

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 23 rd January 2018	Classification For General Release	
Addendum Report of Director of Planning		Ward(s) involved West End	
Subject of Report	6 Grafton Street, London, W1S 4EQ,		
Proposal	Internal and external alterations including the provision of plant and the creation of a terrace at roof level in connection with the use as private members' Club (Sui Generis).		
Agent	Daniel Rinsler & Co		
On behalf of	Maison di Lusso Ltd & Ennismore		
Registered Number	17/07355/FULL 17/07356/LBC	Date amended/ completed	16 August 2017
Date Application Received	15 August 2017		
Historic Building Grade	I		
Conservation Area	Mayfair		

1. RECOMMENDATION

Grant conditional planning consent and listed building consent

2. SUMMARY

The application was reported to the Planning Applications Sub-Committee on 24th October 2017. Committee resolved to defer the application to allow the applicant to demonstrate:

- i) The appropriateness of the use under the terms of Policy S24, in particular in relationship to cumulative impacts of entertainment uses and impact on residential amenity, local environmental quality and character and function of the area.
- ii) The impact of noise mitigation measures on the fabric of the listed building.

In relation to cumulative impact, the applicant has provided a land use survey map that shows that 8.5% of land uses in the immediate vicinity are currently either restaurants or private members clubs. The proposed Gleneagles members club would increase this to 9.5%. The submitted land use survey is limited to the immediate area south and east of the site and this excludes some of the closest entertainment uses such as Mr Foggs at 15 Bruton Lane, Sexy Fish at 4-6 Berkeley Square and Bar Fifty9 at 59 Berkeley Square. Notwithstanding this, it does demonstrate that the entertainment uses in the wider local area - along Berkeley Street and Berkeley Square - do not extend to Grafton Street, which is characterised mainly by commercial offices and luxury retail as shown in the map below.



50 metres

Experian Goad Plan Created: 26/06/2015



Although it is acknowledged that there are other restaurants and entertainment premises in the vicinity of the site, the percentage of properties in entertainment use is not considered to give rise to unacceptable cumulative impact on the area.

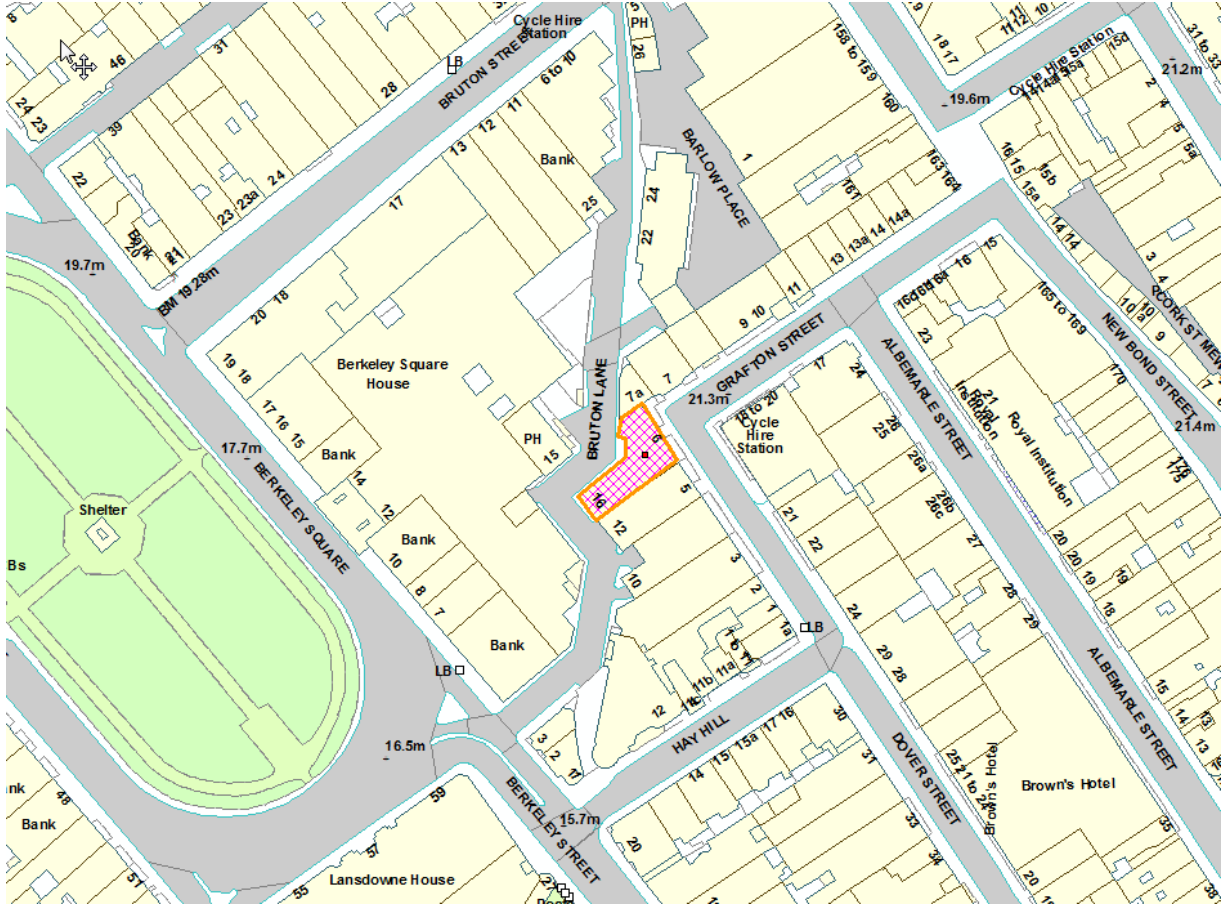
A survey by Make Architects sets out that vehicular congestion often seen around Berkeley Street in the evenings, does not extend to quieter streets such as Grafton Street. Further, a transport assessment has been submitted which sets out that a 'worst case scenario' for the members' club and estimates that with the staggered operational hours, and distribution of vehicle movements between Grafton Street and Bruton Street, that the impact of vehicle movements will be negligible. When used at maximum capacity for a private event it is estimated that the private members use would add 80 trips between 01:00 and 03:00 hours. (The trip profile is derived from an in/out count undertaken at a high end restaurant (Scott's) located at 20 Mount Street.) Subject to implementation of the management plan, which promotes a controlled dispersal of patrons, it is considered that there would be no material impact on the highway associated with late night events. The Council's highways officer considers the information submitted within the TA to be robust and has no further comments to make based on this additional information.

It should also be noted that the October committee report failed to set out that the application proposes a new secondary entrance onto Bruton Lane. The primary entrance would be to Grafton Street, but a new secondary entrance onto Bruton Lane is also proposed for use by customers. Whilst it is expected that the majority of customers would continue to enter and depart the premises from the main access on Grafton Street, the new entrance is expected to diffuse any noise disturbance from customers accessing or leaving the site, so that this would not be concentrated to the Grafton Street entrance.

In terms of noise, a heritage assessment has been submitted which sets out that the party wall at lower ground floor level is between 0.7m and 1.21m thick and at basement level is between 0.8m and 1.09m thick, both of which are thicker than initially estimated. The initial acoustic assessment sets out that a re-pointed brick wall of this thickness will achieve the acoustic separation required, however in addition to this, the applicant has set out specifications for a 200mm cavity wall lining in two areas of the party wall, one at basement area and one at lower ground floor level. In these areas it is considered that the proposed acoustic treatment will have minimal impact on the fabric of the listed building. A noise assessment carried out on 16th November 2017 from 5 Grafton Street confirms that the existing party wall, and wall lining would be sufficient to protect 5 Grafton Street from noise disturbance. The Council's Environmental Health Officer has reviewed the additional information and has no objection to the proposals.

Since the committee's resolution to defer the application immediate neighbours have been reconsulted and further objections to the application have been received on the grounds that an entertainment use over 500 m² is contrary to Policies S24 and TACE 10 and that the heritage benefits are limited since the listing does not cover the entire property. It is acknowledged that the unique nature of a private members club makes it distinct from other large scale entertainment activities open to the general public. Implementation of the proposal would bring the building back into active use, and help restore this important listed building to its optimum condition. Subject to the imposition of appropriate conditions (including adhering to a robust management plan) the use is considered acceptable in principle, and would not be harmful to the character and function of the area and is accordingly recommended for approval.

