

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 19 March 2024	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Marylebone	
Subject of Report	13 Salisbury Place, London, W1H 1FJ		
Proposal	Use of part of ground and first floors (rear building) as offices, social support facilities for those in need, facilities for volunteers including temporary sleeping accommodation and for associated ancillary activities (Sui Generis).		
Agent	Treanor Consulting		
On behalf of	Central London Samaritans		
Registered Number	23/08920/FULL	Date amended/ completed	22 December 2023
Date Application Received	22 December 2023		
Historic Building Grade	Unlisted		
Conservation Area	Portman Estate		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY & KEY CONSIDERATIONS

The property comprises a two-storey office building located through a passageway under the first floor of 14 Salisbury Place. The application involves the use of this building as offices and support facilities for the Central London Samaritans (CLS) who are currently located at 46 Marshall Street. Internal alterations are proposed to provide sleeping spaces and showers for volunteers requiring rest either before or after a night shift. The core of Samaritans' work is a telephone helpline, operating 24 hours a day, 365 days a year, however, the organisation offers a drop-in service for face-to-face discussion with visitors able to arrive between 09:00-21:00 daily.

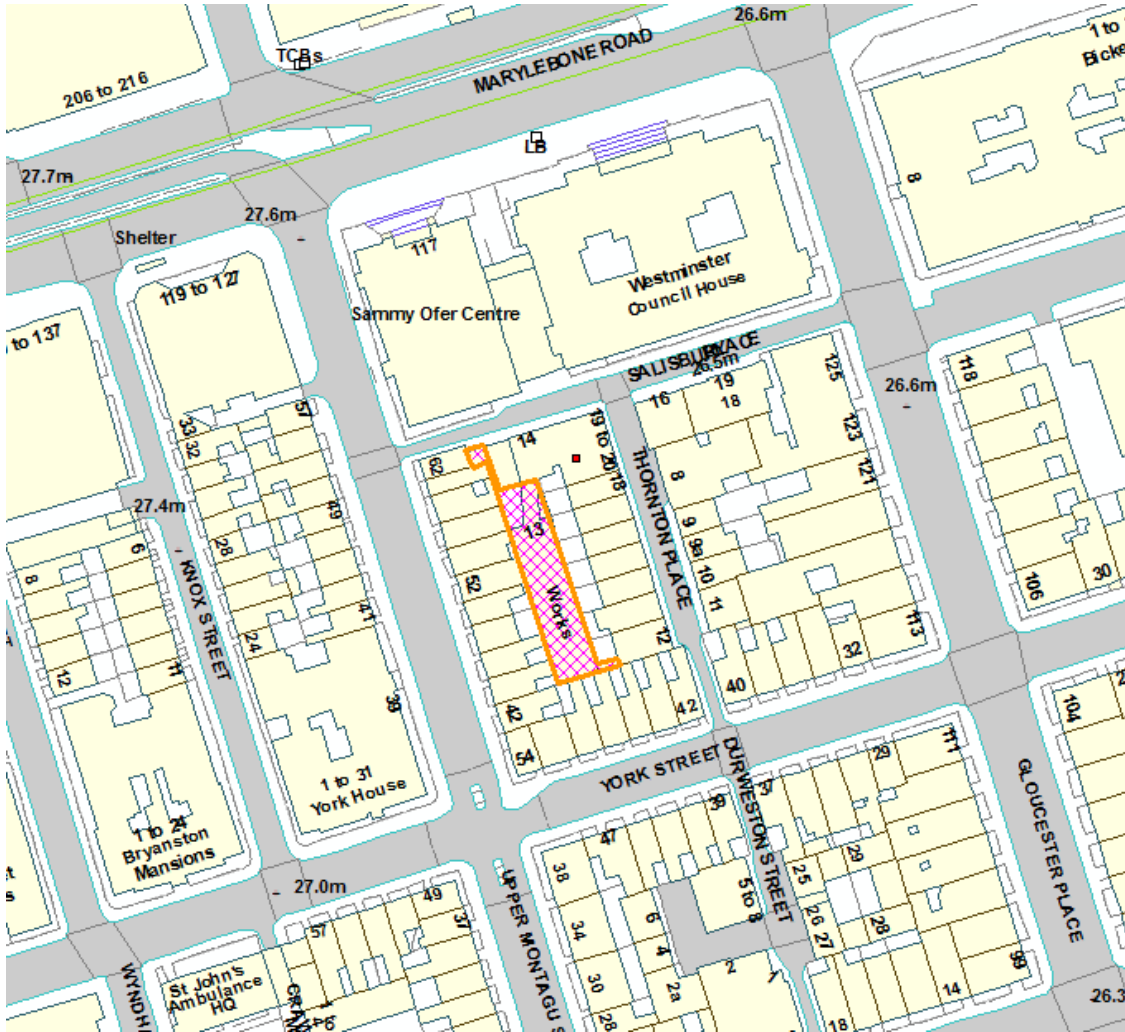
The key considerations in this case are:

- The acceptability of the proposal in land use terms
- The impact on the amenity of neighbouring residential properties.

