

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 23 October 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Castle Buildings, Castle Lane, London, SW1E 6DR,		
Proposal	Dual/alternative use of the Mews Building, 2-4 Castle Lane for office and training purposes (flexible Class B1 /Class D1 use) for a temporary period of 12 months.		
Agent	Gerald Eve		
On behalf of	Bounce Back Foundation		
Registered Number	18/07483/FULL	Date amended/ completed	6 September 2018
Date Application Received	31 August 2018		
Historic Building Grade	Unlisted		
Conservation Area	Birdcage Walk		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

The Mews Building is a two storey 1980's building which forms part of a larger site known as 'North, South, Alexandra and Mews Buildings, Castle Lane/Palace Street'. Formerly occupied by Look Ahead as hostel accommodation, the buildings, now owned by Landsec, are currently vacant but have a lawful Class C3 residential use.

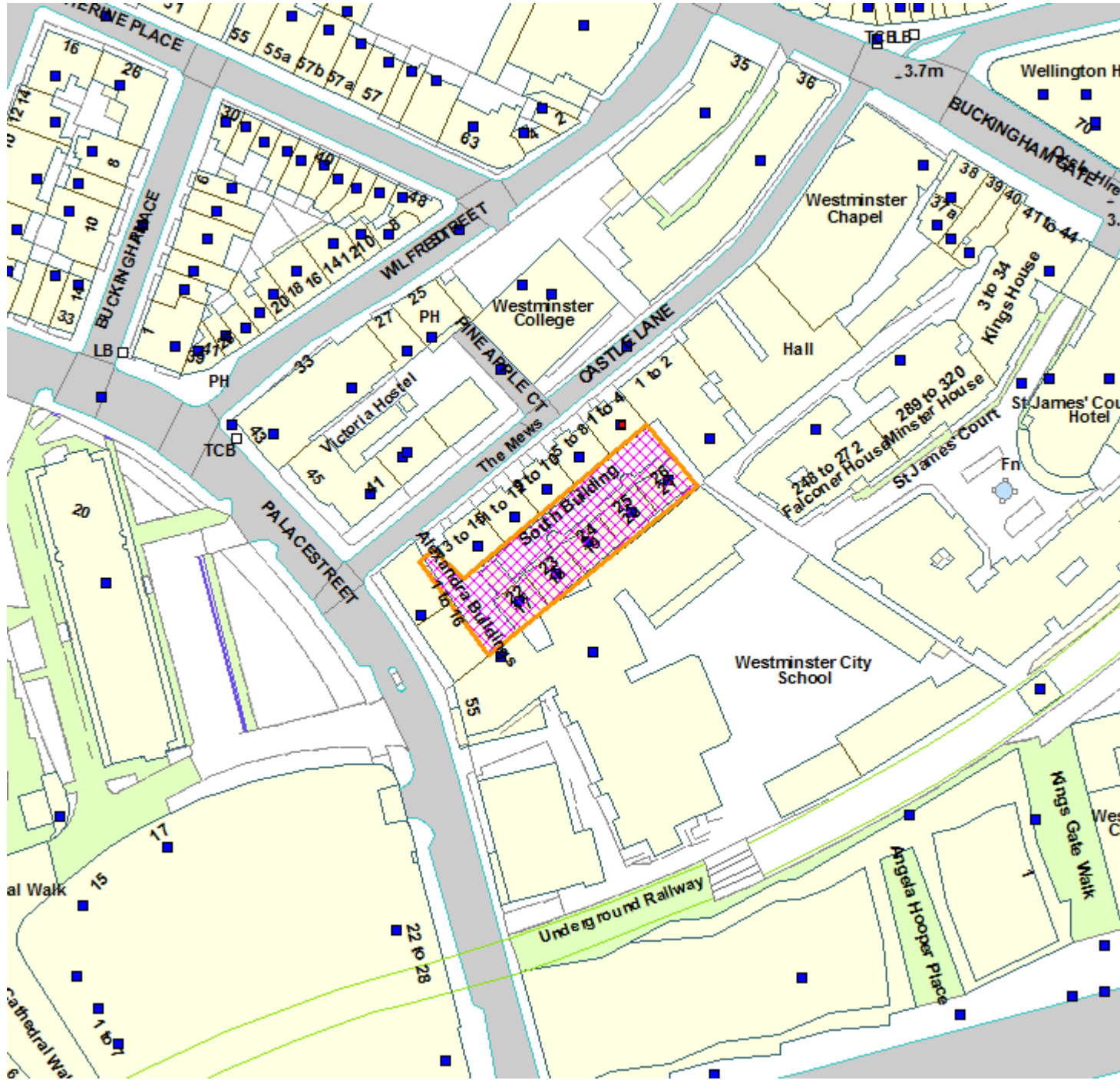
Planning Committee resolved to grant permission in June 2018, subject to a S106 legal agreement, for a scheme comprising 86 affordable housing units. Landsec intend to implement this permission and will progress the detailed design of the scheme once a Registered Provider (who will manage the completed affordable housing) has been selected later this Autumn. Meanwhile it is proposed that the Mews Building will be occupied by Bounce Back Foundation as their administrative office and training centre for a temporary period of 12 months.

