

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 11 July 2023	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Marylebone	
Subject of Report	Ground Floor, Seymour Leisure Centre, Seymour Place, London, W1H 5TJ		
Proposal	<p>Refurbishment and upgrade of the Seymour Centre to provide leisure, swimming pool, library, flexible community/office space, health and fitness studios, beauty treatment rooms and a cafe. Flexible use for leisure, community and events spaces (Sui Generis). Refurbishment works to include: removal of the redundant swimming pool tank to facilitate the fitness suite at lower ground floor, relining the existing pool tank, installation of photovoltaics on the inner roof slope and installation of an ETFE 'pillow' roof above the former courtyard and proposed soft play area, removal of the existing roof lanterns and wind catchers in the sports hall to be replaced with new double glazed roof lanterns and wind catchers and installation of secondary glazing to all the windows in the sports hall, removal of roof lantern above swimming pool to be replaced with a new double glazed roof lantern, removal and replacement of existing plant, provision of external private roof terrace (restricted access), minor internal alterations to walls and partitions to facilitate the reconfiguration of uses, improve accessibility with one lift in each core (4 lifts in total plus three platform lifts at first floor) and two new internal upper staircases on the eastern elevation plus two new internal staircases on the south-west of the first floor, external alterations to some windows and fenestration, and provision of cycle parking and waste and recycling facilities.</p>		
Agent	Collectiveplanning		
On behalf of	Westminster City Council		
Registered Number	23/02017/COFUL 23/02014/COLBC	Date amended/ completed	27 March 2023
Date Application Received	27 March 2023		
Historic Building Grade	Grade 2		
Conservation Area	No		
Neighbourhood Plan	N/A		

1. RECOMMENDATION

1. Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992
2. Grant conditional listed building consent
3. Agree reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY & KEY CONSIDERATIONS

This scheme seeks to refurbish and enhance the Seymour Centre by upgrading existing leisure facilities and providing a new library, cafe and flexible community space within the Centre.

The key issues for consideration are:

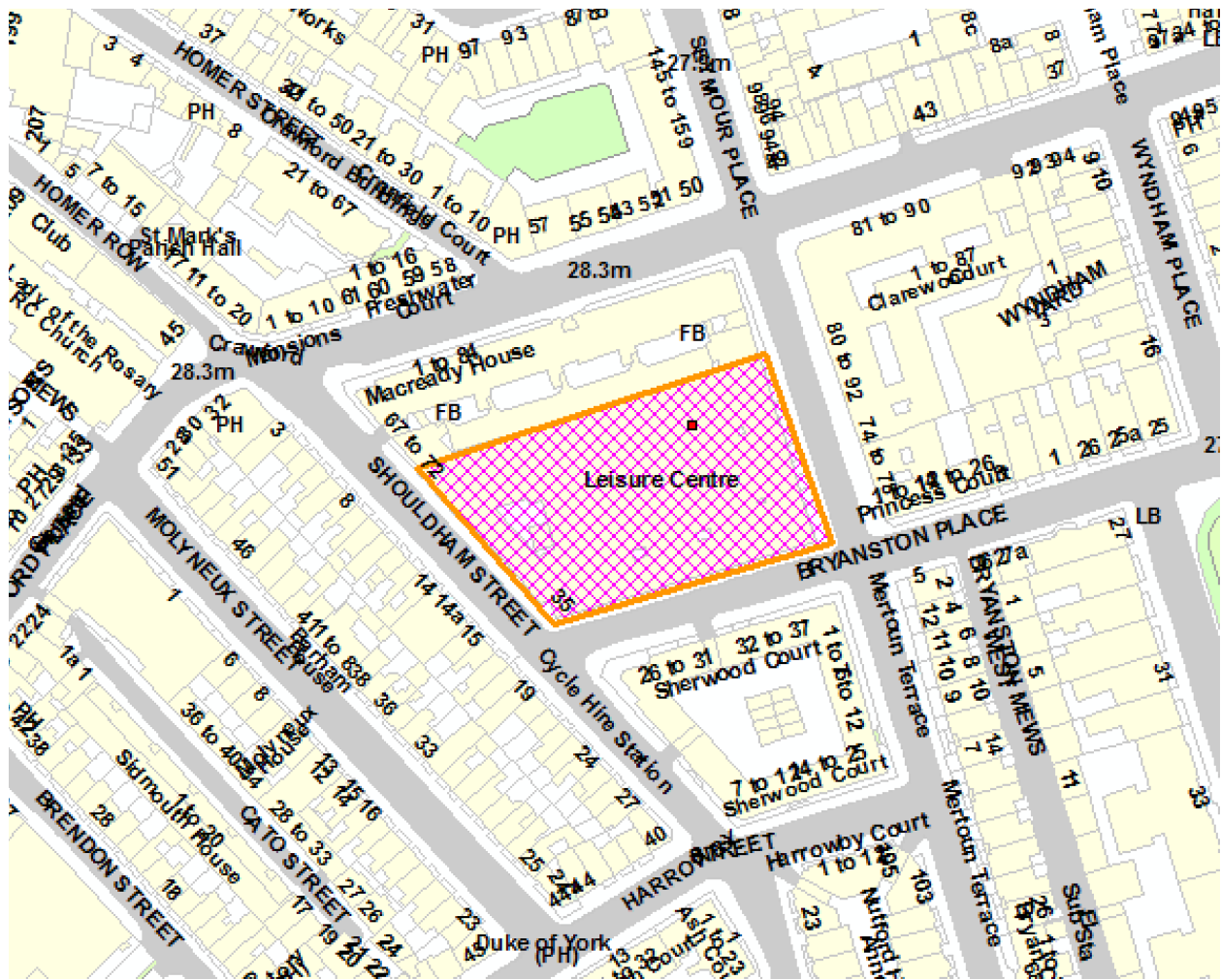
- The acceptability in land use terms
- The impact of the works on this Grade II listed building and
- The acceptability of the works in sustainability terms and the energy performance of the building

The proposed internal reconfiguration floorspace will better utilise the building and facilities. The scheme which will provide a permanent location for the Marylebone Library and community facilities providing a community hub in accordance with City Plan land use policies.

The works proposed are considered sensitive alterations to this Grade II listed building. The removal of the former swimming pool tank room would result in less than substantial harm. This harm would however be offset by the substantial public benefits that the scheme would deliver. The works will create a modern, energy efficient and sustainable building.

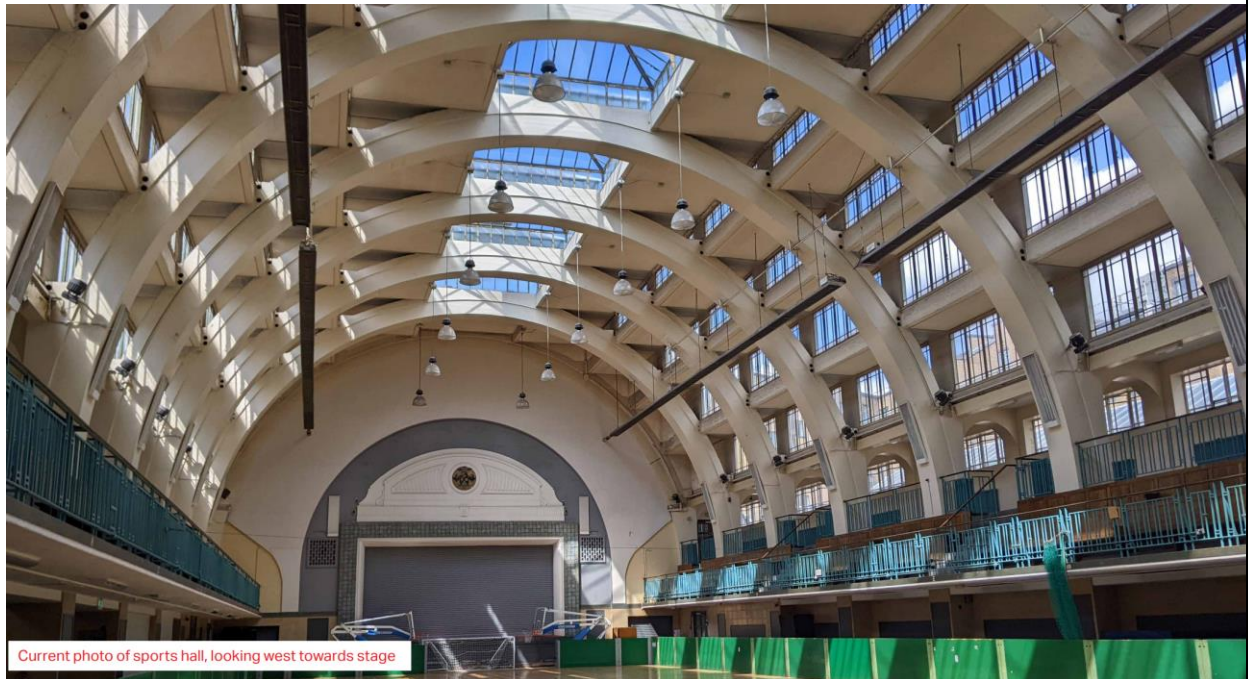
For the reasons set out in the main body of this report, it is considered that the proposal is acceptable in land use, design, sustainability, highways and amenity terms. As such, the applications are recommended for conditional approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

5.1 Application Consultations

HISTORIC ENGLAND

No comments offered, advise that the application should be determined in accordance with national and local policy guidance.