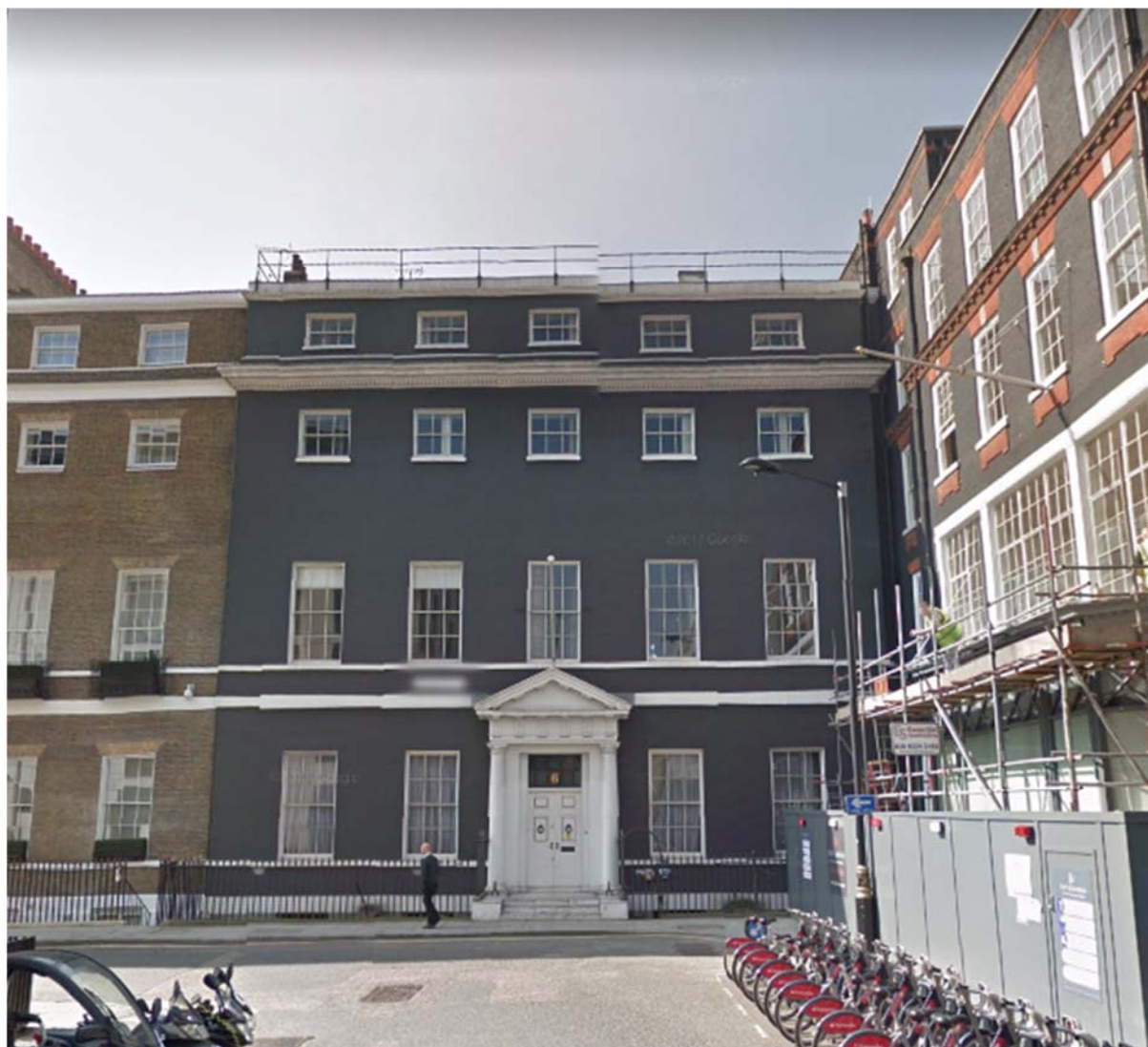
3. LOCATION PLAN



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4. PHOTOGRAPHS

Grafton Street elevation



5. **ADDITIONAL AND LATE REPRESENTATIONS REPORTED TO THE PLANNING APPLICATIONS SUB-COMMITTEE ON 24th OCTOBER 2017**

One letter of support and two letters of objection raising the following points:

- The proposed roof terrace would be contrary to DES6
- Late night operations would harm the surrounding area by overlooking and noise disturbance
- Insufficient evidence on noise transmission
- Outdoor smoking area not accounted for in noise report
- Harm to residential amenity by noise and vibration transfer
- Proposal is contrary to policy TACE10 as re-use of a building does not constitute exceptional circumstances
- Oversupply of private clubs
- Lack of information in the heritage statement
- Insufficient evidence on transport impacts
- Private members clubs should only be supported within the St. James' special policy area.
- No analysis of cumulative impact
- Inappropriate size and scale of development for Mayfair
- Insufficient information in the management plan
- Lack of step free access

REPRESENTATIONS RECEIVED SINCE THE PLANNING APPLICATIONS SUB-COMMITTEE ON 24th OCTOBER 2017

ENVIRONMENTAL HEALTH: No objection subject to conditions.

HIGHWAYS PLANNING MANAGER: No Objection
Subject to conditions (re servicing management plan and cycle parking)

CLEANSING: Objection
Refuse details should be secured by condition (including bin capacities for different waste streams, and the provision of cooking oil and food waste storage)

DESIGNING OUT CRIME: No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 17; Total No. of replies: 1 letter of objection (on behalf of the owners of 3 Grafton Street) on the following grounds:

- An entertainment use over 500 m² is contrary to policy S24 and TACE 10
- Heritage benefits are limited since the listing doesn't cover the entire property

6. **BACKGROUND PAPERS**

1. Planning Applications Sub-Committee Report, representations and minutes dated 24 October 2017

Additional and Late Representations reported verbally to the Planning Applications Sub-Committee on 24th October 2017

2. Letters from applicant's agent dated 23 October 2017 (including supplementary planning statement and appendices from Make Associates, Hoare Lee (noise report), Caneparo Associates (Transport statement), letters from David Zwirner and New West End Company and email from Thomas & Thomas dated 23 October 2017
3. Letter on behalf of 4 Grafton Street dated 23 October 2017
4. Letter from Trophaeum Asset Management Ltd dated 18 October 2017
5. Letter on behalf of 5 Grafton Street and 12 Bruton Lane dated 18 October 2017
6. Letter on behalf of 3 Grafton Street dated 17 October 2017

Representations received since the Planning Applications Sub-Committee on 24th October 2017

7. Response from Environmental Health dated 03 January 2018
8. Response from Highways Planning officer dated 20 November 2017
9. Response from Cleansing dated 28 November 2017
10. Response from Designing Out Crime Officer dated 24 November 2017
11. Letter from owner of 3 Grafton Street dated 26 October 2017, 4 December 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: JO PALMER BY EMAIL AT jpalme@westminster.gov.uk .

DRAFT DECISION LETTER

Address: 6 Grafton Street, London, W1S 4EQ,

Proposal: Use as private members' Club (Sui Generis), with associated internal and external alterations including roof level terrace and M&E Plant

Reference: 17/07355/FULL

Plan Nos: Demolition, 1525-05-2-0080, 1525-05-02-0090, 1525-20-2-0100-02, 1525-05-2-0110, 1525-05-2-0120, 1525-05-2-130, 1525-05-2-140, 1525-05-2-150, , , Proposed , 1525-20-3-0080 Rev 07, 1525-20-3-0090 Rev 07, 1525-20-3-0100 Rev 07, 1525-20-3-0110 Rev 07, 1525-20-3-0120 Rev 07, 1525-20-3-0130 Rev 07, 1525-20-3-0140 Rev 07, 1525-21-3-0100, 1525-21-2-0110, 1525-21-2-0120, 1525-22-3-0100 Rev 01, 1525-27-3-0150 Rev 07, 1525-27-3-0110 Rev 07, , Operational Management Plan by Gleneagles, received 16/10/16, Noise impact assessment by Hoare Lea dated 5 December 2017,

Case Officer: Gemma Bassett

Direct Tel. No. 020 7641 2814

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)

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- 3 You must not allow more than 470 customers into the property at any one time. Except for private events where you must not allow more than 600 customers into the property at any one time; The number of private events, with between 470 customers to 600 customers on site, shall not exceed two per month.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 4 No more than 26 customers shall have access to the roof terrace at any one time. The use of the terrace shall be managed in accordance with the Operational Management and overseen by a member of staff at all times, during opening hours.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 5 No more than 15 customers shall have access to the basement lightwell smoking area shown on drawing 1525-20-3-0080 Rev 08 at any one time. The use of the basement lightwell smoking area shall be managed in accordance with the Operational Management and overseen by a member of staff at all times, during opening hours.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 6 You must carry out the measures included in your management plan dated 16 October 2017 by Gleneagles at all times that the private members club (Sui Generis use class) is in use. (C05KA)

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 7 Customers shall not be permitted within the private members club (Sui Generis); premises outside of the following hours:

Sunday, Monday & Tuesday: 07.00 - 01.30

Wednesday & Thursday, Friday, Saturday and Sundays before Bank Holidays

Basement & Lower Ground floor: 07.00 - 03.00

Ground, first, second & third floor: 07.00 - 01.30

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 10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

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- 8 The roof terrace shall not be open to customers outside of the following hours:
07.00 - 22.00 Sunday -Thursday
07.00 - 23.00 Friday, Saturday and Sundays before Bank 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 10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 9 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. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 10 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)

- 11 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 12 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 private members club (Sui Generis use). (C14EC)

Reason:

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

13 (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.

14 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the ^IN; use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other

noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the ^IN; use 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

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

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

Reason:

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 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in 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.

- 15 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.

- 16 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.

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Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

- 17 You must not play live or amplified music on your property, except within the basement, lower ground floor, ground floor bar and café, and 3rd floor lounge

Reason:

To protect neighbouring residents from noise and vibration nuisance, as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13AC)

- 18 Prior to first use, you must apply to us for approval of a Servicing Management Plan (SMP) which identifies process, storage locations, scheduling of deliveries and staffing arrangements. The use hereby permitted shall be carried out in accordance with the approved servicing management plan.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 19 You must provide the access for people with disabilities as outlined in the Design and Access Statement dated August 2017 by Blair Associates before you use the buildings.

Reason:

To make sure that there is reasonable access for people with disabilities and to make sure that the access does not harm the appearance of the building, as set out in S28 of Westminster's City Plan (November 2016) and DES 1 (B) of our Unitary Development Plan that we adopted in January 2007. (R20AC)

- 20 Prior to first use of the roof terrace, you must provide the acoustic screening. The acoustic screening shall be maintained in situ for the lifetime of the development.

Reason:

To protect neighbouring residents from noise and vibration nuisance, as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13AC)

- 21 You must not use any part of the development until we have approved appropriate arrangements to secure the following:

Access to number 6 Grafton Street for non-paying, general members of the public for a minimum of two days annually

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements

Reason:

To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of Westminster's City Plan (November 2016) and in TACE 10 of our Unitary Development Plan that we adopted in January 2007. (R19AC)

Informative(s):

- 1 Under condition 31, we are likely to accept a unilateral undertaking, or legal agreement under section 106 of the Town and County Planning Act to secure membership of Open House London. , Please look at the template wordings for planning obligations (listed under 'Supplementary planning guidance') on our website at www.westminster.gov.uk. Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition.
- 2 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply., , The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk. , , If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk , , It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.
- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 4 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point., , If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision

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and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)

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

- 6 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)

- 7 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

DRAFT DECISION LETTER

Address: 6 Grafton Street, London, W1S 4EQ,

Proposal: Use as private members' Club (Sui Generis), with associated internal and external alterations including roof level terrace and M&E Plant

Reference: 17/07356/LBC

Plan Nos: Demolition, 1525-05-2-0080, 1525-05-02-0090, 1525-20-2-0100-02, 1525-05-2-0110, 1525-05-2-0120, 1525-05-2-130, 1525-05-2-140, 1525-05-2-150, , , Proposed , 1525-20-3-0080 Rev 07, 1525-20-3-0090 Rev 07, 1525-20-3-0100 Rev 07, 1525-20-3-0110 Rev 07, 1525-20-3-0120 Rev 07, 1525-20-3-0130 Rev 07, 1525-20-3-0140 Rev 07, 1525-21-3-0100, 1525-21-2-0110, 1525-21-2-0120, 1525-22-3-0100 Rev 01, 1525-27-3-0150 Rev 07, 1525-27-3-0110 Rev 07,

Case Officer: Gemma Bassett

Direct Tel. No. 020 7641 2814

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 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. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 5 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 6 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 paragraph 2.1 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 7 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 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 paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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

Reason:

To protect the special architectural or historic interest of this 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 paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 9 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 paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 10 You must apply to us for approval of a detailed historic paint analysis report for the principal rooms at ground and first floor levels, including all of the main and secondary staircases, and a detailed specification and paint colour samples of all new paintwork and decorative finishes to be used in these rooms and staircases. You must not remove or refinish any existing paintwork or finishes until we have approved what you have sent us and you must then carry out the work according to the details we have approved.

