	Strand		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The Strand Palace Hotel is located on the north side of Strand between Exeter Street and Burleigh Street. The building comprises an existing, predominantly 8 storey hotel premises, with a series of commercial units at ground floor level. The building is an unlisted building of merit and is within the Strand conservation area, and the Core Central Activities Zone.

Permission is sought for the installation of a full height extract duct and fan within one of the central lightwells.

The key issues for consideration are:

- * The impact of the equipment on the appearance of the host building and whether the proposal preserves or enhances this part of the Strand Conservation Area;
- * The impact of the equipment on the amenities of neighbouring properties.

The proposed duct will serve a restaurant within the Strand Palace Hotel and will be located in an internal lightwell toward the south east corner of the building. The extract duct will exit the restaurant at ground level and then span the full height of the building, connecting to a fan at roof level. The proposed full height rear extract duct is in a relatively concealed location and would not be unduly prominent. Given the existing commercial function of the site, there are various existing plant, lift over-run and other similar installations at roof level. It is considered that the proposed duct and fan

would have a neutral impact on the host building and the conservation area.

The Covent Garden Community Association (CGCA) object to the plant being permitted to operate 24 hours a day. They also recommend that any permission granted should include conditions to limit the hours of use of the plant to the restaurant opening hours, control noise and disturbance, and require the equipment to be maintained to ensure it works efficiently and does not cause disturbance to nearby residents.

The nearest noise sensitive windows are located 32m away. Environmental Health has confirmed that the proposed plant would comply with the Council's standard noise protection condition even when operating 24 hours a day. Overall, Environmental Health do not raise objection to the proposal on noise or vibration grounds. It is not considered that the proposal would have an adverse impact on the amenities of neighbouring properties subject to the Council's standard noise protection condition.

The proposals are considered acceptable in design and conservation, and amenity terms, and in accordance with the relevant Unitary Development Plan (UDP) (January 2007), and Westminster's City Plan (November 2016) policies. The application is recommended for approval.

3. LOCATION PLAN



4. PHOTOGRAPHS



Strand Palace hotel

5. CONSULTATIONS

COVENT GARDEN COMMUNITY ASSOCIATION

Object to the duct if permitted to operate 24/7. Any permission granted should include conditions to limit the hours of use of the plant to the restaurant opening hours, control noise, and maintain equipment to ensure it works efficiently and does not cause disturbance to nearby residents.

COVENT GARDEN AREA TRUST

No comment.

ENVIRONMENTAL HEALTH:

No objection subject to conditions

ADJOINING OWNER/OCCUPIERS:

No. consulted: 140.

No. of responses: 0

ADVERTISEMENT/ PRESS NOTICE:

Yes.