THE ANCIENT MONUMENTS SOCIETY

No response received.

THE COUNCIL FOR BRITISH ARCHAEOLOGY

No response received.

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

No response received.

THE GEORGIAN GROUP

No response received.

THE VICTORIAN SOCIETY

No response received.

THE TWENTIETH CENTURY SOCIETY

Support the proposals, commenting that the application is a sensitive scheme that respects and enhances the significance of the heritage asset and undertakes crucial work which allow the centre to be enjoyed by future generations.

MARYLEBONE ASSOCIATION:

Objection on the following grounds:

Entrance and distribution of uses;

- Further clarification should be given for the need for flexible office space and how this will be used;
- The library, café and leisure centre uses should not share a single entrance on Seymour Place. The entrance to the café and library should be through the Bryanston Place;
- The café' should be located closer to the soft play area.

Sustainability and energy;

- BREEAM 'Outstanding' rather than 'Excellent' should be targeted;
- The argument that upgrades to the building cannot be achieved due to heritage concerns should not be accepted.

Design and heritage

- No noticeable external alterations are proposed. A newly refurbished public building containing a library, leisure uses, and large amounts of community space should be welcoming, open, inviting and appealing. The scheme does not achieve this, the building is relatively solid, closed, unappealing and unwelcoming;
- Creating some external space for users of the building could be achieved within the constraints of the historic building;
- The internal images do not show a high-quality, modern, attractive interior that should be provided for a public building;

WASTE PROJECT OFFICER

No objection

HIGHWAYS PLANNING TEAM

Any response to be reported verbally

ENVIRONMENTAL SERVICES

Any response to be reported verbally

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 372

Total No. of replies: 8

No. of objections: 8

8 Objections received on some or all of the following grounds:

- Inadequate consultation by the applicant with existing leisure centre users.
- alterations including provision of a library and office/ community space within the centre would be detriment to existing sports clubs and activities.
- the scheme will be harmful to leisure services in the borough.
- reduction in size and natural light to the gym/ fitness area.
- the sustainability plan is sub-standard and does not make best use of modern materials and technology.
- inconsistencies on the application drawings.
- Refuse should be collected from Seymour Place as existing not Shouldham Street, a mature cherry tree near the collection point is in danger of being damaged.
- Inadequate details of construction management.

PRESS NOTICE/ SITE NOTICE:

Yes

5.2 Applicant's Pre-Application Community Engagement

Engagement was carried out by the applicant with the local community and key

stakeholders in the area prior to the submission of the planning application in accordance with the principles set out in the Early Community Engagement guidance. The engagement activities undertaken by the applicant (as listed in the submitted Statement of Community Involvement) are summarised in the table below:

Consultation was carried out across four distinct phases; the SCI states that the applicant remained open to feedback throughout the process, receiving and responding to emails and proactively organising meetings with stakeholders, user, and resident groups.

Consultation with current users

Throughout the consultation process, the Applicant has engaged with the current users of the Seymour Centre. This principally includes the Serpentine Running Club, British Sub-Aqua Club, Amber Beauty Salon, Xen-Do Martial Arts, Koryo Taekwondo Academy, Marylebone Badminton Club, and Swimming Masters, as well as efforts to reach individual members directly.

During the latter two phases of consultation, the Applicant held a series of dedicated meetings with the centre's user groups during which they were asked what spaces they currently use, what they would like to see in the refurbished centre, and what they would consider adequate for their needs vs what they would like to have if space allows. They were also able to engage with the design team in these meetings, providing direct feedback on the emerging proposals which was then incorporated where possible into the final designs.

Current gym and swimming pool users were also proactively engaged via the current centre operators, Everyone Active.

The consultation timeline was as follows:

Phase 1 March - July 2021 Sharing initial priorities

Phase 2 Sept 2021 - Feb 2022 Consultation on current use

Phase 3 April - July 2022 Introducing the new vision

Phase 4 Aug - Oct 2022 Consulting on the developed plans

Oct 2022 - Feb 2023 Feedback review and additional stakeholder meetings

The SCI outlines how residents and users of the Centre were updated throughout the development of the scheme. In summary, this included: • 38,477 newsletters/flyers were delivered locally promoting the consultation. • 14 public consultation events held both in-person and online. • 495 members of the public attended consultation events. • 49 calls and emails responded to from the public; and • 24 meetings and workshops held with key stakeholders. Each consultation phase focused on the changes made following the feedback received from the previous session.

Responding to feedback

A full summary of all the key feedback received throughout the consultation process, and the Applicants response, has been grouped by theme and detailed in the table below.

Feedback	Applicants response
Swimming Pool	
Many swimming pool users campaigned vocally against the reduction of the size of the pool.	The proposals have been changed so the pool will remain the same size as it is currently. This was achieved by removing the addition of spectator seating which was included in a previous iteration of the designs and reducing the size of the changing room.
Some current users questioned why a pool pod was required when a hoist is already available	The current hoist in the centre requires assistance from another person to operate. The Pool Pod Platform Lift set to be installed can be used by wheelchair users independently. The hoist will be kept in storage in case the Pool Pod Platform Lift is required to be taken out of action for any reason.
Some people requested the original 50m pool be restored.	<p>The former location of the 50m pool is currently a very heavily used sports hall which the Applicant has chosen to retain because of the extremely high demand for this facility. The Applicant closely examined current usage and assessments of the demand for both the swimming pool and sports hall. As the demand for the sports hall was so high, and this could not be provided elsewhere within the centre due to its size, the decision was made to retain it and keep the pool in its current position. While the swimming pool is well used, it doesn't have the demand to justify reinstating the 50m swimming pool in place of the sports hall – and swimming numbers have not yet returned to pre-COVID levels while 'dry' sports facilities are under enormous pressure in Westminster.</p> <p>The potential to create a mezzanine floor in the room, to allow the pool to be reinstated, with additional space used to relocate the sports hall. However, following discussions with Historic England, this was found not to be feasible as it would be deemed to cause harm to the listed building.</p>

Accessibility	
The decision to include a pool pod over a ramp, which could also allow for submersible wheelchairs, was questioned.	<p>The Applicant decided to include a Pool Pod Platform Lift, rather than a ramp into the pool as the existing pool tank is being retained. Due to these constraints, there would not be space for a ramp</p> <p>A Pool Pod Platform Lift allows a wheelchair user to independently access the pool and is intuitive to use</p>
How has dementia and autismfriendly design had been considered.	At the next stage of design, the team will be developing design for materiality, finishes and lighting which are very important for users with autism and dementia. The Applicant will continue consulting with experts and Seymour Centre users to ensure the design is appropriate.
Village Change	
The majority of people who engaged in the latter phases of consultation expressed concern about the safety of Village Change. There was a broad consensus that separate male and female changing rooms should be provided.	Following concerns about the proposal to introduce 'Village Change', the Applicant revised the designs, and this is no longer proposed. Rather, there will be separate male and female changing facilities which incorporate family change and fully private changing facilities for those who want them.
Gym	
Some current gym users expressed concerns that moving the gym to somewhere without access to natural light would have a detrimental impact on their health and wellbeing.	Currently the fitness facilities are located over several floors and in disparate locations within the building. By utilising the large space beneath the sports hall and adjacent spaces on the lower ground floor, we can offer a consolidated fitness service which incorporates a fitness suite, spin, flexible studios, martial arts space, club space, climbing & bouldering as well as treatment rooms, spa and high-quality changing facilities all on one level. Some of these spaces have access to natural light via the lightwells around the perimeter of the building. All spaces will be mechanically ventilated and daylight LED fixtures will ensure all spaces, even those without access to natural light, will be bright and evenly lit.
Gym users also expressed concerns that it would be getting smaller	The gym will not be getting smaller, with the same amount of exercise space being provided as is present currently. The gym will benefit from much-improved facilities,

	located within the same area of the building, and brand-new changing rooms.
Café	
People frequently asked why a café was being included when there were so many options available nearby	The need for a café reflects the views of local families with young children, who provided feedback that local cafes are often not child-friendly, and that they would welcome the opportunity to pick up a drink or small snack while their children are using the facilities
Some people were concerned the café would compete with established, local independent businesses.	The café is not intended to compete with local businesses, it is an additional space which is primarily intended to allow people using the centre, or parents who have children using facilities, to pick up a drink or snack while in the Seymour Centre.
Sport and Leisure Provision	
Users of the Seymour Centre expressed concern that the provision of additional services within the centre would dilute the sports and leisure offer.	The Proposed Development brings back into use a significant amount of currently un-used, or under-utilised, spaces within the Seymour Centre. This includes the original pool tank, which will be removed and replaced with a brand-new gym. As a result, the incorporation of the additional community and council facilities will lead to no net loss of sport and leisure space.
Library Provision	
Some local people, particularly during the third phase of consultation, questioned whether the library was too westerly within the borough, and whether it should be included in the recently completed Marylebone Square development.	The Moxon Street development is not a council owned asset. It would carry a significant upfront fit-out cost and substantial ongoing costs and is less than half the size of the space identified for the new library at the Seymour Centre. At Seymour we are proposing to include, a purpose-built children's library facility, a large selection of books to borrow, accessible IT facilities, study area, workspaces, meeting rooms alongside a new cafe, soft play and extensive leisure facilities. In the new proposals, the footprint of the current leisure facilities in the Seymour Centre remain unchanged and the offer will be significantly enhanced. The transformation proposes to unlock unused space (not in use or seen by the public) and offers more usable space for the library
A significant number of current users of the gym and swimming pool questioned why other council services were being co-located with the leisure offer	By making better use of current "dead space" around the leisure centre, the Applicant are able to provide a slight increase on the sport and leisure space,

