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| CITY OF WESTMINSTER | | | |
| PLANNING APPLICATIONS SUB COMMITTEE | Date 11 September 2018 | Classification For General Release | |
| Report of Director of Planning | | Ward involved Vincent Square | |
| Subject of Report | Development site at 268-282, Vauxhall Bridge Road, SW1V 1BB. | | |
| Proposal | Demolition of existing buildings and erection of a new building comprising basement, 2 lower levels (basement level -1 and sub-basement -2), ground and 9 upper levels plus rooftop plant to provide a hotel with associated ancillary facilities including restaurant/bar and gym (Class C1), 2 x 2 bedroom apartments (Class C3), plant, cycle parking and other associated works. | | |
| Agent | ROK Planning | | |
| On behalf of | 4C Hotels Group | | |
| Registered Number | 17/11033/FULL | Date amended/ completed | 14 December 2017 |
| Date Application Received | 13 December 2017 | | |
| Historic Building Grade | Unlisted | | |
| Conservation Area | Site is not located within a conservation area. Westminster Cathedral Conservation Area is located to the rear. | | |

1. RECOMMENDATION

1. Subject to referral to the Mayor of London, grant conditional permission, subject to a Section 106 agreement to secure:
 - i. A financial contribution of £164,456 (index linked and payable on commencement of development) toward the funding of Crossrail;
 - ii. Offering local employment opportunities during operation of the hotel;
 - iii. Carbon off-setting payment of £3,420
 - iv. Payment of cost of monitoring the agreement (£500 per head of term).
2. If the S106 legal agreement has not been completed within 6 weeks, then:
 - a. The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;

- b. The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

2. SUMMARY

The application site is not located within a conservation area and contains six unlisted buildings of varying heights comprising office, hotel and residential units. Permission is sought to demolish the buildings on site and replace with a building comprising two basements, ground and nine upper floors for use as a hotel (Class C1) and two self-contained residential flats (Class C3). Objections have been received, including from residents within the mansion blocks to the rear of the site backing onto King's Scholars' Passage, on grounds which include the impact of increased height and bulk of the proposal on residential amenity.

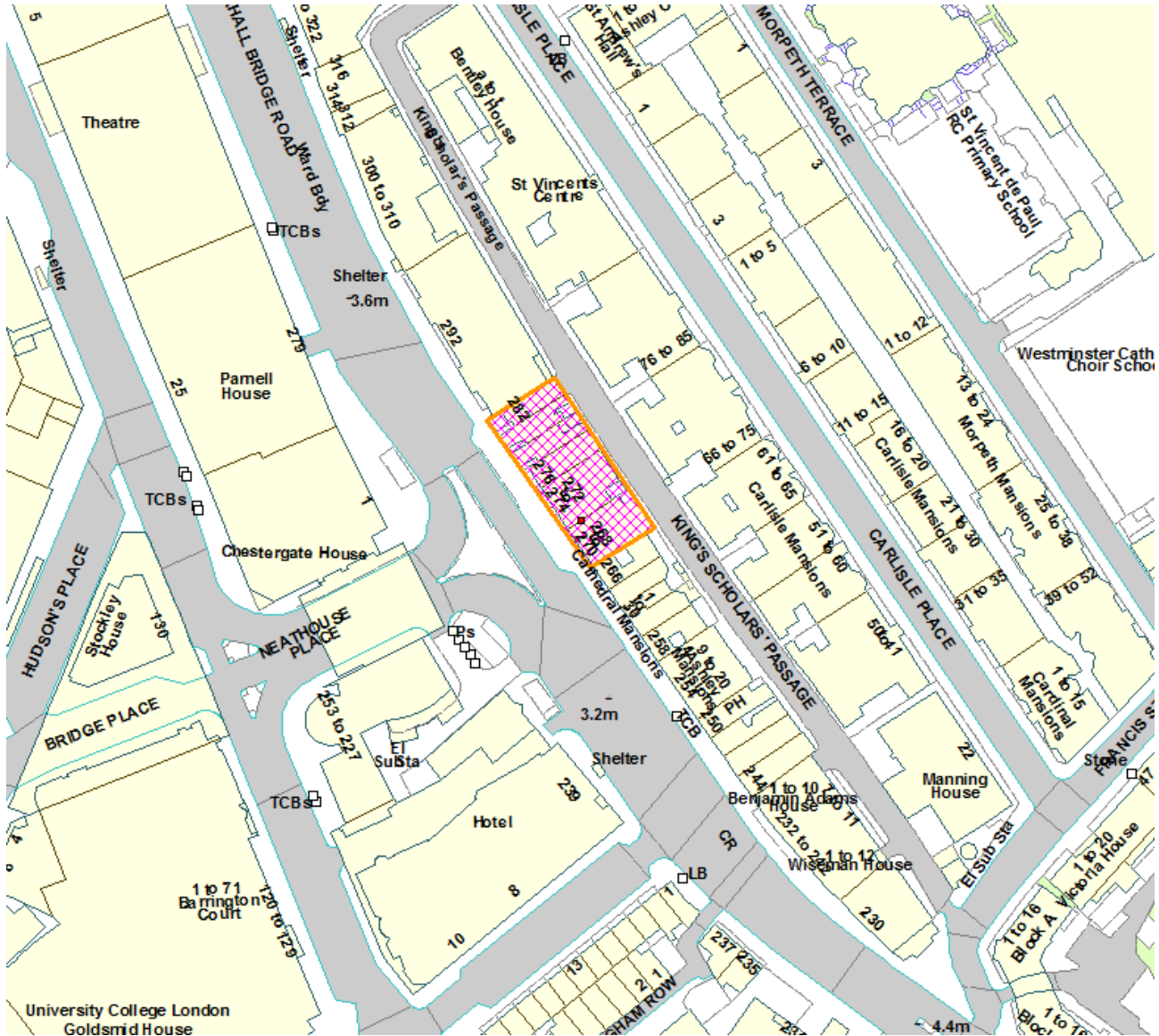
The key considerations are:

- The impact of the proposal on the character and appearance of the area;
- The land use implications of the proposal;
- The impact of the proposal on the amenity of surrounding residents; and
- The impact of the proposal on the surrounding highway network.

The application is referable under the Greater London Authority Act 1999. The Mayor of London has 14 days from the date of the Sub-Committee resolution to exercise his right to direct refusal.

On balance, the proposals are considered acceptable in design, land use, amenity and highway terms in accordance with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan) and are therefore recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Facing north on Vauxhall Bridge Road



Facing south on Vauxhall Bridge Road



Photographs taken on King's Scholars' Passage facing north and south

5. CONSULTATIONS

WARD COUNCILLORS FOR VINCENT SQUARE

Any response to be reported verbally.

GREATER LONDON AUTHORITY

- The provision of hotel and residential uses at this site is supported in principle.
- The proposed design is generally supported; however further attention should be given to the proposed blank elevation to the east of the plot.
- The applicant must provide further details on the proposed energy statement in order to demonstrate compliance with the London Plan.
- The applicant is required to address issues associated with residential cycle parking quantum, clarify drop-off/pick-up facilities, and provide details on the construction, delivery and servicing strategies and trip generation and associated travel plan.

TRANSPORT FOR LONDON

- Vauxhall Bridge Road is part of the Transport for London Road Network (TLRN).
- Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking work, separate licences may be required with TfL.
- The Vauxhall Bridge Road mixed use loading/coach bay approx. 50m south of the site is acceptable for the hotel use. The hotel will need to robustly advise the coach operators and tour groups that they should be using the designated coach bay.
- TfL request a Delivery and Servicing Plan and Construction Logistic Plan be secured by condition.
- TfL is satisfied that the development will not have a significant impact on the highway network.

ENVIRONMENT AGENCY

No objection.

HISTORIC ENGLAND

Authorisation given to determine as seen fit.

HISTORIC ENGLAND (ARCHAEOLOGY)

No objection subject to conditions.

WESTMINSTER SOCIETY

Supports this proposed development which will replace the present hotchpotch of buildings.

VICTORIA NEIGHBOURHOOD FORUM

Any response to be reported verbally.

CATHERDRAL AREA RESIDENTS GROUP

Object on the following grounds:

- The proposed building is out of scale and character.
- Result in a loss of office accommodation.

- Adversely impact King's Scholars' Passage through increase in height and reduced activity.
- The culvert beneath King's Scholars' Passage would constrain building design and construction activity.
- It should not result in an increased motor vehicle traffic or parking.
- Impacts the amenity of residents within Cardinal Mansions through loss of daylight, loss of privacy and increased pollution.
- Provides no benefit for the neighbourhood.

VICTORIA BID

Queries the air quality impacts of the CHP and if poor how can they be abated so as not to contribute to poor air quality. Various other points are raised on topics including servicing, transport, general sustainability and anti-social behaviour.

DESIGNING OUT CRIME OFFICER

Any response to be reported verbally. A meeting was held between the applicant and the designing out crime officer.

HIGHWAYS PLANNING

There is ample opportunity on Vauxhall Bridge Road for coaches and taxis to serve a hotel in this location with an extensive taxi rank, a coach bay and large loading bay in the immediate vicinity. Cycle parking should be secured by condition.

CLEANSING MANAGER

Conditions are required to secure details of waste and recyclable storage for the residential accommodation and separate storage of waste, recyclable and food waste for the hotel. Details on how the residential waste will be collected should also be secured.

ENVIRONMENTAL HEALTH

No objection subject to conditions.

BUILDING CONTROL

The structural method statement is considered to be acceptable.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 290

Ten objection letters have been received from and on behalf of neighbouring residents, including from the Ashely Gardens Residents Association. In addition to the individual letters, a petition has been submitted on behalf of residential along Carlisle Place that includes 104 signatories.

Objections have been raised on the following grounds:

AMENITY

- Loss of daylight and sunlight;
- Loss of privacy;
- Noise and nuisance from rooftop plant;

- Noise from the use itself;
- Intrusion from artificial light;
- Smells from kitchen ventilation;

LAND USE

- Proposal would result in a loss of office space;
- There is already a considerable number of hotels in the area;

DESIGN

- The proposal is out of scale and out of character with the area, mansion blocks and neighbouring conservation area;

HIGHWAYS

- Question if there is enough parking space for coaches and cars;

OTHER

- Demolition of existing buildings is environmentally costly;
- The proposals would exacerbate the problems in King's Scholars' Passage;
- Noise, disruption and dust from construction works;
- The culvert beneath King's Scholars' Passage will constrain building design;
- Question the structural stability of neighbouring buildings during basement excavation;
- The site should be allocated for social housing or more independent shops/restaurants.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The site comprises six properties, located towards the northwest end of Vauxhall Bridge Road which is located outside of a conservation area but within the Core Central Activities Zone (Core CAZ). Vauxhall Bridge Road is part of the Transport for London road network (TLRN).

The site backs onto King's Scholars' Passage and the rear of the listed Carlisle Mansions (six storeys above basement). To the north, the site adjoins Denison House occupied by the Press Association (eight storeys above basement with plant enclosures above) and to the south adjoins Cathedral Mansions (six storeys above basement). On the opposite side of Vauxhall Bridge Road is the large office building 1 Neathouse Place.

The existing buildings on site are set out below.

Nos. 268-270 comprises ground and two upper floors and is in office use. The building is adjacent to the taller Cathedral Mansions building at 258-268 Vauxhall Bridge Road.

Nos. 272-274 comprises ground and eight upper floors, including a roof top plant room, the building is in office and is also known as Minster House.

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No.276 is an office building comprising basement, ground and four upper floors.