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 paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 11 You must apply to us for approval of a method statement and a sample panel (covering 1 square metre maximum) of cleaned and repointed brickwork on the Grafton Street façade. You must not carry out any work to the façade other than the sample panel until we have approved the method statement and sample panel, and you must then carry out the work according to the method statement and sample panel we have approved, prior to the first use of the building.(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 paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 12 Contrary to what is shown on the drawings, you may not remove any existing chimneypieces or fire grates. Instead, you must apply to us for approval of detailed historic analysis of all the chimneypieces and fire grates with reasoned justification for any proposed removal or relocation including a photographic schedule of all the existing chimney pieces and fire grates, and method statements for their repair; 2) detailed drawings at a scale of 1:5 of all new chimneypieces. 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 method statements and detailed 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 paragraph 2.3 and 2.4 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 (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 24th October, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Richard Beddoe (Chairman), David Boothroyd, Susie Burbridge and Tim Mitchell

5 6 GRAFTON STREET, LONDON, W1S 4EQ

Internal and external alterations including the provision of plant and the creation of a terrace at roof level in connection with the use as private members' Club (Sui Generis).

Additional representations were received from Trophaeum Asset Management Ltd (18/10/17) Carter Jonas (18/10/17) and Forsters (17/10/17).

Late representations were received from Daniel Rinsler & Co in the form of an application summary, supplementary planning statement in response to late representations (23.10.17), including appendices 1) Make Associates September 2017, 2) Noise report Hoare Lea dated 23 October 2017, 3) Transport statement Caneparo Associates 20 October 2017, 4) Letter from David Zwirnter 20 October, 5) New West End Company 7 September 2017, Bell Cornwell, Chartered Town Planners (23.10.17) Thomas and Thomas Partners dated 23 October 2017.

The presenting officer referred to an error in the report in that the sole entrance to the premises in Grafton Street is incorrect and that the proposal would result in a rear access from Bruton Lane.

The presenting officer advised that the draft decision letter attached to the end of the report will need to be separated to separate draft decision letters for the planning permission and for the listed building consent.

The presenting officer tabled the following replacement for condition 26:

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 35db LAeq 16 hours day time and of more than 30 db LAeq 8 hours in bedrooms at night.

RESOLVED: Deferred for the applicant to demonstrate:

1. The appropriateness of the proposed large scale late-night entertainment use under the terms of City Plan policy S24, in particular in relation to cumulative impacts of entertainment uses and impact upon residential amenity, local environmental quality and the character and function of the area; and
2. How the practical measures to mitigate noise described in the submitted noise control strategy will impact upon the fabric of the listed building, particularly where the party wall abuts the adjoining residential property at 5 Grafton Street, and to incorporate these measures in the applications.

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 24 October 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	6 Grafton Street, London, W1S 4EQ,		
Proposal	Internal and external alterations including the provision of plant and the creation of a terrace at roof level in connection with the use as private members' Club (Sui Generis).		
Agent	Mr Daniel Rinsler		
On behalf of	Maison di Lusso Ltd & Ennismore		
Registered Number	17/07355/FULL 17/07356/LBC	Date amended/ completed	16 August 2017
Date Application Received	15 August 2017		
Historic Building Grade	I		
Conservation Area	Mayfair		

1. RECOMMENDATION

Grant conditional planning consent and listed building consent

2. SUMMARY

6 Grafton Street is a Grade I listed building with a primary frontage onto the west side of Grafton Street. The property has a 1970's extension which provides secondary access onto Bruton Lane at the rear. The building has been vacant since September 2015, having previously been in office use (Class B1) occupied by Hong Kong Economic and Trade Office.

The key issues are:

- The impact in land use terms
- The impact on residential amenity
- The impact on the significance of the Grade 1 listed building and the Mayfair conservation area.

The proposal involves retention and restoration of many original features. Use as a private members club is considered an appropriate use for this Grade 1 listed building. Re use of the vacant building is welcomed, and there are a number of significant heritage benefits.

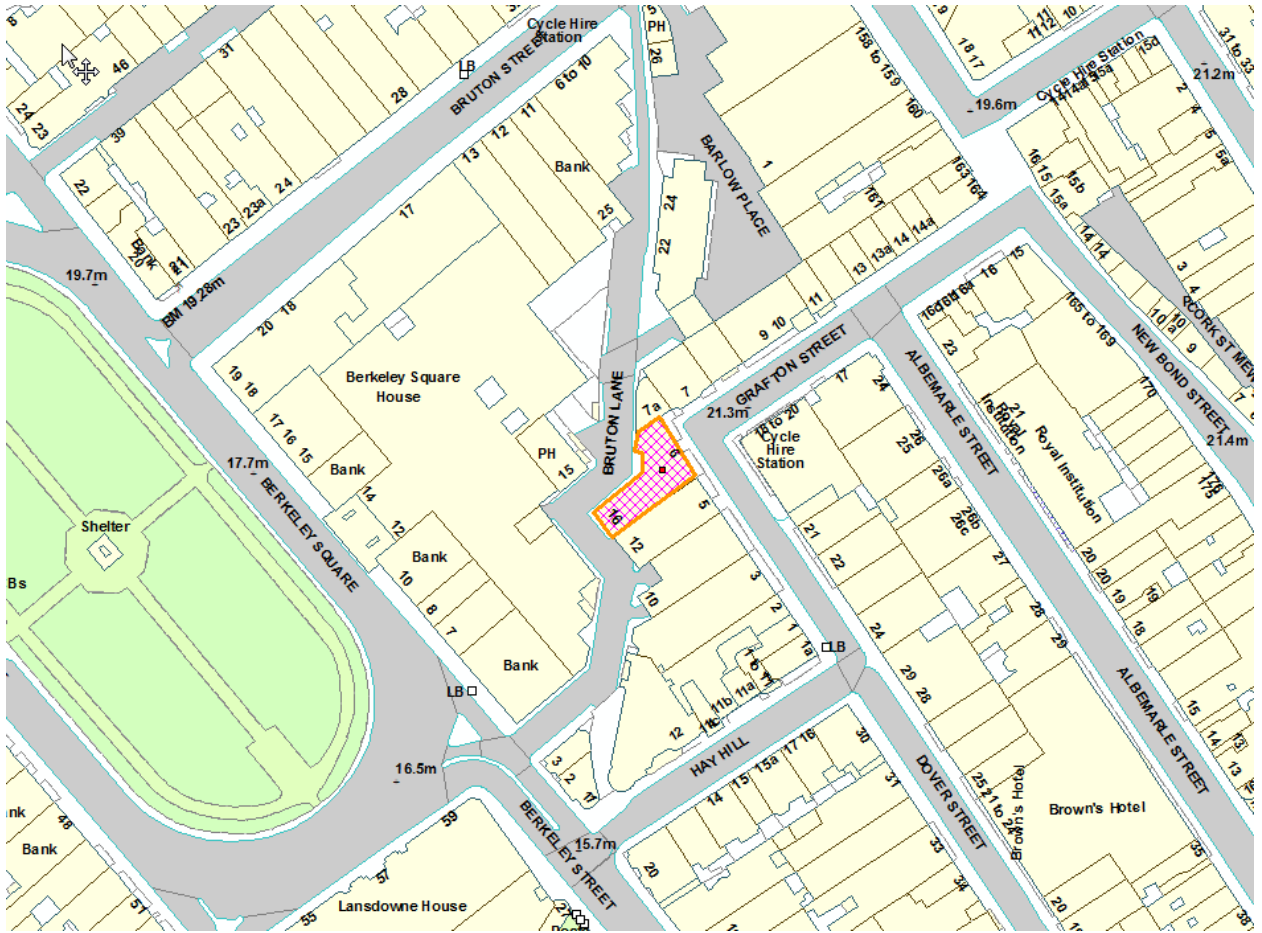
Subject to appropriate conditions which control operational activities the use is considered acceptable

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<p>in land use and amenity terms. The application accords with adopted City Plan and Unitary Development Plan policies and is accordingly recommended for approval.</p>

3. LOCATION PLAN



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4. PHOTOGRAPHS

Photograph 1: Grafton Street elevation



Photograph 2: North elevation of the rear wing, viewed along Bruton Lane

8 May 2017, 14:50:41



Photograph 3: South elevation of the rear wing, viewed along Bruton Lane.



5. CONSULTATIONS

RESIDENTS SOCIETY OF MAYFAIR & ST. JAMES'S:

Any response to be reported verbally

ENVIRONMENTAL HEALTH: No objection

No objection, subject to conditions.

HIGHWAYS PLANNING MANAGER: No Objection

No objection, subject to conditions (re servicing management plan and cycle parking)

CLEANSING:

Objection, refuse details (including bin capacities for different waste streams, and the provision of cooking oil and food waste storage) should be secured by condition.