	while being able to improve the council's services in other areas, including the long-promised new home for Marylebone Library.
Community Spaces	
Current users of the centre, particularly those that use the pool, questioned the need for more community space.	<p>There will be no loss of sports and leisure space – the refurbished Centre will include the spaces that you enjoy now, in much better condition and designed to modern standards.</p> <p>There is a lot of "dead" space within Seymour Centre which is currently not publicly accessible. The Applicant wants to make better use of the space by incorporating several services which complement each other such as children's library, soft play area, facilities for parents, and more. This will both help to improve the sustainability of the centre and ensure the building provides maximum community benefit</p>
Efficiency of building	
Why aren't you showing more ambition to make the Seymour Centre more energy efficient.	The Applicant focussed on areas which could make the most impact, including double glazing the main sports hall and utilising improved wind catchers. There will also be energy efficiency improvements from relocating the Marylebone Library into the Seymour Centre. By consolidating these services into a single building, this will improve the council's overall energy consumption.

Objections have been received that inadequate consultation was undertaken by the applicant with existing leisure centre users. As detailed above the consultation with user groups and stakeholders was extensive during each phase of consultation. The applicant attended 7 meetings with users of the centre during phase 3 and 8 stakeholder meetings during phase 4. Posters were also advertised at the Seymour leisure centre and Marylebone Library advising users of the development and encouraging consultation. The public consultation is considered to be extensive and comprehensive.

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph

219 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 Neighbourhood Planning

The application site is not located within an area covered by a Neighbourhood Plan.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (July 2021) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

The Seymour Leisure Centre is part of a street block bounded by Seymour Place to the east, Bryanston Place to the south, Shouldham Street to the west and Crawford Street to the north.

The building is Grade II-listed building, constructed between 1935 and 1937 to designs by architect Kenneth Cross. It was purpose-built to house two community indoor pools, a stage, spectators' area, laundry, and slipper baths. It has been modernised several times and lost its original main swimming pool, laundry and slipper baths, while other areas have been repurposed for climbing, children's soft play, and other community and sports uses.

The building is a 3- storey building with a basement and part sub- basement level. The central part of the building is characterised by a triple-height central sports hall with a glazed arched roof that houses the sports courts (formerly a swimming pool). A swimming pool is located to the north. The accommodation to the south is currently a combination of a gym, changing areas and staff accommodation. A vacant residential caretakers residential flat (Use Class C3) is located on the first floor along the Shouldham Street frontage.

The site is not within a conservation area, the site borders two conservation areas: Portman Estate (to the east along Seymour Place) and Molyneux Street (to the west along Shouldham Street). The external elevations are characterised by art deco features. The Bryanston Place frontage has a centralised bell tower (bell cupola). The principle access to the centre is off Seymour Place.

Surrounding Area

The surrounding area is mixed use but predominantly residential. The northern boundary adjoins Macready House- a 5 storey residential building with a basement. A seven- storey

building with ground floor retail uses and residential uses is located on the opposite side of Seymour Centre on Seymour Place. Three storey residential terraces are located on Shouldham Street. The wider area includes Bryanston Square and Montague Square to the east and retail uses on Crawford Street to the north.

7.2 Recent Relevant History

A number of planning permissions and listed building consents have been granted at the site that relate to alterations such as installation of plant, louvers heating and external ramp for accessible access.

Other relevant planning permissions

The planning permissions granted at Luxborough Towers on Luxborough Street are relevant because the site was previously earmarked to accommodate the Marylebone Library as part of a residential-led development. The original planning permission lapsed and a subsequent planning permission was granted on the basis that the Marylebone Library was going to be provided at the Seymour Centre instead.

These planning permissions are summarised below.

13/08401/COFUL - Planning permission was granted on 6 May 2014 for the 'redevelopment of the existing play space to provide a library on two basements and part ground floor and nine residential units above (1x1 bedroom, 5x2 bedroom and 3x3 bedroom units)...' at Luxborough Towers, Luxborough Street, W1U 5BF. This consent was not implemented and has lapsed.

19/06451/COFUL- Planning permission was subsequently granted on 19 November 2020 for the 'redevelopment of existing play space to provide a new building comprising a flexible Class D1 (non-residential institutions) use at ground floor level, 14 x affordable house units (7 x 1-bed and 7 x 2-bed) on first to fifth floors with associated terraces/balconies (Class C3)...' This planning permission has been implemented.

8. THE PROPOSAL

The proposal seeks to alter the Seymour Centre to transform the existing Leisure Centre into a multipurpose building, giving access to a greater range of the community facilities. In addition to the existing leisure / sport facilities the scheme will provide a new library, cafe and flexible community space and office use.

The proposed uses are as follows:

Leisure Uses

The building contains a range of leisure uses that includes a swimming pool (Use Class F2(d)), sports courts/sports halls, health and fitness suites, climbing/bouldering wall, yoga/pilates studios, martial arts, spin classes, soft play and ancillary leisure offices (Use Class E(d)). The proposal involves internal reconfiguration of floorspace but retention of these uses.

Library

The proposed library will be located at the southern side of the site spread across ground and first floors (total 834.5 m²). This will be a permanent home for the former Marylebone Library.

Flexible Community Use

The proposal provides 295.5m² of floorspace to be used by the community for sport and recreation and recreation and event spaces including but not limited to; yoga studios, pilates studios, education classes, tutor groups, children's birthday parties. Gallery space will also be used for the above purposes and also provide an opportunity for small exhibitions and gatherings. The sports hall is also used as an events space which will be retained as part of the proposal.

Flexible Community / Office Use

The proposal provides 210.5m² of floorspace to be used flexibly for office space or in community use. The intention being that the flexible spaces can be used for a range of activities by both council teams and external partners (health and wellbeing, adult social care, older people's activities).

Proposed layout

Access for all will be through the main entrance on Seymour Place. Leisure users will use the main sports hall and swimming pool (ground floor, location as existing) and downstairs to the fitness suite, studios and dry change facilities. The squash court and climbing centre remain in their current locations. Spa and treatment rooms are located to the south-east. From the entrance there will be open access to the south for all members of the public, leading to the library, café and community spaces (ground floor) and library, office spaces and community spaces (first floor)

The main proposed works are as follows:

Lower ground floor: Demolition/ removal of the original main swimming pool tank which has been unused since the pool was boarded over in the 1940's. This opens up a large space in the centre of the floorplate which is proposed to be used as a new fitness suite with associate changing rooms plant and back of house rooms.

Infilling an internal courtyard area at the western end of the site to provide a plant room at lower ground floor level.

Southern and northern lightwells are to be removed to enable the installation of the new passenger lifts from lower ground floor to first floor. Three new plant rooms will be provided in the back of house area.

Ground floor:

Removal of reception desk and platform lift within the front entrance. Removal of some existing internal walls and partitions to create an open plan library and circulation area to the south, wet change area to the east and changing places facility to the north, buggy store, WC's and catering facility to the west.

Existing wet change area to the east will be reconfigured to create separate male and female changing rooms as well as family/group/accessible changing facilities. The infilled courtyard would provide a double height space at ground floor level.

First Floor

The existing upper staircase to the east and west will be removed and replaced with a platform lifts and new upper staircase. The existing entrance to the gym will be removed and reconfigured to facilitate circulation to the library and flexible community and office. Existing partitions of the vacant residential flat will be removed to create new community spaces, offices and staff welfare rooms. Some internal partitions are to be removed to create space for a new open plan office, WC and meeting room to the east. Part of the existing slab to be removed to enable the new stairs connecting the Shouldham Street wing to the west.

Second Floor

Existing roof plant to the north and south to be removed to allow voids to be formed for new services to continue from the floor below and terminate at roof level. Demolition of floor to create void within existing slab for lift overrun structure to the east and south.

Roof

Removal of the existing roof lanterns and wind catchers in the sports hall to be replaced with new double glazed roof lanterns and wind catchers and installation of secondary glazing to all the windows in the sports hall. Removal of roof lantern above swimming pool to be replaced with a new double glazed roof lantern. The installation of photovoltaics covering an area of 64m² on the roof slope closest to the southern elevation (Bryanston Place). External roof plant and roof services will be removed and replaced with new services installed.