Nos.278-280 comprises two Victorian terrace properties of basement ground and four upper floors. The two buildings are linked and are used as a hotel with 20 bedrooms.

No.282 is also a Victorian terrace adjoining Nos. 278-280 and comprises basement, ground and three upper floors. The property is in use as four residential flats. This property adjoins the taller Denison House to north.

6.2 Recent Relevant History

The application site itself contains no planning history of relevance for the consideration of this application. Recent relevant history on neighbouring sites are below.

Denison House, 292 Vauxhall Bridge Road adjoins the site to the north. In December 2015 permission was granted for a roof extension and alterations to the façade in connection with the use of part ground and part first floors for either retail, financial and professional services or restaurant and use part ground, part first floor and second to ninth floors to provide 26 residential flats.

1 Neathouse Place is located opposite the site on Vauxhall Bridge Road. In February 2018 permission was granted for the demolition and reconstruction of Nos. 27-31 and 39-40 Wilton Road to form an extended building at 1 Neathouse Place for use as two hotels, restaurant with ancillary bar and coffee shop; with external alterations to Wilton Road and Vauxhall Bridge Road elevations and associated plant.

7. THE PROPOSAL

This application seeks to demolish the existing buildings on site and to erect a new building comprising two basement levels, ground and nine upper levels, plus rooftop plant to provide a hotel (Class C1) and two self-contained residential flats (Class C3). The hotel would be accessed from Vauxhall Bridge Road and contains 169 guestrooms with ancillary restaurant, bar and gym.

The sub-basement is identified as a plant area for equipment including the combined heat and power unit and rainwater harvesting tank. The basement would contain a living/restaurant area, breakfast buffet, kitchen, laundry and other back of house areas. The ground floor includes a double height lobby space featuring a reception area, bar area, WC's, managers office and other back of house areas. A new UKPN substation is proposed at ground floor level fronting onto Vauxhall Bridge Road. The residential entrance is located to the rear on King's Scholars' Passage.

The two residential units are located at first floor level along with the hotel gym and first guestrooms. The upper floors contain the remainder of the guestrooms. A series of set-backs are integrated to the rear and to the sides of the development beginning at sixth floor level. The majority of the flats roofs created by these set-backs would contain green roofs. No terraces are proposed. The building terminates with a plant room resulting in a total height of 37.675m.

| | Existing GIA (sqm) | Proposed GIA (sqm) | +/- |
|--|-----------------------|-----------------------|--------|
| Office (Class B1) | 1,725 | 0 | -1,725 |
| Hotel (Class C1) including ancillary uses | 365 | 7,306 | +6,941 |
| Residential (Class C3) | 159 | 172 | +13 |
| Total | 2,249 | 7,478 | +5,229 |

8. DETAILED CONSIDERATIONS

8.1 Land Use

Loss of office use

The proposal will result in the loss of 1,725sqm of office floorspace. Policy S20 of City Plan relates to offices and seeks to restrict the loss of office space to housing. The policy highlights the concern with office losses throughout the City, although it does note that losses of office to other commercial uses are acceptable as they contribute to commercial activity. As the proposed use is for another commercial use and as such the loss of office floorspace cannot be resisted in this instance. The proposals are in line with Policy S20. The commercial space will be provided in the form of a hotel with increased floorspace that would help to support the strategic function of the Core CAZ.

Residential use

Policy S14 of the City Plan relates to optimising housing delivery. The four existing residential units within No.282 comprise three one-bedroom units (2 x 34sqm and 43sqm) and a two-bedroom unit (48sqm). Three of the four residential units fall short of the national space standards, which require a minimum 39sqm for a one-bedroom unit and 61sqm for a two-bedroom unit.

The proposal seek to replace the residential floorspace with two two-bedroom units which will be accessed from King's Scholars' Passage. There is a marginal increase in residential floorspace of 13sqm. The proposed units comply with the national space standards at 84sqm and 88sqm.

Policy H5 states that the City Council will usually require a third of units in a residential scheme to be family sized (i.e. three bedrooms or more). However, given the constraints with the amount of floorspace being brought forward consisting of only two units, it is considered that it would not be reasonable to insist on the provision of a family sized unit.

There is a net loss of two residential units, however, on the basis that three of the existing units are a sub-standard quality in terms of size and the proposal results in a net increase in residential floorspace, the loss of unit numbers is considered acceptable in this instance.

Proposed hotel use

London Plan Policy 4.5 aims to support London's visitor economy and stimulate its growth to achieve 40,000 net additional hotel bedrooms by 2036. City Plan Policy S23 states that new hotels will be directed to the Core CAZ. UDP Policy TACE 2 (A) states that within CAZ, in streets which do not have a predominantly residential character, planning permission will be granted for new hotels where: no adverse environmental and traffic effects would be generated; and adequate on-site facilities are incorporated within developments proposals significant amounts of new visitor accommodation, including spaces for the setting down and picking up of visitors by coaches and for taxis.

Part of site (Nos. 278-280) is already in hotel use comprising 20 bed spaces.

The proposed hotel will comprise 169 rooms consisting of doubles, quads and accessible rooms. The entrance will be on Vauxhall Bridge Road only. No access to the hotel is provided on King's Scholars' Passage.

The basement will include an ancillary restaurant/breakfast buffet area operated by the hotelier. At ground floor a bar/café/snack area is included within the reception area. At first floor a hotel gym is provided. These elements are ancillary to the main hotel use, however they could be used by non-hotel guests and as such it is considered appropriate to condition the hours of use for non-hotel guests to between 07.00 and 22.30 hours each day. The hours have been specified by the applicant.

The hotel of the scale proposed is considered appropriate in this central area, close to many of London's top tourist attractions and with excellent access to public transport. The primary function of the hotel operation will be to ensure that guests benefit from a quiet environment during night time hours. Therefore, it is in the hotels interests to ensure that noise disturbance from hotel guests is kept to a minimum. Subject to the recommended conditions the proposed hotel will not have a significant effect on residential amenity or local environmental quality.

Concern has been raised regarding the cumulative impact of hotel developments within the area. Whilst there are a number of established hotels nearby including the two recently permitted hotels at 1 Neathouse Place (533 and 183 rooms), it is not considered that there is an over proliferation of hotel uses and the proposal would complement the existing multifaceted mix of uses in the Victoria area, catering for tourist and business travellers. It is considered that this location within the Core CAZ and would be appropriate for a new hotel use.

The servicing and highways implications of the development are detailed in section 8.4 of this report.

8.2 Townscape and Design

The existing buildings on the site provide little architectural interest or continuity. They are generally of a modest scale, except 272-274 (Minister House) and this existing massing appears out of scale with the surroundings. Objections have been raised on ground that the replacement building would be out of scale and out of character with the area.

The proposals represent a substantial increase in height/massing over the existing situation. However, the north west end of the proposed building is of a comparable height to No. 292 (Denison House) and would be lower than the consented scheme on that site. The south west end of the proposals steps down in height to a comparable height to No. 258-266 (Cathedral Mansions). This stepping down alleviates the relationship of the new building with the buildings to the south west that are of a lesser scale. The proposed design creates an asymmetric appearance, which forms a character of its own. The scale of the proposal is considered acceptable within this context and appropriate to Vauxhall Bridge Road.

With regards to Carlisle Mansions located on King's Scholars' Passage behind the site and within the Westminster Cathedral Conservation Area, the increase in scale of the proposals would alter the relationship of the site with Carlisle Mansions and the character of the King's Scholars' Passage. However, this road has a 'service' type character, forming the edge of the conservation area, which extends to the north east. The passage divides the two areas which are of distinct and different characters and scales, which is likely to have provided the reasoning behind where the edge of the Westminster Cathedral Conservation Area was drawn. Whilst the proposals would alter the setting of the Westminster Cathedral Conservation Area it is not considered harmful.

Turning to the front elevation, the design includes an external frame with modular glazing. The frame consists of chamfered vertical and horizontal members that are composed of stone and red masonry, which provides tonal differences when viewed from the north or south. This difference in materials allows the scheme to blend into the surrounding buildings. The framing also compliments the stepped roof line, as the vertical and horizontal lines created determine the areas of the facade where the setbacks are located. The façade is considered acceptable within the context of Vauxhall Bridge Road, where there is not one consistent architectural approach.

The development would also introduce a publicly accessible ground floor, creating an active frontage, which is an improvement over the existing situation, which contains a large stretch of dead frontage.

The rear façade presents a more subdued composition in terms of the proposed materials and design. Primarily faced in white reflective brick to assist light reflectivity to benefit the rear of the mansion blocks opposite and also to adhere to the simpler character of the passage. The facade is articulated by projecting, angled screens, which obscure the hotel bedroom windows, offering privacy to the occupants and the dwellings opposite. The screens have a modest projection and this offers some visual relief to the façade, without being overtly complicated. At roof level a plant enclosure is proposed for which details are limited. The height and position is considered acceptable and details are to be secured by way of condition.

The application is considered acceptable in design and townscape terms and complies with policies S28 of the City Plan and DES1 and DES4 of the UDP.

8.3 Residential Amenity

Policy S29 of the City Plan and ENV 13 of the UDP aim to protect the amenity of residents from the effects of development. Policy ENV13 states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing.

Daylight and Sunlight

The City Council generally has regard to the standards for daylight and sunlight as set out in the Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight' (as revised 2011).

The principal BRE methodology for the assessment of daylight values is 'vertical sky component' (VSC). This measures the amount of light reaching the outside face of a window. This has the advantage of enabling the impact to be assessed without accessing the affected properties. BRE guidelines principally seek to protect light to principal habitable rooms including living rooms, kitchen/dining rooms and, to a lesser extent, bedrooms. Under this method, a window achieving a VSC value of 27% is considered to be well lit. If, as a result of the development, light received to an affected window is below 27%, and would be reduced by 20% or more, the loss would be noticeable. The numerical values used in this assessment are not intended to be prescriptive in every case and are to be interpreted flexibly, depending on the given circumstances. It should be noted that the 27% VSC target value is derived from a low density suburban housing model.

In respect of sunlight, the BRE guidelines suggest that if there is a main living room with a window facing within 90 degrees of due south then the sunlighting of the existing dwelling may be adversely affected if it receives less than 25% of annual probable sunlight hours (APSH) or less than 5% of APSH between September and March, and receives less than 0.8 times its former sunlight hours during either period and has a reduction in sunlight received over the whole year greater than 4% of APSH. Kitchen and bedrooms are less important, although care should be taken not to block too much sun.

The applicant has submitted a sunlight and daylight report using the methodology set out in the BRE guidelines in relation to the nearest, most affected residential properties which are detailed in the tables below. The tables only list the windows that do not strictly comply with the BRE Guidelines.

258-266 Vauxhall Bridge Road

This residential property is located to south of the application site and shares a party wall with 268-270 Vauxhall Bridge Road. There is a lightwell between the two properties and there are residential windows on all sides of the lightwell. Two flats per floor share the lightwell, with bathroom and kitchen windows directly overlooking the site. The living room windows overlook the front (Vauxhall Bridge Road) and rear (King's Scholar's Passage).

The proposed building on this party wall will extend to six storeys, which is the same height as Nos. 258-266. A lightwell will be created within the application site. The rear building line will also be brought forward to the full building footprint which currently contains a ground floor extension. No objections have been received from this property.