Strong objections to the proposal have been received on the grounds that the use is inappropriate

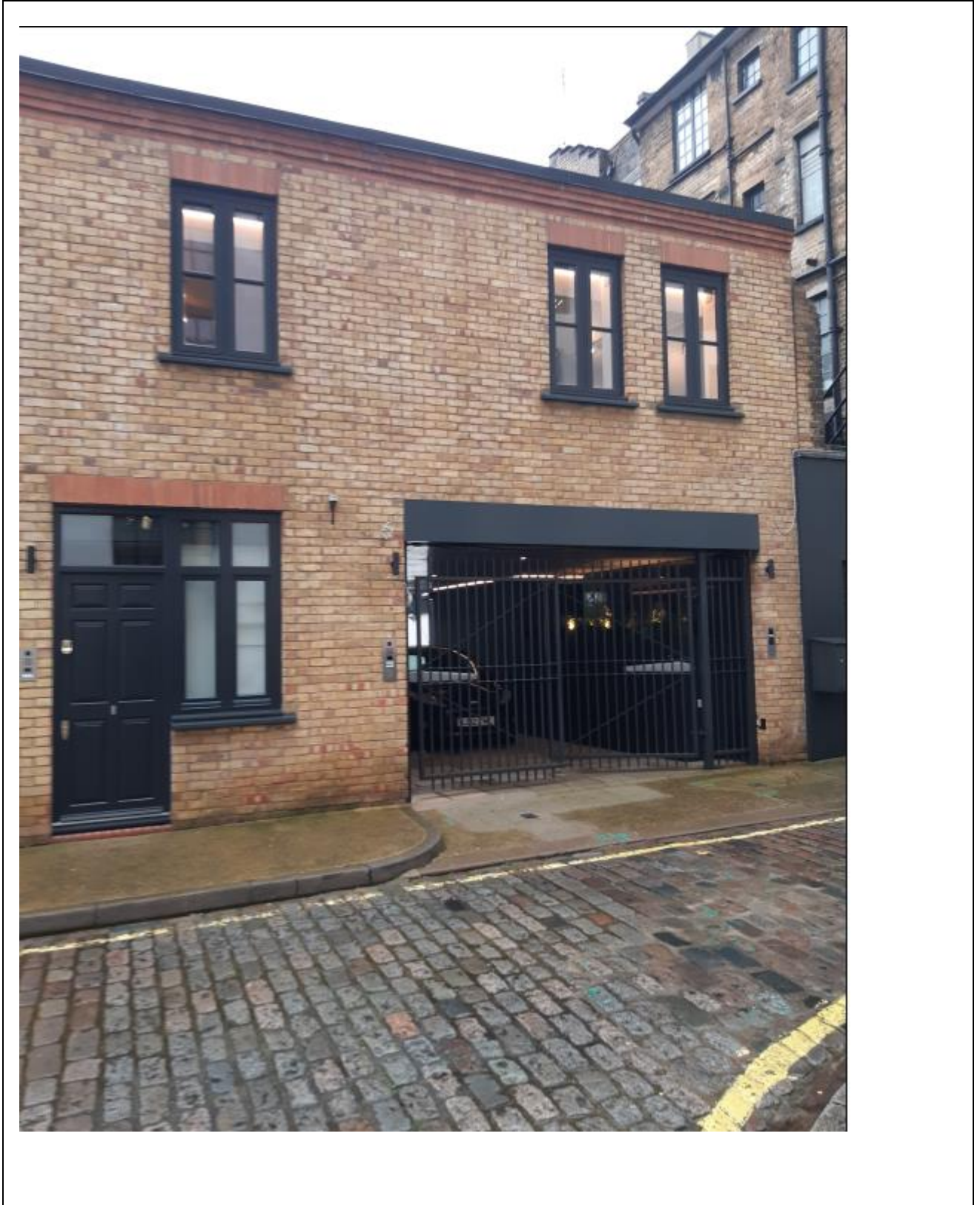
within a residential area and would lead to noise, disruption, increased parking and anti-social behaviour problems. As set out in this report and following the submission of a detailed operational management plan, the proposed development is considered to accord with the relevant policies in the Westminster's City Plan 2019 – 2040 (the City Plan). The application is therefore considered acceptable in land use, amenity and highways terms and is recommended for approval subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Item No.