Bounce Back are a charity with more than six years experience of delivering vocational and employment training for young offenders, vulnerable adults and the homeless. Bounce Back work with construction partners such as Landsec to offer training which responds directly to industry skills and labour needs and with the Westminster Employment Team to support Westminster residents.

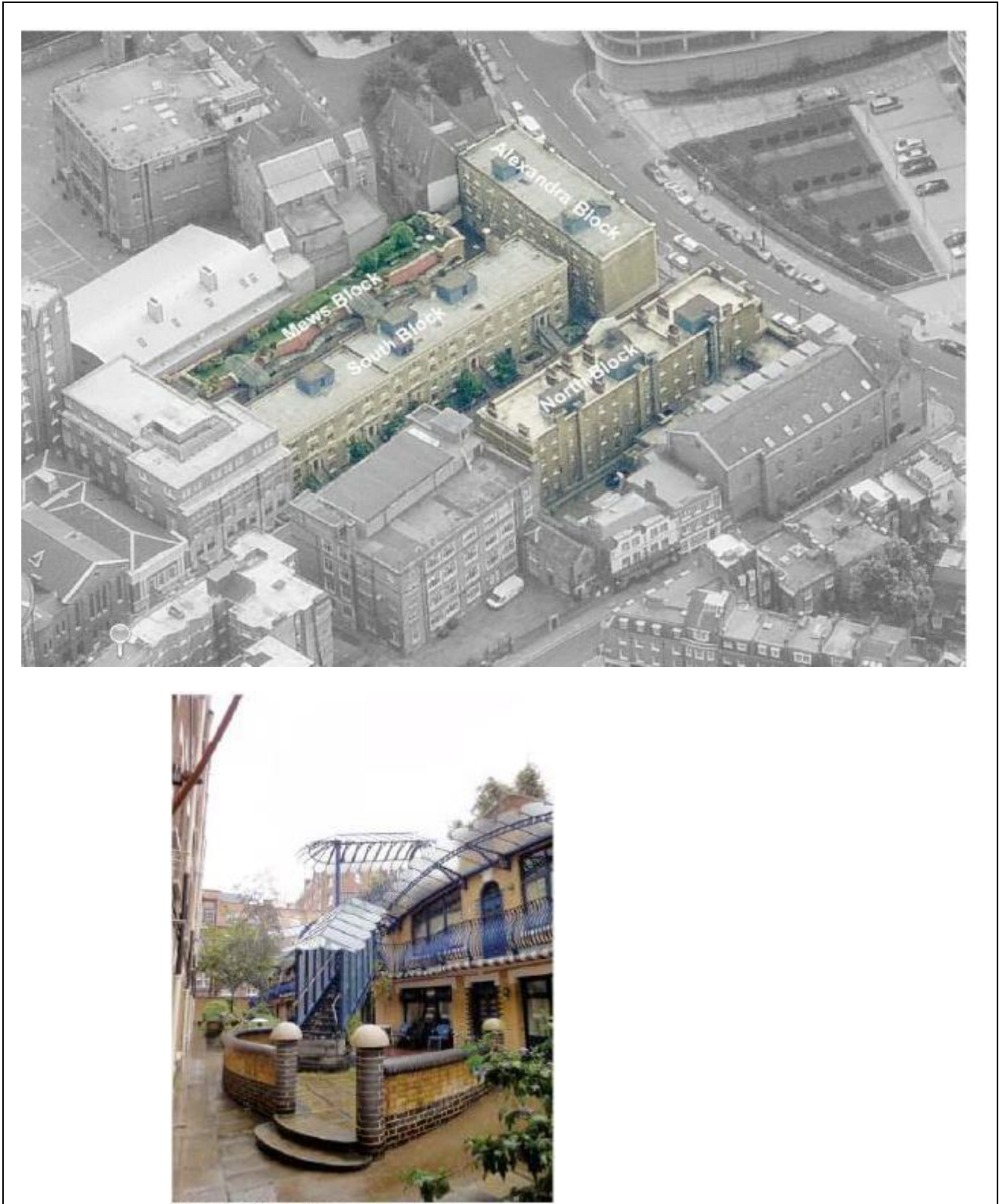
One objection has been received from a local resident on the grounds that the vocational and employment training services and support provided by Bounce Back for young offenders, vulnerable adults and the homeless will change the character of the neighbourhood. Bounce Back are a charity with a proven track record and experience working in this field. There will be one training course each day with 10-12 trainees and a trainer plus staff in the Bounce Back HQ office. Given the small number of people who would be on site each day between 08.30 until 18.30 and the temporary (12 month) nature of the use, it is not considered that there would be a detrimental impact on the amenity of neighbouring occupiers.