DESIGNING OUT CRIME:

Any comments to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 7

Total No. of replies: 8 (7 letters of support 1 objection)

1 objection on behalf of 2 neighbouring residents on the following grounds :

- An entertainment use over 500 m2 is contrary to policy
- Increase in adverse impacts on residential properties compared to B1 use
- Introduction of night-time economy is uncharacteristic for Grafton Street
- Lack of information on plant
- Ability to enforce conditions on hours of use of terrace
- Potential for hours of use of property and terrace to be extended
- Ability to install acoustic measures within grade I listed building sympathetically
- Potential to retain B1 use not evidenced
- Historic building assessment is inadequate

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The main building at 6 Grafton Street comprises a basement and four upper storeys, and fronts onto the west side of Grafton Street. The rear wing is a contemporary addition of seven storeys with an additional plant, it fronts onto Bruton Lane. The building is Grade I listed, designed by Sir Robert Taylor.

The site is part of the recently formed Albemarle estate, and lies within the Core Central Activities Zone (Core CAZ) and Mayfair Conservation Area. The surrounding area is mixed use in character comprising a significant amount of office (Class B1) floorspace.

There are a number of neighbouring residential properties within the vicinity, particularly to the south on Grafton Street. The nearest being a single family dwelling house at No 5 Grafton Street adjacent.

6.2 Recent Relevant History

None directly relevant.

7. THE PROPOSAL

The application proposes to change the use of the office building (Class B1) to a private members club (Sui Generis). The private members club would be operated by Gleneagles- a luxury Scottish estate, hotel, golf course and spa. The proposed layout of the club use is as follows:

Basement: Wine cellar bar and staff facilities and smoking area

Lower ground floor: Restaurant and kitchen

Ground floor: Café, one lounge room and a retail space

First floor: Brasserie restaurant

Second floor: Fine dining restaurant and kitchen

Third floor: Library, bar and a lounge room

Fourth floor: Plant, bar and external roof terrace

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Office (B1)	1805	0	-1805
Private Members Club (Sui Generis)	0	1805	+1805

Externally, the proposals include the installation of new plant at roof level, and the formation of an acoustically screened rear roof terrace, which would have an awning. At lower basement level a small glazed awning would be installed.

Internally, all new vertical circulation, hoists, kitchens, and vertical service risers would be located to the 1970's rear wing.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Loss of office use

City Plan Policy S6 identifies the Core Central Activities Zone as an appropriate location for a range of commercial and cultural uses. There are no specific policies which prevent existing offices from changing to other commercial uses. The loss of B1 office floorspace is considered acceptable in land use terms because the scheme proposes commercial uses which would support the function of the Core CAZ.

As the application would result in one commercial use changing to another it does not trigger a requirement to provide residential under City Plan policy S1 (Mixed Use in the Central Activities Zone).

Proposed Private Members Club

Policy S24 of the City Plan sets out that new entertainment uses will need to demonstrate that they are appropriate in terms of the type and size of use, scale of activity and demonstrate that there would not be any adverse impact on residential amenity, health and safety or character and function of the area. It states that new large-scale late-night entertainment uses of over 500sq.m of floorspace will not generally be appropriate in Westminster.

The proposal is considered to be a large-scale, late-night entertainment use, which given its floor area of over 500 sq.m, would not generally be considered appropriate in Westminster. Permission will only be granted in exceptional circumstances and in accordance with UDP policy TACE 10.

It is considered that the status of the building; being a rare example of a particularly well preserved Grade I listed property presents exceptional circumstances, the merits of which are discussed in part 8.2 of this report.

An Operational Management Statement (OMS) has been submitted. Membership would not be restricted to the existing Gleneagles Scotland members but would be open to applications. The concept is to expand membership to London, and customers can apply or be recommended by existing members with referrals from existing Gleneagles members. The OMS is included as a background paper to this report.

Capacity

It is proposed that Gleneagles would use the site to host a number of events, which would include workshops, talks and demonstrations from designers, artists and luxury brands. The standard building capacity would be 470 customers and 90 members of staff at any one time. For private events (maximum 1 per day), this would be increased to 600 customers and 100 staff. The proposed roof terrace would have a maximum capacity of 26 customers. The proposed basement lightwell smoking area would have a maximum capacity of 15 people.

Opening Hours

The proposed opening hours are as follows:

Sunday, Monday & Tuesday:

07.00 – 01.30 the following morning

Wednesday & Thursday, Friday, Saturday and Sundays before bank holidays

Basement & Lower Ground floor: 07.00 – 03.00 the following morning

Ground, first, second & third floor: 07.00 – 01.30 the following morning

All guests will use the main entrance on Grafton Street with servicing from Bruton Lane to the rear.

Permission was recently granted on 22nd August 2017 for the use of Washington House 40-41 Conduit Street also in Mayfair as a private Members Club. The permitted club use had staggered opening and closing times on different floors. Restaurant and café facilities are permitted to open until 1am a basement bar until 3am. It is acknowledged that the opening hours proposed at the application premises are beyond the core operating hours

for licensed premises as set out in the UDP. They would however be akin to the hours permitted at Washington House 40-41 Conduit Street.

There is a policy presumption against new large entertainment uses (over 500 M2) as proposed. However the heritage benefits in of preserving and restoring the Grade I listed building (as discussed in section 8.2 of this report below) are a material consideration in allowing the proposed large entertainment use.

The proposed Private members club use would give rise to a greater number of people visiting the site late into the evening. The submitted OMP has set out appropriate measures to limit the noise impacts to neighbouring properties, and the council is satisfied that the proposal would not give rise to any unacceptable noise disturbance, and that the scheme would comply with UDP policy ENV7. Although there are some residential premises in close proximity the area is primarily commercial in character. On the basis that the use operates in accordance with the submitted OMS, which is **to be** secured by condition, it is considered appropriate to this part of Mayfair. In the circumstances the use is considered acceptable as it would be neither harmful to resident's amenities or the character and function of the area.

8.2 Townscape and Design

The Grafton Street façade is particularly fine but its appearance is marred by dark brown paint and the modern rooftop plant detracts from its appearance in longer views because it appears above the ridge-line. At the rear, the building facing Bruton Lane is entirely modern and has no special interest. However, the front range of the building, facing Grafton Street contains rooms and features of special interest which, along with the hierarchy of spaces, plan form, and staircases, will be retained as part of the scheme.

There is useful article in The Georgian Group Journal (Vol XIII), 2003, about the development of Grafton Street (pp 201-272), and there are plans of the building in the City Council's archives dating from 1901 onwards as well as an undated plan described as "quite early" (Finding No.: WDP2/0667/05). There is also information about Grafton Street in the Historic England Archive which includes a good photograph of the front door of No. 6 (Reference No.: CC38/00409). An objection has been received which states, amongst other things that the historic building appraisal submitted with the application is inadequate. This is not considered to be a justifiable objection. The report submitted is proportionate to the work involved, and it is sufficient in this case. The majority of the work in the former house is restorative, and the alterations to form openings between rooms are acceptable (as set out below). Furthermore, the proposed use is acceptable in heritage asset terms because is entirely compatible with the historic character and special interest of the building.

In design and heritage asset terms there is no objection to altering the modern rear range in Bruton Lane, and the alterations within the front range are sensitive to the special interest of the building and will substantially improve the interiors.

The proposed openings between rooms in the front range are sized to suit the appearance of the rooms. The harm they cause by loss of historic fabric and plan form is entirely outweighed by the gains in terms of restoring rooms to their original proportions by removing modern false ceilings and light fittings and through the reinstatement of

historically appropriate colour schemes and chimney pieces, cornices, joinery etc. where missing.

There is no objection to the alterations in the modern rear wing of the building, and at roof level nothing new will be visible above the ridge line when seen from street level. Whilst views at the rear are less sensitive, the setting of neighbouring listed buildings has to be maintained and the proposed awning at roof level is sufficiently modest and would not seem incongruous or out of character with the modern building on which it stands. It is recommended that the detailed design of the awning is secured by condition.

Externally, the brown paint is to be removed from the Grafton Street façade and the brickwork restored. The main entrance and staircase, and stone entrance hall flooring would also be restored to the original design. Both of these elements are considered a substantial and welcome public benefit of the scheme.

The alterations and restoration work will enhance the appearance and special interest of the building and fully meet UDP policies DES 1, DES 5, DES 6, DES 9 and DES 10.

8.3 Residential Amenity (Daylight/Sunlight Sense of enclosure/ privacy)

No extensions are proposed the application will therefore have no impact upon light or sense of enclosure to any neighbouring residential properties. With regards to privacy the proposal includes a roof terrace on the rear section of the building. This would provide only very limited oblique views to neighbouring properties therefore the opportunity for overlooking is limited. The proposal includes screening around the roof terrace, which is considered acceptable in mitigating any loss of privacy to neighbouring properties.

8.4 Transportation & Accessibility

The application is supported by a transport statement. The estimated trip generation is considered to be a fair approximation, and the largest regular service vehicle would be the refuse collection, or laundry vehicle which would service the property in a similar fashion to other nearby properties.

A traffic steward would be employed during opening hours to ensure that there would be no congestion on the street from customers arriving at or departing from the premises.

No off-street servicing would be provided. The Highways Planning Manager advises that servicing requirements can be satisfactorily accommodated on street. It is recommended that permission is subject to a requirement to provide a supplementary SMP which sets out a deliveries schedule. On this basis this aspect of the application is acceptable. The proposal is therefore considered to be in accordance with policy TRANS20.

The London Plan sets out that for Sui Generis uses, cycle parking provision should be calculated on the basis of the most relevant other standard. In this case, it is considered that the standard for A3-A4 would be most relevant and as such, a minimum of 10 cycle parking spaces should be provided on site. A condition is recommended to secure the cycle parking spaces.

8.5 Economic Considerations

Any economic benefits created by the proposal are welcomed.

8.6 Access

The primary entrance would be to Grafton Street, and the existing entrance to the west elevation, on Bruton Lane would be maintained for staff access only.

An accessibility report has been submitted which sets out that due to the building listing, and internal configuration, it would not be possible to provide step-free access on a permanent basis.

Once at ground floor level, step free access is possible to all facilities except the roof terrace. Accessible WC's will be located at third floor level. Additionally, the existing lift is the maximum size for the existing lift shaft and is only sufficient in size for un-assisted wheelchairs. Accessibility issues can be overcome by building solutions and management practices – such as installing flip seating in the lift, and temporary ramps to gain access to ground floor level. These provisions will be addressed by Building Control and Licensing processes.