Due to the height increase on the application site, it is inevitable that there will be a reduction in light received to windows within the lightwell on the boundary line. The existing levels of light to the windows in the lightwell is low and improve on the upper floors. The percentage losses beyond the BRE Guidelines range from 20.24% to 89.58%. The actual losses in VSC range from 0.4 – 5.3.

| Floor | Win Ref | Use | Existing VSC | Proposed VSC | Actual loss | % loss |
|--------|---------|-----|--------------|--------------|-------------|--------|
| First | W4 | LR | 12.3* | 9.2 | 3.1 | 25.20 |
| First | W5 | LR | 0.8 | 0.4 | 0.4 | 50.00 |
| First | W6 | Kit | 2.2 | 0.4 | 1.8 | 81.82 |
| First | W8 | Kit | 2.1 | 0.4 | 1.7 | 80.95 |
| First | W9 | LR | 0.9 | 0.2 | 0.7 | 77.78 |
| Second | W4 | LR | 15.5* | 11.8 | 3.7 | 23.87 |
| Second | W5 | LR | 5.1 | 0.7 | 4.4 | 86.27 |
| Second | W6 | Kit | 4.5 | 0.7 | 3.8 | 84.44 |
| Second | W8 | Kit | 4.1 | 0.6 | 3.5 | 85.37 |
| Second | W9 | LR | 4.8 | 0.5 | 4.3 | 89.58 |
| Third | W4 | LR | 19.6* | 15.2 | 4.4 | 22.45 |
| Third | W5 | LR | 6.4 | 1.5 | 4.9 | 76.56 |
| Third | W6 | Kit | 5.6 | 1.3 | 4.3 | 76.79 |
| Third | W8 | Kit | 5.3 | 1.2 | 4.1 | 77.36 |
| Third | W9 | LR | 6.3 | 1.0 | 5.3 | 84.13 |
| Fourth | W4 | LR | 24.7* | 19.7 | 5.0 | 20.24 |
| Fourth | W5 | LR | 8.6 | 3.8 | 4.8 | 55.81 |
| Fourth | W6 | Kit | 7.4 | 2.8 | 4.6 | 62.16 |
| Fourth | W8 | Kit | 7.1 | 2.9 | 4.2 | 59.15 |
| Fourth | W9 | LR | 8.8 | 3.1 | 5.7 | 64.77 |
| Fifth | W5 | LR | 17.0 | 13.3 | 3.7 | 21.76 |
| Fifth | W7 | Kit | 12.0 | 8.3 | 3.7 | 30.83 |
| Fifth | W9 | Kit | 11.6 | 8.2 | 3.4 | 29.31 |
| Fifth | W10 | LR | 17.1 | 12.5 | 4.6 | 26.90 |

* Windows to the rear overlooking King's Scholar's Passage.

The existing lightwell windows are constrained and as to be expected receive low levels of light. The first and second floor windows are very poorly lit as they are enclosed by the application site. It is considered that although the percentage losses are high, the actual loss of daylight to these windows (which appear to be non-habitable rooms) is low and it is unlikely the occupants of these rooms would notice the loss of light. On this basis the loss of light to the lightwell windows is acceptable.

It is also considered that the loss of daylight to living room window overlooking Kings Scholar Passage is acceptable as the losses are minor transgressions to the BRE Guidelines.

In terms of sunlight, a window at second, third and fourth floor levels lose 100% of their APSH. However, two of the windows only receive 1% of annual sunlight, with the third receiving 3%. The windows face west, but are largely shielded by the rest of the building. It is considered that due to the orientation and the existing low levels of light the losses are unlikely to be noticeable by the occupants and are acceptable.

292 Vauxhall Bridge Road (Denison House)

This property is located to the north of the application site and comprises ground and seven upper levels (including a roof top plant room) and shares a party wall with 282 Vauxhall Bridge Road. No.282 comprises ground and three upper levels. No objections have been received from this property.

No.292 is predominantly commercial, with residential on the upper floors. There are two residential windows within the mansard roof which face south and overlook the application site. The proposed building is set away from these residential windows so not to block them. One of the residential windows within the mansard will lose VSC over 20% (49.05%). However, the resulting level of VSC is still very good for this urban location and therefore the loss is considered acceptable.

| Floor | Win Ref | Use | Existing VSC | Proposed VSC | Actual Loss | % loss |
|---------|---------|---------|--------------|--------------|-------------|--------|
| Seventh | W4 | Unknown | 36.9 | 18.8 | 18.1 | 49.05% |

Sunlight

| Floor | Win Ref | Existing ASPH | Proposed ASPH | % loss | Existing Winter | Proposed Winter | % Loss |
|---------|---------|---------------|---------------|--------|-----------------|-----------------|--------|
| Seventh | W4 | 78 | 48 | 38.46% | 24 | 4 | 83.33% |

The same window (W4) loses 83.33% of winter sun, with a loss from 24% to 4%, which does not strictly comply with the BRE Guidelines. The APSH levels for this window are in line with the guidelines and exceeds the levels set out in the BRE Guidelines, therefore it is considered, on balance that the loss of winter sunlight is acceptable in this instance. Furthermore, there are windows serving this room overlooking Vauxhall Bridge Road which are unaffected by the proposals.

Planning permission was granted in 2015 for the erection of a roof extension (and plant room) and for the use of the part ground, part first and second to ninth floor property as 26 residential units. This permission has not been implemented, but the submitted daylight and sunlight report assesses the approved use. New residential windows overlooking the application site are approved at ninth floor level. However, these are located above the proposed development and will not be affected by this application.

61-65 Carlisle Mansions

This property is a residential mansion block comprising approx.10 flats, with windows overlooking Carlisle Place and to the rear over King's Scholars' Passage. The majority of the building does not directly face the application site, with one set of windows

overlooking the No.268-270. One individual objection letter has been received from this property as well as signatories to the submitted petition.

There are six windows which lose VSC over 20% and these are over lower ground, ground and first floor levels and range from 20.34% to 41.46%.

| Floor | Win Ref | Room use | Existing VSC | Proposed VSC | Actual loss | % loss |
|--------|---------|----------|--------------|--------------|-------------|--------|
| LG | W1 | Kitchen | 4.1 | 2.4 | 1.7 | 41.46 |
| LG | W3 | Bedroom | 9.9 | 6.7 | 3.2 | 32.32 |
| Ground | W1 | Kitchen | 4.7 | 3.2 | 1.5 | 31.91 |
| Ground | W3 | Bedroom | 12.7 | 9.0 | 3.7 | 29.13 |
| First | W1 | Kitchen | 5.9 | 4.7 | 1.2 | 20.34 |
| First | W3 | Bedroom | 16.2 | 12.8 | 3.4 | 20.99 |

The windows with low existing VSC levels show losses to be high in percentage terms with the actual loss in VSC being low. Windows on the upper floors retain levels that would be typical for this dense urban location. It is considered that the losses in VSC are acceptable.

Five windows lose APSH over 20%, these windows all serve kitchens, which are set back from the rear elevation.

| Floor | Window Ref | Existing APSH | Proposed APSH | % loss |
|--------|------------|---------------|---------------|--------|
| LG | W1 | 4 | 0 | 100% |
| Ground | W1 | 4 | 1 | 75% |
| First | W1 | 5 | 3 | 40% |
| Second | W1 | 7 | 5 | 28.57% |

Although the percentage losses are high, this is due to the low existing levels. The losses are not considered significantly harmful to justify withholding permission. The proposed levels of winter sunlight comply with the BRE guidelines.

66-75 Carlisle Mansions

This is a residential mansion block comprising approx.29 flats, with windows to the front overlooking Carlisle Place and to the rear over King's Scholar Passage. The windows to the rear look onto the tallest part of application site (Minster House). The building includes lightwells, which are set back from Kings Scholars Passage. The windows in the lightwells, which are north of Minster House, overlook the lower buildings at Nos. 278-282. Four individual objection letters have been received from this property as well as signatories to the submitted petition.

Of the 57 windows tested, 26 lose VSC over 20%, ranging from 22.43% to 60.34% with the worst affected windows on the lower floors of the building, that directly face the application site, and the windows facing north (side elevation). The windows affected predominantly serve bedrooms. The main habitable rooms living rooms located to the front overlooking Carlisle Mansions remain unaffected.

| Floor | Win Ref | Room use | Existing VSC | Proposed VSC | Actual loss | % loss |
|--------|---------|----------|--------------|--------------|-------------|--------|
| LG | W1 | Kitchen | 5.8 | 2.3 | 3.5 | 60.34 |
| LG | W2 | Study | 2.4 | 1.6 | 0.8 | 33.33 |
| LG | W4 | Bedroom | 3.9 | 2.5 | 1.4 | 35.90 |
| LG | W5 | Bedroom | 7.6 | 4.3 | 3.3 | 43.42 |
| LG | W6 | Kitchen | 8.7 | 4.6 | 4.1 | 47.13 |
| LG | W7 | Bedroom | 9.6 | 5.0 | 4.6 | 47.92 |
| LG | W10 | Study | 3.3 | 2.5 | 0.8 | 24.24 |
| LG | W11 | Kitchen | 5.1 | 3.0 | 2.1 | 41.18 |
| Ground | W1 | Kitchen | 6.8 | 3.2 | 3.6 | 52.94 |
| Ground | W2 | Study | 3.0 | 2.2 | 0.8 | 26.67 |
| Ground | W4 | Bedroom | 5.1 | 3.5 | 1.6 | 31.37 |
| Ground | W5 | Bedroom | 9.8 | 5.4 | 4.4 | 44.90 |
| Ground | W6 | Bedroom | 11.3 | 6.0 | 5.3 | 46.90 |
| Ground | W10 | Kitchen | 6.0 | 4.1 | 1.9 | 31.67 |
| First | W1 | Kitchen | 8.5 | 4.9 | 3.6 | 42.35 |
| First | W4 | Bedroom | 7.0 | 5.4 | 1.6 | 22.86 |
| First | W5 | Bedroom | 13.1 | 7.3 | 5.8 | 44.27 |
| First | W6 | Bedroom | 14.3 | 8.1 | 6.2 | 43.36 |
| First | W10 | Kitchen | 7.5 | 5.9 | 1.6 | 21.33 |
| Second | W1 | Kitchen | 11.3 | 8.2 | 3.1 | 27.43 |
| Second | W5 | Bedroom | 17.6 | 9.9 | 7.7 | 43.75 |
| Second | W6 | Bedroom | 17.5 | 10.6 | 6.9 | 39.43 |
| Third | W5 | Kitchen | 21.0 | 12.8 | 8.2 | 39.05 |
| Third | W6 | LR | 11.9 | 5.3 | 6.6 | 55.46 |
| Fourth | W5 | Bedroom | 26.7 | 18.6 | 8.1 | 30.34 |
| Fourth | W6 | Bedroom | 27.2 | 21.1 | 6.1 | 22.43 |

The existing levels of VSC to the windows from lower ground to second floor level are low, therefore any loss to VSC appears high in percentage terms. The existing VSC levels on the upper floors are better as they benefit from less obstruction over the lower buildings on Vauxhall Bridge Road. At third and fourth floor level, two windows per floor lose VSC levels over 20% and these are the windows directly facing the site.

Once again, given the low level of VSC to some of the windows the losses appear large in percentage terms. Where there are higher VSC levels on the upper floors and the percentage losses are high, they retain a level which can be considered typical for such a dense urban environment. It is likely that some of the losses in VSC will be noticeable, however the windows do not serve primary living rooms, which are located to the front of the flats fronting Carlisle Place.

In terms of sunlight, generally the windows receive good levels of sunlight, the windows within the lightwell are partially obstructed and in these circumstances the levels of sunlight received to these windows is lower than the windows directly facing the application site. With regards to winter sun, some windows do not receive any, and these are windows on the lower levels orientated almost due west.

