PLANNING APPLICATIONS	Date	Classification	Classification	
COMMITTEE	19 May 2015	For General Re	elease	
Addendum Report of		Wards involve	ed	
Director of Planning		Bayswater		
Subject of Report	Grove House, 88 - 94	Westbourne Grove, Lo	ndon, W2 5RT	
Proposal	Demolition of existing building and erection of new basement plus six storey building to provide 11 residential units (6 x 1 bed, 1 x 2 bed and 4 x 3 bed units) at first to fifth floor and A1 retail use at basement and ground floor levels. Removal of two street trees.			
Agent	Savills			
On behalf of	SRE Properties (Westbourne Grove) Limited c/o Enstar Capital Ltd.			
Registered Number	14/10572/FULL	TP / PP No	TP/5489	
Date of Application	24.10.2014	Date amended/ completed	30.03.2015	
Category of Application	Major			
Historic Building Grade	Unlisted			
Conservation Area	Westbourne			
Development Plan Context - London Plan July 2011 - Westminster's City Plan:	Outside London Plan Central Activities Zone			
Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside Central Activiti	es Zone		
Stress Area	Outside Stress Area			
Current Licensing Position	Not Applicable			

1. RECOMMENDATION

- 1. Grant conditional permission, subject to a S106 legal agreement to secure the following:
- a) Provision of £1,015,980 towards the City Council's affordable housing fund (index linked and payable upon commencement of development);
- b) A contribution of £10,000 (index linked and payable upon commencement of development) towards new tree planting in the vicinity of the site;
- c) Provision of lifetime car club membership (minimum 25 years) for all 11 flats;
- d) A car parking fund for occupants of the flats, equating to 50% of the cost of off-street parking for four cars for a period of 10 years; and
- e) The costs of monitoring the S106 agreement.
- 2. If the S106 legal agreement has not been completed within six weeks of the date of the Committee resolution, then:

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- (a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;
- (b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.
- 3. The Committee authorises the making of a draft order pursuant to Section 247 of the Town and Country Planning Act 1990 for the stopping up of the area of highway on Westbourne Grove required to enable the development to take place.
- 4. That the City Commissioner for Transportation be authorised to take all necessary procedural steps in conjunction with the making of the order and to make the order as proposed if there are no unresolved objections to the draft order. The applicant will be required to cover all reasonable costs of making and implementing the order.





GROVE HOUSE, 88-94 WESTBOURNE GROVE, W2

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2. SUMMARY

This application for demolition of the existing building and erection of a new building containing 11 residential units at first to fifth floor and retail use at basement and ground floor levels was reported to the Planning Applications Committee on 17 February 2015 with an officer recommendation for approval.

The Committee deferred consideration of the application in order for the applicant to reconsider the design of the rear of the new building, to reduce sense of enclosure, especially to 28a Hereford Road, and to reduce the bulk and height. The Committee also asked the applicant to address concerns about noise disturbance from mechanical plant and to amend the design of the grilles on the rear elevation.

Revised drawings and a letter from the applicant's acoustic engineer were received on 30 March 2015. Interested parties have been re-consulted and their objections are set out in the background papers. This application is being reported back to the Committee for a decision.

3. CONSULTATIONS

AS PER THE REPRESENTATIONS SET OUT IN THE COMMITTEE REPORT DATED 17 FEBRUARY 2015.

ADDITIONAL AND LATE REPRESENTATIONS REPORTED VERBALLY TO COMMITTEE ON 17 FEBRUARY 2015:

HIGHWAYS PLANNING MANAGER

The provision of six staff cycle parking spaces within the building is welcomed. Relocation of the existing Sheffield stands would mean a reduction in the provision and the effective width of the public footway and this would need to be discussed with the Service Development Manager in the City Commissioner of Transportation's Office. Applicant should be made aware that the stopping up of the public highways will need to be arranged before commencement of development and that this is a separate process to the planning application process.

BUILDING CONTROL

The structural methodology statement submitted is acceptable and will safeguard neighbouring properties.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS
No. of Responses: 22 and a 206 signature petition opposed to the development.

In summary, the objections raised include the following issues:

- Design, height and mass, floor levels, material, colour, balconies and/or style of replacement building out of keeping with other buildings in area and/or conservation area.
- Developers have not listened to the community and are only interested in profit.
- Too many flats for the site.
- Proposed flats and/or absence of parking will put additional pressure on parking in area.
- Use of Hereford Mews as exit or entrance to building is unworkable.
- Trees should be preserved and have amenity value, provide shade and/or reduce air pollution.
- Construction would result in noise, disturbance, dust over a long period, impacting local people.
- Construction traffic would block Westbourne Grove and/or Hereford Road.
- Bringing building line forward would mean that pavement would be blocked by trolley cages used by Sainsbury's for deliveries.

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- Existing Sainsbury's and/or ATM is an important local amenity and/or convenience that would be lost.
- Existing recessed pavement, bike racks and trees are an important local amenity that would be lost.
- Proposal to name building after former cinema on-site seems inappropriate as it used to show pornographic films.
- Existing recessed pavement area is public land that should not be given to developer.
- Proposal will cause harm to amenities of neighbouring residents in terms of excessive bulk, height, overshadowing, noise, overlooking and/or design.
- Increased height of building will infringe rights of light regulations for residents of Hereford Mews.
- Air conditioning units will cause noise for neighbours.
- Change of colour from yellow to white, whilst an improvement in itself, still does not alleviate residents' concerns regarding design of the development.
- Basement will destabilise surrounding buildings.
- The proposal fails to deal with heating and cooling in a way that conforms to simple ecological principles.
- The developer would need to apply for a Stopping Up order to build on the highway at the front of the site. This has not occurred.
- No objection to redevelopment of the site in principle, only objection to this redevelopment.
- Design of grilles on rear elevation inappropriate for mews.
- Disappointed with lack of on-site affordable housing.
- Applicant initially said they could not make an affordable housing contribution and now say they can make such a contribution. This speaks volumes about their general attitude, lack of responsiveness and negotiating tactics.
- Approval of this application will prove that Westminster cares more for property developers than for local residents.
- Proposal will result in the loss of over 100 jobs in the existing building and resulting trade for local businesses.
- Council should accept car parking fund offered by applicant.
- A condition limiting hours of trade for retail unit should be imposed.
- Balconies on Westbourne Grove elevation inappropriate.

REPRESENTATIONS RECEIVED FOLLOWING DEFERRAL OF APPLICATION ON 17 FEBRUARY 2015 AND CONSULTATION ON REVISIONS TO DEVLEOPMENT:

COUNCILLOR SUHAIL RAHUJA

Request that the Committee members visit the site to appreciate the harmful impact the development will have on local residents.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

- The design of the grilles could be improved to compliment the retail shopfront and residential entrance. Would prefer public art panel deleted in its entirety although consider bronze an improvement.
- Concerned that the height of the building has not reduced.
- Note change of brick to glass on rear elevation but think balconies at rear should be deleted.
- False garage doors an improvement although consider these could be improved by having less fixed windows and traditional style garage door hinges. Sound proof solid wall should be provided behind garage doors to prevent noise transmission.
- Proposed servicing condition should be amended to accommodate loading restriction on Westbourne Grove between 07.30 to 10.00 and 16.00 to 18.30 Monday to Saturday.
 Hours of demolition and construction should also accommodate these restrictions.
- Note that applicant not contributing to Westminster Considerate Builders scheme/monitoring costs.