8.7 Other UDP/Westminster Policy Considerations

Plant

New plant is proposed at roof level, this will include will include three VRF units, an air handling unit (AHU) and kitchen extract fans, it would be contained within a screened enclosure, have induct attenuators, anti-vibration mounts, and acoustic lagging on all external ductwork.

An objection has been received on the grounds of lack of information on the proposed plant

A Noise Control Strategy by Hoare Lea, has been submitted with the application which identifies the nearest noise sensitive receptor as the residential dwelling at 5 Grafton Street, which the application site shares a party wall with. The report includes details on a number of measures to mitigate noise including, limiting opening hours, number of occupants and playing of amplified music. These aspects are all proposed to be controlled by condition.

The Noise Control Strategy sets out that all areas will have low levels of ambient music. Only the basement, ground floor bar and café, and 3rd floor lounge would have amplified music played. This would be limited to evenings. The strategy sets out that sound insulation tests will be undertaken to 5 and 6 Grafton Street, with acoustic insulation to be installed to the basement and lower ground floor as necessary in order to meet baseline noise requirements. Any loudspeakers would be floor mounted

The Council's Environmental Health officer has reviewed the acoustic report and advise that the application is acceptable subject to appropriate conditions.

Odour

It is proposed that multi-layer odour controls will be utilised for the kitchen extract systems to eliminate smoke and odour, in accordance with DEFRA guidance. The council is satisfied that this would not cause harm to neighbours amenity.

Refuse /Recycling

The Cleansing manager objects to the application and has requested additional information namely;

bin capacities for different waste streams;
annotations for proposed bins;
provision of storage for waste cooking oil and waste food

It is recommended that these details are secured by condition.

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

This application does not trigger any planning obligations.

8.11 Environmental Impact Assessment

The proposal is of an insufficient scale to require an Environmental Impact Assessment.

9. BACKGROUND PAPERS

1. Application form and OMP
2. Response from Plant And Equipment, dated 24 August 2017
3. Response from Highways Planning officer dated 5 October 2017 and 9 October 2017
4. Response from Cleansing dated 4 October 2017
5. Letter from occupier of Boodles 1798, 178 New Bond Street, dated 12 September 2017
6. Letter from occupier of Globe Trotter, dated 19 September 2017
7. Letter from occupier of Isabel, 26b Albemarle Street, dated 15 September 2017
8. Letter from occupier of 5 Grafton Street and 12 Bruton Lane, London, dated 21 September 2017
9. Letter from occupier of Buccellati, 33 Albemarle Street, dated 5 September 2017
10. Letter from Crosstree Real Estate Partners, 1 Curzon Street dated 5 September 2017
11. Letter from New West End Company dated 7 September 2017
12. Letter from occupier of 25 Old Burlington Street dated 26 September 2017

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

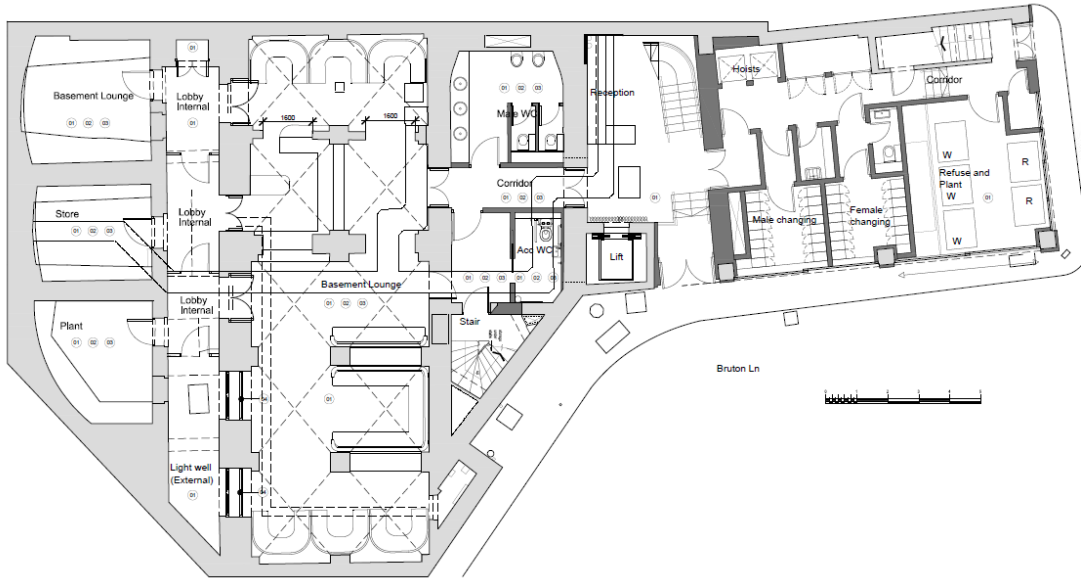
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MIKE WALTON BY EMAIL AT mwalton@westminster.gov.uk .

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10. KEY DRAWINGS

Proposed basement plan



Notes

- Existing 1970s floor slab and finishes removed. Proposed slab with drainage layer and new finish.
- Fit to existing structure, proposed drainage layer, independent structural support system layer and acoustic insulation to cavity.
- Existing walls proposed. Fit to existing structure, proposed male changing to support structure with support system layer and acoustic insulation to cavity.
- Existing walls proposed. Male changing glazing to timber frames finished to match existing. Existing windows replaced, rehabilitated and refinished to match existing.

Existing fabric
 Proposed fabric
 Demolished fabric

PLANNING

BLAIR ASSOCIATES

6 GRAFTON STREET

Drawing Title
Basement Floor Plan
As Proposed

Proposed lower ground floor plan



07 | 14.06.17 | Planning

Notes

- Existing floor proposed. Strip down structure to existing floor slabs, remove existing concrete upper floor/ceiling and acoustic layer.
- Existing walls proposed. Fit to existing structure, independent structural supporting system layer and acoustic insulation to cavity.
- Existing walls proposed. Remove existing ceiling and fit new dry-bolting with support structure layer with acoustic insulation.
- Existing windows proposed. Timber windows glazing to timber frames finished to match existing. Existing windows replaced, rehabilitated and refinished to match existing.
- Existing walls proposed. Remove existing wall and new finishes to fit with existing wall and new finishes to fit with existing wall.
- Lifted platform. Fit to existing structure, independent structural supporting system layer and acoustic insulation to cavity.
- Lifted slab. Strip down slab and walls/ceiling between existing steel beams to match existing steel slab.