Of the 50 windows tested, 24 windows lose ASPH over 20%. There are five windows that lose 100% of APSPH, and those windows are identified as not receiving any existing winter sun. The existing levels of APSPH are low ranging from 1 to 6, however considering the location of these windows which are partially obstructed by its own building, on balance the loss is acceptable.

Three windows out of the 50 tested lose winter sunlight over the BRE guidelines, there are other losses, however these losses are in line with the BRE guidelines (remaining levels over 5% winter sun).

| Floor | Room use | Win Ref | Existing ASPH | Proposed ASPH | % loss | Existing Winter | Proposed Winter | % Loss |
|--------|----------|---------|---------------|---------------|--------|-----------------|-----------------|--------|
| LG | Kitchen | W1 | 6 | 0 | 100% | 0 | 0 | 0 |
| LG | Study | W2 | 1 | 0 | 100% | 0 | 0 | 0 |
| LG | Kitchen | W6 | 23 | 15 | 34.78 | 5 | 5 | 0 |
| LG | Bedroom | W7 | 23 | 14 | 39.13 | 4 | 4 | 0 |
| LG | Bedroom | W8 | 15 | 8 | 42.67 | 0 | 0 | 0 |
| LG | Study | W10 | 7 | 4 | 42.86 | 0 | 0 | 0 |
| LG | Kitchen | W11 | 8 | 3 | 62.5 | 0 | 0 | 0 |
| Ground | Kitchen | W1 | 6 | 0 | 100 | 0 | 0 | 0 |
| Ground | Study | W2 | 1 | 0 | 100 | 0 | 0 | 0 |
| Ground | Bedroom | W5 | 19 | 13 | 31.58 | 4 | 4 | 0 |
| Ground | Bedroom | W6 | 27 | 17 | 37.04 | 7 | 6* | N/A |
| Ground | Bedroom | W7 | 19 | 10 | 47.37 | 1 | 1 | 0 |
| Ground | Kitchen | W10 | 10 | 5 | 50 | 0 | 0 | 0 |
| First | Kitchen | W1 | 10 | 1 | 90 | 0 | 0 | 0 |
| First | Study | W2 | 1 | 0 | 100 | 0 | 0 | 0 |
| First | Bedroom | W5 | 23 | 18 | 21.74 | 8 | 6* | N/A |
| First | Bedroom | W6 | 31 | 22 | 29.03 | 10 | 7* | N/A |
| First | Bedroom | W7 | 23 | 17 | 26.09 | 3 | 3 | 0 |
| First | Kitchen | W10 | 12 | 10 | 16.67 | 1 | 0 | 100 |
| Second | Kitchen | W1 | 11 | 5 | 54.55 | 0 | 0 | 0 |
| Second | Study | W2 | 2 | 1 | 50 | 0 | 0 | 0 |
| Second | Bedroom | W5 | 29 | 17 | 41.38 | 11 | 7* | N/A |
| Second | Bedroom | W6 | 32 | 23 | 28.13 | 12 | 9* | N/A |
| Second | Study | W9 | 18 | 17 | 5.56 | 3 | 2 | 33.33 |
| Second | Kitchen | W10 | 15 | 13 | 13.33 | 2 | 1 | 50 |
| Third | Kitchen | W5 | 39 | 22 | 43.59 | 12 | 8* | N/A |
| Third | LR | W6 | 23 | 15 | 37.78 | 12 | 11* | N/A |

* Resultant levels comply with the BRE Guidelines.

76-85 Carlisle Mansions

This is a residential mansion block comprising approx.13 flats, with living room windows overlooking Carlisle Place and kitchen/bathrooms to the rear over King's Scholar Passage. The majority of the building does not directly overlook the application site, with one set of windows overlooking No.282 and the other looking onto Denison House. Objections have been received in the form of signatories to the submitted petition.

This block is very similar to No.65-75, in that there are two windows closer to King's Scholars' Passage which directly overlook the application site. Other windows are located within the lightwells set back at a further distance some of which have oblique views of the application site.

The existing levels of VSC range from 1.5 (lightwell window at lower ground floor level) to 31.6 (window at fifth floor level overlooking the terraced buildings on VBR). The actual losses in VSC range from 0.3 – 7.2.

The existing levels of VSC are low on the lower levels of the building and the windows that are not obstructed by their own building or benefit from the lower terraced properties on Vauxhall Bridge Road do have improved levels of VSC.

Where there are higher VSC levels on the upper floors and the percentage losses are high, they retain a level of VSC which can be considered typical for a dense urban environment. It is likely that some of the losses in VSC will be noticeable, however the windows do not serve primary living rooms, which are located to the front of the flats facing Carlisle Place.

| Floor | Room use | Win ref | Existing VSC | Proposed VSC | Actual loss | % loss |
|--------|----------|---------|--------------|--------------|-------------|--------|
| LG | Kitchen | W5 | 7.4 | 3.5 | 3.9 | 52.70 |
| LG | Bed | W6 | 9.0 | 3.7 | 5.3 | 58.89 |
| LG | Bed | W7 | 4.2 | 2.8 | 1.4 | 33.33 |
| LG | Study | W9 | 1.5 | 1.2 | 0.3 | 20.00 |
| LG | Kitchen | W10 | 4.6 | 2.0 | 2.6 | 56.52 |
| Ground | Bed | W5 | 9.4 | 4.6 | 4.8 | 51.06 |
| Ground | Kitchen | W6 | 11.7 | 4.8 | 6.9 | 58.97 |
| Ground | Bed | W7 | 5.6 | 3.9 | 1.7 | 30.36 |
| Ground | Kitchen | W10 | 5.8 | 2.9 | 2.9 | 50.00 |
| First | Bed | W5 | 11.3 | 6.4 | 4.9 | 43.36 |
| First | Bed | W6 | 14.1 | 6.9 | 7.2 | 51.06 |
| First | Bed | W7 | 7.9 | 5.9 | 2.0 | 25.32 |
| First | Kitchen | W10 | 7.5 | 4.3 | 3.2 | 42.67 |
| Second | Kit | W5 | 13.7 | 9.0 | 4.7 | 34.31 |
| Second | Bed | W6 | 16.8 | 9.8 | 7.0 | 41.67 |
| Second | Kitchen | W10 | 10.1 | 7.0 | 3.1 | 30.69 |
| Third | Bed | W5 | 16.9 | 12.8 | 4.1 | 24.26 |
| Third | Kitchen | W6 | 20.2 | 14.0 | 6.2 | 30.69 |
| Fourth | Bed | W7 | 23.0 | 18.0 | 5.0 | 21.74 |

In terms of sunlight, the two windows on all floor levels (W5 and W6) which directly overlook the application site receive good levels of APSH, ranging from 19% - 58%. Winter sunlight is lower over the lower levels of the building, but at first floor and above the levels exceed those recommended in the BRE guidelines. The windows within the lightwell receive lower levels of APSH and winter sunlight and this is as a result of their position and orientation.

| Floor | Room use | Win ref | Existing APSH | Proposed APSH | % loss | Existing Winter | Proposed Winter | % loss |
|--------|----------|---------|---------------|---------------|--------|-----------------|-----------------|--------|
| LG | Kitchen | W5 | 19 | 10 | 47.37 | 3 | 3 | 0 |
| LG | Bed | W6 | 23 | 10 | 56.52 | 3 | 3 | 0 |
| LG | Bed | W7 | 12 | 3 | 75 | 1 | 0 | 100 |
| LG | Kitchen | W10 | 8 | 0 | 100 | 0 | 0 | 0 |
| Ground | Bed | W5 | 24 | 11 | 54.17 | 4 | 3 | 25 |
| Ground | Kitchen | W6 | 29 | 10 | 65.52 | 4 | 3 | 25 |
| Ground | Bed | W7 | 15 | 6 | 60 | 2 | 1 | 50 |
| Ground | Kitchen | W10 | 11 | 1 | 90.91 | 0 | 0 | 0 |
| First | Bed | W5 | 28 | 15 | 46.43 | 7 | 3 | 57.14 |
| First | Bed | W6 | 34 | 14 | 58.82 | 7 | 3 | 57.14 |
| First | Bed | W7 | 22 | 8 | 63.64 | 3 | 2 | 33.33 |
| First | Kitchen | W10 | 15 | 7 | 53.33 | 0 | 0 | 0 |
| Second | Kitchen | W5 | 30 | 19 | 36.67 | 10 | 4 | 60 |
| Second | Bed | W6 | 37 | 19 | 48.65 | 9 | 5* | N/A |
| Second | Bed | W7 | 28 | 14 | 50 | 5 | 3 | 40 |
| Second | Kitchen | W10 | 23 | 16 | 30.43 | 1 | 0 | 100 |
| Third | Bed | W5 | 33 | 24 | 27.27 | 13 | 6* | N/A |
| Third | Bed | W7 | 45 | 34* | N/A | 7 | 3 | 57.14 |
| Third | Kitchen | W10 | 33 | 27* | N/A | 5 | 2 | 60 |

* Windows to the rear overlooking King's Scholar's Passage.

The table shows that there are circumstances where the windows receive over 25% of existing APSH, but as a result of the proposals this reduces by 20% and over 4% of the whole year. It is likely that the loss of light to most of the windows will be noticeable. However, it is considered the proposed retained levels of APSH and winter sunlight are considered to be typical for this a dense urban environment.

Given the underdeveloped nature of the application site relative to its context, light loss to neighbouring residents is inevitable if the site is to be developed to a height and bulk similar to its context. Some of the losses experienced at surrounding residential windows are proportionally high.

Where there are large percentage losses to the lower floors this is principally due to those windows exhibiting low existing levels. Where actual losses are small it is unlikely that they would be perceived by occupants of the flats. Where the percentage losses on the upper floors are high, this is due to the existing outlook from those windows being more open, however most of the retained levels can be considered either good or at least not uncommon for such a dense environment.

Notwithstanding this, it is likely that occupants of Carlisle Mansions and Cathedral Mansions will perceive some of the losses. If the windows affected were mostly used as living rooms it is unlikely that the proposals would be acceptable. However, given the vast majority of windows affected are used as either bedroom or kitchens, on balance the losses are considered acceptable.

Sense of Enclosure

The proposed development would be separated from residential properties in Carlisle Mansions by the width of King's Scholars' Passage. The building line of the site to the nearest windows in Carlisle Mansion is approx. 9m. This measurement increases to a maximum of approx. 18m to the furthest point within the Carlisle Mansion lightwells.

There is an element of existing enclosure to the flats within Carlisle Mansions with Denison House to the north and the site which includes the nine storey Minster House. Some windows on the upper floors to the rear of Carlisle Mansions have an unusually open aspect. Those flats have a view across the lower part of the site over Vauxhall Bridge Road toward the taller 1 Neathouse Place.

The proposal seeks to substantially infill the gap site to a similar height as the neighbouring Denison House although there are a series of setbacks. The rear elevation is to be constructed from a light/white brickwork to maximise light reflection and reduce the perceived sense of enclosure. Increasing the height and bulk at the site will inevitably result in an increased sense of enclosure to some flats within Carlisle Mansions, however this relationship is not uncommon throughout the city and is similar to that experienced by the flats backing on to Denison House.

With regard to the lightwell within Cathedral Mansions, this is also a relatively unusual relationship in that a setback lightwell on the boundary exists without a reciprocating lightwell on the application site given its existing low level. The proposal seeks to create a lightwell in a similar manner to that at Cathedral Mansions. The relationship is considered acceptable and commonly found throughout Westminster.