1



5. CONSULTATIONS

5.1 Application Consultations

WARD COUNCILLORS FOR MARYLEBONE

Strongly support the residents' concerns.

METROPOLITAN POLICE

Any response to be reported verbally.

MARYLEBONE ASSOCIATION

Believe that the measures within the submitted Operational Management Plan adequately respond to the concerns of residents and support the application provided that the principles of the Management Plan are secured by condition.

Suggest that the building is assessed against Secured by Design principles to make recommendations and address any safety concerns, particularly concerning the lack of natural surveillance around the gated entrance to the courtyard from Salisbury Place.

HIGHWAYS PLANNING MANAGER

No objections raised.

WASTE PROJECT OFFICER

No objections raised.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 80

Total No. of replies: 39

No. of objections: 34; No. in support: 3 and 2 letters of response neither objecting to or supporting the application

Support on the following grounds:

* The proposals would enable the Samaritans to retain a base in Westminster to support their crucial work to support people in crisis.

*The proposed operations are less onerous than if used under its present planning use by an alternative occupier

*The location is well served from a public transport perspective, safe and secure for vulnerable users.

*The application is appropriate and the Samaritans have a strong track record at Marshall Street

* The application is well thought-through, with a range of measures in place to mitigate against any noise or impact on residential amenity

Objections raised on the following grounds:

*Inappropriate use within a residential area contrary to local plan policies

*Disturbance and noise given the proposed 24/7 use up to 9pm

*Increase in anti-social activity

*Increase in crime and lack of crime prevention statement contrary to Policy 38C and

paragraph 38.9 of the Westminster City Plan and the NPPF

*Noise from shift workers leaving and arriving early and/or late at night

*Previous use was very quiet, with no more than about 10 staff keeping 9 to 5 office hours 5 days a week.

*Loss of privacy from large first floor window

*Light pollution

*Increase in traffic

*Noise from parking

*Narrow pavements are treacherous for pedestrians

*Lack of noise-impact assessment contrary to City Plan Policy 33 and London Plan D13 Agent of Change

*The access onto Thornton Place is only for fire escape

*Concerns regarding security and access to the rear of properties on Upper Montagu Street via the garage roof on Salisbury Place

*Query regarding waste storage and the placement of bins on the pavement/street pose a pedestrian /traffic hazard.

*The use of the building for training sessions and private hire would result in an enormous increase in the current activity and footfall in the area

*Adverse impact on the conservation area

*Limited mobile phone coverage will mean that calls will be made in Thornton Place

*Lack of consultation with residents

*The contention that the Samaritans want to expand would inevitably lead to more comings and goings by volunteers and extra noise.

PRESS NOTICE/ SITE NOTICE:

Yes

5.2 Applicant's Pre-Application Community Engagement

Whilst no pre-application discussions have been carried out by the applicant with neighbours, the applicant contacted the Marylebone Association and ward councillors and invited them to meet. The applicant also hand-delivered letters to all neighbours who had been notified of the application by the Council inviting them to drop-in sessions at 13 Salisbury Place on the following dates:

- 30 January - first drop-in session at 6-8pm.
- 4 February - second drop-in session at 10am-midday

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) (December 2023) and should be afforded full weight in accordance with paragraph 225 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 47 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 (December 2023) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

The property comprises an unlisted two-storey office building located within the Portman Estate Conservation Area and Central Activities Zone (CAZ). The building is accessed through a passageway under the first floor of 14 Salisbury Place but also has a separate garage which faces Salisbury Place. The building has a means of escape onto Thornton Place, which is part of the ownership of 12 Thornton Place.

The site is adjoined by residential properties. To the east are 3-storey town houses along Thornton Place with rear gardens that back on to 13 Salisbury Place. To the west are 4/ 5-storey town houses along Upper Montagu Street. Immediately north of Salisbury Place is the rear of the former Marylebone Town Hall.

7.2 Recent Relevant History

Planning permission granted in December 1984 for the "Use of the Rear Building by Springett Associates as Offices and Light Industrial Premises". The permission was subject to Condition 3 which states that "The Office use hereby permitted shall be carried on only by Springett Associates Limited and in addition to the existing use of the premises for light industrial purposes and the office use hereby permitted shall be discontinued on the date when Springett Associates Limited ceases to occupy the premises."