For the reasons set out in the report, the proposals are considered acceptable and in accordance with relevant policies, the application is recommended for approval subject to appropriate conditions.

3. LOCATION PLAN



4. PHOTOGRAPHS



5. CONSULTATIONS

WESTMINSTER SOCIETY

Any response received to be reported verbally by officers

VICTORIA NEIGHBOURHOOD FORUM

Any response received to be reported verbally by officers

HIGHWAYS PLANNING

No details of servicing arrangements provided but the amount of servicing, for 12 staff and 10-15 visitors a day, is likely to be fairly minimal. No formal cycle parking is proposed, although reference is made to staff and visitors being able to park cycles behind a locked gate on Castle Lane, but not shown on plans. Would prefer to see some more formal and secure cycle parking provided. Would resist a permanent D1 use that could become a school, which would raise other issues.

PROJECT OFFICER (WASTE)

Provision of storage for waste and recyclables must be secured by condition

ADJOINING OWNERS/OCCUPIERS: No. consulted: 270; No. of responses: 1

One objection received from a local resident on the grounds that the vocational and employment training services and support provided by Bounce Back for young offenders, vulnerable adults and the homeless will change the character of the neighbourhood.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The Mews Building forms part of a larger site known as 'North, South, Alexandra and Mews Buildings (Castle Lane/Palace Street). Formerly occupied by Look Ahead as hostel accommodation, the buildings are currently vacant and owned by Landsec.

The site is within the Core Central Activities Zone (CAZ) and Birdcage Walk Conservation Area.

6.2 Recent Relevant History

On 12 June 2018, the Planning (Major Applications) Sub-Committee resolved to grant planning permission for Alterations and extensions to the North, South, Alexandra and Mews Buildings (Castle Lane/Palace Street) for use as affordable housing (Class C3) comprising 86 units; including creation of balconies; construction of a cycle/bin store, lift and staircase to the rear of North Building; soft and hard landscaping including children's

play area; cycle parking and other associated works (amendments to planning permission 12/02189/FULL) subject to a S106 legal agreement. The wording of the S106 is currently under discussion (18/01971/FULL).

Landsec intend to implement this permission and will, this Autumn, proceed to select a 'Registered Provider' (RP) to manage the complete affordable housing. Once an RP is selected, Landsec will progress the detailed design and then procure a contractor. This process will take up to a year. In the meantime, it is proposed that the Mews Building will be occupied by Bounce Back Foundation for a temporary period of 12 months.

7. THE PROPOSAL

Accordingly, the current application involves a temporary change of use from the lawful residential (Class C3) use of the building (by virtue of the implementation of the 2013 permission (12/02189/FULL)) to flexible office (Class B1) and training (Class D1) use to allow Bounce Back to occupy the building as a 'pop-up' head office and training facilities. There are no external alterations proposed to the building.

Bounce Back is a charity and a Painting and Decorating Social Enterprise working predominantly to help those within the criminal justice system to enter education skills training and employment on release. Bounce Back have more than six years experience delivering vocational and employment training and support within prisons and in the community; they also now provide support for women, vulnerable adults, young offenders and the homeless.

Bounce Back, in conjunction with construction industry partners such as Landsec, offer a range of construction related training which responds directly to industry need - skills and labour shortages. Bounce Back have an existing relationship with the Westminster Employment Team and having a base within Westminster will enable them to provide further help to Westminster residents.

The Bounce Back model is to set up 'pop-up' community training centres in disused spaces that are awaiting planning permission or redevelopment. They are currently located in Brixton where their lease is due to expire on 10 September 2018.