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- Request confirmation that bike racks to compensate for those lost will be provided in the area.
- Note that affordable housing figure will increase.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS No. of Responses: At the time of writing, 24 letters of objections received.

In summary, the objections raised include the following issues:

- Loss of trees, particularly as the Arboricultural Manager advices against their removal.
- Removal of the ATM.
- Design, height and mass, floor levels, material, colour, balconies and/or style of replacement building out of keeping with other buildings in area and/or conservation area.
- The proposed alterations hardly make an impact on the original design.
- Consultation period was too short.
- The City Council should have a design panel, particularly given some of the poor buildings built in recent years.
- The City Council does not listen to local residents.
- The Highways Planning Manager has objected to the proposed works.
- There is a complete lack of parking for the proposed flats and this will exacerbate existing parking congestion in the area.
- Members of the Planning Committee should visit the site to see why people are objecting to the proposed development.
- The proposed development will harm the living conditions of local residents.
- Existing recessed pavement, bike racks and trees are an important local amenity that would be lost.
- The revised plans do not address the height of the building which is unchanged.
- Lack of detailed plans for servicing and delivery for the retail units. Sufficient internal space should be provided and deliveries should only be permitted between 08.00 and 21.00.
- Request that this development is a permit free development to prevent future residents from applying for permits.
- The drawings do not show the rear terrace and front balcony for 8 Hereford Mews. The proposed development would mean loss of use, light and sense of enclosure for these residents.
- Request that the timber doors to Hereford Mews are conditioned so that they are nonopening.
- Surrounding residents may be impacted by air conditioning units on upper floors.
- Proposed demolition and basement excavation will damage neighbouring properties.
- Request imposition of previously recommended condition requiring privacy screens on rear terraces.
- Concerns regarding Committee discussion process at 17 February 2015 meeting.
- Concerns that residents are unable to speak at Committee meetings.
- The proposed development will take trade away from local businesses.
- Concern that Council is more concerned with interests of developers than residents and local businesses.
- This area needs more affordable housing and not luxury flats.
- Loss of the forecourt area will make pedestrian movement more difficult, particularly for handicapped residents.

4. BACKGROUND INFORMATION

4.1 Developments since the Committee deferral on 17 February 2015

This application for demolition of the existing building and erection of a new basement plus six storey building containing 11 residential units at first to fifth floor and retail use at basement

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and ground floor levels was reported to the Planning Applications Committee on 17 February 2015. It was reported with an officer recommendation for approval.

The Committee resolved to defer consideration for the following reasons:

1. For the applicant to address Members' concerns about the proposals to the rear of the building. The Committee would like the applicant to reconsider the design of the rear to improve the impact of the sense of enclosure, especially to 28a Hereford Road, and to reduce the bulk and height. The Committee would also like the applicant to address concerns about noise disturbance from the plant and grilles to the rear and ensure this is fully mitigated and to reduce the sense of enclosure of the rear grilles.

Revised drawings and a letter from the applicant's acoustic engineer were received by the City Council on 30 March 2015.

In summary, the revised drawings amend the development as follows:

- The ventilation grilles have been relocated from the Hereford Mews elevation to the Westbourne Grove elevation and the lightwell on the western side of the building;
- In place of the ventilation grilles, un-openable timber garage doors would be installed. These doors would be separated from each other by brick piers.
- The third floor has been set away from 28a Hereford Road.
- The brick parapet for the third floor rear terrace has been lowered and replaced with an opaque glass screen.
- A flat roof profile is now proposed at fourth floor level, rather than a pitched roof.
- The curved roof at fifth floor level has been replaced with a straight roof.
- The stone relief sculpture at the front of the property would now be constructed from bronze.

4.1.1 Townscape and Design

The amendments to the scheme are considered to have responded positively to the concerns expressed by the Committee.

With respect to the rear, the massing and bulk have been simplified, most notably the curved roof structure has been omitted in lieu of a simpler pitched profile, creating a more clearly defined parapet edge. Some reductions to the extent of brickwork parapets have also reduced any perceived bulk, as well as improving the elevation proportions. Within Hereford Mews itself the louvres within the 'garage-style' doors have been omitted and the piers to either side are to be faced in brick. All of these elements reinforce a mew's character and are a considerable enhancement over the current building.

The consequence of removing the ventilation louvres from the rear of the property is that they now appear on the front façade and are proposed to be incorporated into the stall riser of the retail unit. This is a logical position on the front façade. To ensure that these louvres do not appear utilitarian, the design includes a decorative metal grill in front of the ventilation louvres. This is considered acceptable in principle and the design proposed is taken as indicative of a decorative grill. A condition is recommended requiring that the final details should be secured by condition. It is considered that the design of the grille might be able to take influence from the Art Deco style of the building and could be seen as a crafted component of the façade, which will enhance the appearance of the building and its contribution to Westbourne Grove.

Another change proposed is to provide the relief panel of the Roxy Cinema in bronze rather than the previously proposed stone. This is a welcome change, which results in use of a more robust and appropriate façade material and is therefore supported.

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4.1.2 Sense of Enclosure

The third floor of the proposed building is now located approximately 1.5 metres further from 28a Hereford Road. This results in it occupying a similar position to the existing building. The use of a flat rather than pitched roof in this location also reduces the bulk of the building in this location. Given these amendments and when compared to the existing building, the proposal would not result in a significant increase in the sense of enclosure experienced by the occupiers of 28a Hereford Mews.

The use of a straight rather than pitched roof has resulted in a modest overall decrease in height and bulk at high level. The use of an opaque screen to the third floor rear terrace, rather than a brick parapet also further reduces apparent bulk by removing the more solid material. The Committee are asked to consider whether these changes are sufficient to address their wider sense of enclosure concerns.

4.1.3 Noise

Relocation of the ventilation extract to the Westbourne Grove frontage would result in the noisier component of the ventilation system being located adjacent to an area with higher ambient noise levels. This would be an improvement in comparison to the original scheme where it would have vented to the quieter Hereford Mews frontage. The revised ventilation arrangements have also been reviewed by the City Council's Environmental Health officer. The Environmental Health officer raises no objection subject to recommended conditions requiring that the attenuation measures set out in the letter by the applicant's acoustic engineer are implemented.

4.1.4 Planning Obligations

From 6 April 2015, the Community Infrastructure Levy Regulations 2010 (as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 06 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under Section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them have taken these restrictions into account.