Privacy

As noted above, the proposed development is separated from Carlisle Mansions by the width of King's Scholars' Passage. The applicant has assessed the relationship between the windows in the proposed development and the residential windows to the rear.

Where the relationship is closest, approx. 9m, privacy screens with opaque glazing are to be installed at an angle to deflect views into neighbouring windows. Where the distance between windows are further or at an oblique angle privacy screens are not considered to be necessary. The details of the screen and glazing is to be secured by condition.

It is also recommended that the windows within the rear elevation and within the lightwell adjoining Cathedral Mansions be fixed shut. It is considered that the proposals would not result in a significant increase in overlooking to surrounding properties.

The amenity of future residents of the development

Background noise levels in this location can be high and Policy ENV6 of the UDP states that residential developments are required to provide adequate protection from existing background noise. The applicant has submitted an Environmental Noise Report which sets out the above internal noise criteria and details have been provided of the sound insulation and ventilation measures to demonstrate that they can be complied with.

Environmental Health officers have recommended the imposition of safeguarding conditions including the Councils standard conditions to protect the residents from internal and external noise. Further conditions are imposed requiring the submission of supplementary acoustic reports to ensure compliance with the standard conditions.

Overheating analysis has been undertaken for the two proposed flats. Comfort cooling as well as openable windows will provide fresh air and ventilation. The bedroom window glazing is recessed and will provide for an element of shading. The windows will also be fitted with blinds designed to allow the windows to open so as not to affect airflow. Insulation has been design to comply with part-L of the Building Regulations. The GLA have requested that the applicant submit a revised overheating study which is to be secured by condition.

The application is considered acceptable in amenity terms in accordance with policies S29, S32, of the City Plan and ENV13, ENV6 and ENV7 of the UDP.

8.4 Transportation/Parking

The site is well served by public transport, being located next to Victoria Interchange and high frequency bus routes, an extensive taxi rank and a coach parking bay on the east side of Vauxhall Bridge Road.

Coaches and taxis

The Highways Planning Manager considers there is ample opportunity on Vauxhall Bridge Road for coaches and taxis to serve the hotel. Transport for London raises no objection to the principle of coaches serving the hotel but request that a management plan for coaches be submitted to ensure there is no conflict with nearby bus stops. It is recommended that this be secured by condition and this satisfies TACE2 of the UDP.

Servicing

Policy TRANS 20 states that the City Council will require convenient access to all premises for servicing vehicles and will, in most cases, require that the servicing needs of authorised development are adequately accommodated on-site and off-street.

Vauxhall Bridge Road is part of the TLRN and it is proposed that servicing for the hotel would take place on street as it does at present. There are existing loading bays a short distance to the north and south of the site. The Highways Planning Manager does not object to this in principle. Transport for London have requested the submission of a servicing and delivery plan which is recommend to be secured by condition. No servicing for the hotel will take place to the rear on King's Scholars' Passage.

Car Parking

Although two residential units are proposed it would be unreasonable to require the provision of two off street car parking spaces given it is unlikely that the residential units would increase pressure on local on-street parking facilities. In terms of disabled

parking, there are two existing blue badge bays located close to the site on Vauxhall Bridge Road which will allow blue badge holders to park for up to 2 hours.

Cycle parking

Four secure cycle spaces are provided for the residential units at first floor level which complies with the London Plan standards. In terms of the hotel, the application proposes 10 long stay cycle spaces at ground floor level and a further four short-stay spaces on-street adjacent to existing bicycle stands. TfL are satisfied with the level of provision for the hotel.

8.5 Economic Considerations

The proposed development would provide employment opportunities during construction and would create 60 FTE jobs once operational. The legal agreement will include an obligation to secure how the operation of the hotel can provide for local employment opportunities.

The proposal will also accommodate a significant number of visitors to Westminster whose spending during their stay will bolster the local economy and encourage further investment by shops and services in the area.

8.6 Access

Level access is provided for both the hotel and residential entrances. Lifts provide vertical circulation throughout. Of the hotels 169 bedrooms, 17 (10%) will be fully wheelchair accessible in accordance with London Plan requirements. The development is designed to comply with the Building Regulations and to enable the hotel operator to comply with their DDA responsibilities.

8.7 Other UDP/Westminster Policy Considerations

Plant

Mechanical plant is located within the sub-basement, at ground floor level in the form of a UKPN sub-station and within a roof top plant enclosure. Environmental Health raise no objection subject to conditions. The recommended conditions include the securing of a supplementary acoustic report, once the plant equipment and attenuation measures have been finalised, to confirm compliance with the Council's standard noise conditions.

Further conditions are required for the applicant to provide details of the full ventilation and extract system, location of the CHP and/or District Heating Network flue at roof level to ensure the effective dispersal.

Air Quality

A detailed air quality assessment has been submitted as part of the application. The report provides details of the mitigation which has been included as part of the design including a mechanical ventilation system with the ventilation inlet at roof level to reduce the influence of road traffic emissions. A condition is recommended to secure detail of

the CHP and/or District Heating flue location to ensure this terminates vertically 1m above roof level. Environmental Health has reviewed the report and considers it acceptable concluding that the proposed development is air quality neutral.

Refuse /Recycling

A dedicated refuse storage space which is located at ground floor level and accessed via the servicing access on the right side of the main facade. Hotel management will assist with movement of bins on collection days. A condition is recommend to secure details of how the residential element will leave out their waste at the request of the Cleansing Officer. A condition is also imposed to require detailed drawings are also required to indicate the location of separate waste (including food) and recyclable storage will be located.

Sustainability

Policy 5.2 of the London Plan refers to minimising carbon dioxide emissions and states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be Lean-Use less energy.
2. Be Clean-Supply energy efficiently.
3. Be Green-Use renewable energy.

Policy 5.2 also states that where specific targets cannot be fully achieved on-site, any shortfall may be provided off-site or through a cash in lieu contribution to secure delivery of carbon dioxide savings elsewhere.

Policy S28 of the City Plan requires developments to incorporate exemplary standards of sustainable and inclusive urban design and architecture.

Policies 5.6 of the London Plan and S39 of the City Plan require major development to be designed to link to and extend existing heat and energy networks in the vicinity, except where it is not practical or viable to do so.

Policies 5.7 of the London Plan and S40 of the City Plan require all major development to maximise on-site renewable energy generation carbon dioxide emissions, where feasible.

The proposed hotel achieves a carbon dioxide reduction of 55.51% over 2013 Building Regulations and therefore meets policy 5.2 of the London Plan. The applicant has also addressed a number of technical queries raised by the GLA.

Details of the photovoltaic panels will be secured by condition. The applicant proposes a combined heat and power system to heat the building and provide hot water. In may be possible that the Pimlico District Heating Network will be extended to the Victoria area in the future. The applicant proposes a connection at sub-basement level to allow the development to be linked to the local decentralised energy network if it become available.

With regard to the residential element, there is a shortfall in carbon savings amounting to 1.2 tonnes per year. In accordance with the London Plan Policy 2.5 a carbon offsetting payment will be sought in line with the London Plan formula and secured through the legal agreement.

Overall, the proposed development satisfies policies 5.2, 5.6, 5.7 and 5.9 of the London Plan and policies S28, S39 and S40 of the City Plan.

Flood Risk

A Flood Risk Assessment and Drainage Strategy has been submitted in support of the application. The flood risk assessment sets out appropriate flood evacuation procedures and measures including an internal stair from basement levels to upper floors to allow evacuation and refuge to upper floors.

Sustainable Urban Drainage Systems

Policy 5.13 of the London Plan specifies that development should utilise Sustainable Urban Drainage Systems unless there are practical reasons for not doing so, should aim to achieve greenfield run-off rates, and ensure that surface water run-off is managed as close as possible to its source.

The proposed development would include green roofs where possible. Rainwater harvesting is also proposed with a storage tank located in the sub-basement. Whilst these would not achieve greenfield run-off rates, it would provide significant attenuation at source for run-off from the proposed development.

8.8 London Plan

The application is referable to the Mayor as the proposed building is over 30 metres in height. The Mayor 'Stage 1' response has been included as a background paper. If the Sub-Committee resolves to grant permission, this application will need to be reported back to the Mayor of London at which point he will have 14 days to direct approval or refusal.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

The draft 'Heads' of agreement are proposed to cover the following issues:

- i. A financial contribution of £164,456 (index linked and payable on commencement of development) toward the funding of Crossrail;
- ii. Offering local employment opportunities during operation of the hotel;
- iii. Carbon off-setting payment of £3,420
- iv. Payment of cost of monitoring the agreement (£500 per head of term).

In relation to Community Infrastructure Levy payments, the development is estimated to be liable for a total of:

Mayoral CIL: £203,235.43 (index linked)
Westminster CIL: £684,821.52 (index linked)
Total CIL: £888,056.95 (index linked)

8.11 Environmental Impact Assessment

The application is not of a sufficient scale to require its own Environment Impact Assessment.

8.12 Other Issues

Basement excavation

The proposal includes the excavation to create a basement and sub-basement level. Objections also refer to a culvert below King's Scholars' Passage which may hinder development and questions have been made over the structural stability of neighbouring buildings.

City Plan policy CM28.1 requires all applications for basement development to demonstrate that they have taken into account the site-specific ground conditions, drainage and water environment in the area of the development. The application has been accompanied by a detailed structural methodology statement and is considered compliant with policy CM28.1.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing

development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures.

To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

This report has been considered by our Building Control officers who advised that the structural approach appears satisfactory. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the building regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

Construction Impact

Objections have been received from neighbouring properties regarding the impact of construction, including noise and traffic.

It is a long-standing principle that planning permission cannot be refused due to the impact of construction. This is due to its temporary nature and the ability to control it by

condition and legal agreement. Accordingly, conditions are recommended that limit the hours of construction and require adherence to the City Council's Code of Construction Practice.

A condition is recommended to ensure that the development complies with the City Council's COCP which will require the developer to provide a Site Environmental Management Plan and funding for the Environmental Inspectorate to monitor the demolition and construction phase of the development. The COCP sets out the minimum standards and procedures for managing and minimising the environmental impacts of construction projects within Westminster and relate to both demolition and construction works.

In addition to this TfL has requested that a Demolition and Construction Logistics Plan be submitted to the Council, in consultation with TfL, to ensure the development does not adversely affect safety on the transport network and to ensure efficiency and sustainability measures are to be undertaken during construction.

Anti-social behaviour

Representations have been received raising concern over the potential for the development to exacerbate the existing anti-social behaviour issues, such as rough sleeping, along King's Scholars' Passage.

The applicant proposes measures to improve the existing situation which features a significant amount of inactive frontage with little opportunity for natural surveillance. A large part of the rear elevation is characterised by frosted windows, blank walls which are not uniform, a hotel which has no presence at the rear and office windows which are only occupied for only part of the week.

The proposed hotel will be staffed 24 hours a day unlike the current arrangement of buildings. It will feature a uniform façade which will help prevent loitering. The hotel managers office is located to the rear with a window facing King's Scholars' Passage. There are further windows at ground floor facing the passage serving hotel back of house areas. The proposed residential entrance is also located on King's Scholars' Passage which will provide additional activity. The proposal will improve the level of natural surveillance compared to the existing situation.