In May 2001 Springett Associates went into liquidation and different companies subsequently used the offices over many years and in 2022, a Lawful Development Certificate for the use of the existing offices in breach of the planning condition was granted (Ref: 20/03959/CLEUD).

8. THE PROPOSAL

The application involves the use of this building as offices and support facilities for the Central London Samaritans (CLS) who are currently located at 46 Marshall Street.

Internal alterations are proposed to provide sleeping spaces and showers for volunteers requiring rest either before or after a night shift. The core of Samaritans' work is a telephone helpline, operating 24 hours a day, 365 days a year, however, the organisation offers a drop-in service for face-to-face discussion, with visitors able to arrive between 09:00-21:00 daily.

CLS has 6 paid members of staff, 3 in the office full time and 3 working partly in the office/ partly from home. There are approximately 350 volunteers who generally spend 5 hours in the office for 3 out of 4 weeks. Some volunteers are outreach and will rarely visit the branch. The applicant therefore estimates that there would be on average 12-16 staff/volunteers in the building at any one time.

The building will be open for CLS staff during normal office hours (08:00-18:30, Monday–Friday), however the majority of CLS volunteers operate to regular shift hours of 02:30-06:30; 06:30-08:30; 08:30-13:30; 13:30-18:00; 18:00-22:15 and 22:15-02:30 Monday-Sunday. Most volunteers arrive 30 minutes before a shift and leave 30 minutes after a shift has finished. Bedrooms are also available for volunteers who are manning the phones late or early for a few hours' sleep before or after the late and early shifts (10:30pm-2:30am or 2:30am to 6:30am).

CLS also propose to run volunteer / staff training sessions in the property during the day or in the evening (08.00 to 22.30 Monday-Sunday inclusive) and may hire out meeting rooms during office hours Monday-Friday and occasionally at weekends by prior arrangement only (office hours are 08:00-18:30 Monday-Friday).

9. DETAILED CONSIDERATIONS

9.1 Land Use

Loss of office use

Objectors contend that the loss of office space is prevented by policy. Whilst City Plan 13 resists the loss of offices, this is with specific reference to proposals for replacement by residential and hotel use. There is no conflict with policy in relation to the use of the building as a mixed office/community use.

Social & Community Uses

The NPPF places great emphasis on the importance of promoting “an effective use of land in meeting the need for homes and other uses” and states that in order to provide the social, recreational and cultural facilities and services that communities need, planning decisions should “support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community” (paragraph 97).

Policy S1 of the London Plan states that “development proposals which provide high quality social infrastructure will be supported” and that “new facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres”.

City Plan Policy 17 states that “new community infrastructure and facilities will be

supported where there is an identified present or future need” and that “where new facilities are provided they should be designed to accommodate a range of community uses wherever possible. The council will strongly encourage the co-location of facilities and access for appropriate organisations and the local community”. Policy 1 is also relevant and this supports the future growth and intensification of the CAZ in a manner that balances its many competing functions.

Objectors believe that the use is inappropriate within a residential area, however, the building is already in commercial use, and Policy 17 supports new community facilities throughout Westminster. Given the location of the site and the high level of local transport accessibility, it is considered that it is easily accessible to all potential users. In relation to the requirement for a need for the use to be demonstrated, CLS contend that the charity meets an identified, and regrettably growing, need. In 2021 the charity reached out to around 47,000 vulnerable people over the phone, in person and via email and webchat. They also receive over 175 enquiries a month from new people wanting to volunteer and argue that by creating new premises at 13 Salisbury Place they can provide the potential to accommodate more staff as services expand and take-on more volunteers increasing the number of available listeners at any one time both on the phone, by email, webchat and offering support in person.

Sleeping Accommodation

The first floor is to be reconfigured to provide up to six pod-type rooms for overnight accommodation for volunteers who work the late/early morning shifts. This is not a form of permanent residential accommodation to which the Council’s normal policies or standards apply. There is a clause within the OMP that restricts this accommodation to be used only immediately before or after the late and early shifts.

9.2 Environment & Sustainability

Not relevant to the proposal.

9.3 Biodiversity & Greening

Not relevant to the proposal.

9.4 Townscape, Design & Heritage Impact

Whilst concerns have been raised relating to the impact on the conservation area, the proposal includes no external alterations. Hence, the proposed development raises no issues in relation to design or conservation matters.