9. DETAILED CONSIDERATIONS**9.1 Land Use**

The existing and proposed uses are summarised in the table below

Categories	Use Class	Uses	Existing GIA(m ²)	Proposed GIA(m ²)	Proposed GIA % change
		Sports Courts and Sports Hall	1434	1476	2.8%
Leisure	Use Class E(d)	Health and Fitness Suites	1584	1582	-0.13%
		Soft Play	98	123	25.5%
		Climbing Wall	250	250	0
		Ancillary Leisure offices	248	143	79.3%
	Use Class F2 (d)	Swimming pool	948.5	944.5	-0.42%
	Sui Generis	Spa	121.5	224.5	84.7%
	Total Leisure		4685	4737	1.1%
Library	Use Class F1(d)	Library	0	834	
Flexible Community/Office Use	Use Class E,F1 and F2	Flexible Community and office spaces	0	210.5	

Commercial	Use Class E(a)	Café'	0	33.5	
Community	Use Class E,F1 and F2	Flexible Event Sport and Recreation Space	467	295.5	-36.7%
Residential	Use Class C3	Caretakers flat	175	0	
		Former pool tank	697	0	
		Circulation	1608	1538	-4.3%
		Internal Plant	621	901	45.17%
	Total		8253	8538	3.45%

Social & Community Uses

City Plan policy 17 (Community infrastructure and facilities) states that existing community facilities and floorspace will be protected other than where it can be demonstrated that either:

1. the loss or relocation is necessary to enable service provision to be reconfigured, consolidated, upgraded, or delivered more effectively as part of a published strategy to improve services and meet identified needs; or
2. there is no demand for an alternative social and community use for that facility or floorspace, evidenced by vacancy and appropriate marketing for at least 18 months.

In this case as set out in the land use table above there will be no loss of social and community facilities. The scheme will reconfigure existing leisure/ sports facilities and provide a library and flexible community space. This accords with City Plan policies.

The supporting text to City plan policy 17 acknowledges that demands for services change over time and this may result in changes to the pattern of service delivery. To be resilient to such changes, community facilities need to operate in buildings that meet the modern needs of the service and those who use them. This may mean that co-location of a number of different community facilities within a single site or building is appropriate, alongside rationalisation of floorspace to facilitate this.

The Seymour Leisure Centre is cited as a good example of this by combining swimming facilities with a gym, sports hall and climbing centre. The City Plan refers to the plan to locate a library facility at the site to create a community hub. An objection that the proposal would be harmful to leisure services in the borough is not supported by Officers.

Each of the uses proposed are discussed in turn

Library

An objection has been received that the Seymour Centre is not the best location for the Marylebone library. The existing Marylebone Library is temporarily located on New Cavendish Street. The proposal will give the library a permanent location. As stated the relocation of the library to the Seymour Centre is supported by Policy 17 of the City Plan.

Loss of Residential

There is a single 2 x bedroom caretakers flat at 1st floor level of the centre accessed from Shouldham Street. This will not be retained as part of the refurbishment scheme.

Policy 8(B) of the WC Plan seeks to protect all existing residential units, uses and floorspace. The residential flat has been vacant for three years. The loss of this flat is required to allow for improved disabled access and additional floorspace for the community uses. In particular, two community rooms, accessible toilets and fire escape.

The loss of the flat will be offset by additional residential units provided on Council owned land offsite at Luxborough Towers, Luxborough Street referred to in Section 7.2 above (ref: 13/08401/COFUL).

This permission is on Council owned land and was originally intended to accommodate the Marylebone Library, however the consent was not implemented and has since lapsed. A decision was subsequently made to relocate the library to the Seymour Centre and not the Luxborough Street site, which allowed a revised planning application (ref: 19/06451/COFUL) to come forward for Luxborough Street without a library and therefore an increased quantum of residential units.

The reprovision of the library at the Seymour Centre specifically allowed for the increase in quantum of residential units at Luxborough Street from 9 dwellings to 14 dwellings (5 extra dwellings) and flexible D1 spaces. All the dwellings are affordable 1 to 2 beds to meet the need in Westminster, which was only possible because the library was provided offsite.

The provision of the additional 5 affordable dwellings on Council owned land, within close proximity to the Seymour Centre appropriately compensates for the loss of one vacant flat at the Seymour Centre by providing 4 flats, meeting the requirements of Policy 8B(1). It also enables the Seymour Centre to be used in its full capacity as a community centre for all. Overall, the loss of the flat is outweighed by the community benefits provided by the scheme and is therefore acceptable on planning balance.

Leisure Uses

The proposal provides an increase in leisure floorspace by 52m² or 1.1%, therefore ensuring there is no loss in leisure floorspace. The flexible community uses also provides an additional 295.5m² of floorspace which can be used for leisure purposes increasing the overall leisure provision and opportunities at the site.

The facilities will be upgraded to modern standards comprising a designated five court sports hall, a full height climbing wall / bouldering centre, acoustic insulated fitness suites and squash courts to increase leisure provision. The proposal includes a new double height children's soft play area.

As summarised in section 5.2 of this report (Applicant's Pre-Application Community Engagement), in response to community consultation, the existing swimming pool tank will be retained to ensure there is no reduction in width or length. The existing swimming pool tanks will be relined to improve the longevity and usability of the pool. The pool surrounds will be raised

by approximately 250mm to create level access to adjacent uses. A pool pod located at the shallow end of the pool is proposed making it accessible for wheelchair users.

The spa and treatment rooms will also be re-provided immediately adjacent to the proposed fitness suites and changing rooms within the basement level in addition to the changing rooms within the spa. The applicant advises that the co-location of these facilities make it easily accessible and encourage them to be used by the public.

Objections have been received from the Suba Club that storage facilities will be lost. The applicant advises that 'wet sports' storage facilities will be provided in a larger room at lower ground floor level which will provide increased storage for the Scuba Club.

The proposed upgraded leisure uses accord with City Plan policy 17.

Flexible Community and Office Use

The proposal introduces new flexible community and office uses on the first floor which comprises five rooms. This will allow for office, administrative and flexible community uses to operate and function. The flexible community and office uses are in keeping with the community centre aspirations of Policy 17 of the WC Plan

Flexible Uses and Event Spaces

The proposal would provide 295.5m² of flexible event space which can be used to hire out for children's parties, educational and sports classes. The flexibility of uses and varying sizes of the rooms will provide local residents with a choice in using and hiring local facilities. The flexible space will provide a further community facility within the centre. The intention is that the Sports Hall will continue to be used as a flexible space for concerts, small gatherings and exhibitions.

Café'

The proposal introduces a new café within the Centre. The café will be located within the library and will not be accessible from the street. It is small in size and scale covering an area of 33.5m² which includes storage and pantry areas. The purpose of the café is to provide parents/guardians and other users of the Centre who are unable to leave during swimming/sports lessons the ability to purchase refreshments without leaving the Centre, rather than compete with local businesses.

Summary of land uses

Overall, the proposed development will create a modern centre in which leisure will continue to be the predominant use, with the added opportunity of using the flexible community uses for sport and recreation purposes. The building co-locates a number of facilities and uses within one building to create a multi-purpose centre, which is supported by Policies S1 of the London Plan and Policy 17 of the WC Plan

9.2 Environment & Sustainability

Policy 36 of the City Plan requires that all development to reduce on-site energy demand and maximise the use of low carbon energy sources.

The scheme seeks to refurbish the existing building making improvements to the energy performance of the building. Neither London Plan nor City Plan policies have any specific carbon reduction policies for refurbishments, although Policy 6.17 of the GLA's Energy Assessment Guidance states that for major refurbishments, the existing CO2 baseline performance of the building will need to be calculated to determine the baseline. Once this has been determined, the measures outlined the Energy Hierarchy will need to be implemented to outline the estimate of CO2 savings. Policy 6.24 of the GLA's Energy Assessment Guidance allows for flexibility to be applied to listed building when meeting the recommended standards and requires these limitations to be stated in accompanying energy reports.

There are challenges with retrofitting and refurbishing the building due to its Grade II listed building status and other structural reasons. Part of the energy strategy is to retain and refurbish the existing building rather than to demolish a Grade II listed building. Improvements in energy and carbon reduction will however come from the enhanced system performance. This includes the provision of secondary and double glazing to the sports hall and swimming pool rooflights and windows. The rooflights will also receive a solar control film, which will minimise the solar gains within the sports hall and help to reduce any potential overheating issues.

Air source heat pumps for heating and cooling are proposed to be used to generate domestic hot water to the Centre. Variable Refrigerant Flow heat pumps are proposed to be used to provide space heating and cooling to most of the spaces within the building with the exception of circulation corridors and back of house areas, which will be heated via existing/new radiators fed from new energy efficient boilers. The three existing wind catchers will be replaced with new functional wind catchers to assist with overheating.

The swimming pool will utilise microfiltration which is currently the most modern water treatment system proposed. It provides better and effective filtration versus conventional systems and utilises less energy. Recovery technology will be implemented using the heat generated by gym users in these cool areas to heat the pool rather than being discharged ('rejected') into the atmosphere. The pool will be heated free of cost while the gyms are in use representing a sustainable and innovative solution.