Due to the above changes, the City Council cannot now require payment of the £11,000 parking review payment that formed part of the original officer recommendation. This has therefore been removed from the current officer recommendation.

The Committee also resolved to accept the parking mitigation fund offered by the applicant at their meeting on 17 February 2015. This equates to 50% of the cost of off-street parking for four cars for a period of 10 years or £50,000. The current officer recommendation has been amended accordingly.

As of 1 April 2015, the City Council's per unit sum for affordable housing calculations has also increased from £251,000 to £287,000. This results in the policy compliant affordable housing contribution payable increasing from £888,540, as set out in the original officer recommendation, to £1,015,980. The applicant has agreed to pay this and the officer recommendation has been amended accordingly.

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It is considered that the above revisions to the 'Heads of Terms' satisfactorily address City Council policies. The planning obligations to be secured, as outlined in this report, are in accordance with the City Council's adopted City Plan and London Plan policies and they do not conflict with the Community Infrastructure Levy Regulations 2010 (as amended).

4.1.5 Conditions

As requested by the Committee, conditions have been recommended to require an active shop frontage, to limit opening and servicing hours for the retail premises and to prevent storage of goods on the public highway. A new planning obligation has also been added to the recommendation to secure a car parking fund for occupants of the flats.

BACKGROUND PAPERS

RESOLUTION OF AND REPORT TO PLANNING APPLICATIONS COMMITTEE DATED 17 FEBRUARY 2015.

REPRESENTATIONS INCLUDED IN REPORT TO COMMITTEE ON 17 FEBRUARY 2015:

- 1. Application form.
- 2. Letter from English Heritage dated 1 December 2014.
- 3. Email from The Environment Agency dated 27 November 2014.
- 4. Letter from the Royal Borough of Kensington and Chelsea dated 1 December 2014.
- 5. Memorandum from Environmental Health dated 18 December 2014.
- 6. Memorandum from Highways Planning Manager dated 19 November 2014.
- 7. Memorandum from Cleansing Manager dated 15 December 2014.
- 8. Memorandum from Arboricultural Manager dated 15 December 2014.
- 9. Memorandum from Go Green Manager dated 12 November 2014.
- 10. Representation from Bayswater Residents Association dated 29 January 2014.
- 11. Representation from South East Bayswater Residents Association received 29 January 2014.
- 12. Representation from the Westbourne Neighbourhood Association received 2 December 2014.
- 13. Representation from Karen Buck MP dated 5 December 2014.
- 14. Representation from Karen Buck MP dated 15 January 2015.
- 15. Representation from owner/occupier of 119 Ledbury Road dated 19 November 2014.
- 16. Representation from owner/occupier of 14 Leinster Gardens dated 20 November 2014.
- 17. Representation from owner/occupier of 108 Talbot Road dated 21 November 2014.
- 18. Representation from owner/occupier of 14 St Lukes Mews dated 21 November 2014.
- 19. Representation from owner/occupier of 25 Monmouth Road dated 16 December 2014.
- 20. Representation from owner/occupier of 2 Maybourne Court, 12-14 Monmouth Road dated 18 November 2014.
- 21. Representation from owner/occupier of 8c Hereford Mews dated 20 November 2014.
- 22. Representation from owner/occupier of 12 Maybourne Court, 12-14 Monmouth Road dated 21 November 2014.
- 23. Representation from owner/occupier of 103a Westbourne Grove dated 22 November 2014.
- 24. Representation from owner/occupier of 8 Monmouth Road dated 21 November 2014.
- 25. Representation from W H Baynes dated 27 November 2014.
- 26. Representation from owner/occupier of 56 Hereford Road dated 27 November 2014.
- 27. Representation from owner/occupier of 28 Kildare Terrace dated 27 November 2014.
- 28. Representation from owner/occupier of Flat 3, 103b Westbourne Grove dated 30 November 2014.
- 29. Representation from owner/occupier of Flat 5, 24 Artesian Road dated 2 December 2014.
- 30. Representation from owner/occupier of 58 Westbourne Park Villas dated 2 December 2014.
- 31. Representation from owner/occupier of Flat 6, 16 Hatherley Grove dated 2 December 2014.
- 32. Representation from owner/occupier of 43 Northumberland Place dated 2 December 2014.
- 33. Representation from owner/occupier of 23 Sutherland Place dated 3 December 2014.
- 34. Representation from owner/occupier of 13 Tavistock Mansions, 49 St Lukes Road dated 3
 December 2014.

- Representation from owner/occupier of 8C Hereford Mews dated 3 December 2014.
- Representation from owner/occupier of Flat 17, Opal Apartments, 43 Hereford Road dated 5
 December 2014.
- 37. Representation from owner/occupier of Flat 17, Opal Apartments, 43 Hereford Road dated 5 December 2014.
- 38. Representation from owner/occupier of 3 Hereford Mews dated 5 December 2014.
- 39. Representation from owner/occupier of 29a Bridstow Place dated 5 December 2014.
- 40. Representation from owner/occupier of 4 St Stephens Gardens dated 6 December 2014.
- 41. Representation from owner/occupier of 19 Artesian Road dated 8 December 2014.
- 42. Representation from owner/occupier of 10 Hereford Mansions dated 8 December 2014.
- 43. Representation from owner/occupier of 9 Artesian Road dated 8 December 2014.
- 44. Representation from owner/occupier of 47 Northumberland Place dated 6 December 2014.
- 45. Representation from owner/occupier of 15a Artesian Road dated 8 December 2014.
- 46. Representation from owner/occupier of 54 Northumberland Place dated 8 December 2014.
- 47. Representation from owner/occupier of 37 Weatherbury, 90 Talbot Road dated 8 December 2014.
- 48. Representation from owner/occupier of 2 Maybourne Court, 12-14 Monmouth Road dated 9 December 2014.
- 49. Representation from owner/occupier of 12 Maybourne Court, 12-14 Monmouth Road dated 9 December 2014.
- 50. Representation from owner/occupier of 47 Northumberland Place dated 9 December 2014.
- 51. Representation from owner/occupier of Basement Flat, 43 Chepstow Road dated 9 December 2014.
- 52. Representations from owner/occupier of 105 Westbourne Grove dated 9 December 2014.
- 53. Representation from owner/occupier of 3 Bridstow Place dated 9 December 2014.
- 54. Representation from owner/occupier of Hereford Mansions, Hereford Road dated 10 December 2014.
- 55. Representation from owner/occupier of 8c Hereford Mews dated 10 December 2014.
- 56. Representation from owner/occupier of 38 Bark Place dated 11 December 2014.
- 57. Representation from owner/occupier of 29 Monmouth Road dated 11 December 2014.
- 58. Representation from owner/occupier of Flat 1, 28a Hereford Road dated 11 December 2014.
- 59. Representation from owner/occupier of 58 Hereford Road dated 11 December 2014.
- 60. Representation from owner/occupier of 27a Monmouth Road dated 11 December 2014.
- 61. Representation from owner/occupier of 34 Monmouth Road dated 11 December 2014.
- 62. Representation from owner/occupier of Flat 3, 4 St Stephen's Gardens dated 12 December 2014.
- 63. Representation from owner/occupier of 56 Westbourne Grove dated 11 December 2014.
- 64. Representation from owner/occupier of 56a Hereford Road dated 11 December 2014.
- 65. Representation from owner/occupier of Flat 2, 28a Hereford Road dated 12 December 2014.
- 66. Representation from owner/occupier of Flat 9, St Stephens Mansions, 1 Monmouth Road dated 12 December 2014.
- 67. Representation from owner/occupier of Flat 4, 28a Hereford Road dated 12 December 2014.
- 68. Representation from owner/occupier of Flat 5, 28a Hereford Road dated 15 December 2014.
- 69. Representation from owner/occupier of Flat B, 8 Hereford Mews dated 12 December 2014.
- 70. Representation from owner/occupier of Flat 3, 28a Hereford Road dated 12 December 2014.
- 71. Representation from owner/occupier of 29 The Baynards, Hereford Road, dated 12 December 2014.
- 72. Representation from owner/occupier of Flat B, 8 Hereford Mews dated 11 December 2014.
- 73. Representation from owner/occupier of 1 Hereford Mansions, Hereford Road dated 12 December 2014.
- 74. Representation from owner/occupier of 51 Westbourne Grove dated 12 December 2014.
- 75. Representation from owner/occupier of 2 Hereford Mews dated 11 December 2014.
- 76. Representation from owner/occupier of 27 Burnham Court, Moscow Road dated 13 December 2014.
- 77. Representation from owner/occupier of 49 Hereford Road dated 12 December 2014.
- 78. Representation from owner/occupier of 7 Hereford Mews dated 12 December 2014.
- 79. Representation from owner/occupier of142a Queensway dated 12 December 2014.
- 80. Representation from owner/occupier of 51 Westbourne Grove dated 12 December 2014.