9.5 Residential Amenity

Policy Background

To ensure that any detrimental impacts on existing users of an area are avoided, City Plan Policy 7 requires new development to be neighbourly by protecting, and where appropriate enhancing local environmental quality and protecting and positively responding to local character and the historic environment. In considering development

proposals, the Council will take a balanced approach that considers the specific site location and context as well as the merits of the proposals including the consideration of the wider benefits of a scheme against impacts on the surrounding area.

The Plan recognises that factors such as polluted air, excessive smells, poor waste management, noise and strong vibrations are examples of environmental impacts that have an adverse impact on quality of life and health and well-being. Development must prevent unacceptable environmental impacts on existing and new users of building or its neighbours. It confirms that the Council will place the burden on the applicant to ensure mitigation measures are included to safeguard future local amenity and to ensure that development does not cause existing nearby uses from having to curtail their activities.

Policy 33 of the City Plan requires that development proposals do not have an adverse impact upon the amenity and local environment of existing and future residents and development to prevent the adverse effects of noise and vibration with particular attention to minimising noise impacts and preventing noise intrusion to residential developments and sensitive uses; minimising noise from plant machinery and internal activities and minimising noise from servicing and deliveries.

Assessment on amenity grounds

Strong objections to the impact of the use on nearby residents have been received, including those relating to the increased number of visitors compared to the lawful office use, the hours of use proposed and the noise from shift workers leaving and arriving early and/or late at night.

With regard to the proposed use, as set out above, the core of Samaritans' work is a telephone helpline, operating 24 hours a day, 365 days a year. With six office staff and a core group of volunteers, the applicant estimates that there would be on average 12-16 staff/volunteers in the building at any one time. This is substantially less than the former office use of the building (and photographs within the sales brochure indicate that the building has capacity for at least 40 computer terminals together with additional break-out areas and meeting rooms).

However, the volunteer staff work shift hours and could arrive/leave late at night for the 22:15-02:30 and 02:30-06:30 shifts and arrive early in the morning for the 06:30-08:30 shift. Clearly these hours are substantially different to the hours that a 'normal office' would operate, but the proposals include the provision of overnight sleeping accommodation that would enable the volunteers to remain in the premises during these late/early hours. Information submitted with the application indicates that volunteers are likely to stay on the premises and sleep after the 22:15-02:30 shift or arrive early before the 02:30-06:30 shift rather than leave the building.

Occupancy	Hours					
	22:15 – 02.30	02.30 – 06.30	06.30 – 08.30	08.30 – 13.30	13.30 – 18.00	18.00 – 22.15
Volunteer Night Shift 3-4 people	On duty	Sleep	Sleep			
Volunteer Night Shift 2-3 people	Sleep	On duty	Sleep			

In addition, the Samaritans would also provide training sessions for their staff and hire out meeting rooms, but this would ordinarily be during office hours Monday-Friday (08:00-18:30 Monday-Friday) and occasionally at weekends.

The organisation does offer a drop-in service for face-to-face discussion with visitors able to arrive between 09:00-21:00 daily (with the last caller leaving at 22:00 hours at the latest). Further information has been submitted that shows the number of visitors to the current Samaritans premises in Marshall Street over a 6-month period between July and December last year. Arrival of visitors are spread throughout the day between the hours of 09:00 to 21:00 and for the busiest week (week of 10th to 16th December) a maximum of 40 callers attended the premises, equating to 6 visitors per day. Over this 6-month period, on average, some 22 people per week visited the premises, equating to 3 visitors each day. Therefore, with staff and volunteers, this represents a likely maximum of 22 people who would access the site across a typical day. It is not considered that the use is likely to generate such significant activity that it would be harmful to the amenity of neighbouring residents, particularly when compared to the lawful office use.

During the course of the application a fully worked-up OMP for the use has been received which includes the following measures:

- Limiting the use of the courtyard to parking only for disabled volunteers, members of staff or callers.
- Servicing will be carried out during daytime hours.
- No tables and chairs will be placed in the courtyard.
- Prohibiting staff, volunteers and visitors from smoking (or vaping) in the courtyard. Signs will be installed to inform visitors that the courtyard is a no-smoking area.
- Prohibiting staff, volunteers and visitors from making personal mobile calls in the courtyard.
- CLS staff and volunteers will be informed there are residential neighbours and reminded to arrive / leave the property quietly.
- The installation to internal window treatments (e.g. blinds, curtains etc.) to all windows including the first-floor balcony doors, that will be used from dusk.
- Limiting the hire of meeting rooms to office hours, and only occasional use at weekends

Further conditions are recommended to limit the hours of use for visiting members of the public, ensuring compliance with the OMP, requiring the entrance door to remain shut (other than for egress purposes) and restricting the access onto Thornton Place as means of escape only. Subject to these conditions, it is not considered that the use would have a material impact on the amenity of neighbouring occupants, including the effect of any traffic generated.