An Energy Strategy and overheating report has been submitted by Desco in support of the application. The report sets out a baseline model to understand the current energy performance, emissions and targets and an assessment against the Energy Hierarchy in the London Plan. The report states that scheme will result in a 54% reduction in energy consumption compared to the baseline model of the GLA's Energy Assessment Guidance.

An objection has been received from the Marylebone Society that scheme does not maximise sustainability improvements and the development should target a BREEAM outstanding rating. City Plan Policy 38E of the City Plan relates to sustainable design and requires that residential conversions and that Non-domestic developments of 500 sqm of floorspace (GIA) or above will achieve at least BREEAM "Excellent" or equivalent standard. For the reasons set out above it is considered that the refurbishment scheme does make significant improvements to the building's sustainability credentials. The scheme aims to achieve a BREEAM 'Excellent' rating, in accordance with policy. This is welcomed. It is recommended that this is secured by condition.

Air Quality

Policy SI 1 of the London Plan seeks to improve air quality by requiring developments to be air quality neutral. Policy SI 1 of the London Plan also requires developments to reduce the impact on air quality during the construction and demolition phase and demonstrate how they comply with non-road mobile machinery low emission zone. Policy 32 of the City Plan requires all developments with sensitive uses to be air quality neutral and positive.

The site is within an Air Quality Focus Area as identified on the Policy Maps. An Air Quality Assessment has been prepared by Air Quality Consultants which states that the impacts of the proposed development in terms of generating dust, particulate matter during construction and emissions from road traffic will not be significant on the wider area as there are limited external works proposed.

The report states that the building and transport related emissions associated with the development will be below relevant benchmark targets and is therefore air quality neutral, in line with London and Local plan policy.

Overall, the proposed development will not have any adverse air quality impacts on adjoining neighbours and on the environment. It therefore accords with London Plan and City Plan policies.

Environment & Sustainability Summary

Overall, the Applicant's submission demonstrates the development will result in an acceptable environmental impact. The scheme will reduce the buildings carbon emissions through its operations which is welcomed.

9.3 Biodiversity & Greening

Ecology

Policy G6 of the London Plan states that developments should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

An Ecological Assessment has been prepared by the Ecological Partnership which recommends that six bird (swift) boxes should be installed within each gable end of the building to allow for nesting. The scheme includes the provision of 6 bird boxes in accordance with the ecological report. It is recommended that the bird box provision is secured by condition.

9.4 Townscape, Design & Heritage Impact

Legislative & Policy Context

The key legislative requirements in respect to designated heritage assets are as follows:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the LBCA Act') requires that "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 or any features of special architectural or historic interest which it possesses."

Section 66 of the LBCA 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.”

Whilst there is no statutory duty to take account of a development’s effect on the setting of a conservation area, Policy 39(K) in the City Plan 2019-2040 requires that the setting of a conservation area, “...will be conserved and opportunities taken to enhance conservation areas and their settings, wherever possible

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.

Townscape, Design & Heritage Impact

The Seymour Leisure Centre is a Grade II listed building. The foundation stone of was laid on 21st October 1935 by Alderman William C. Cole, Chairman of the Baths and Washhouses Committee of the St. Marylebone Borough Council, and it opened on 29th April 1937 having been built to designs by the architect Kenneth Cross and the consulting engineers, E. Winfield Bowlers & Partners. The acquisition of the site and the construction of the building cost approximately £250,000. As built, it contained two swimming pools, private baths, a squash rackets court, changing and club rooms etc., and a public wash house. The large pool was open from May to September and during the winter months it was floored-over. It provided (as described in the 1950’s), “an attractive venue for dances, concerts, exhibitions, banquets, boxing tournaments etc. ... In addition, a Lecture Hall to seat 120, and a Committee Room to accommodate 50 persons for Board Meetings etc., are available for hire...” Consequently, it can be seen that the building was designed and operated as much more than simply a sports centre. In heritage asset terms this is of particular relevance in on relation to some of the objections received to the uses envisaged as part of the refurbishment.

Although listed and possessing fine façades, the building is not in a conservation area but it is within the setting of the neighbouring Portman Estate and Molyneux Street conservation areas. Nevertheless, it makes a positive contribution to its surroundings. Internally, despite modernisation in the past, the interior contains features contributing to the building’s special interest such as its plan form, entrance halls, staircases, and swimming pools. However, the main pool has been disused for many years and is currently floored-over.

In heritage asset terms, the alterations proposed will mostly be neutral or moderately beneficial. In addition, the major improvements to step-free access within the building are a substantial public benefit and will replace the existing facilities which are frequently obtrusive and functionally inadequate. Additionally, underused spaces will be brought back in to beneficial use, and better use can be made of the small inner courtyard lightwell once it is covered by the proposed roof.

There are several areas of heritage harm, such as the loss of WCs near the former public wash house which retain original joinery, loss of the staircase and partitions in the caretakers flat and at first floor level, and truncation of the upper half of the two original eastern staircases in the Seymour Place wing to make space for platform lifts and a slimmer new stair in each of the two locations (to negotiate the level differences between the building's different wings). The greatest harm in heritage asset terms is caused by removal of the currently disused main pool, at one time described by the Borough of St Marylebone as "...one of the finest covered swimming pools in the country". The 'fineness' of the pool, as it was, was derived from its size and the magnificent space with which it is situated. While the pool tank will be removed, the rest of the space will be retained along with architecturally sensitive improvements to its environmental performance. The harm to the building's significance, which is moderate but less than substantial in NPPF terms, is comprehensively outweighed by the public benefits of the scheme, which include provision of improved health and recreation facilities in the building (including on the site of the removed pool), provision of facilities for a relocated library in a fully accessible location, along with refurbished and enhanced rooms for potential community uses. Furthermore, the environmental performance of the building will be enhanced with features compatible with, and sensitive to, its special historic and architectural interest.

The building will be maintained in its optimum viable use with alterations compatible with maintaining its significance as a designed heritage asset, and the objections raised insofar as they relate to heritage asset matters would not justify refusal of the application. In particular the objection claiming that, "we have a building designed in the early 20th century which is, relatively solid, closed, unappealing and unwelcoming", is plainly wrong and the objector's suggested 'improvements' which could include, "increased and enlarged openings along the south elevation and perhaps on the south-east and south-west corners", would harm the appearance and special architectural interest of the building. The historical and architectural qualities of the building are beyond question and are clearly set out in the independently produced, and well-balanced, heritage statement. The alterations also have the support of the Twentieth Century Society which states, "We find the application to be a careful and sensitive scheme that respects and enhances the significance of the heritage asset and undertakes crucial work which allow the centre to be enjoyed by future generations. For these reasons, the Society supports the application."

As such, whilst being mindful of policies 38, 39, and 40 of the City Plan 2019-2040, given the substantial public benefits that would be delivered, the proposal is considered acceptable in terms of its impact on the designated heritage asset(s). Therefore, the recommendation to grant conditional planning permission and conditional listed building consent is compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.5 Residential Amenity (Daylight & Sunlight and Sense of Enclosure)

City Plan Policies 7 and 33 seek to protect residential amenity, including in terms of light, privacy and sense of enclosure and encourage development which enhances the residential environment, quality of life and health and wellbeing.

The proposal includes a small infill extension within a courtyard at the western side of the site. The extension is completely contained within the site and will not increase the envelope of the building. The scheme will have no impact on the light levels or sense of enclosure at any neighbouring properties.

Privacy

The application includes the provision of a small terrace at 2nd floor level at the north western end of the site. Given the distance separation between the terrace area and Macready House to the north. It is considered that use of the terrace would not result in any material overlooking and loss of privacy. A condition is recommended to ensure that music is not played on the terrace to ensure that there would be no noise nuisance.

Noise & Vibration

New plant rooms are proposed at basement level within the building. New external plant is also proposed at roof level at the western end of the site adjacent to the roof of the sports hall. An acoustic report has been submitted in support of the application. A condition is recommended which will control the noise emissions from plant to ensure compliance with City Plan Policy 33 which seeks to manage local environmental impacts such as noise and vibration.

9.6 Transportation, Accessibility & Servicing**Accessibility**

City Plan Policy 38 states that all development will place people at the heart of design, creating inclusive and accessible spaces and places. The proposal has been designed to accommodate wheelchair users by incorporating level access to the swimming pool surround, wider corridors and improved door widths, eliminating level changes where practicable, improved sanitary and changing facilities and provision of evacuation lifts to ensure dignified means of escape during a fire. A pool pod is proposed at the shallow end of the swimming pool for wheelchair users and the finishes will include slip resistant, non-reflective surfaces to provide good visual contrast between surfaces for partially sighted people. Other inclusive design features include implementing acoustically absorbent finishes and surfaces to assist people with hearing impairments and people with potential neurodiversity issues. The design measures are in accordance with Policy D5 of the London Plan and Policy 38 of the City Plan.

Servicing

No changes are proposed to the existing servicing arrangements. There is no off street servicing. Vehicles temporarily park along single yellow line parking restrictions on Seymour Place and Bryanston Place. The continuation of the existing servicing arrangements is considered acceptable. It is accepted that the scheme does not offer the opportunity to provide off street servicing.