- 81. Representation from owner/occupier of 49 Hereford Road dated 12 December 2014.
- 82. Representation from owner/occupier of Flat 2, 28a Hereford Road dated 12 December 2014.
- 83. Representation from owner/occupier of 11 Maybourne Court, 12-14 Monmouth Road dated 12 December 2014.
- 84. Representation from owner/occupier of Flat 2, 28a Hereford Road dated 12 December 2014.
- 85. Representation from owner/occupier of 8a Hereford Mews dated 14 December 2014.
- 86. Representation from owner/occupier of Flat 8, St Stephens Mansions, 1 Monmouth Road dated 15 December 2014.
- 87. Representation from owner/occupier of The Garden Flat, 101a Hereford Road dated 15 December 2014.
- 88. Representation from owner/occupier of 28a Hereford Road dated 15 December 2014.
- 89. Representation from owner/occupier of Flat 29, The Baynards, 29 Hereford Road dated 15 December 2014.
- 90. Representation from owner/occupier of 40/41 Queens Gardens dated 26 December 2014.
- 91. Representation from owner/occupier of 39 Chepstow Road dated 16 January 2015.
- 92. Representation from Protect Westbourne Grove Action Group, 8 Hereford Mews dated 20 January 2015.
- 93. Representation from owner/occupier of Ground Floor, 43 Kensington Gardens Square dated 2 February 2015.
- 94. Representation from owner/occupier of Ground Floor, 43 Kensington Gardens Square dated 22 January 2015.

ADDITIONAL AND LATE REPRESENTATIONS REPORTED VERBALLY TO COMMITTEE ON 17 FEBRUARY 2015:

- 1. Email from Highways Planning Manager dated 9 February 2015.
- 2. Representation from the owner/occupier of the Lower Ground Floor Flat, 56a Hereford Road dated 3 February 2015.
- 3. Representation from the owner/occupier of 56a Hereford Road dated 3 February 2015.
- 4. Representation from the owner/occupier of 60 Westbourne Park Villas dated 6 February 2015.
- 5. Representation from the owner/occupier of 29a Bridstow Place dated 6 February 2015.
- 6. Representation from the owner/occupier of Flat 1, 28a Hereford Road dated 6 February 2015.
- 7. Representation from the Queensway Residents Association dated 8 February 2015.
- 8. Representation from the owner/occupier of 2 Maybourne Court, 12-14 Monmouth Road dated 8 February 2015.
- 9 Representation from Richard Perkins dated 13 February 2015.
- 10. Email correspondence between Jeff Perkins and Sebastian Bulmer dated 5 to 11 February 2015.
- 11. Representation from Heather Lyons dated 11 February 2015.
- 12. Email from Sebastian Bulmer dated 13 February 2015.
- 13. Email correspondence between Sebastian Bulmer and Nathan Barrett dated 11 February 2015.
- 14. Email correspondence between Sebastian Bulmer and Nathan Barrett dated 12 February 2015.
- 15. Letter from Julian Cooper of Enstar Capital dated 11 February 2015.
- 16. Undated representation from Councillor Brian Connell, Councillor Richard Holloway and Councillor Suhail Rahuja.
- 17. Representation from Protect Westbourne Grove Action Group dated 13 February 2015.
- 18. Email correspondence between Nathan Barrett and Sue Semlani dated 13 and 16 February 2015.
- 19. Petition containing 206 signatures from Protect Westbourne Grove Action Group dated January 2015.
- 20. Email from South East Bayswater Residents Association dated 13 February 2015.
- 21. Email from South East Bayswater Residents Association dated 17 February 2015.
- 22. Representation from Notting Hill East Neighbourhood Forum dated 16 February 2015.
- 23. Email from Building Control dated 16 February 2015.
- 24. Representation from the owner/occupier of 30 Monmouth Road dated 12 February 2015.
- 25. Email correspondence between Nathan Barrett and Sue Semlani dated 13 to 16 February 2015.
- 26. Email correspondence between Oliver Gibson and Sue Semlani dated 13 to 16 February 2015.

- 27. Representation from Andrew Clinch dated 17 February 2015.
- 28. Email from Councillor Lindsey Hall dated 17 February 2015.

