

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 30 March 2021	<b>Classification</b> For General Release	
<b>Report of</b> Director of Place Shaping and Town Planning		<b>Ward(s) involved</b> Tachbrook	
<b>Subject of Report</b>	<b>Lillington Gardens Estate, Tachbrook Street, London, SW1V 2QE</b>		
<b>Proposal</b>	Installation of new door entry systems, fob-access pedestrian security access gates, overhaul of telecoms cabling, and asbestos R&D survey related to Thorndike House and Longleat House.		
<b>Agent</b>	GD Surveyors Ltd		
<b>On behalf of</b>	Morgan Sindall Property Services Ltd		
<b>Registered Number</b>	20/00359/COFUL 20/00360/COLBC	<b>Date amended/ completed</b>	12 February 2020
<b>Date Application Received</b>	21 January 2020		
<b>Historic Building Grade</b>	II		
<b>Conservation Area</b>	Lillington and Longmoore Gardens		

## 1. RECOMMENDATION

<ol style="list-style-type: none"> <li>1. Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992.</li> <li>2. Grant conditional listed building consent.</li> <li>3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letters.</li> </ol>
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## 2. SUMMARY

<p>Thorndike House and Longleat House are Grade II listed buildings located in the Lillington and Longmoore Gardens Conservation Area. Designed by Darbourne and Darke for the City of Westminster the Lillington Gardens Estate is exceptionally significant to the development of British social housing between the 1960s and 1970s and most buildings within it are listed at Grade II or II*.</p> <p>Planning permission and listed building consent is primarily sought for the installation of security access gates and associated railings at seven locations around the buildings and other minor works.</p> <p>The key legislative requirements in respect to designated heritage assets are as follows:</p> <p>Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “<i>In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting</i>”</p>
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*or any features of special architectural or historic interest which it possesses.”*

Section 66 of the same Act requires that *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 72 of the same Act requires that *“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

Objections have been received on the grounds that the proposals would harm the architectural character and permeability of the estate and that crime and anti-social behaviour would only be displaced to other areas as a result. Architectural and pedestrian permeability are key elements of the estate’s townscape design and to its social success in integrating with the surrounding traditional communities of Pimlico and Vincent Square.