Waste & Recycling Storage

City Plan Policy 37 requires development to provide appropriate facilities for the storage of separate waste streams which are safe and convenient. The Waste Project Officer initially raised concern regarding the storage the applicant proposed, but during the course of the application the applicant amended the drawings to provide adequate refuse provision. A recommended condition requires it is provided.

Cycling & Cycle Storage

London Plan Policy T5 and Chapter 8 of the London Cycle Design Standards (LCDS) set cycle parking standards. The site requires 7 long stay cycle parking spaces to be provided. There is currently no designated cycle parking onsite or within the building. The proposal will provide 12 cycle long stay parking spaces located internally within the basement. The area is accessible via the lift from ground floor. An additional existing 44 short stay spaces are available outside the building and within no more than a 500m radius.

Parking

The proposal does not include any off-street car parking provision. The site is within a Controlled Parking Zone which means anyone who does drive to the site will be subject to those on-street parking controls. The impact of the development on parking levels within the area would be minimal and consistent with City Plan Policy 27 and London Plan Policy T6.1.

9.7 Economy including Employment & Skills

Whilst the development is of insufficient scale to require an employment and skills plan, it will contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending. The creation of a community hub will create additional job opportunities on site. The increase in jobs supported by this site will help to promote opportunities for local employment and will lead to increased spending in existing nearby shops and services and other town centre uses.

9.8 Other Considerations

Objections have been received that the plans have not been consistent. The applicant advises that incorporating community feedback was integral to the scheme. The final changes involved retaining the size of the existing swimming pool and providing gendered changing facilities in direct response to consultation feedback.

An objection has been received that if a library is to be provided on the site it should have its own entrance. The single entrance on Seymour Place will create a sense of arrival into the Centre. The Bryanston Place entrance may be used for one-off events in the sports hall but it does not have step-free access.

Environmental Impact Assessment

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

9.9 Planning Obligations & Pre-Commencement Conditions

Planning obligations are not relevant in the determination of this application.

10. Conclusion

The proposed refurbishment of the Seymour Centre will provide multiple community services

within one building to create an enhanced Seymour Centre. The proposed internal reconfiguration of the spaces allows for a better utilisation of the building as the proposal will result in a slight increase in the leisure provision onsite whilst providing a library with an ancillary café, flexible community and office spaces. In land use terms this is welcomed.

The proposed works are sensitive to the Grade II listed building. The loss of the original swimming pool would result in some harm to the building's significance, however this is outweighed by the substantial public benefits that would be delivered.

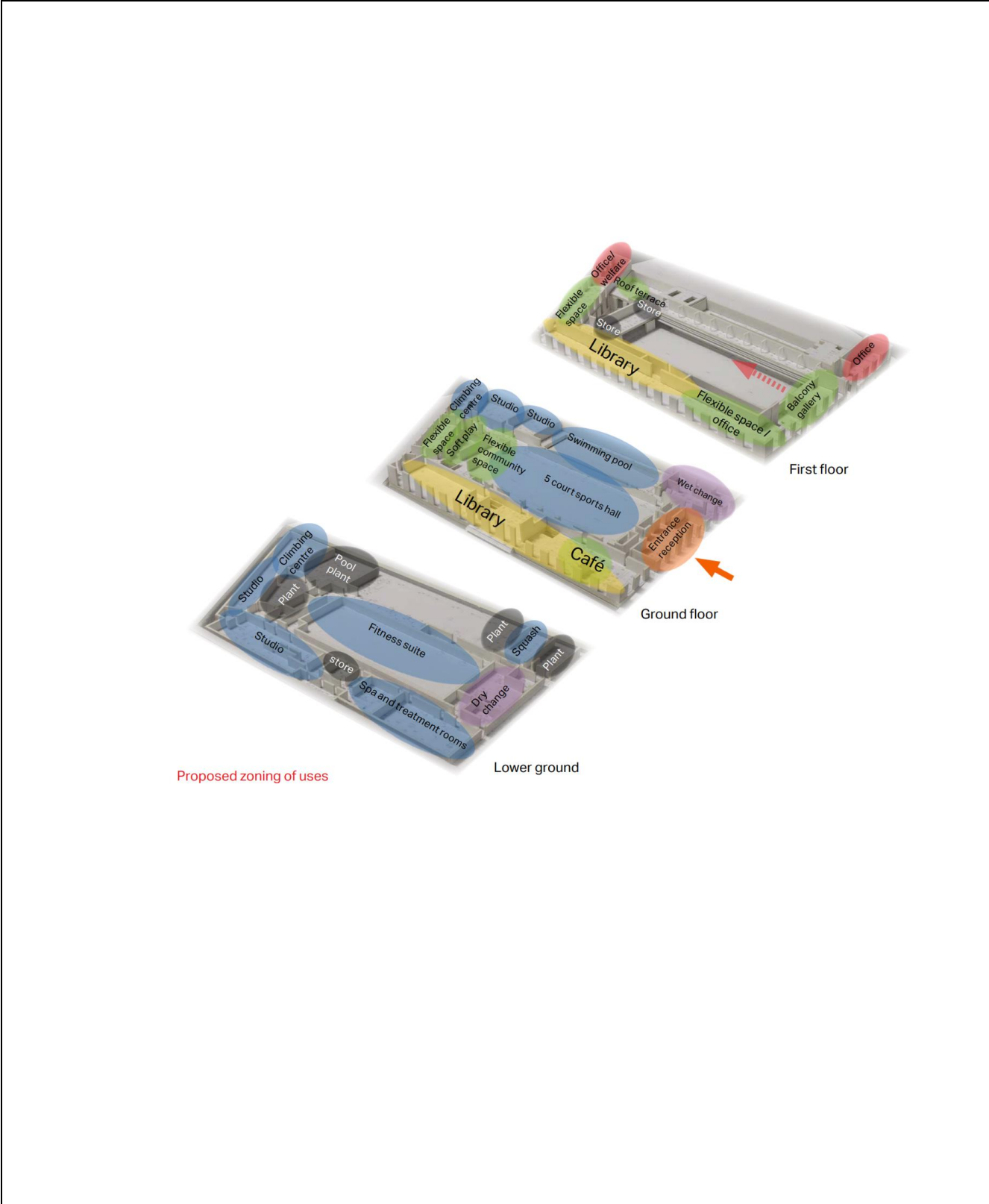
The proposal will create a modern energy efficient and sustainable building. The proposed uses and improvements to the building will contribute to its long-term sustainability as a listed building which benefits the community.

As such, the proposal is considered acceptable, mindful of policies within the development plan and therefore, a recommendation to grant conditional permission and conditional listed building consent will be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

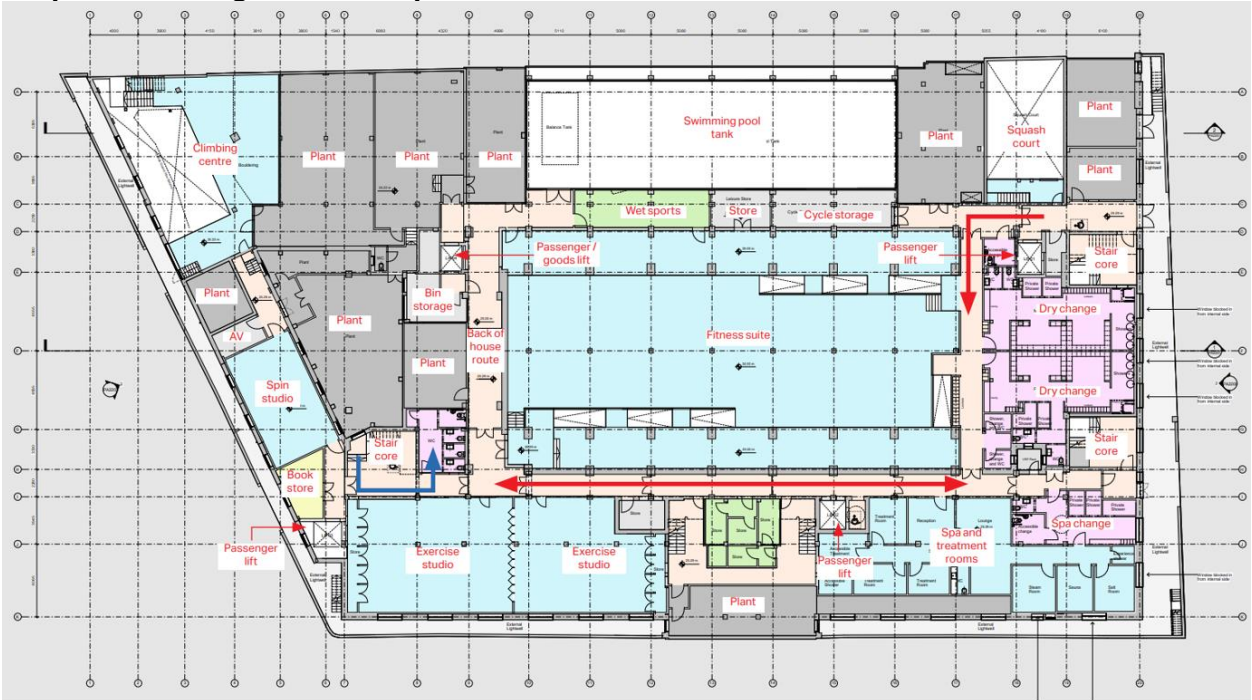
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