Bounce Back's proposed occupation of the Mews Building will comprise both their administrative head office function and training centre. There will be approximately 12 employees on site at any given time, although most are 'mobile' workers and not always on site, plus occasional consultants and trainers. The proposed hours of operation are 08.30 until 18.30. In addition there will be approximately one training course a day, with class sizes ranging between 10-12 people plus a trainer. Occasionally there may be a need to run two courses on the same day. The number of visitors each day is therefore likely to be approximately 10-15 people.

8. DETAILED CONSIDERATIONS

8.1 LAND USE

The Mews Building is currently vacant and not habitable for residential use at the present time.

The site is located within Core CAZ. Policy S18 of the City Plan advises that commercial development is a priority within CAZ and Policy S20 further states that new office floorspace will be directed to the Core CAZ. The proposed temporary use of the building as part office (Class B1) space is therefore considered acceptable in principle.

With regard to the proposed training (Class D1) use, Policy S19 of the City Plan states that where appropriate, new development will contribute towards initiatives that provide employment, training and skills development for local residents and ensure that local people and communities benefit from opportunities which are generated from development. Policy S29 states that development should maximise opportunities to contribute to health and well-being including supporting opportunities for improved life chances. The proposed temporary use of the building for part Class D1 purposes is therefore considered acceptable in principle subject to a condition restricting the D1 use to a Bounce Back Community Training Centre only, as a different type of education use would be likely to have a significant impact on the amenity of surrounding occupiers and on the quality of the local environment.

8.2 HIGHWAYS/SERVICING

It is anticipated that most staff and visitors will travel to the site by public transport. Bounce Back enforce a staff 'no parking' rule and will provide visitors with i) clear instructions that there are no parking facilities on site and ii) directions to the site via public transport.

Whilst it is noted that Bounce Back staff and visitors will be able to park their cycles behind the locked entrance gate from Castle Lane, the Highways Planning Manager would prefer to see the formal provision of secure cycle parking.

There are no details of the likely servicing requirements, however the Highways Planning Manager considers that this is likely to be fairly minimal given the relatively low numbers of staff and visitors each day.

The agent's covering letter states that waste and recycling will be stored on site and collected from the existing recess on Castle Lane on the allocated collection days. The Council's Project Officer (Waste) is satisfied with this arrangement.

8.3 AMENITY

Although the site is located within Core CAZ, there are a significant number of residential properties located close by in Castle Lane, Buckingham Gate, Wilfred Street and The View, Cardinal Place. The Mews Building is located to rear of Castle Lane South (block) and Alexandra Buildings (both of which are currently vacant) and is immediately adjacent to 1 Castle Lane (office use) to the north and Westminster City School to the south-east.