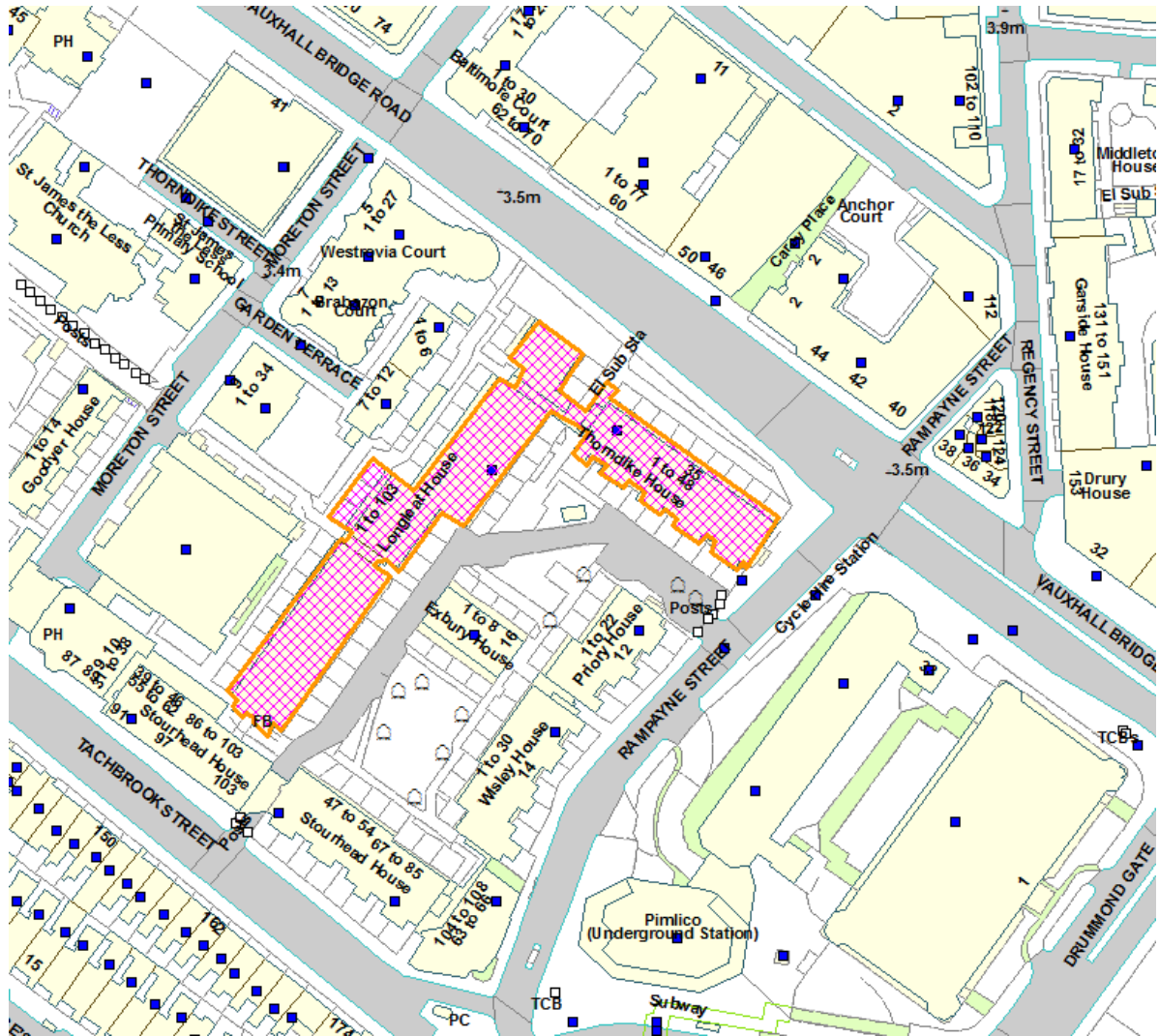
The proposals would in part remove that permeability, causing harm to the appearance of the buildings and their relationship in the wider estate. This concern mainly relates to the placing of gates and railings where this extinguishes existing pedestrian through-access or where such interventions would be visible from main roads. The majority of the gates and railings proposed to the buildings seek to reduce access to stairways and vulnerable areas beneath walkways and are of lesser concern given the reduced visibility of these areas and as access across the estate is not affected.

The consultation responses from residents expressing support for the proposals detail real-life experiences of drug-dealing and associated anti-social behaviour which have made life on the estate unbearable for some residents and concur with the Metropolitan Police’s response setting out proposals for wider works to reduce criminal activity on the estate. In this context, the less than substantial harm caused to the buildings and estate by the proposed gates and railings in the locations proposed are considered to be balanced by the public benefits of increasing estate security.

Conditions are recommended to requiring the gates and associated railings to be painted black and maintained as such and for them to be manufactured and installed in a way which avoids any direct impact on the original signage inset into the brickwork. In relation to the other aspects, details of the cabling works and asbestos survey are recommended to be secured by condition.