Existing fabric
 Proposed fabric
 Demolished fabric

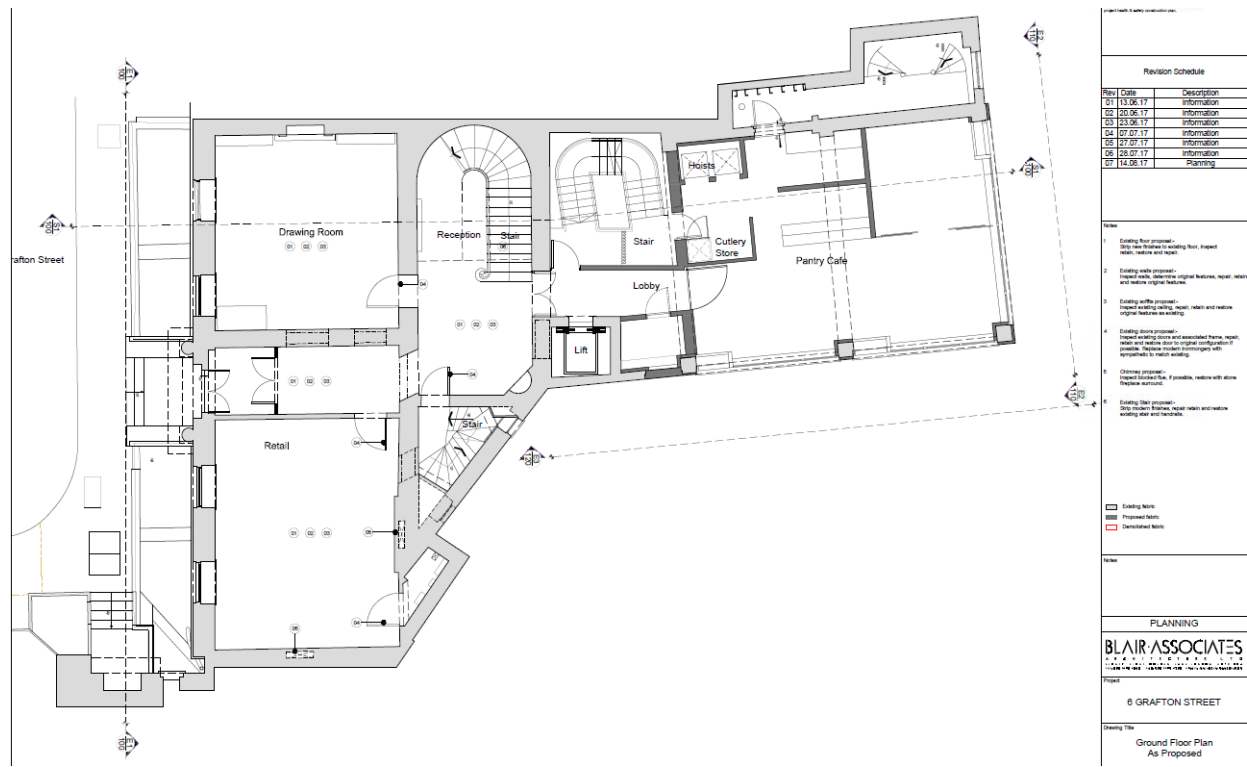
PLANNING

BLAIR ASSOCIATES

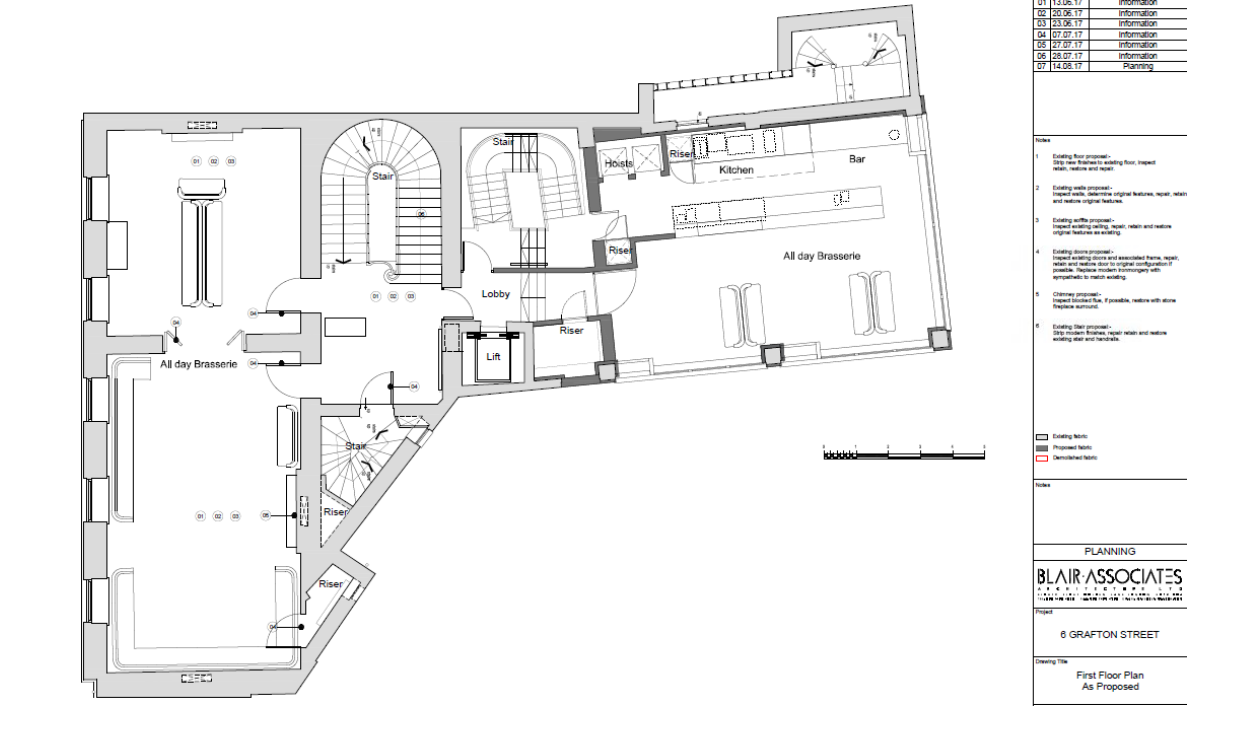
6 GRAFTON STREET

Drawing Title
Lower Ground Floor Plan
As Proposed

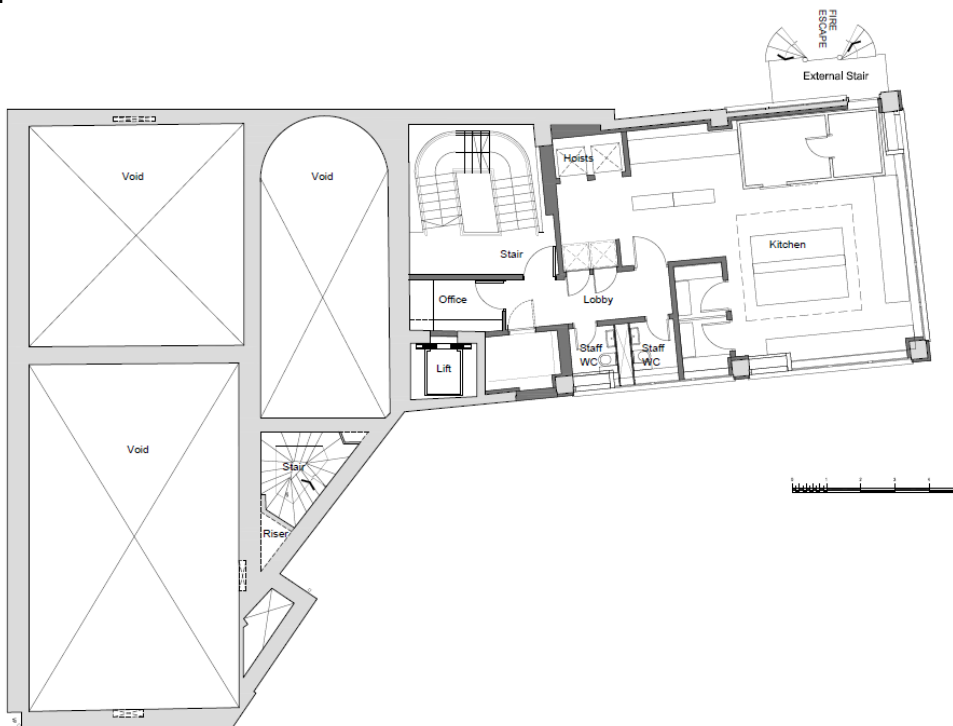
Proposed ground floor plan



Proposed first floor plan



Proposed Mezzanine



03	23.06.17	Information
04	07.07.17	Information
05	27.07.17	Information
06	28.07.17	Information
07	14.08.17	Planning

- Existing fabric
- Proposed fabric
- Demolished fabric

Notes

PLANNING

BLAIR ASSOCIATES
ARCHITECTS

Project: 6 GRAFTON STREET

Drawing Title: Mezzanine Floor Plan As Proposed

Proposed second floor plan



- 1 Existing floor proposed - Strip new finishes to existing floor, inspect, retain, restore and repair
- 2 Existing walls proposed - Inspect walls, determine original features, repair, retain and restore original finishes
- 3 Existing walls proposed - Inspect existing ceiling, repair, retain and restore original features as existing
- 4 Doors proposed - Remove wooden doors and frames and replace with laminated glass with associated hardware to match existing. Retain floor doors with associated complementary hardware as existing
- 5 Climates proposed - Inspect existing floor, if possible, restore with stone replace artwork
- 6 Existing Stair proposed - Strip wooden finishes, repair, retain and restore existing stair and handrails
- 7 Walls proposed - Inspect walls, determine original features, repair, retain and decorate with historic finishes commensurate with period and floor level
- 8 Ceiling proposed - Inspect existing ceiling, repair, retain and decorate with historic finishes commensurate with ground and floor level

- Existing fabric
- Proposed fabric
- Demolished fabric

Notes

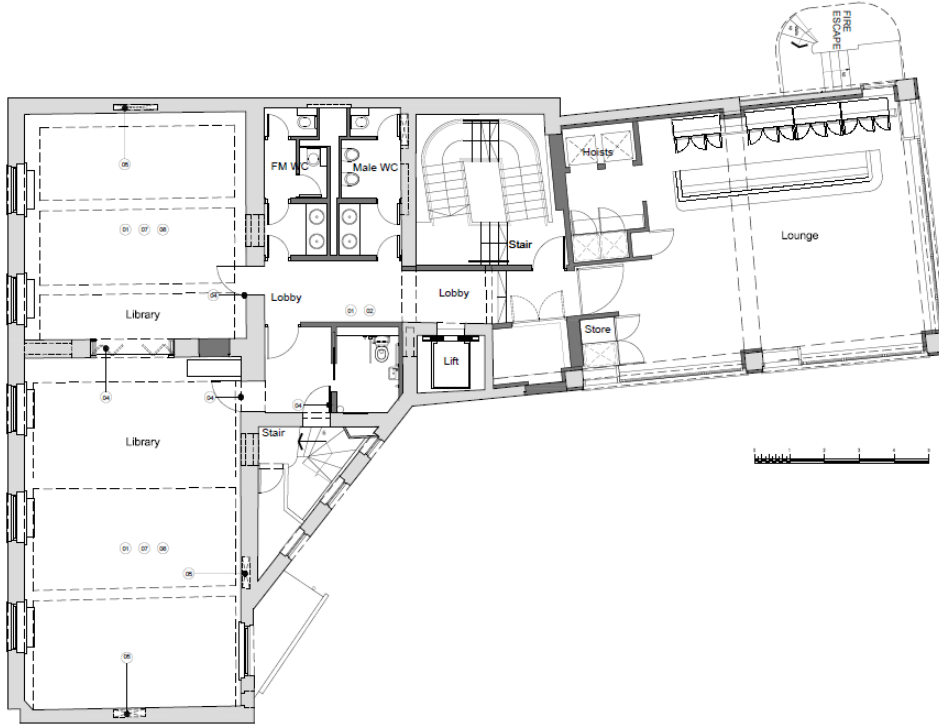
PLANNING

BLAIR ASSOCIATES
ARCHITECTS

Project: 6 GRAFTON STREET

Drawing Title: Second Floor Plan As Proposed

Proposed third floor plan



03	23.06.17	Information
04	07.07.17	Information
05	27.07.17	Information
06	28.07.17	Information
07	14.08.17	Planning

- Notes
- 1 Existing floor proposal - Strip new finishes to existing floor, inspect walls, ceiling and roof.
 - 2 Existing walls proposal - Inspect walls, determine original features, repair, retain and restore original features.
 - 3 Existing ceiling proposal - Inspect existing ceiling, repair, retain and restore original features as existing.
 - 4 Deck proposal - Remove existing doors and frames and replace with parallel doors with associated architraves to match existing. Fit floor doors with associated emergency apparatus to existing.
 - 5 Cladding proposal - Inspect brickwork, if possible, restore with stone finish as around.
 - 6 Existing steel proposal - Strip existing finishes, repair, retain and restore existing steel and hardware.
 - 7 Walls proposal - Inspect walls, determine original features, repair, retain and restore with original finishes commensurate with ground to the floor.
 - 8 Scaffolding proposal - Remove CO2B ceiling and CO2B site foundations and replace roof panels, repair and restore existing trusses. Dry line and insulate rafters.