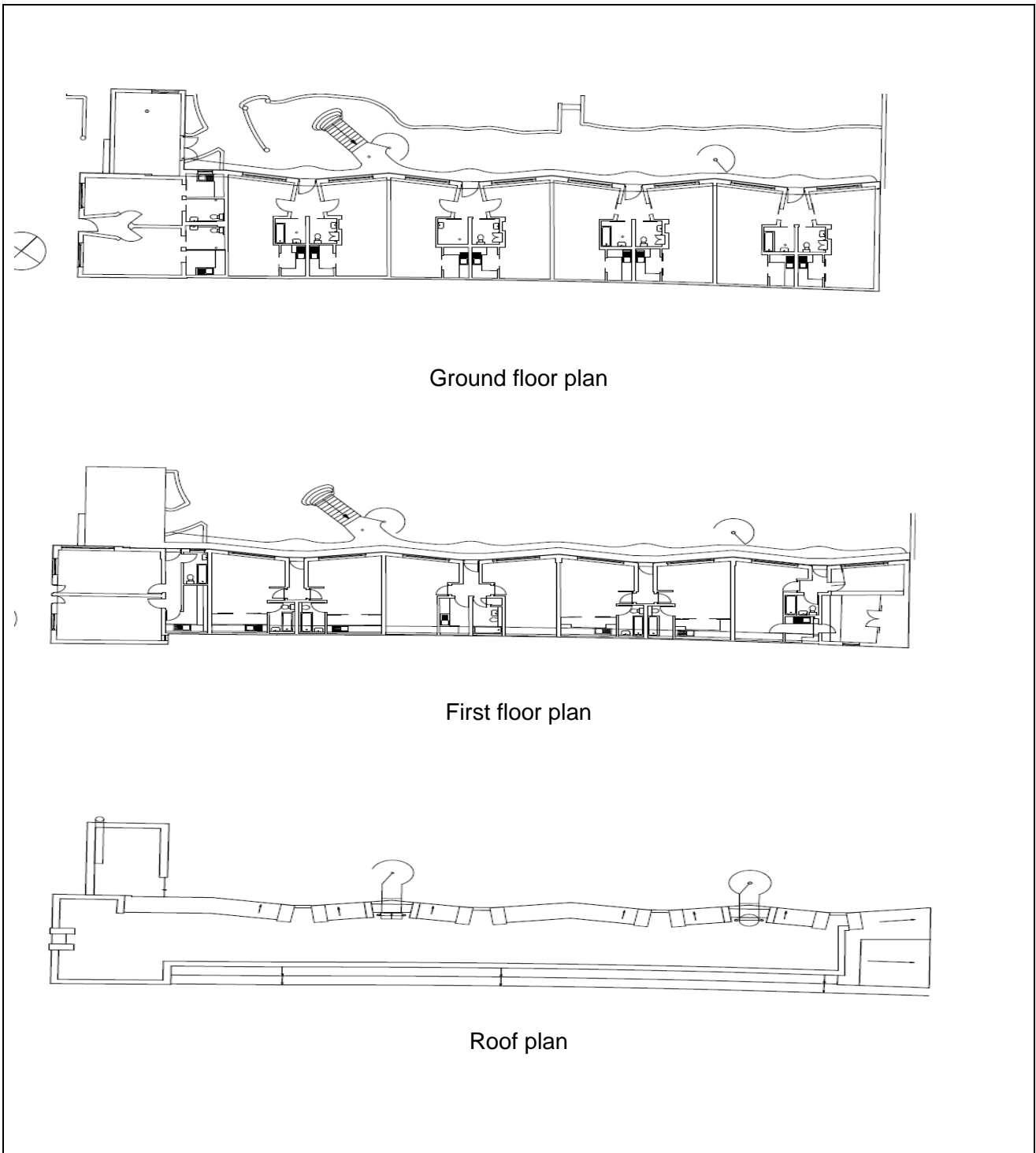
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working in this field. There will be one training course each day with 10-12 trainees and a trainer plus staff in the Bounce Back HQ office. Given the small number of people who would be on site each day between 08.30 until 18.30 and the temporary (12 month) nature of the use, it is not considered that there would be a detrimental impact on the amenity of neighbouring occupiers.

(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: MATTHEW MASON BY EMAIL AT mmason@westminster.gov.uk

9. KEY DRAWINGS



DRAFT DECISION LETTER

Address: Castle Buildings, Castle Lane, London, SW1E 6DR,

Proposal: Dual/alternative use of the Mews Building, 2-4 Castle Lane for office and training purposes (flexible Class B1 /Class D1 use) for a temporary period of 12 months.

Reference: 18/07483/FULL

Plan Nos: Gerald Eve letter dated 31 August 2018; site location plan; 9_1701_SK_060; 9_1701_SK_061; 9_1701_SK_062; 068 Bin Store Location

Case Officer: Amanda Jackson

Direct Tel. No. 020 7641 2934

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 The flexible Class B1 office use/ Class D1 vocational training use allowed by this permission can continue until 31 October 2019. After that the buildings must return to their previous lawful Class C3 residential use.

Reason:

As requested by the applicant and because of the special circumstances of the case.

- 3 Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any provision equivalent to that class in any statutory instrument revoking or re-anacting that order) the Class D1 use approved shall only be used for the provision of vocational training facilities operated by Bounce Back and no other use within Class D1.

Reason:

We cannot grant planning permission for unrestricted use within Class D1 because we do not have enough information to decide whether other uses within Class D1 would be acceptable within this part of the Core Central Activities Zone and Birdcage Walk Conservation Area.

- 4 You must provide the waste store shown on drawing 068 Bin Store Location before anyone moves into

the property. You must clearly mark it and make it available at all times to everyone using the Mews Building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

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)

- 5 You must apply to us for approval of details of secure cycle storage for the office/training use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

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 2016 (R22FA)

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 This permission does not allow any work which would change the outside appearance of the property. (I18AA)
- 3 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)
- 4 Under Part 3, Class V of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the Mews Building can change between the Class B1 office/Class D1 training uses we have approved for 10 years without further planning permission. The actual use 10 years after the date of this permission would become the

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authorised use had this permission not be granted for a temporary 12 month period only, until 31 October 2019, after which date the premises shall revert to their previous lawful Class C3 residential use.

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