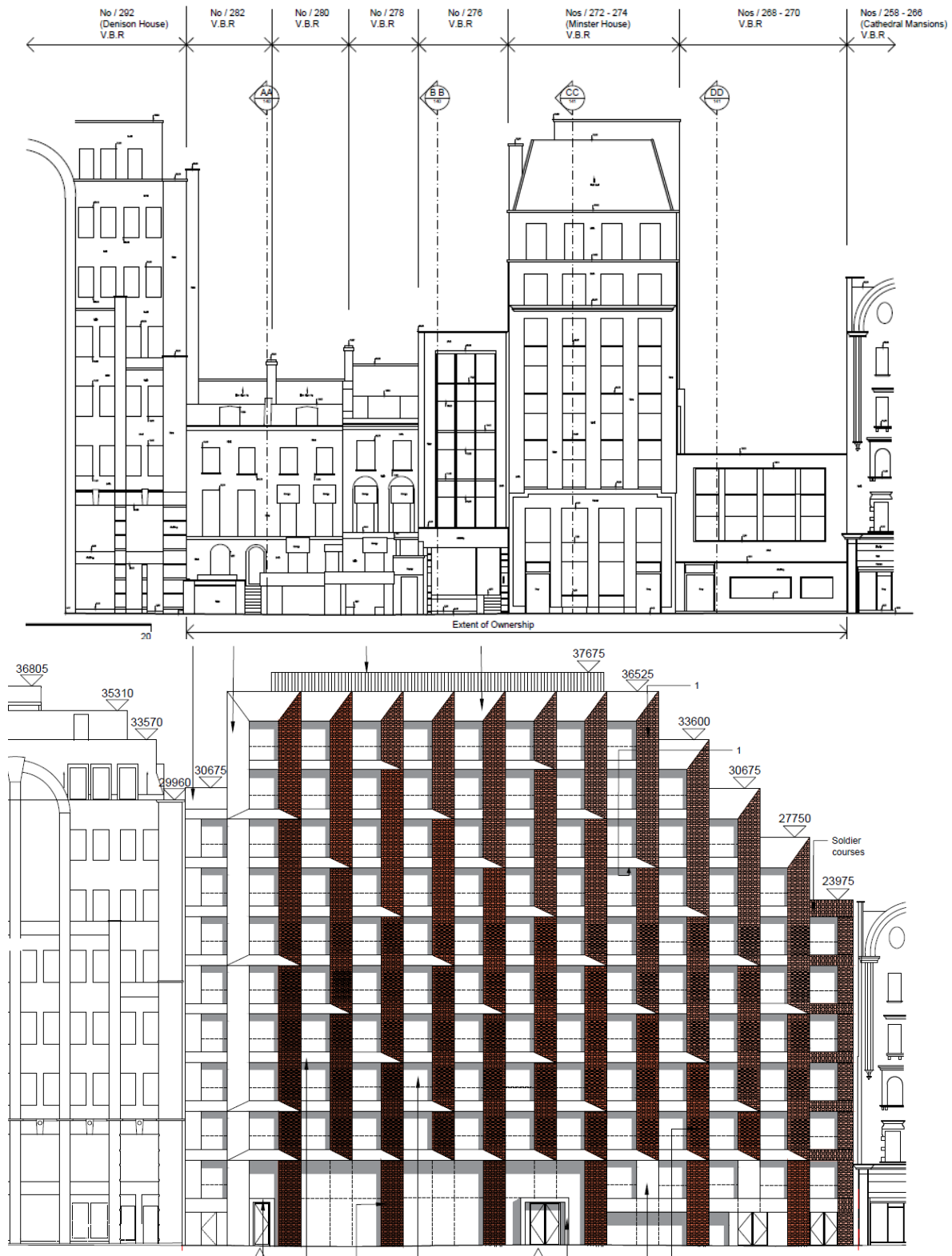
In addition to the improved natural surveillance, the applicant proposes the installation of CCTV cameras. Details of the security scheme are recommended to be secured by condition. There will be obvious improvements to the Vauxhall Bridge Road elevation providing an active frontage to a use that is staffed 24 hours a day.

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

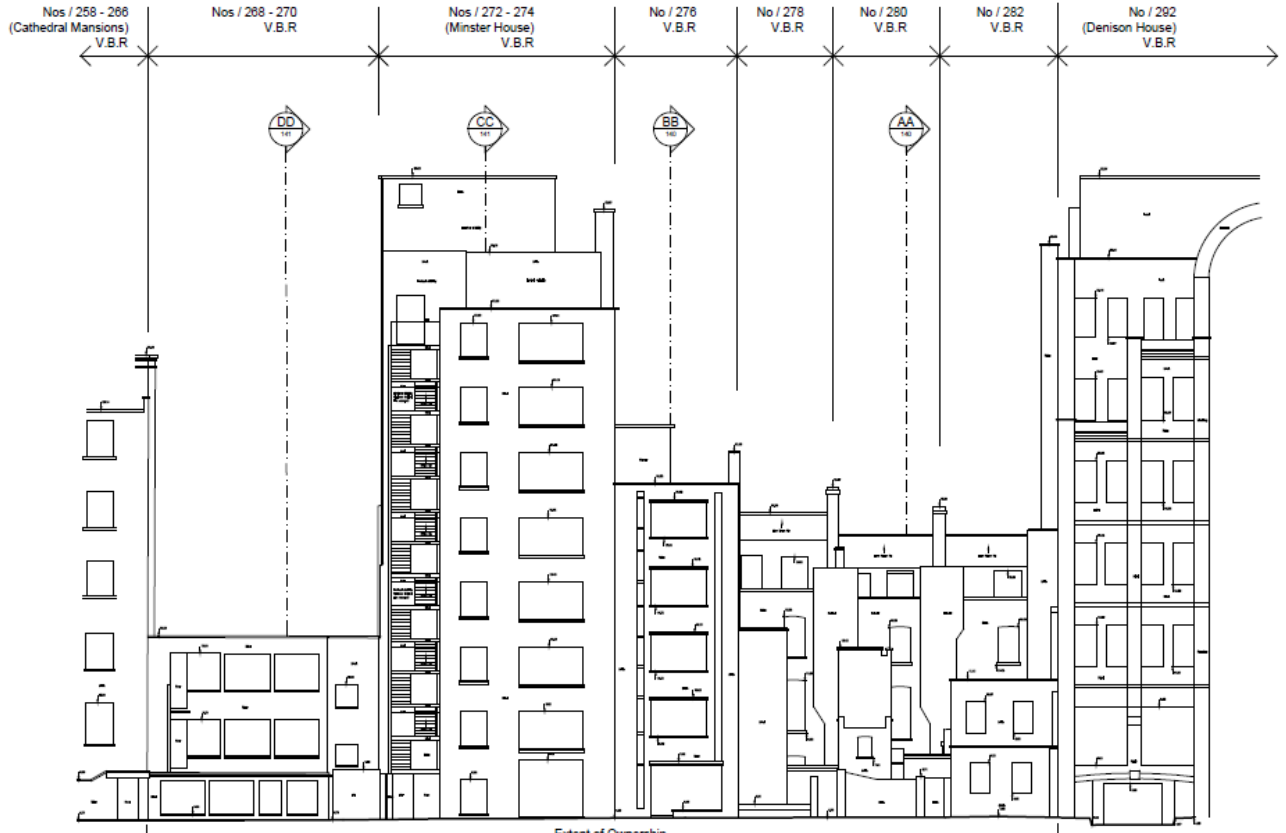
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: VINCENT NALLY BY EMAIL AT vnally@westminster.gov.uk

9. KEY DRAWINGS

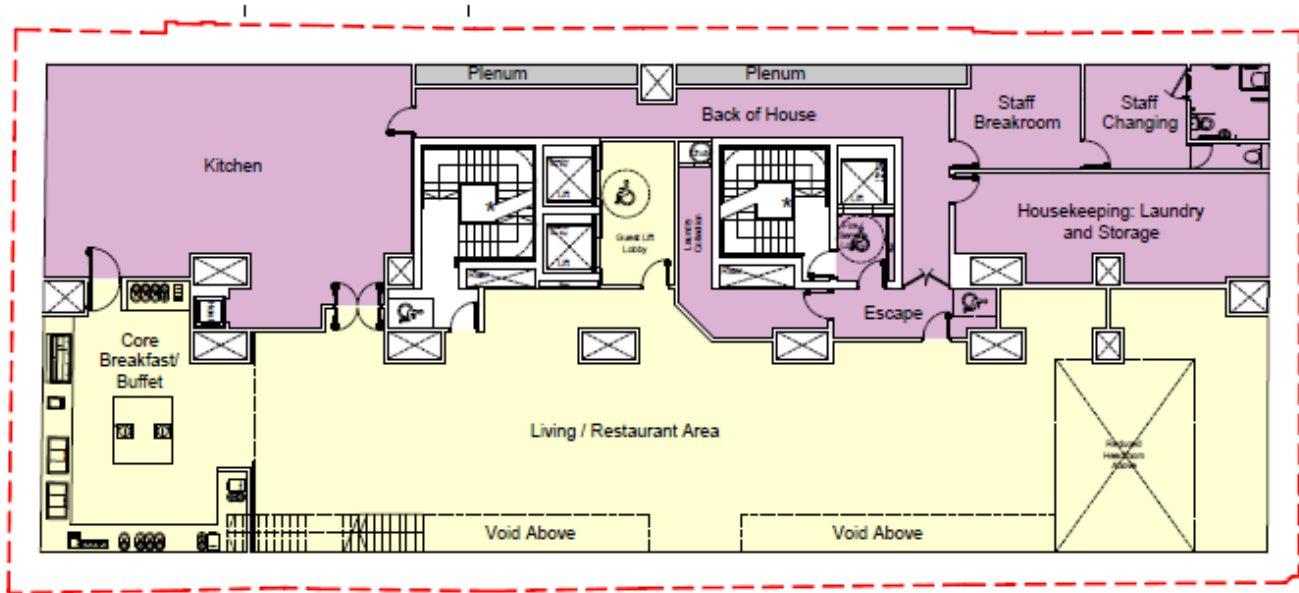
Existing and proposed Vauxhall Bridge Road elevations



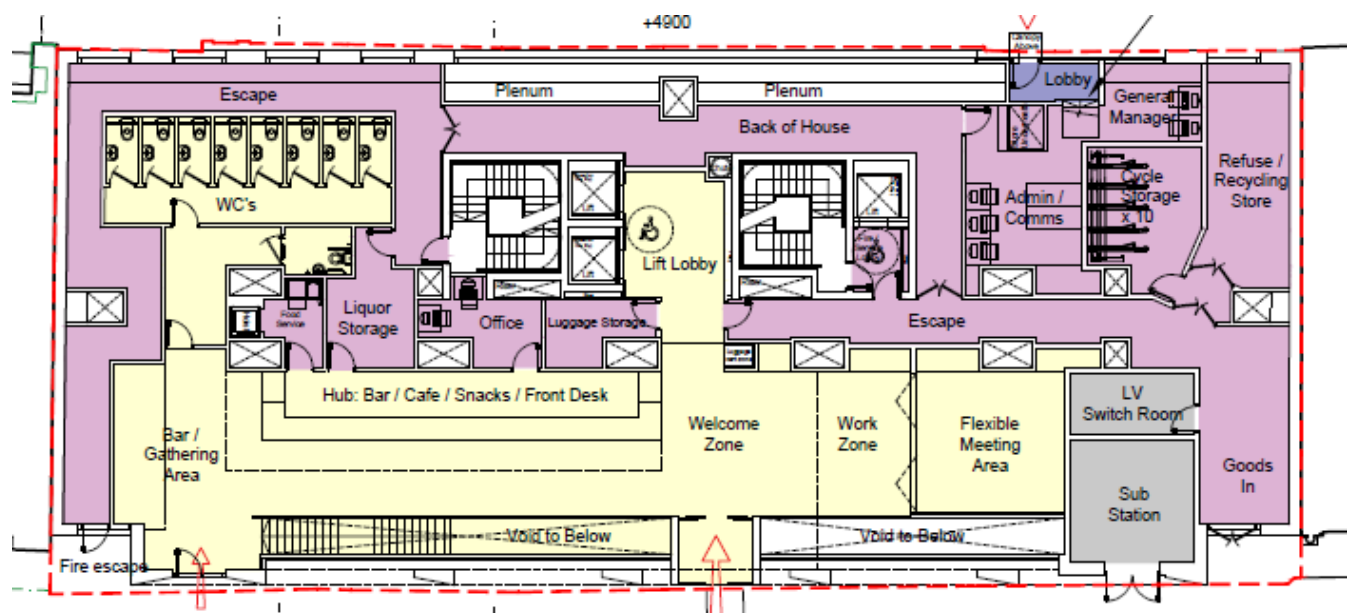
Existing and proposed King's Scholars' Passage elevations