Key

- Existing fabric
- Proposed fabric
- Demolished fabric

Notes

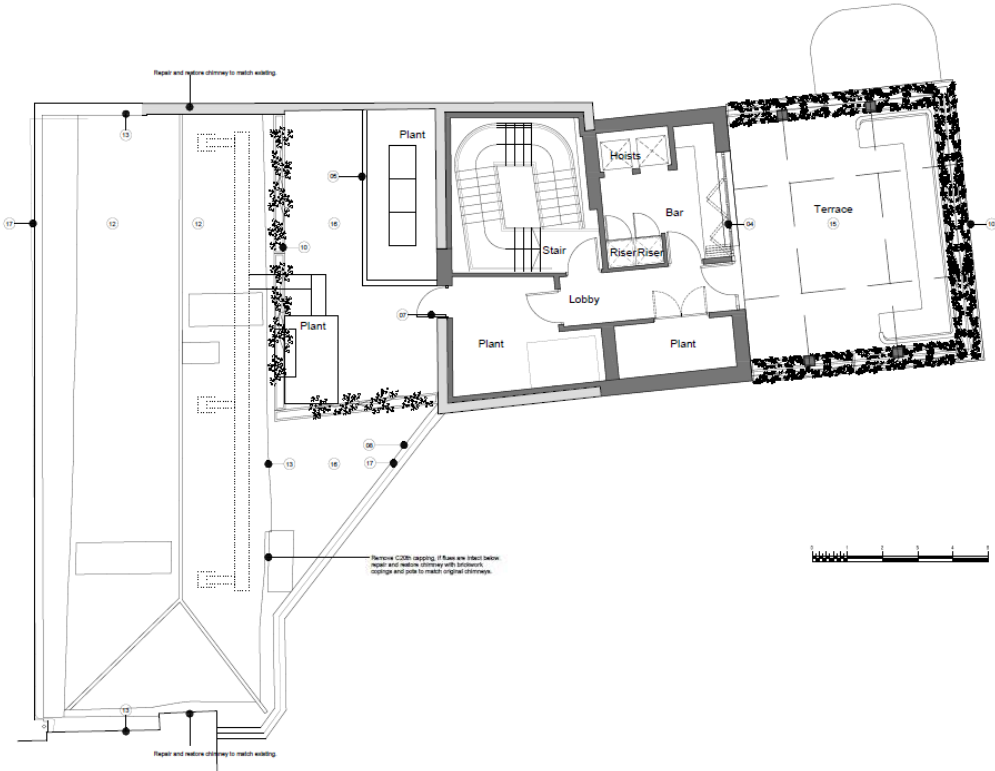
PLANNING

BLAIR ASSOCIATES
ARCHITECTS

Project
6 GRAFTON STREET

Drawing Title
Third Floor Plan
As Proposed

Proposed fourth floor plan (roof terrace)



04	07.07.17	Information
05	27.07.17	Information
06	28.07.17	Information
07	14.08.17	Planning

- Notes
- 1 Existing brickwork and roof treated.
 - 2 Proposed brickwork and walls to match existing.
 - 3 Windows / doors repaired and repainted to match existing.
 - 4 Proposed floor windows or metal frame and bronze black finish.
 - 5 Proposed metal louvers w/ bronze black finish.
 - 6 Proposed timber frame windows to match existing.
 - 7 Proposed timber door frame to match existing.
 - 8 Staircases repaired and retained to match existing.
 - 9 Proposed grey stone work.
 - 10 Proposed painted screens w/ metal planter, bronze black finish.
 - 11 Proposed metal w/ w/ bronze black finish.
 - 12 Slate roof repaired and retained to match existing.
 - 13 Leadwork repaired and retained to match existing.
 - 14 Proposed glass roof.
 - 15 Proposed panel roof finish.
 - 16 Proposed repair roof.
 - 17 Existing metal ceiling refurbished and retained.
 - 18 Proposed metal fittings to match existing.
 - 19 Rainwater pipes repaired & retained to match existing.
 - 20 Proposed asbestos fabric roof.
 - 21 Repair, restore and repaint render to match existing.

Key

- Existing fabric
- Proposed fabric
- Demolished fabric

Notes

PLANNING

BLAIR ASSOCIATES
ARCHITECTS

Project
6 GRAFTON STREET

Drawing Title
Roof Plan Fourth floor
As Proposed

Drawn	Checked	Approved	Date Created
026			14/02/17
Project Number	Scale	Original scale only	Alt
1555-27-3-0150	1:100		07

Proposed Grafton Street elevation



NOTES

1. Existing brickwork repair as per specification. Carefully remove 1/2" layer of brown paintwork to new brickwork and mortar as necessary. Repoint brickwork and mortar as necessary. In new masonry, use Portland Cement Mortar and fine rubble. If the brickwork is made of a different quality of brickwork, use Portland Cement Mortar to match existing. Proposed brickwork not needed to match existing.

2. Whimsey doors retained and repaired to match existing.

3. Proposed door window or metal frame and bronze black finish.

4. Proposed metal cornice or bronze black finish.

5. Proposed bronze frame window to match existing.

6. Proposed bronze door frame to match existing.

7. Stone work repaired and retained to match existing.

8. Proposed grey stone work.

9. Proposed painted cornice or metal perforation cornice black finish.

10. Proposed metal eaves or bronze black finish.

11. Slate roof repaired and retained to match existing.

12. Leadwork repaired and retained to match existing.

13. Proposed glass roof.

14. Proposed paved roof finish.

15. Proposed asphalt roof.

16. Existing metal fittings refurbished and refinished.

17. Proposed metal fittings to match existing.

18. Existing glass repaired & retained to match existing.

19. Proposed extendable fabric roof.

20. Repair, restore and repaint render to match existing.

21. Existing fabric.

22. Proposed fabric.

23. Existing fabric.

Remove vertical line from left-hand side of elevation as upper floor (see note 1)

Remove vertical line from right-hand side of elevation as upper floor (see note 1)

Original glass dimensions window repaired and retained. Existing damaged glass removed.

PLANNING

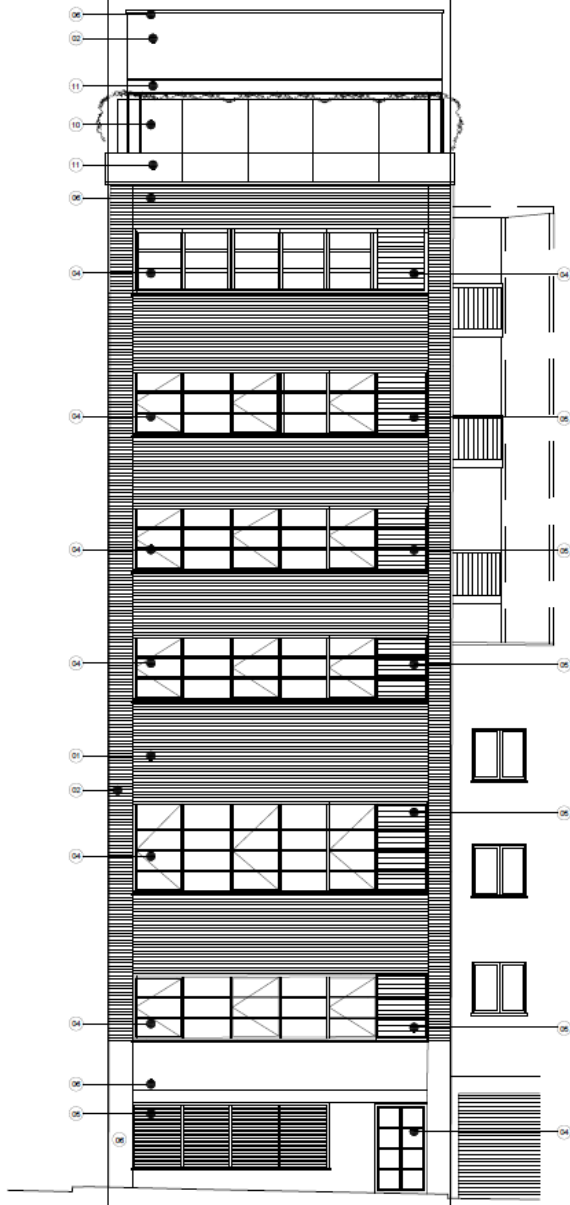
BLAIR ASSOCIATES

Project: 6 GRAFTON STREET

Drawing Title: Grafton Street (Elevation 1) As Proposed

Drawn (M)	Checked	Approved	Date Created: 14/05/11
1525	1525	1525	Original sheet size: A
Project Number: 1525			Sheet Number: 1525-21-3-100

Proposed Bruton Lane elevation (west)



Notes
 All variations between existing dimensions and the dimensions shown on this elevation to be checked prior to work being undertaken. All work to be carried out to be approved with the requirement for a written sign-off by the architect and the engineer. The architect shall not be liable for any errors or omissions on the drawings. The drawing is copyright. Health & Safety of workers to be carried out strictly in accordance with the project health & safety construction plan.

Revision Schedule

Rev	Date	Description

- Key**
- Existing brickwork sloped and roof washed.
 - Proposed brickwork roof washed to match existing.
 - Window / door repaired and repainted to match existing.
 - Proposed door window w/ metal frame and bronze black finish.
 - Proposed metal louvre w/ bronze black finish.
 - Proposed timber frame window to match existing.
 - Proposed timber door finish to match existing.
 - Stonework repaired and restored to match existing.
 - Proposed grey stone work.
 - Proposed painted screen w/ metal plaster, bronze black finish.
 - Proposed metal w/ w bronze black finish.
 - Slate roof repaired and restored to match existing.
 - Leadwork repaired and restored to match existing.
 - Proposed glass roof.
 - Proposed paved roof finish.
 - Proposed asphalt roof.
 - Existing metal railings refurbished and refinished.
 - Proposed metal railings to match existing.
 - Rainwater pipes repaired & restored to match existing.
 - Proposed extendable fabric roof.
 - Repair, restore and repaint render to match existing.
- Existing fabric
 Proposed fabric
 Demolished fabric

Notes

PLANNING



Project
 8 GRAFTON STREET

Drawing Title
 Elevation 2
 As Proposed

Drawn	Checked	Approved	Date Created
DNA	-	-	14/08/17
Project Number	Scale	Original sheet size	
1525	1:100	A3	
Drawing Number	Rev		
1525-21-2-0110	-		

Proposed Bruton Lane elevation (north)



NOTES

1. All work to be done in accordance with the current edition of the Building Code of Australia (BCA) and the current edition of the National Construction Code (NCC).

2. All work to be done in accordance with the current edition of the Australian Standard (AS) and the current edition of the Australian Standard (AS/NZS).