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

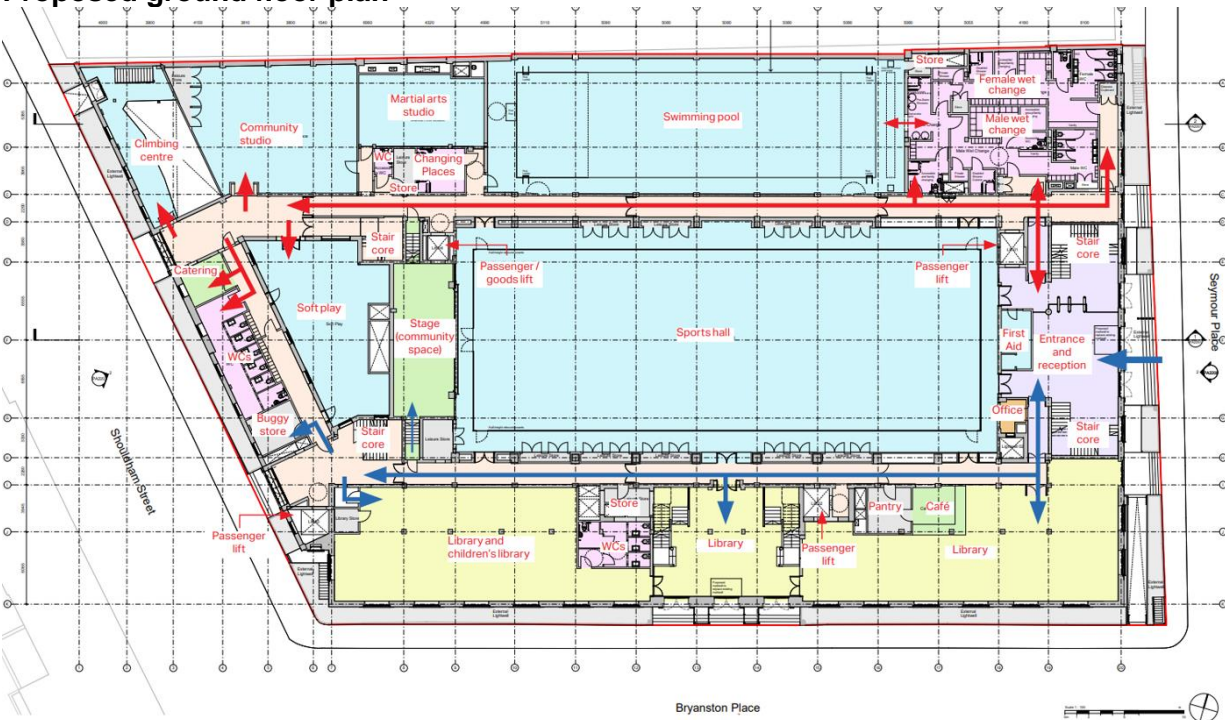
11. KEY DRAWINGS



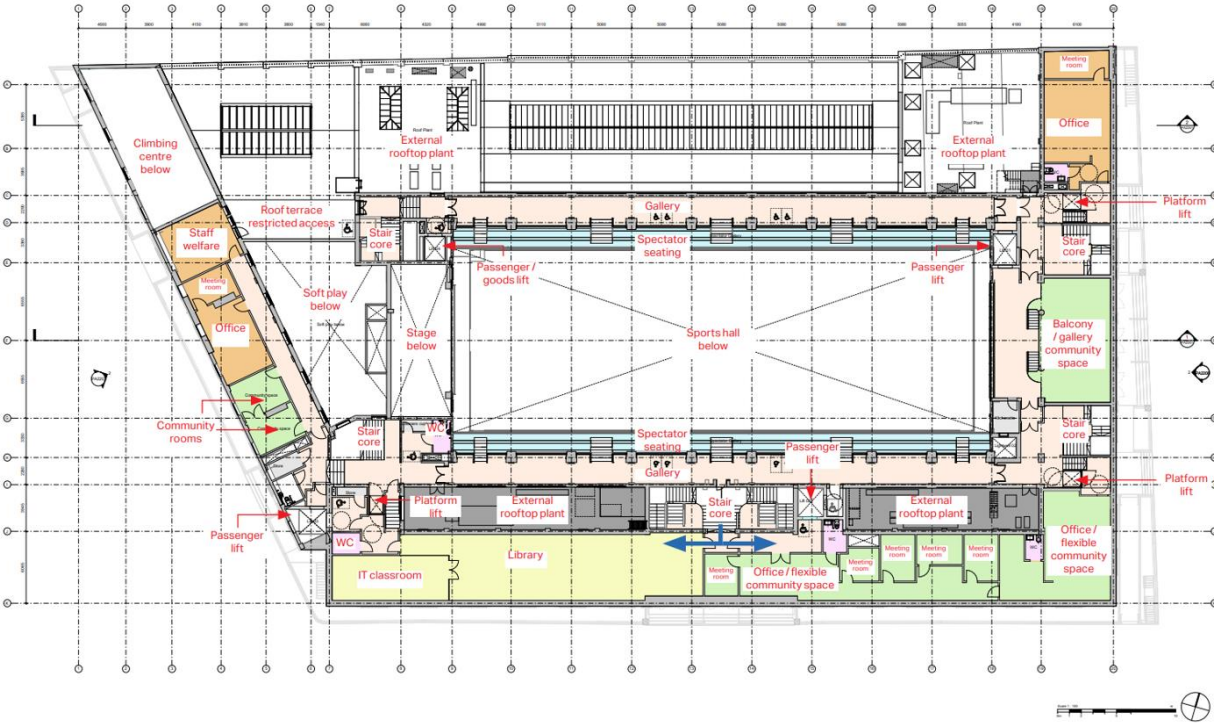
Proposed lower ground floor plan



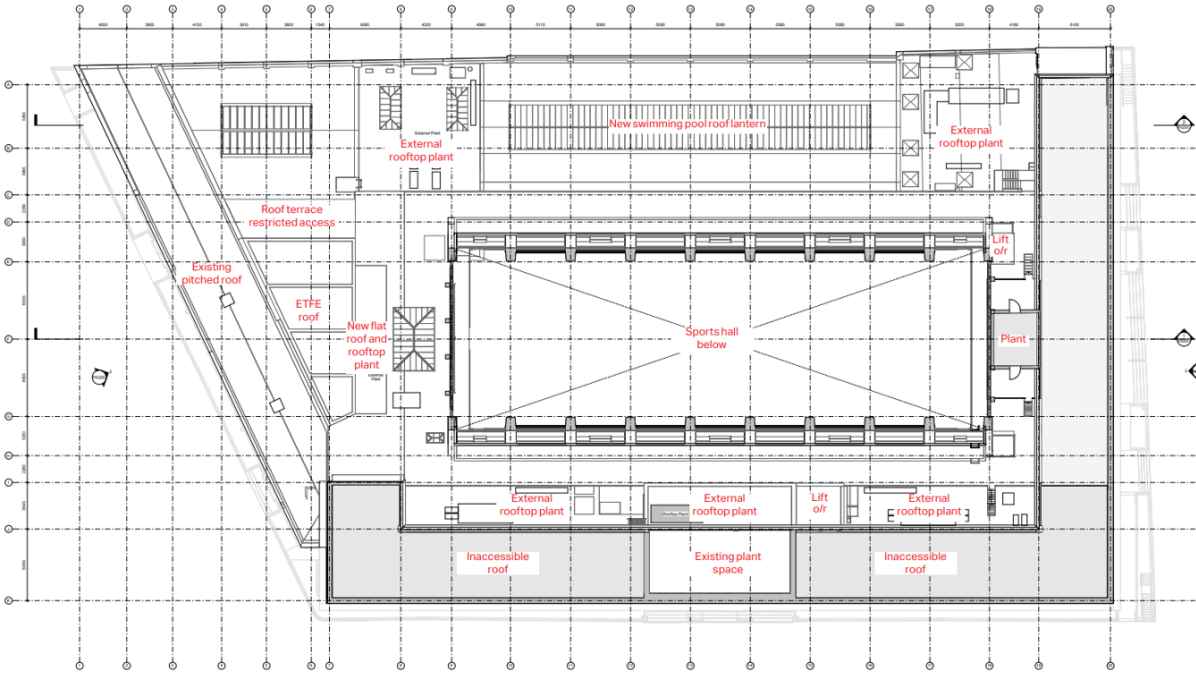
Proposed ground floor plan



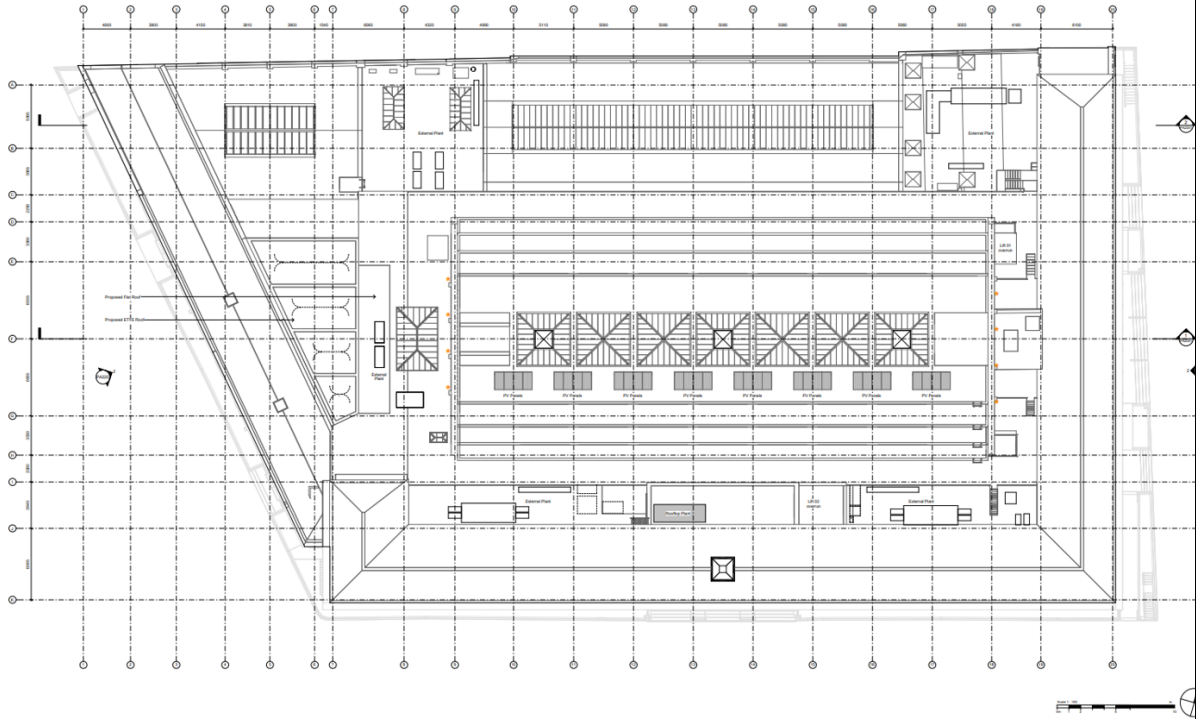
Proposed 1st floor plan



Proposed 2nd floor plan



Proposed roof plan



DRAFT DECISION LETTER

Address: Ground Floor, Seymour Leisure Centre, Seymour Place, London

Proposal: Refurbishment and upgrade of the Seymour Centre to provide leisure, swimming pool, library, flexible community/office space, health and fitness studios, beauty treatment rooms and a cafe. Flexible use for leisure, community and events spaces (Sui Generis). Refurbishment works to include: removal of the redundant swimming pool tank to facilitate the fitness suite at lower ground floor, relining the existing pool tank, installation of photovoltaics on the inner roof slope and installation of an ETFE 'pillow' roof above the former courtyard and proposed soft play area, removal of the existing roof lanterns and wind catchers in the sports hall to be replaced with new double glazed roof lanterns and wind catchers and installation of secondary glazing to all the windows in the sports hall, removal of roof lantern above swimming pool to be replaced with a new double glazed roof lantern, removal and replacement of existing plant, provision of external private roof terrace (restricted access), minor internal alterations to walls and partitions to facilitate the reconfiguration of uses, improve accessibility with one lift in each core (4 lifts in total plus three platform lifts at first floor) and two new internal upper staircases on the eastern elevation plus two new internal staircases on the south-west of the first floor, external alterations to some windows and fenestration, and provision of cycle parking and waste and recycling facilities.

Reference: 23/02017/COFUL

Plan Nos: Demolition Plans :

PA1598 P03,PA1599 P03,PA1601 P03,PA1602 P03,PA1603 P03.

Plans:

**PA1998 P03,PA1999 P04,PA2000 P03,PA2001 P03,PA2002 P03,PA2003 P03,PA2098 P03,PA2099 P03,PA2100 P03,PA2101 P03,PA2102 P03,PA2200 P03
PA2201 P03,PA2203 P03,PA2250 P03,PA2251 P03,PA2918 P03,PA2919 P03,PA2920 P03,PA2921 P03,PA2922 P03,PA3000 P02,PA3001 P02,PA3002 P02,PA3007 P02.**

Case Officer: Mike Walton **Direct Tel. No.** 07866039922

Recommended Conditions:

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

Reason:

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

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

Reason:

To 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 Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

3 You must apply to us for approval of construction drawings at 1:10 with full size details of the following parts of the development - 1) All new external doors and windows. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings.

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 Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

4 The provision for the storage of waste and recyclable materials for the development, as shown on the drawing reference number SCH-MAKE-XX-B1-DR-AR-PA1999 Rev P04 is to be made permanently available and used for no other purpose.

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)

5 (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 in writing 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 in writing 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 written 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 LA90, 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. (C46AC)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and 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. (R46AC)

6 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 0.2m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property. (C48AB)

Reason:

To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R48AB)

7 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) 5 and 6 of this permission. You must not start work on this part of the development until we have approved in writing what you have sent us. (C51AB)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary

Planning Document (February 2022), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. (R51AC)

8 The development hereby approved shall achieve a BREEAM rating of 'Excellent' or higher or an equivalent independent measure of energy performance and sustainability. Within six months of occupation of the development by the library and community space, you must submit to us a post completion certificate (or equivalent certification) confirming that the development has been completed in accordance with the required BREEAM rating.