As such, whilst being mindful of policies S25, S28 of the City Plan and DES 1, DES 5, DES 9 and DES 10 of the UDP, given the public benefits that would be delivered, which comprise securing the buildings against crime and anti-social behaviour, the proposal is considered acceptable in terms of its impact on the designated heritage asset(s). Therefore, the recommendation to grant conditional permission and consent is compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

# LOCATION PLAN

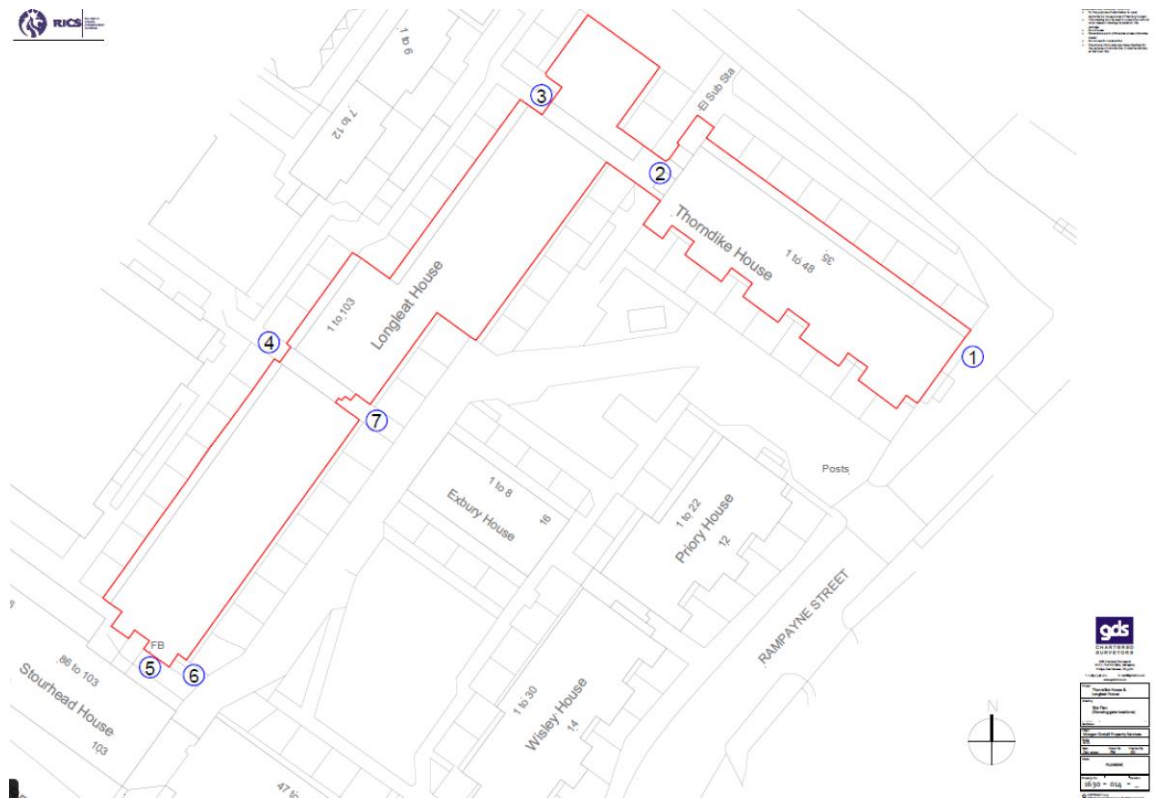


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**3. PHOTOGRAPHS**



**Thorndike House from Vauxhall Bridge Road (Gate 2 location)**



**Site map showing locations proposed for installation of security gates**

#### 4. CONSULTATIONS

HISTORIC ENGLAND:  
Not necessary to notify.

WESTMINSTER SOCIETY:  
Any response to be reported verbally.

PIMLICO FREDA:  
Any response to be reported verbally.

PIMLICO NEIGHBOURHOOD FORUM:  
Any response to be reported verbally.

METROPOLITAN POLICE:  
Supports the installation of gates as part of a strategy of security enhancement.

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. consulted: 198                      No. of replies: 21  
No. of objections: 4                      No. in support: 15

Four letters of objection on grounds of aesthetic harm to architectural character and permeability of the estate, proposals do not ensure safety or security in the long-term, inadequate prior consultation, anti-social behaviour will only be displaced to other areas, restricting access will mean fewer people around and more crime as a result, money should be spent on youth services instead.