3. All work to be done in accordance with the current edition of the Australian Standard (AS) and the current edition of the Australian Standard (AS/NZS).

4. All work to be done in accordance with the current edition of the Australian Standard (AS) and the current edition of the Australian Standard (AS/NZS).

5. All work to be done in accordance with the current edition of the Australian Standard (AS) and the current edition of the Australian Standard (AS/NZS).

Revision Schedule

Rev	Date	Description

- Key**
- Existing brickwork and roof work.
 - Proposed brickwork and roof work to match existing.
 - Proposed stone work and roof work to match existing.
 - Proposed steel window or metal frame and brickwork.
 - Proposed metal window or brickwork finish.
 - Proposed brickwork finish to match existing.
 - Proposed brickwork finish to match existing.
 - Proposed brickwork finish to match existing.
 - Proposed grey stone work.
 - Proposed painted screen of metal panel, brickwork finish.
 - Proposed metal with or brickwork finish.
 - Stone wall repaired and restored to match existing.
 - Leadwork repaired and restored to match existing.
 - Proposed glass roof.
 - Proposed painted roof finish.
 - Proposed asphalt roof.
 - Existing new roof (metal, timber and reinforced).
 - Proposed metal roof to match existing.
 - Flammable pipes repaired & restored to match existing.
 - Proposed asbestos fibre roof.
 - Roof, replace and repair to match existing.
- Existing brick
 Proposed brick
 Existing stone
 Proposed stone

PLANNING

BLAIR ASSOCIATES
 ARCHITECTS

Project
 6 GRAFTON STREET

Drawing Title
 Elevation 3
 As Proposed

Date	14/05/17
Scale	1:100
Project Number	1525-21-2-0120

DRAFT DECISION LETTER**Address:** 6 Grafton Street, London, W1S 4EQ,**Proposal:** Use as private members' Club (Sui Generis), with associated internal and external alterations including roof level terrace and M&E Plant (Linked to 17/07356/LBC)**Reference:** 17/07355/FULL**Plan Nos:** 1525-20-3-0080 Rev 08, 1525-20-3-0090 Rev 07, 1525-20-3-0100 Rev 07, 1525-20-3-011 Rev 07, 1525-20-3-0120 Rev 07, 1525-20-3-0130 Rev 07, 1525-20-3-0140 Rev 07, 1525-21-3-0100, 1525-21-2-0110, 1525-21-2-0120, 1525-22-3-0100 Rev 01, 1525-27-3-0150 Rev 07, 1525-27-3-0110 Rev 07Demolition:
1525-05-2-0080, 1525-05-02-0090, 1525-20-2-0100-02, 1525-05-2-0110, 1525-05-2-0120, 1525-05-2-130, 1525-05-2-140, 1525-05-2-150Noise control strategy Revision 01 dated 11/08/2017 by Hoare Lea
Transport Statement dated August 2017 by Caneparo Associates**Case Officer:** Gemma Bassett**Direct Tel. No.** 020 7641 2814**Recommended Condition(s) and Reason(s)**

1	<p>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.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
2	<p>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:</p> <ul style="list-style-type: none"> 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. <p>You must carry out piling, excavation and demolition work only:</p> <ul style="list-style-type: none"> o between 08.00 and 18.00 Monday to Friday; and o not at all on Saturdays, Sundays, bank holidays and public holidays. <p>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)</p> <p>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)</p>
3	<p>You must not allow more than 470 customers into the property at any one time. Except for private events where you must not allow more than 600 customers into the property at any one time; The number of private events, with between 470 customers to 600 customers on site, shall not exceed two per month.</p> <p>Reason: To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and</p>

	S32 of Westminster's City Plan (November 2016) and TACE 10; and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)
4	<p>No more than 26 customers shall have access to the roof terrace at any one time. The use of the terrace shall be managed in accordance with the Operational Management and overseen by a member of staff at all times, during opening hours.</p> <p>Reason: To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 10; and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)</p>
5	<p>No more than 15 customers shall have access to the basement lightwell smoking area shown on drawing 1525-20-3-0080 Rev 08 at any one time. The use of the basement lightwell smoking area shall be managed in accordance with the Operational Management and overseen by a member of staff at all times, during opening hours.</p> <p>Reason: To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 10; and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)</p>
6	<p>You must carry out the measures included in your management plan dated 1/1/17; at all times that the private members club (Sui Generis use class); is in use.</p> <p>Reason: To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 10; and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)</p>
7	<p>Customers shall not be permitted within the private members club (Sui Generis); premises outside of the following hours: Sunday, Monday & Tuesday: 07.00 – 01.30</p> <p>Wednesday & Thursday, Friday, Saturday and Sundays before Bank Holidays Basement & Lower Ground floor: 07.00 – 03.00 Ground, first, second & third floor: 07.00 – 01.30</p> <p>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 10; of our Unitary Development Plan that we adopted in January 2007. (R12AC)</p>
8	<p>The roof terrace shall not be open to customers outside of the following hours: 07.00 – 22.00 Sunday –Thursday 07.00 – 23.00 Friday, Saturday and Sundays before Bank Holidays</p> <p>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 10; of our Unitary Development Plan that we adopted in January 2007. (R12AC)</p>
9	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)

	<p>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, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)</p>
10	<p>You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)</p> <p>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, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)</p>
11	<p>You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)</p> <p>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, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)</p>
12	<p>You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)</p> <p>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, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)</p>
13	<p>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)</p> <p>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 paragraph 2.3 and 2.4; of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)</p>
14	<p>The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)</p> <p>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 paragraph 2.3; of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)</p>
15	<p>All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)</p> <p>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 paragraph 2.4; of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)</p>

16	<p>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)</p> <p>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 paragraph 2.3 and 2.4; of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)</p>
17	<p>You must apply to us for approval of a detailed historic paint analysis report for the principal rooms at ground and first floor levels, including all of the main and secondary staircases, and a detailed specification and paint colour samples of all new paintwork and decorative finishes to be used in these rooms and staircases. You must not remove or refinish any existing paintwork or finishes until we have approved what you have sent us and you must then carry out the work according to the details we have approved. (C26DB)</p> <p>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 paragraph 2.4; of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)</p>
18	<p>You must apply to us for approval of a method statement and a sample panel (covering 1 square metre maximum) of cleaned and repointed brickwork on the Grafton Street façade. You must not carry out any work to the façade other than the sample panel until we have approved the method statement and sample panel, and you must then carry out the work according to the method statement and sample panel we have approved, prior to the first use of the building.(C26DB)</p> <p>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 paragraph 2.3; of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)</p>
19	<p>Contrary to what is shown on the drawings, you may not remove any existing chimneypieces or fire grates. Instead, you must apply to us for approval of detailed historic analysis of all the chimneypieces and fire grates with reasoned justification for any proposed removal or relocation including a photographic schedule of all the existing chimney pieces and fire grates, and method statements for their repair; 2) detailed drawings at a scale of 1:5 of all new chimneypieces. 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 method statements and detailed drawings.(C26DB)</p> <p>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 paragraph 2.3 and 2.4; of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)</p>

20	<p>You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)</p> <p>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)</p>
21	<p>You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.</p> <p>Reason: To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.</p>
22	<p>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 private members club;. (C14EC)</p> <p>Reason: To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)</p>
23	<p>(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.</p> <p>(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.</p> <p>(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:</p> <ul style="list-style-type: none"> (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;

	<p>(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;</p> <p>(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;</p> <p>(g) The lowest existing L A90, 15 mins measurement recorded under (f) above;</p> <p>(h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;</p> <p>(i) The proposed maximum noise level to be emitted by the plant and equipment.</p> <p>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.</p>
24	<p>(1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the sui generis; use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest.</p> <p>(2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the ^IN; use 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.</p> <p>(3) Following completion of the development, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:</p> <p>(a) The location of most affected noise sensitive receptor location and the most affected window of it;</p> <p>(b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;</p> <p>(c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;</p> <p>(d) The lowest existing LA90, 15 mins measurement recorded under (c) above;</p> <p>(e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;</p> <p>(f) The proposed maximum noise level to be emitted by the activity.</p> <p>Reason: Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in ENV 6 (1),</p>

	(6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in 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.
25	<p>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.</p> <p>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.</p>
26	<p>The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.</p> <p>Reason: As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.</p>
27	<p>You must not play live or amplified music on your property, except within the basement, ground floor bar and café, and 3rd floor lounge</p> <p>Reason: To protect neighbouring residents from noise and vibration nuisance, as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13AC)</p>
28	<p>Prior to first use, you must apply to us for approval of a Servicing Management Plan (SMP) which identifies process, storage locations, scheduling of deliveries and staffing arrangements. The use hereby permitted shall be carried out in accordance with the approved servicing management plan.</p> <p>Reason: To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)</p>
29	<p>You must provide the access for people with disabilities as outlined in the Design and Access Statement dated August 2017 by Blair Associates before you use the buildings.</p> <p>Reason: To make sure that there is reasonable access for people with disabilities and to make sure that the access does not harm the appearance of the building, as set out in S28 of Westminster's City Plan (November</p>

	2016) and DES 1 (B) of our Unitary Development Plan that we adopted in January 2007. (R20AC)
30	<p>Prior to first use of the roof terrace, you must provide the acoustic screening. The acoustic screening shall be maintained in situ for the lifetime of the development.</p> <p>Reason: To protect neighbouring residents from noise and vibration nuisance, as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13AC)</p>
31	<p>You must not use any part of the development until we have approved appropriate arrangements to secure the following: Access to number 6 Grafton Street for non-paying, general members of the public for a minimum of two days, annually. In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements.</p> <p>Reason: To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of Westminster's City Plan (November 2016) and in TACE10; of our Unitary Development Plan that we adopted in January 2007.</p>

INFORMATIVES

- Under condition 31, we are likely to accept a unilateral undertaking, or legal agreement under section 106 of the Town and County Planning Act to secure membership of Open House London.
Please look at the template wordings for planning obligations (listed under 'Supplementary planning guidance') on our website at www.westminster.gov.uk. Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition.
- Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply.

The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk.

If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk

It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 4 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point.
- If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)
- 5 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 6 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)
- 7 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

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.