REPRESENTATIONS RECEIVED FOLLOWING DEFERRAL OF APPLICATION ON 17 FEBRUARY 2015 AND CONSULTATION ON REVISIONS:

- Memo from Environmental Health dated 30 April 2015. 1.
- Representation from South East Bayswater Residents Association dated 26 April 2015. 2.
- Representation from the owner/occupier of 8C Hereford Mews dated 23 April 2015. 3.
- Representation from the owner/occupier of 9 Hereford Mews dated 27 April 2015. 4.
- Representation from Mary Rendall dated 29 April 2015. 5.
- Representation from the owner/occupier of 57 Hereford Road dated 30 April 2015.
- Representation from the owner/occupier of 49 Hereford Road dated 28 April 2015. 7.
- Representation from the owner/occupier of 60 Westbourne Park Villas dated 26 April 2015.
- Representation from the owner/occupier of 60 Westbourne Park Villas dated 28 April 2015.
- 10. Representation from Sally Sampson dated 26 April 2015.
- 11. Representation from Simona Walters dated 27 April 2015.
- 12. Representation from the owner/occupier of 60 Hereford Road dated 27 April 2015.
- 13. Representation from the owner/occupier of 28A Hereford Road dated 28 April 2015.
- 14. Representation from the owner/occupier of 35 Chepstow Road dated 28 April 2015.
- 15. Representation from T Goodlad dated 27 April 2015.
- 16. Representation from Roy Colpaert dated 27 April 2015.
- 17. Representation from the owner/occupier of the Basement Flat, 33 Chepstow Road dated 27 April 2015.
- 18. Representation from the owner/occupier of Flat B, 8 Hereford Mews dated 27 April 2015.
- 19. Representation from the owner/occupier of 8 Hereford Mews.
- 20. Representation from the owner/occupier of 8A Hereford Mews dated 27 April 2015.
- 21. Representation from the owner/occupier of 1 Talbot Road dated 27 April 2015.
- 22. Undated representation from the owner/occupier of 43 Northumberland Place.
- 23. Representation from the owner/occupier of 7 Hereford Mews dated 28 April 2015.
- 24. Representation from the owner/occupier of Flat 1, 28A Hereford Road dated 28 April 2015.
- 25. Representation from the owner/occupier of 2 Hereford Mews dated 1 May 2015.
- 26. Representation from the owner/occupier of 2 Hereford Mews dated 1 May 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT OLIVER GIBSON ON 020 7641 2680 OR BY E-MAIL - ogibson@westminster.gov.uk

DRAFT DECISION LETTER

Address:

Grove House, 88 - 94 Westbourne Grove, London, W2 5RT

Proposal:

Demolition of existing building and erection of new basement plus six storey building to provide 11 residential units (6 x 1 bed, 1 x 2 bed and 4 x 3 bed units) at first to fifth fifth floor and A1 retail use at basement and ground floor levels. Removal of two street trees.

Plan Nos:

1926-00-DR-0001 Revision P01, 1926-00-DR-0002 Revision P02, 1926-00-DR-0010 Revision P02, 1926-00-DR-0011 Revision P02, 1926-00-DR-0012 Revision P02, 1926-00-DR-0013 Revision P03, 1926-00-DR-0014 Revision P02, 1926-00-DR-0015 Revision P02, 1926-01-DR-0100 Revision P09, 1926-01-DR-0109 Revision P18, 1926-01-DR-0110 Revision P17, 1926-01-DR-0111 Revision P15. 1926-01-DR-0112 Revision P13, 1926-01-DR-0113 Revision P15, 1926-01-DR-0114 Revision P14, 1926-01-DR-0115 Revision P15, 1926-01-DR-0116 Revision P08, 1926-00-DR-0020 Revision P02, 1926-00-DR-0021 Revision P02, 1926-00-DR-0025 Revision P02, 1926-00-DR-0026 Revision P02, 1926-00-DR-0027 Revision P1, 1926-00-DR-0028 Revision P1, 1926-01-DR-0400 Revision P11. 1926-01-DR-0402 Revision P10, 1926-01-DR-0404 Revision P14, 1926-01-DR-0405 Revision P04, 1926-01-DR-0600 Revision P15, 1926-01-DR-0601 Revision P11, 1926-01-DR-0603 Revision P03, 1926-01-DR-0604 Revision P03; Letter from Savills, dated 13 January 2015; Transport Statement by JMP Consultants Limited, dated 3 September 2014; Planning Statement by Savills, dated October 2014; Design and Access Statement by CZWG Architects LLP, dated October 2014; Structural and Construction Method Statement by Michael Baigent Orla Kelly Consulting Structural Engineers, dated June 2014 (Revision P2) (for information only - see Informative 15); Environmental Performance Statement by Cundall Johnson and Partners LLP, dated 8 October 2014 (Revision C); Energy and Sustainability Statement by Cundall Johnson and Partners LLP, dated 7 October 2014 (Revision C); Noise Impact Assessment by KP Acoustics Limited, dated 14 November 2013, Heritage Appraisal and NPPF Analysis by Dr Mervyn Miller, dated 29 August 2014; Statement of Community Involvement by Four Communications, dated October 2014; Email and attachments from Savills, dated 13:37 on 22 January 2015; Email and attachments from Savills, dated 15:55 on 22 January 2015: Document titled "88-94 Westbourne Grove, W2 - Additional and Revised Planning Information", prepared by CZWG Architects LLP, dated March 2015; Letter from KP Acoustics Limited, dated 10 March 2015.

Case Officer:

Nathan Barrett

Direct Tel. No. 020 7641 5943

Recommended Condition(s) and Reason(s):

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 a local planning authority pursuant to any conditions on this decision letter.

Reason:

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

2 Except for basement excavation work you must carry out any building work which can be heard



at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

You must carry out basement excavation work only:

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

Noisy work must not take place outside these hours. (C11BA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. 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 using the approved materials. (C26BC)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westbourne Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

You must apply to us for approval of a sample panels of the brickwork to the rear facade which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved samples.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westbourne Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 The following design details must be provided as part of the construction phase and maintained:
 - i) the facing stonework to the Westbourne Grove facade shall be Portland Stone;
 - ii) the winter gardens to the front facade shall feature curved glass and not facetted glass;
 - iii) the signage zone for the retail unit; and
 - iv) the relief panel depicting the Roxy Cinema, complete with explanatory plaque.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westbourne Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we

adopted in January 2007. (R26BE)

- 6 You must apply to us for approval of detailed drawings of the following parts of the development:
 - i) The new shopfront and decorative grill to stallriser (1:20, with details at 1:5);
 - ii) Typical bay detail, including a winter garden, to the Westbourne Grove elevation (1:20 with details at 1:5);
 - iii) The integration of the PV panels into the roof structure (1:10);
 - iv) Expansion gap detail(s) (1:1);
 - v) Typical window types and rooflights (1:20 with details at 1:5);
 - vi) All external doors and the faux garage doors to Hereford Mews (1:20 with details at 1:5);
 - vii) Balustrades (1:10);
 - viii) Ventilation and other services terminations at facade and roof (1:10);
 - ix) Treatment of interface between the new development, herein approved, and remaining adjacent buildings, namely 86 and 96 Westbourne Grove; and 28a and 6-8 Hereford Mews;
 - x) The relief panel depicting the Roxy Cinema and explanatory plaque. 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 approved drawings.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westbourne Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

You must not paint or apply vinyl films or obscure the window glass of the shop front or block it in any other way. The windows must be clear glazed and must be maintained as such.