15 letters in support of the proposals on the grounds that the gates are long overdue and urgently required owing to the ongoing and increasing amount of anti-social behaviour on the estate, including drug-taking, dealing and concomitant issues, with some residents fearing for their safety, feeling vulnerable and unable to leave their flats.

Two comments relating to the operation of the lifts during the works and the display of documents on the website.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

#### 5. RELEVANT PLANNING HISTORY

None relevant.

(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: AURE MANCEAU BY EMAIL AT [amanceau@westminster.gov.uk](mailto:amanceau@westminster.gov.uk)



KEY DRAWINGS

Proposed visuals of gate installations



Proposed Gate No.1



Proposed Gate No.1



Proposed Gate No.2



Proposed Gate No.3



Proposed Gate No.4



Proposed Gate No.5



Proposed Gate No.6



Proposed Gate No.7

**DRAFT DECISION LETTER**

**Address:** Lillington Gardens Estate, Tachbrook Street, London, SW1V 2QE

**Proposal:** Installation of new door entry systems, fob-access pedestrian security access gates, overhaul of telecoms cabling to Thorndike House and Longleat House. Linked to 20/00360/LBC

**Reference:** 20/00359/COFUL

**Plan Nos:** 1630-001; 1630-002; 1630-003; 1630-004; 1630-005; 1630-010 Rev. A; 1630-011 Rev. A; 1630-012 Rev. A; 1630-013 Rev. A; 1630-014; 1630-020; 01 (Area 1); 02 (Area 2); 03 (Area 3); 04 (Area 4); 05 (Area 5); 06 (Area 6); 07 (Area 7); 02; 04; 05.

**Case Officer:** Sebastian Knox **Direct Tel. No.** 07866037754

**Recommended Condition(s) and Reason(s)**

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

Reason:

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

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

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

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

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

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC),



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

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Lillington and Longmoore Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 The security gates and railings hereby approved must be painted black and maintained as such.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Lillington and Longmoore Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 The security gates and railings hereby approved must be manufactured and installed so as to avoid crossing, obscuring or otherwise impinging on any original signage.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Lillington and Longmoore Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 6 Where surface-mounting of cabling, conduit and other electrical work (such as junction boxes and transformers) is essential, this must be painted to match the colour(s) of the underlying substrate(s) onto which it is to be attached and then maintained as such in perpetuity until it is removed.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Lillington and Longmoore Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

**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, neighbourhood plan (where relevant), 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 are advised to take into consideration the following advice from the Metropolitan Police:
  - the fob entry system needs to be audio and visual, with data logging;
  - all gates need to be on self-closing actuators;
  - all gates will require emergency access switches for fire brigade and these will require fire switch protection boxes either in the form of Access Control Boxes (operating on a key available to the LFB) or Drop Key Protection Boxes, to prevent misuse.

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

**DRAFT DECISION LETTER**

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**Case Officer:** Sebastian Knox **Direct Tel. No.** 07866037754

**Recommended Condition(s) and Reason(s)**

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

**Reason:**

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

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

**Reason:**

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Lillington and Longmoore Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 3 The security gates and railings hereby approved must be painted black and maintained as such.

**Reason:**

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Lillington and

Longmoore Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

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Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Lillington and Longmoore Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 6 You must apply to us for approval of a method statement for the removal of asbestos in the buildings, including fully annotated plans, elevations, section drawings and photographs detailing the intrusive works to be undertaken. You must not start any work on this part of the development until we have approved what you have sent us. You must then carry out the work according to these drawings and/or information.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Lillington and Longmoore Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

### **Informative(s):**

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**  
In reaching the decision to grant listed building consent with conditions, the City Council has



had regard to the relevant policies in the National Planning Policy Framework, the London Plan 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- \* any extra work which is necessary after further assessments of the building's condition;
- \* stripping out or structural investigations; and
- \* any work needed to meet the building regulations or other forms of statutory control.,

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

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.