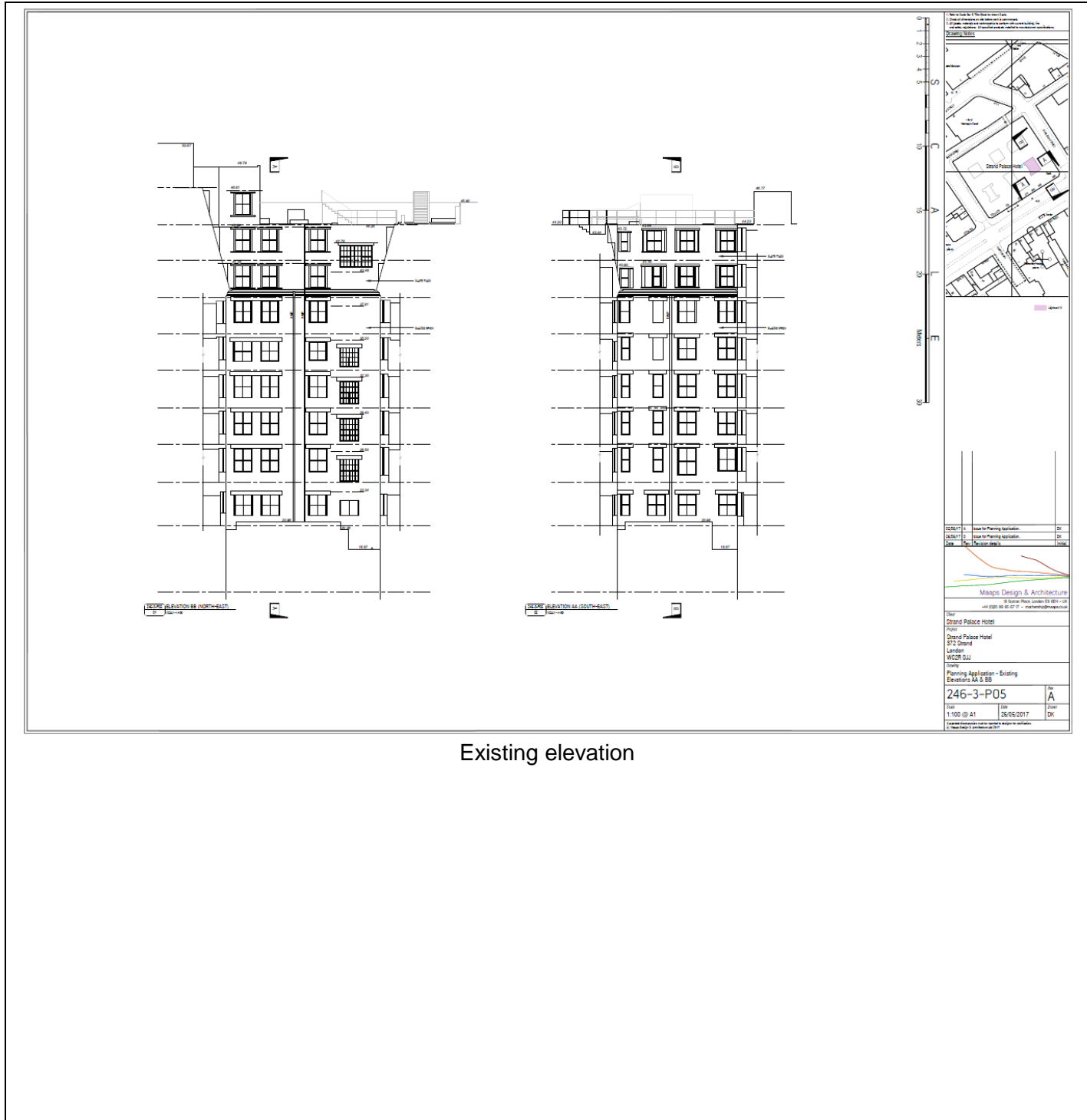
6. BACKGROUND PAPERS

1. Application form
2. Response from Covent Garden Community Association dated 2 July 2017
3. Response from Covent Garden Area Trust dated 28 June 2017
4. Memo from Environmental Health dated 15 June 2017

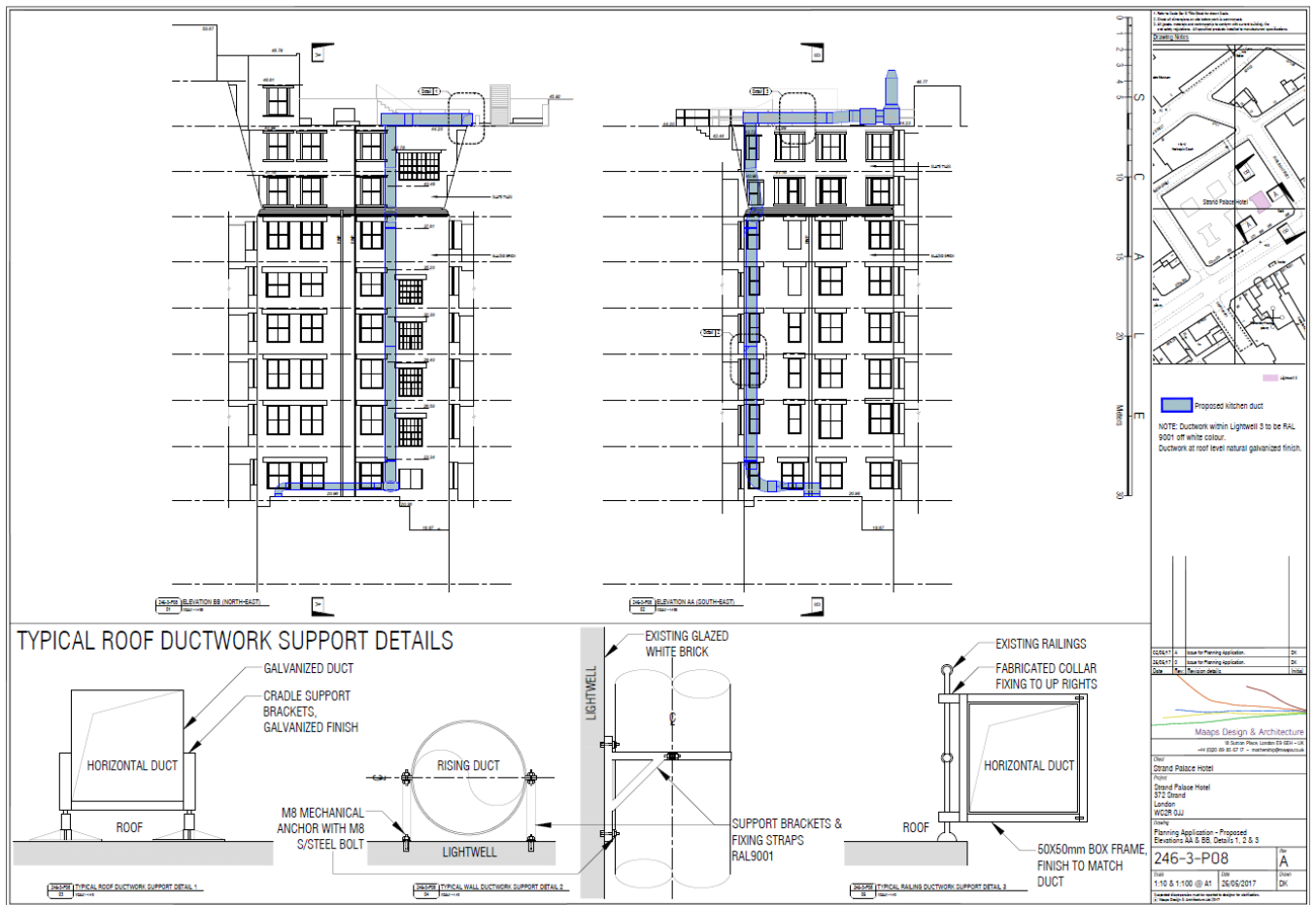
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk

7. KEY DRAWINGS



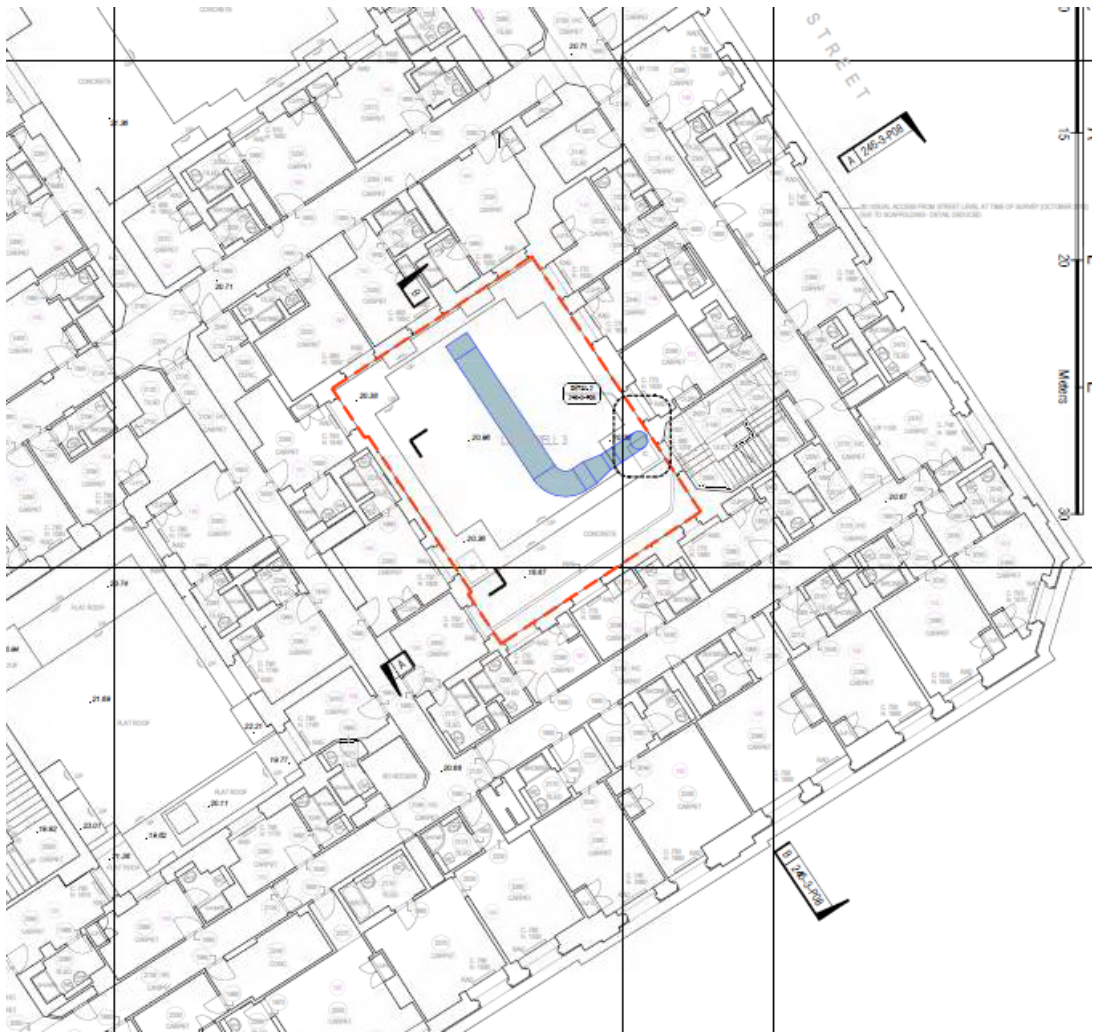
Existing elevation



Proposed elevation



Block plan identifying light well/ area of works



Proposed floor plan



Proposed roof plan

DRAFT DECISION LETTER

Address: Strand Palace Hotel, 372 Strand, London, WC2R 0JJ,

Proposal: Installation of a full height extract duct and fan within the lightwell.

Reference: 17/04842/FULL

Plan Nos: 246-3-P01 A; 246-3-P02 A; 246-3-P03 A; 246-3-P04 A; 246-3-P05 A; 246-3-P06 A;
246-3-P07 A; 246-3-P08 A;

Case Officer: Seana McCaffrey

Direct Tel. No. 020 7641 1091

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
- o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

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

Reason:

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

- 4 (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.

- 5 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Conditions 4 and 5 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)

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.