One of the objectors has requested a number of conditions relating to additional controls, a number of which have been included within the updated OMP (provision of signage, installation of a key-code access for staff, limiting parking to disabled volunteers/visitors only and provision of a contact number for emergency use). Some of the requested conditions, such as employment of facial recognition software, preventing the hire of rooms for non-Samaritan use, limiting the number of bedspaces, would either be difficult to enforce (and thereby unable to be controlled by condition) or fall beyond the remit of this application.

Privacy and Light Pollution

A number of objectors refer to the fact that the existing windows cause light pollution and that overlooking would be worsened from the existing first floor balcony window. One of the objectors also refers to the existing security light.

With the exception of the large windows at the front of the building, the remaining windows are high level or obscure glazed. At present, none of the windows are screened by either blinds or other forms of window treatment and the applicant has confirmed that all the windows, including the large first floor window, will be installed with window treatments that will be operable from dusk. These are intended to prevent any night-time light-spill to the outside, avoiding adverse amenity impacts on nearby residents. The full details of these blinds, and their operation, is controlled by condition.

Plant

It is understood that there will not be any new plant associated with the proposed development and that it can utilize existing plant. One of the objections also refers to noise from existing air-conditioning plant. Planning permission for air-conditioning plant was approved in 1985 (Ref: 85/00461/FULL) subject to a condition requiring the plant "not to be audible above ambient noise levels". This matter has been referred to the Planning Enforcement Team.

9.6 Transportation, Accessibility & Servicing

The application has been reviewed by the Highways Planning Manager who raises no concerns. The site is well served by public transport and no notable change to pedestrian or vehicular movements would result from the proposal given the small level of floorspace involved. The site is also within a Controlled Parking Zone which will mean anyone driving to the site will be regulated by on-street parking controls.

The applicant suggests that 6 cycle parking spaces are proposed, but these do not appear to be indicated on the submitted drawings. This provision is welcomed, and details are secured via condition.

Revised waste storage details have been submitted and the Waste Projects Officer raises no objections.

One of the objectors has requested that additional street signage is provided, and this request has been passed on to the City Council's Street nameplate/Signage team.

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 by generating 6 jobs in a currently vacant building. 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

Crime and security

The National Planning Policy Framework (NPPF) sets out guidance for creating safe and accessible communities and City Plan Policy 38 states all development will place people at the heart of design, including by introducing measures that reduce the opportunity for crime and anti-social behaviour.

Objectors are concerned that the proposed use would both attract anti-social behaviour, increase the requirement for police presence and create problems with security, including access to the rear of properties in Upper Montagu Street and Thornton Place. The Metropolitan Police's Designing Out Crime Officer has reviewed the proposals and verbally raises no objections to the application and members will be advised of any updated comments at the committee meeting. A condition requiring the development to achieve a Secured by Design accreditation is proposed.

Means of escape

Objectors are concerned that safe means of escape is required for the overnight accommodation and that emergency access needs clarification. However, there is an existing passageway at the rear of the building that runs beneath 12 Thornton Place and exits into the mews. One of the objectors believes that the width of this passage is inadequate in terms of means of escape, however, this is a matter for Building Control. A condition is proposed to ensure that the access onto Thornton Place is for means of escape only.

Insufficient information and consultation

Objectors are of the view that responses from Transport for London, London Fire Brigade and the Council's Environmental Health and Renewable Energy/Sustainability officer should have been received. However, these are not required for this change of use application.

Objectors believe that the floorplans plans submitted are inadequate to determine the application. Indicative floorplans have been submitted that show the layout of the accommodation including space for meeting rooms, staff office and sleeping accommodation for up to 6 staff and means of escape via Thornton Place. Any physical change to provide, for example, new windows would need planning permission, and this is dealt with by informative.

Concerns have also been raised regarding the lack of a Noise Impact Assessment. The Environmental Supplementary Planning Document sets out that these are only required for noise generating commercial uses including music and entertainment uses (such as restaurants, clubs, pubs) and gyms.