Reason:

8

To protect the appearance and character of the shopping street as set out in SS 17 of our Unitary Development Plan that we adopted in January 2007. (R26IA)

- (1) Where noise emitted from the proposed plant and machinery will not contain tones or will
 - (2) not be intermittent, the 'A' weighted sound pressure level from the plant and machinery
 - (3) (including non-emergency auxiliary plant and generators) hereby permitted, when
 - (4) operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum
 - (5) external background noise, at a point 1 metre outside any window of any residential and
 - (6) other noise sensitive property, unless and until a fixed maximum noise level is approved
 - (7) by the City Council. The background level should be expressed in terms of the lowest
 - (8) LA90, 15 mins during the proposed hours of operation. The plant-specific noise level
 - (9) should be expressed as LAeqTm, and shall be representative of the plant operating at its maxim
 - (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures:
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

To protect neighbouring residents from noise and vibration nuisance, as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13AC)

No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

To protect neighbouring residents from noise and vibration nuisance, as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13AC)

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

Reason:

To protect the living conditions of people who may use the property in future as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13DC)

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 8 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of

Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

You must provide the waste store shown on drawing 1926-01-DR-0109 Revision P16 and 1926-01-DR-0110Revision P16 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the residential flats. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme;
 - installation of an obscure glazed privacy screen to a height of 1.8 m above the finished floor level and around the perimeter of the third level terrace on the Hereford Mews elevation.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings prior to occupation of the development. Thereafter the privacy screen shall be permanently retained in the approved location for the lifetime of the development. (C26UB)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 a Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unit Development Plan that we adopted in January 2007. (R21BC)

You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

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

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately for the A1 shop. You must not start work on the

relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the A1 shop.

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

All servicing for the retail (Class A1) unit hereby approved must take place between 07.00 and 22.00 Monday to Saturday and 10.00 and 16.00 on Sunday. Servicing includes loading and unloading goods from vehicles and putting rubbish outside the building. (C23DA)

Reason:

To protect the environment of people in neighbouring properties, as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unit Development Plan that we adopted in January 2007. (R21AC)

No goods, including delivery cages, delivered or collected by vehicles arriving at or departing from the building shall be left on the public highway. You may accept or dispatch such goods only if they are directly unloaded or loaded out of or into the building hereby approved.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

Before the development hereby approved is first occupied, a post-construction cerificate shall be submitted to and approved in writing by the Local Planning Authority. This certificate shall demonstrate that the retail unit has been constructed to meet BREEAM 2014 'Very Good' and that the flats have been constructed to meet Code for Sustainable Homes 'Level 4' or higher.

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adol November 2013. (R44AC)

- Pre Commencement Condition. No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:
 - (i) a construction programme including a 24 hour emergency contact number:
 - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
 - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);

- (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
- (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works. You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

Customers shall not be permitted within the ground and basement level retail shop premises before 07.00 or after 24.00 (midnight) Monday to Saturday and before 08.00 or after 24.00 (midnight) on Sundays, bank holidays and public holidays. (C12BD)

Reason:

To protect the environment of people in neighbouring properties, as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

Informative(s):

- 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 so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.
- You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 3 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following.
 - * Window cleaning where possible, install windows that can be cleaned safely from within the building.
 - Internal atria design these spaces so that glazing can be safely cleaned and maintained.
 - Lighting ensure luminaires can be safely accessed for replacement.
 - * Roof plant provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission).

More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm.

Note: Window cleaning cradles and tracking should blend in as much as possible with

the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)

Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained.

Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:

- * Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;
- * Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;
- * Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained:
- * Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;
- * Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
- If a proportion of the flats within the premises are to be rented following development, under the HMO Licensing Scheme, the building requires an increased level of fire precaution and is subject to the City of Westminster Standards for Multiple Occupation. The applicant should contact the Residential Proactive Environmental Health Team for information concerning the requirements of the Houses in Multiple Occupation Licensing Scheme Housing Act 2004.

Residential Environmental Health Team 4th Floor East, Westminster City Hall 64 Victoria Street London SW1E 6QP www.westminster.gov.uk Email: res@westminster.gov.uk

Tel: 020 7641 3003 Fax: 020 7641 8504.

The design and structure of the development shall be of such a standard that the dwelling is free from the 29 hazards listed under the Housing Health Safety Rating System (HHSRS). However, any works that affect the external appearance may require a further planning permission. For more information concerning the requirements of HHSRS contact:

Residential Environmental Health Team 4th Floor East, Westminster City Hall 64 Victoria Street London SW1E 6QP www.westminster.gov.uk Email: res@westminster.gov.uk

Tel: 020 7641 3003 Fax: 020 7641 8504.

7 When carrying out building work you must do all you can to reduce noise emission and take suitable ster nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

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

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

Phone: 020 7641 2000

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

Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply.

The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk.

If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk

It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Act

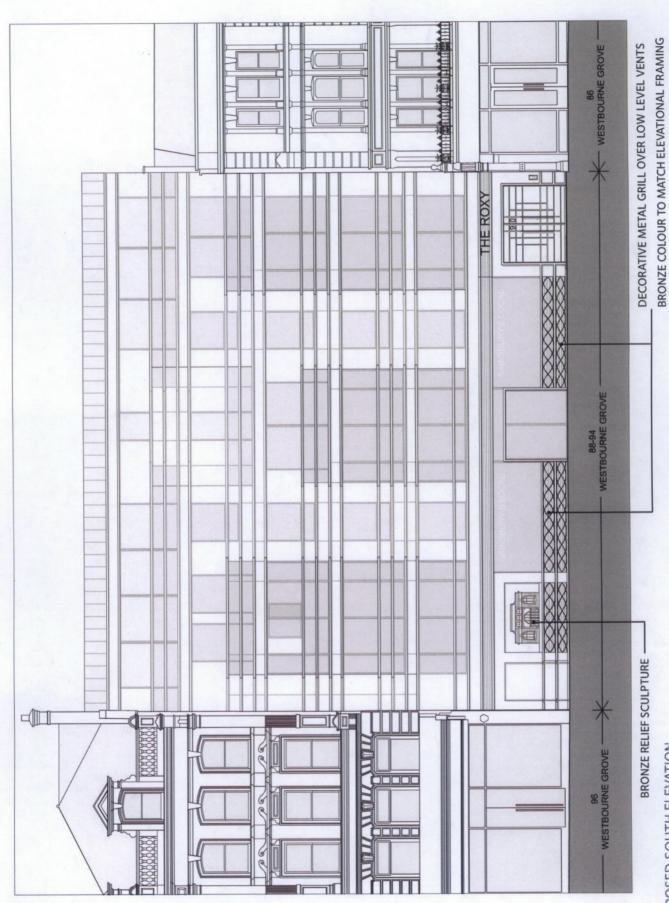
- 9 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (I54AA)
- 10 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (108AA)