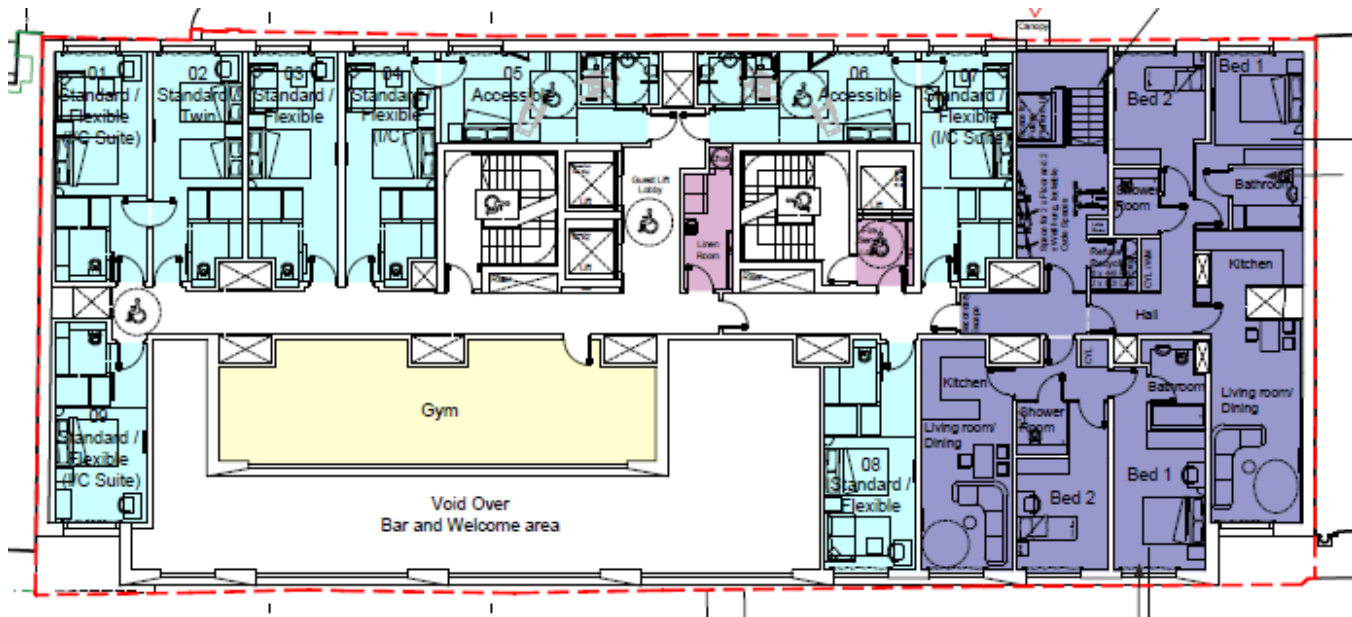
Proposed basement level 1 plan



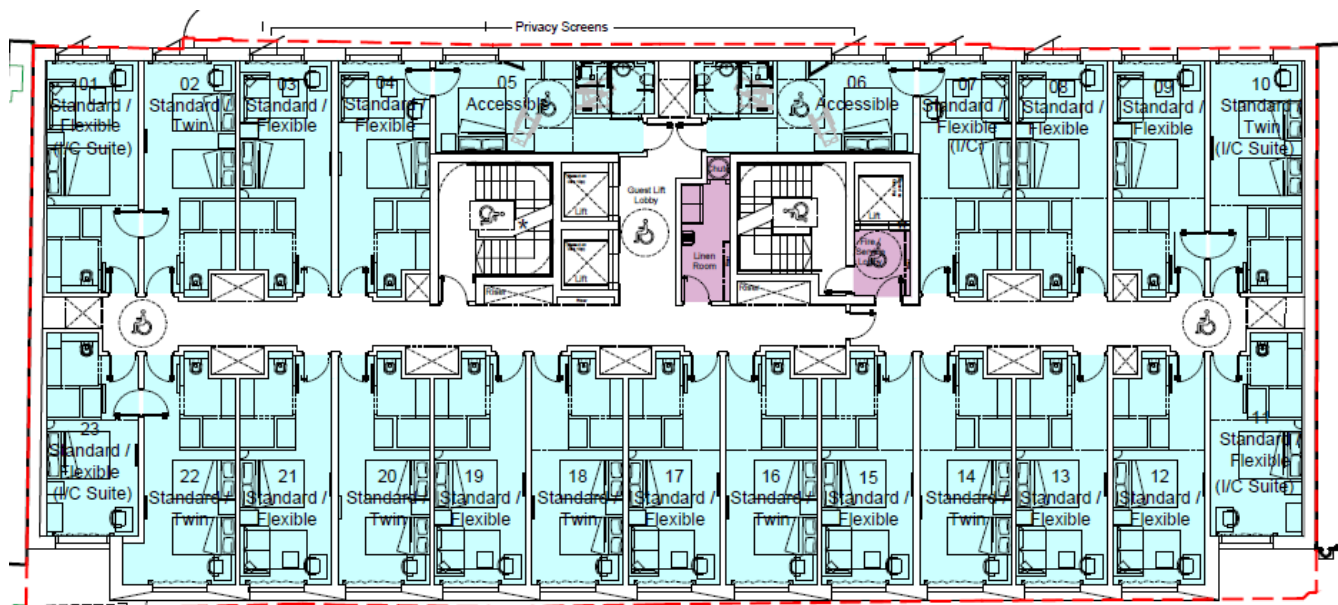
Proposed ground floor plan



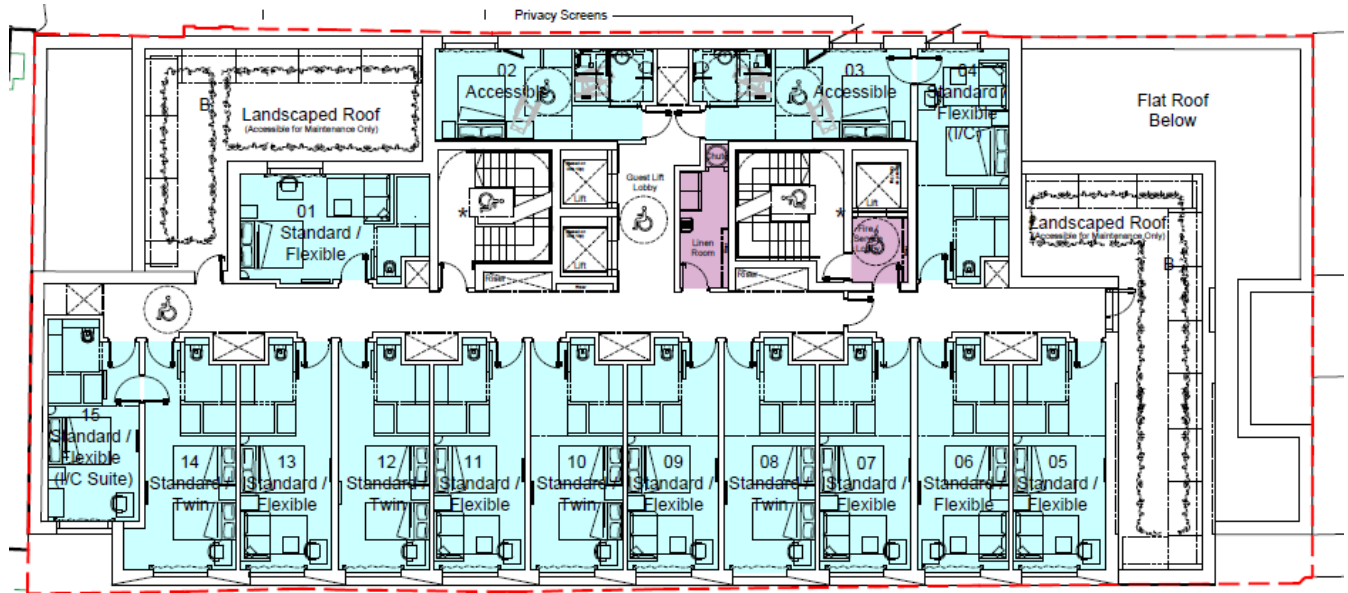
Proposed first floor plan



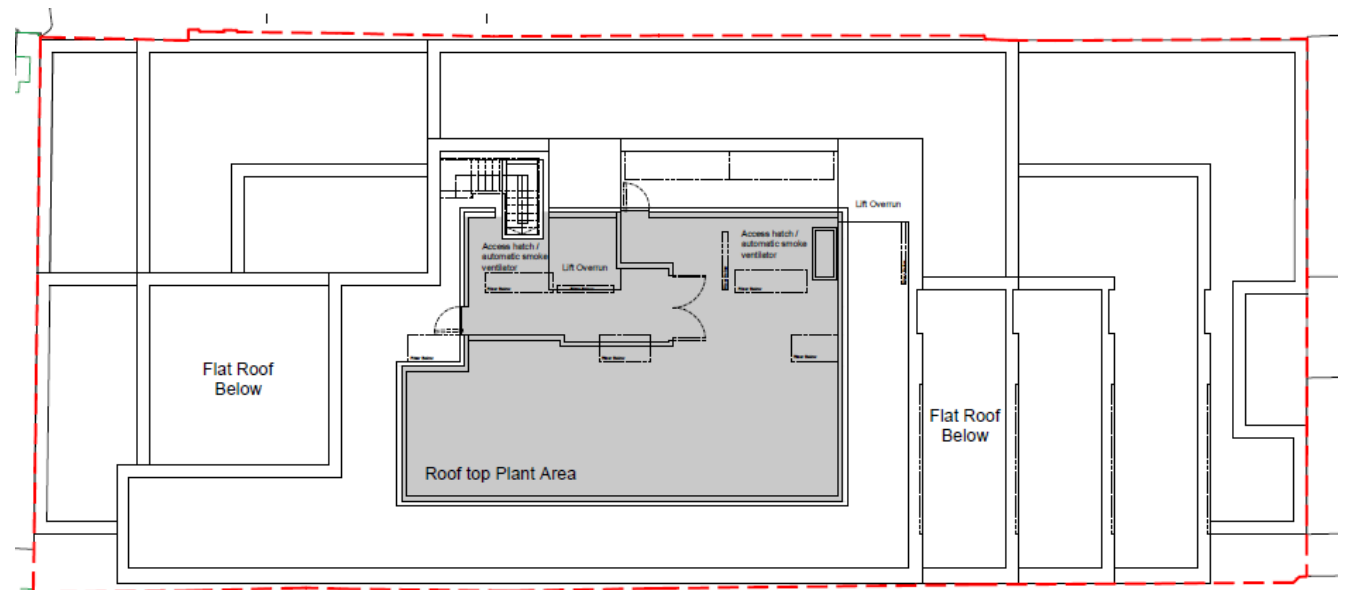
Typical second the third floor plan



Proposed eighth floor plan



Proposed roof plan



DRAFT DECISION LETTER

Address: Development Site At 268-282, Vauxhall Bridge Road, London,

Proposal: Demolition of existing buildings and erection of a new building comprising basement, 2 lower levels (basement level -1 and sub-basement -2), ground and 9 upper levels plus rooftop plant to provide a hotel with associated ancillary facilities including restaurant/bar and gym (Class C1), 2 x 2 bedroom apartments (Class C3), plant, cycle parking and other associated works.