Other issues

One objection has been received on the grounds that planning permission for unrestricted Class E Use at the Samaritans current premises on Marshall Street "because the loss of office accommodation in this location would undermine the provision of an appropriate mix of uses that support the vitality, function and character of the Central Activities Zone and the West End Retail and Leisure Special Policy Area". This decision appears to relate to 36 Marshall Street and not 46 Marshall Street (the Samaritan's current premises).

9.9 Environmental Impact Assessment

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

9.10 Planning Obligations & Pre-Commencement Conditions

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

10. Conclusion

Accordingly, the proposal is considered acceptable and would be consistent with the relevant policies in the City Plan 2019-2040 and London Plan 2021. It is recommended that planning permission is granted, subject the conditions listed at the end of this report, which are necessary to make the development acceptable.

(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: MARK HOLLINGTON BY EMAIL AT mhollington2@westminster.gov.uk

11. KEY DRAWINGS

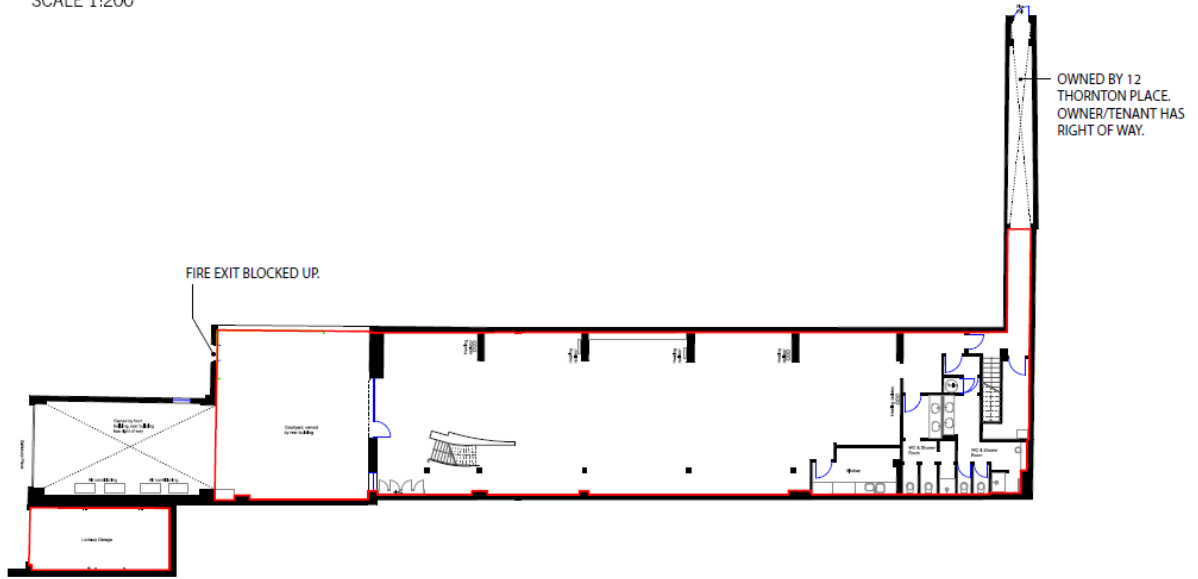
Existing Use Ground and First Floor

Offices Class E



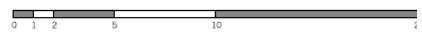
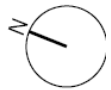
01: FIRST FLOOR (REAR BUILDING)

SCALE 1:200



02: GROUND FLOOR (REAR BUILDING)