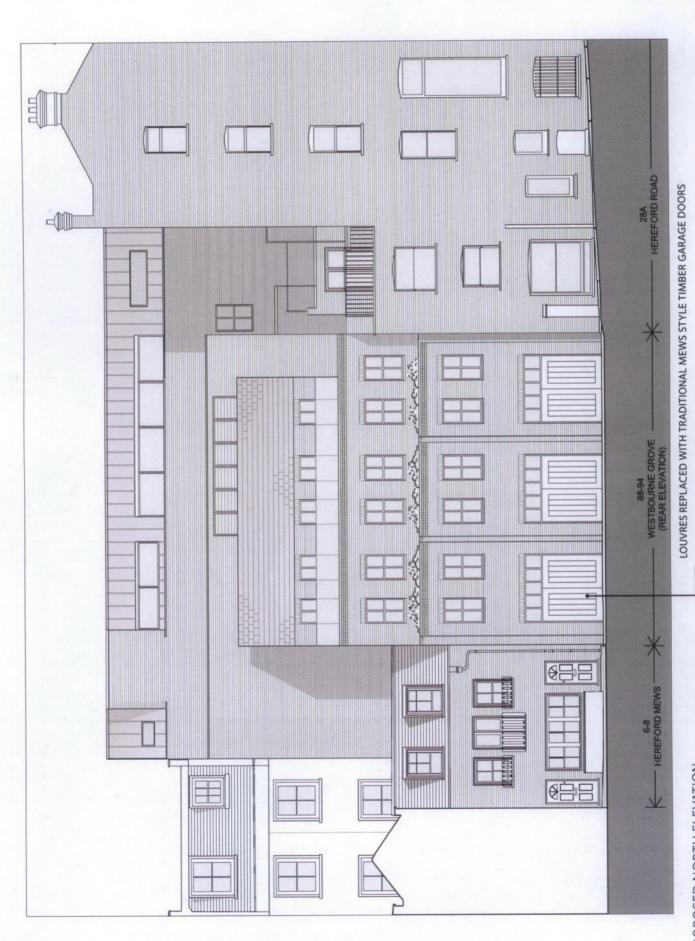
- 11 The term 'clearly mark' in condition 12 and 16 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (109AC)
- This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.

 If you have not already done so you must submit an Assumption of Liability Form to ensure that the C notice is issued to the correct party. This form is available on the planning portal at http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil
 Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/.

 You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.
- 14 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to:
 - * Provision of £888,540 towards the City Council's affordable housing fund (index linked and payable upon commencement of development);
 - * Provision of £11,000 (index linked and payable upon commencement of development) to fund parking review studies in the area;
 - _ A contribution of £10,000 (index linked and payable upon commencement of development) towards new tree planting in the vicinity of the site;
 - * Provision of lifetime car club membership (minimum 25 years) for all 11 flats; and
 - * The costs of monitoring the S106 agreement.
- This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in a

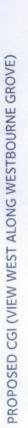
16 The new decorative grill to the stall riser ought to be designed and constructed as a well-crafted component of the façade, which could reflect the Art Deco influences of the overall design effect.





PROPOSED SECTION C-C

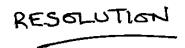
88-94 Westbourne Grove, W2





HEREFORD MEWS - CGI REVISED PROPOSAL (MARCH 2015)





RESOLUTION - 17 FEBRUARY 2015.

GROVE HOUSE, 88 94 WESTBOURNE GROVE, W2

Demolition of existing building and erection of new basement plus six storey building to provide 11 residential units (6x1 bed, 1x2 bed and 4x3 bed units) at first to fifth floor and A1 retail use at basement and ground floor levels. Removal of two street trees.

Additional representations were received from Nicky Hessenberg (6.2.15), Ann Chapman (6.2.15), Melissa and Arjuna Gamage (6.2.15); Queensway Residents Association (8.2.15); Dr Gillian Holdsworth (8.2.15); Heather Lyons (11.2.15), Julian Cooper, Enstar Capital (11.2.15), SEBRA (13.2.15), Highways Planning (11.2.15 & 9.2.15), Roy Colpaert (3.2.15), Trevor Goodlad (3.2.15), Westbourne Neighbourhood Association/Notting Hill East Neighbourhood Forum (9.2.15), Sebastian Bulmer (12.2.15, 11.2.15 & 5.2.15) and North Area Planning Team (11.2.15 & 12.2.15).

Late representations were received from the Bayswater Ward Councillors (undated) Protect Westbourne Grove Action Group together with a petition signed by 206 people (13/2/15), SEBRA (13/2/15 and 17/2/15), Nhenf Planning (16/2/15) District Surveyor (16/2/15) Cristabel Albery and Brian Eastman (12/2/15) Sue Semlani (16/2/15) Andrew CJ Clinch (17/2/15) Councillor Hall (17/2/15).

The Presenting Officer tabled the following ammendment to the recommendation and additional and ammended conditions as follows:

Revised Part (1) of the Recommendation (deleted wording struck through)

- 1. Grant conditional permission, subject to a S106 legal agreement to secure the following:
- (a) Provision of £888,540 towards the City Council's affordable housing fund (index linked and payable upon commencement of development);
- (b) Provision of £11,000 (index linked and payable upon commencement of development) to fund parking review studies in the area (index linked and payable on commencement of development);
- (c) A contribution of £10,000 (index linked and payable upon commencement of development) towards new tree planting in the vicinity of the site;
- (d) Provision of lifetime car club membership (minimum 25 years) for all 11 flats;
- (e) The costs of monitoring the S106 agreement;
- (f) A contribution of £10,000 towards new tree planting in the vicinity of the site (index linked and payable on commencement of development).

Amended Condition 17 (Hours of Servicing)

All servicing for the retail (Class A1) unit hereby approved must take place between 07.00 and 22.00 Monday to Saturday and 10.00 and 16.00 on Sunday. Servicing includes loading and unloading goods from vehicles and putting rubbish outside the building.

Amended Reason 17

To protect the environment of people in neighbouring properties, as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007.

Additional Condition 21 (Retail Unit Opening Hours)

Customers shall not be permitted within the ground and basement level retail shop premises before 07.00 or after 24.00 (midnight) Monday to Saturday and before 08.00 or after 24.00 (midnight) on Sundays, bank holidays and public holidays.

Additional Reason 21

To protect the environment of people in neighbouring properties, as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007.

Councillor Suhail Rahuja addressed the committee in his capacity as a Ward Councillor.

RESOLVED:

- 1. The committee was minded to grant the application in principle but deferred its determination for the applicant to address members' concerns about the proposals to the rear of the building. The committee would like the applicant to reconsider the design of the rear to improve the impact of the sense of enclosure, especially to 28 a Hereford Road, and to reduce the bulk and height. The committee would also like the applicant to address concerns about noise disturbance from the plant and grilles to the rear and ensure this is fully mitigated and to reduce the sense of enclosure of the rear grilles.
- 2. The committee also wished to see conditions to require an active window display to the shop front facing Westbourne Grove; servicing hours limited to 07.00 to 22.00; opening hours of 07.00 to 24.00 (Monday to Saturday) and 08.00 to 24.00 (Sundays); no goods, including delivery cages, delivered or collected by vehicles arriving or departing from the building to be left on the public highway and the loss of trees at the front of the proposed development to be replaced in the vicinity of the development.
- 3. The committee was content to accept the parking mitigation fund offered by the applicant as well as the change to the recommendation and the amended and additional conditions as tabled and set out above.