Plan Nos: A-025-000 P0; A-025-099 P0; A-025-100 P0; A-025-101 P0; A-025-102 P0; A-025-103 P0; A-025-104 P0; A-025-105 P0; A-025-106 P0; A-025-107 P0; A-025-108 P0; A-025-109 P0; A-025-110 P0; A-025-111 P0; A-025-120 P0; A-025-122 P0; A-025-140 P0; A-025-141 P0; A-100-098 P1; A-100-099 P1; A-100-100 P2; A-100-101 P2; A-100-102 P1; A-100-104 P1; A-100-106 P1; A-100-107 P1; A-100-108 P1; A-100-109 P1; A-100-110 P1; A-100-111 P1; A-120-100 P1; A-120-101 P1; A-140-143 P1; A-140-144 P1; A-140-145 P2; A-140-146 P1; A-140-147 P1.

Planning Statement prepared by RPS CgMs dated 13 December 2017; Design and Access Statement Rev A prepared by Dexter Moren Associates dated July 2018; Design and Access Statement Addendum prepared by Dexter Moren Associates dated May 2018; Heritage Statement prepared by WYG dated November 2017; Transport Statement prepared by TTP Consulting dated December 2017; Servicing Management Plan incorporating Waste Management Strategy prepared by TTP Consulting dated December 2017; Daylight and Sunlight Assessment prepared by GIA dated 18 June 2018; Daylight Research Study prepared by GIA dated 7 December 2017; Radiance-based Daylight Study prepared by GIA dated 5 December 2017; Sustainability Appraisal and Energy Statement Rev H prepared by Sabinus dated 23 August 2018; Internal Noise Level Assessment prepared by Aran Acoustics dated 6 December 2017; Plant Noise Assessment prepared by Aran Acoustics dated 6 December 2017; Flood Risk Assessment prepared by Ambiantal dated 7 November 2017; Surface Water Drainage Strategy prepared by Ambiantal dated 6 November 2017; Report on Community Engagement prepared by Development Communications dated December 2017; Air Quality Assessment prepared by Air Quality Consultants Ltd dated 21 June 2018.

For information only: Structural Report prepared by Barratt Mahony dated 6 December 2017.

Case Officer: Vincent Nally

Direct Tel. No. 020 7641 5947

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

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

Reason:

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

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

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

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

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

Reason:

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

- 3 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 4 Prior to the commencement of any demolition or construction on site the applicant shall submit a Construction Logistics Plan to the City Council in consultation with Transport for London. Commencement of any demolition or construction cannot take place until we have approved what you have sent us. You must then carry out the works according to the approved details.

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 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 5 Prior to occupation of the hotel use hereby approved, you must submit a Delivery and Servicing

Plan (including coach management) to the City Council in consultation with Transport for London. The use cannot take place until we have approved what you have sent us. You must then operate the use according to the approved details.

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 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 6 You must submit a schedule of the proposed materials, including photographs that are cross referenced to the elevations. You must not start on this part of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 7 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:

- i) Windows,
- ii) Doors,
- iii) Individual Bay Detail,
- iv) Plant Enclosure,
- v) Glazed Balustrades,
- vi) Angled Privacy Screens.

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

8 Pre Commencement Condition.

(a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us.

(b) You must then carry out the archaeological work and development according to this

approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, to Historic England and to the Greater London Historic Environment Record, Historic England, 4th floor, Cannon Bridge House, 25 Dowgate Hill, London, EC4Y 2YA.

(c) You must not use any part of the new building until we have confirmed that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

- 9 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.

- 10 You must hang all doors or gates (except for the UKPN substation) 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 For the residential use (Class C3) 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. Details of how the residential waste will be collected must also be provided. You must not occupy the residential 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.

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)

- 12 For the hotel use (Class C1) you must apply to us for approval of details of how waste (including food waste) is going to be stored on the site and how materials for recycling will be stored separately. Details of compactors and any other necessary equipment must also be provided. You must not occupy the hotel use 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.

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 You must apply to us for the approval of detailed drawings and a security scheme for the CCTV cameras and security measures on King's Scholars' Passage. You must not occupy the development until we have approved what you have sent us. You must then carry out the work according to these details.

Reason:

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

- 14 You must not occupy the hotel until the privacy screens shown on the approved drawings are installed. The privacy screens must be retained and maintained in good order for the life of the development.

The glass that you put in the privacy screens and the windows/doors within the lightwell adjoining Cathedral Mansions must not be clear. You must apply to us for approval of a sample of the glass. You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 15 You must not use the areas of roof for sitting out or for any other purpose. You can however use the roof to escape in an emergency and for essential maintenance. (C21AA)

Reason:

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

- 16 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the green roofs to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

- 17 **Pre Commencement Condition.** You must apply to us for approval of an independent review of the environmental sustainability features (environmentally friendly features) of the development before you start any work on the development. In the case of an assessment using Building Research Establishment methods (BREEAM), this review must show that you have achieved an 'very good' rating. If you use another method, you must achieve an equally high standard. You must provide all the environmental sustainability features referred to in the review before you start to use the building. You must then not remove any of these features. (C44BA)

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44BC)

- 18 You must apply to us for approval of a revised overheating statement in consultation with the Greater London Authority. You must not occupy the residential part of the development until we have approved what you have sent us. You must carry out the works according to the approved details and thereafter retain and maintain in accordance with the details.

Reason:

To protect the environment of residents as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R22CC)

- 19 The air quality mitigation measures, including the mechanical ventilation system as specified in the Air Quality Assessment dated June 2018, must be implemented before the development is occupied, and must thereafter be retained for the life of the development.

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44AC)

- 20 You must apply to us for approval of detailed drawings of the termination of the District Heating and/or CHP flue. You must not occupy the development until we have approved what you have sent us and you have carried out the work according to the approved details.

Reason:

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

- 21 You must apply to us for approval of details of the ventilation system to get rid of cooking smells, including details of how it will be built and how it will look. You must not begin the use allowed by this permission until we have approved what you have sent us and you have carried out the work according to the approved details. (C14AB)

Reason:

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

- 22 You must apply to us for approval of detailed drawings showing the following alteration to the scheme: Removal of the louvres at rear ground floor level and relocation to a higher level. You must not start on this part of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

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

- 23 (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. (R46AB)

- 24 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.

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. (R49AA)

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

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development. (R49BA)

- 26 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. (R48AA)

- 27 (1) Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

(2) The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

(3) Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason:

As set out in S32 of Westminster's City Plan (November 2016) and ENV 7 (B) of our Unitary Development Plan that we adopted in January 2007. Emergency and auxiliary energy generation plant is generally noisy, so a maximum noise level is required to ensure that any disturbance caused by it is kept to a minimum and to ensure testing and other non-emergency use is carried out for limited periods during defined daytime weekday hours only, to prevent disturbance to residents and those working nearby. (R50AB)

- 28 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition(s) 23 and 27 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. (R51AB)

- 29 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition(s) 25 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. (R51AB)

- 30 The hotel use allowed by this permission must not begin until the residential part of the development is made ready for occupation.

Reason:
To make sure that the development is completed and used as agreed and to make sure that it meets S14 of Westminster's City Plan (November 2016).

- 31 The ancillary restaurant, bar and gym facilities must not be open to non-hotel guests except between the hours of 07.00 hours and 22.30 hours daily.

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

- 32 You must not paint or apply vinyl films or obscure the window glass to the ground floor of the hotel or block it in any other way. The windows must be clear glazed and maintained as such.

Reason:
To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 33 You must implement the measures set out in the Sustainability and Energy Statement dated 23 August 2018 prior to occupation of the hotel use.

Reason:
To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44AC)

- 34 The hotel windows and doors within the lightwell adjoining Cathedral Mansions and on the rear elevation facing King's Scholars' Passage must be fixed shut. You can however open them to escape in an emergency or to undertake essential maintenance.

Reason:
To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our

Unitary Development Plan that we adopted in January 2007. (R21BC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 You may need to get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 if you want to put up an advertisement at the property. (I03AA)
- 3 Please contact our Environmental Health Service (020 7641 2971) to register your food business and to make sure that all ventilation and other equipment will meet our standards. Under environmental health law we may ask you to carry out other work if your business causes noise, smells or other types of nuisance. (I06AA)
- 4 Please contact our Environmental Health Service (020 7641 2000) to make sure you meet their requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990. (I07AA)
- 5 The Economy Team at Westminster City Council provide support and guidance to developers and contractors in the creation and delivery of employment & skills plans. The Team will provide guidance on local priorities, drafting of employment & skills plans and implementation of activities to deliver commitments. For further information please contact Soyful Alom, Economy Job Broker (salom@westminster.gov.uk)
- 6 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 7 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)

- 8 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 9 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)
- 10 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 11 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

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

24 Hour Noise Team
Environmental Health Service
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Phone: 020 7641 2000

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

- 12 Your proposals include demolition works. If the estimated cost of the whole project exceeds £300,000 (excluding VAT), the Site Waste Management Plan (SWMP) Regulations 2008 require you to prepare an SWMP before works begin, to keep the Plan at the site for inspection, and to retain the Plan for two years afterwards. One of the duties set out in the Regulations is

that the developer or principal contractor "must ensure, so far as is reasonably practicable, that waste produced during construction is re-used, recycled or recovered" (para 4 of the Schedule to the Regulations). Failure to comply with this duty is an offence. Even if the estimated cost of the project is less than £300,000, the City Council strongly encourages you to re-use, recycle or recover as much as possible of the construction waste, to minimise the environmental damage caused by the works. The Regulations can be viewed at www.opsi.gov.uk.

- 13 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 14 With reference to condition 3 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). These documents must be sent to environmentalsciences2@westminster.gov.uk.

Appendix A or B must be signed and countersigned by Environmental Sciences prior to the submission of the approval of details of the above condition.

You are urged to give this your early attention

- 15 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to Crossrail, local employment opportunities, carbon offsetting and monitoring costs.
- 16 Please contact a Metropolitan Police Crime Prevention Design Adviser about suitable security measures for your development. You should also check whether these features will need planning approval.
- 17 We recommend all hoteliers to join the Westminster Considerate Hoteliers scheme and to support the Considerate Hoteliers Environmental Charter. This aims to promote good environmental practice in developing and managing hotels. For more information, please contact:
John Firrell MHCIMA
Secretary - Considerate Hoteliers Association
C/o Wheelwright's Cottage
Litton Cheney
Dorset DT2 9AR

E-mail: info@consideratehoteliers.com
Phone: 01308 482313

- 18 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: www.westminster.gov.uk/cil

Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form** **immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**

CIL forms are available from the planning on the planning portal:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Forms can be submitted to CIL@Westminster.gov.uk

Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.

- 19 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.