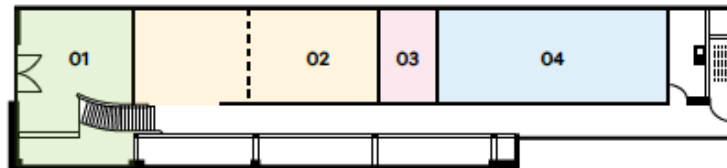
SCALE 1:200



Indicative floor plans

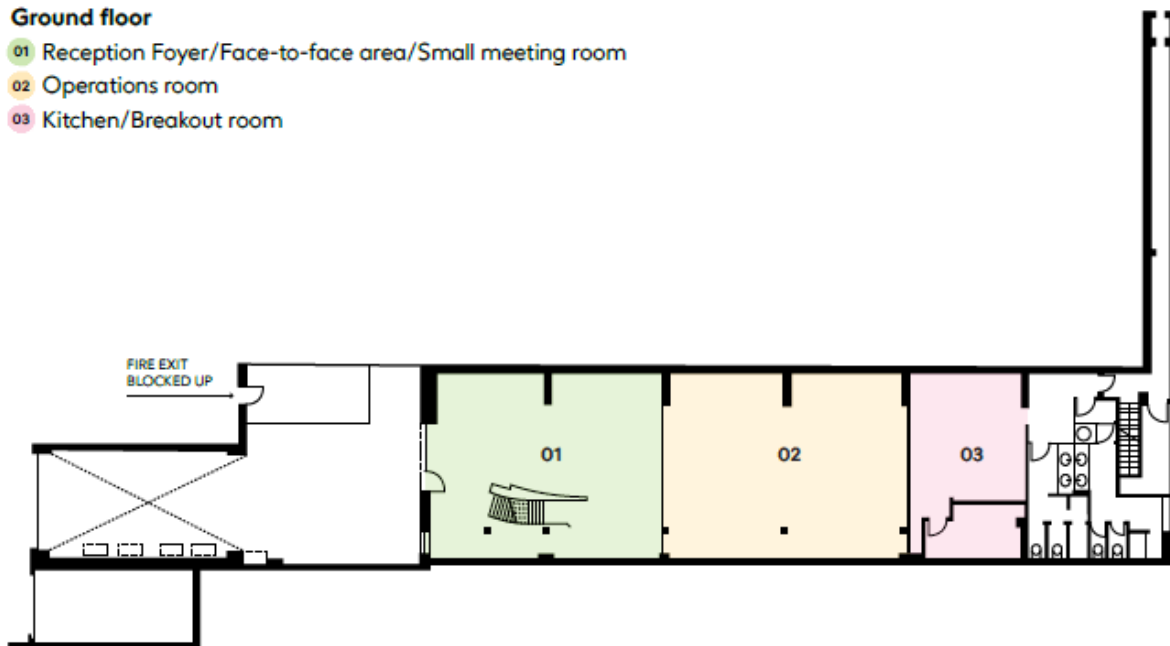
First floor

- 01 Staff office
- 02 Meeting rooms (capable of subdivision)
- 03 Faith room
- 04 Up to 6 bedrooms & showers for volunteers



Ground floor

- 01 Reception Foyer/Face-to-face area/Small meeting room
- 02 Operations room
- 03 Kitchen/Breakout room



DRAFT DECISION LETTER

Address: 13 Salisbury Place, London, W1H 1FJ

Proposal: Use of part of ground and first floors (rear building) as to offices, social support facilities for those in need, facilities for volunteers including temporary sleeping accommodation and for associated ancillary activities (Sui Generis).

Reference: 23/08920/FULL

Plan Nos: 194-200; Operational Management Plan dated February 2024; 3860/AS2 Rev PL3

Case Officer: Jo Palmer

Direct Tel. No. 020 7641
07866040238

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 The passageway onto Thornton Place must be used for emergency access only.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

- 3 You must apply to us for approval of details of window treatments to all windows (so that no interior light is visible outside of the building during the hours of darkness). You must not start any work on this part of the development until we have approved in writing what you have sent us. You must then provide the window treatments prior to occupation and the blinds shall remain closed during the hours of darkness whilst the social support (sui generis use) is in operation.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

- 4 You must carry out the measures included in your Operational Management Plan dated February 2024 at all times that the social support (sui generis use) is in use. (C05KA)

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05GC)

- 5 Customers shall not be permitted within the social support (sui generis) premises before 09:00 or after 22:00 each day. (C12AD)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

- 6 You must not leave the entrance doors open other than for entrance/egress purposes.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

- 7 Between the hours of 21:00-08:00 Monday-Friday and 21:00-09:00 Saturday and Sundays, the courtyard shall not be used except for pedestrian or cycle access/egress to/from the building and for the parking of cars by disabled drivers. It shall not be used for any other purpose outside of these hours.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

- 8 You must apply to us for approval of details of secure cycle storage social support (sui generis) use. You must not start any work on this part of the development until we have approved in writing what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation and make it available at all times to everyone using the social support (sui generis use). You must not use the cycle storage for any other purpose. (C22JA)

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)

- 9 You must provide the separate stores for waste and materials for recycling shown on drawing number 3860/AS2 Rev PL3 prior to occupation and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone using the social support (sui generis) use. (C14FC)

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)

- 10 You must provide evidence of Secure by Design Accreditation prior to occupation of the building.

Reason:

To ensure that the development has been built with suitable security measures in place to minimise the risk of crime and anti-social behaviour in accordance with Policies 38 and 43 of the City Plan 2019 - 2040 (April 2021).

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.
- 2 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance.
- 3 This permission does not allow any work which would change the outside appearance of the

property. (I18AA)

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.