Reason:

To ensure the development minimises operational carbon dioxide emissions and achieves the highest levels of sustainable design and construction in accordance with Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R44BE)

9 You must provide each cycle parking space and associated facilities for cyclists shown on the approved drawings prior to occupation by the library and community space. Thereafter the cycle spaces and associated facilities for cyclist must be retained and the space used for no other purpose.

Reason:

To provide cycle parking spaces for people using the development in accordance with Policy 25 of the City Plan 2019 - 2040 (April 2021). (R22FB)

10 No music shall be played on the 2nd floor roof terrace as shown on drawing SCH-MAKE-XX-02-DR-AR-PA2002 P03

Reason:

To protect the environment of people in neighbouring properties, as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R13BD)

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 the City Plan 2019 – 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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.

DRAFT DECISION LETTER**Address:** Ground Floor, Seymour Leisure Centre, Seymour Place, London

Proposal: Refurbishment works to include: removal of the redundant swimming pool tank to facilitate the fitness suite at lower ground floor, relining the existing pool tank, installation of photovoltaics on the inner roof slope and installation of an ETFE 'pillow' roof above the former courtyard and proposed soft play area, removal of the existing roof lanterns and wind catchers in the sports hall to be replaced with new double glazed roof lanterns and wind catchers and installation of secondary glazing to all the windows in the sports hall, removal of roof lantern above swimming pool to be replaced with a new double glazed roof lantern, removal and replacement of existing plant, provision of external private roof terrace (restricted access), minor internal alterations to walls and partitions to facilitate the reconfiguration of uses, improve accessibility with one lift in each core (4 lifts in total plus three platform lifts at first floor) and two new internal upper staircases on the eastern elevation plus two new internal staircases on the south-west of the first floor, external alterations to some windows and fenestration.

Reference 23/02014/LBC

Plan Nos: Demolition Plans :

PA1598 P03,PA1599 P03,PA1601 P03,PA1602 P03,PA1603 P03.

Plans:

PA1998 P03,PA1999 P04,PA2000 P03,PA2001 P03,PA2002 P03,PA2003 P03,PA2098 P03,PA2099 P03,PA2100 P03,PA2101 P03,PA2102 P03,PA2200 P03
 PA2201 P03,PA2203 P03,PA2250 P03,PA2251 P03,PA2918 P03,PA2919 P03,PA2920 P03,PA2921 P03,PA2922 P03,PA3000 P02,PA3001 P02,PA3002 P02,PA3007 P02.

Case Officer: Mike Walton **Direct Tel. No.** 07866039922**Recommended Conditions:**

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 building and to make sure it contributes to the character and appearance of the area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary

Planning Guidance: Repairs and Alterations to Listed Buildings. (R27CB)

3 You must apply to us for approval of construction drawings at 1:10 with full size details of the following parts of the development - 1) All new doors and windows. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

4 You must apply to us for approval of samples of floor coverings and details of the interior decorative schemes for the following spaces - 1) The secondary pool,3) The main reception area. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these samples and details.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

Informative(s):

1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT

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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 (March 2021), the City Plan (April 2021), as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council has had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and has decided that the proposed works would not harm this special architectural or historic interest; or where any harm has been identified it has been considered acceptable in accordance with the NPPF. In reaching this decision the following were of particular relevance: Policies 38, 39 and 40 of the City Plan 2019 - 2040 adopted in April 2021 and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

2 You must also get listed building consent to put up the advertisement. (I05AA)
23/02014/COLBC