APPENDIX

Item	No	٠ _

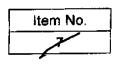
CITY OF WESTMINSTER				
PLANNING APPLICATIONS	Date	Classification		
COMMITTEE	17 February 2015	For General Rel	For General Release	
Report of		Wards involved	1	
Operational Director Developm		Bayswater		
Subject of Report	Grove House, 88 - 94 Westbourne Grove, London, W2 5RT			
Proposal	Demolition of existing building and erection of new basement plus six storey building to provide 11 residential units (6 x 1 bed, 1 x 2 bed and 4 x 3 bed units) at first to fifth floor and A1 retail use at basement and ground floor levels. Removal of two street trees.			
Agent	Savills			
On behalf of	SRE Properties (Westbourne Grove) Limited			
Registered Number	14/10572/FULL	TP / PP No	TP/5489	
Date of Application	24.10.2014	Date amended	26.01.2015	
Category of Application	Major			
Historic Building Grade	Unlisted			
Conservation Area	Westbourne			
Development Plan Context - London Plan July 2011 - Westminster's City Plan:	Outside London Plan Central Activities Zone Outside Central Activities Zone Within Queensway/Westbourne Grove District Centre			
Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007				
Stress Area	Within Stress Area			
Current Licensing Position	Not Applicable			

1. RECOMMENDATION

- 1. Grant conditional permission, subject to a S106 legal agreement to secure the following:
- Provision of £888,540 towards the City Council's affordable housing fund (index linked and payable upon commencement of development);
- Provision of £11,000 (index linked and payable upon commencement of development) to fund parking review studies in the area (index linked and payable on commencement of development);
- A contribution of £10,000 (index linked and payable upon commencement of development) towards new tree planting in the vicinity of the site;
- Provision of lifetime car club membership (minimum 25 years) for all 11 flats;
- The costs of monitoring the S106 agreement;
- A contribution of £10,000 towards new tree planting in the vicinity of the site (index linked and payable on commencement of development).
- 2. If the S106 legal agreement has not been completed within six weeks of the date of the Committee resolution then:

Item No.

- (a) The Operational Director shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Operational Director is authorised to determine and issue the decision under Delegated Powers; however, if not;
- (b) The Operational Director shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Operational Director is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.
- 3. The Committee authorises the making of a draft order pursuant to Section 247 of the Town and Country Planning Act 1990 for the stopping up of the area of highway on Westbourne Grove required to enable the development to take place.
- 4. That the City Commissioner for Transportation be authorised to take all necessary procedural steps in conjunction with the making of the order and to make the order as proposed if there are no unresolved objections to the draft order. The applicant will be required to cover all reasonable costs of making and implementing the order.



2. SUMMARY

The application site is located on the north side of Westbourne Grove between its junctions with Hereford Road and Monmouth Road. A five storey building covers the entire site. The ground floor of this building is occupied by a supermarket (Class A1) whilst the upper floors are occupied by offices (Class B1(a)). The development site is located within the Westbourne Conservation Area. It is also located within the Queensway/Westbourne Grove Shopping Centre.

Permission is sought for complete demolition of the existing building and erection of a six storey building with an additional basement level. A retail unit would be provided at basement and ground floor level and 11 flats (6 x 1 bed, 1 x 2 bed and 4 x 3 bed units) would be provided on the floors above. The proposed building would be located forward of the existing building, necessitating removal of two street trees. Pedestrian access to the building would be from the Westbourne Grove frontage only. No on-site parking is proposed. The application also includes mechanical plant, terraces, lightwells and PV panels. The scheme includes a contribution to the City Council's affordable housing fund in lieu of on-site provision.

The key issues for consideration are:

- Loss of office accommodation and provision of residential;
- The impact of the proposal on the character and appearance of the conservation areas;
- The impact of the proposal on residential amenity;
- · The lack of off street car parking; and
- Loss of the forecourt area on the Westbourne Grove frontage of the site and the removal
 of two street trees.

The proposals are considered acceptable in land use, amenity, design and conservation terms and therefore comply with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan).

3. CONSULTATIONS

KAREN BUCK MP

Requests that concerns of two local residents are considered.

ENGLISH HERITAGE

No objection raised. This application should be determined in accordance with national and local policy guidance.

ENVIRONMENT AGENCY

No objection raised. Recommend inclusion of surface water management good practice.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

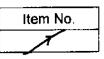
No objection raised. Request that they are party to any agreement reached on construction traffic routes.

THAMES WATER

Any response to be reported verbally.

BAYSWATER RESIDENTS ASSOCIATION

The present building has little architectural merit and its replacement with a well designed building would be an improvement in conservation area terms.



- Whilst it is acknowledged that bringing forward the building line and removal of two trees is contentious, it would restore the integrity of the building line in this section of Westbourne Grove.
- Consider the overall height, mass and bulk of the building too great and overbearing.
 Brick facade would be out of keeping with other buildings and a stone or render cladding system would be more appropriate. Several members object to protruding balconies which break up the line of the building.
- Sufficient internal space should be required to allow deliveries to take place without blocking pavement. Deliveries should also be limited to between 8 am and 9 pm.
- Concerned at absence of parking for the flats.
- The loss of two trees on the present forecourt should be compensated for by the developer.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

- Concerned that the design does not respect the street scene and does not preserve or enhance the conservation area. Inclusion of balconies on front elevation out of keeping and the stone facing material is at odds with white stucco fronted buildings either side.
- Design of rear elevation could be improved by reducing size and amending colour of ventilation openings, pillars between ventilation grills should be brick, window proportions are wrong and a traditional wall light fitting should be provided.
- Shop front should include stall riser and signage should be located behind shop windows
 rather than on fascia. Condition preventing advertising vinyl on inside of shop windows
 should be imposed.
- Height, bulk and design of front elevation objected to.
- Metal doors more appropriate on front elevation as stone ones will get damaged.
- Retail unit should have hours limited to 8 am to 11 pm to preserve residential amenity.
- Plant for retail should only operate when open.
- Deliveries hours should be limited to between 10 am and 4 or 8 pm to protect amenity of residents above.
- Large metal cages used for deliveries at present should be prohibited from being placed on pavement if building line put forward.
- Loss of street trees regrettable and applicant should pay for replacement planting and maintenance.
- Paving around site should be made good.
- Loss of bike racks regrettable and applicant should pay for suitable replacements.
- Refuse and recycling provision for flats seems inadequate.
- On-street parking in area already difficult and no space for residents bays in area. Car club membership for all flats should be for 25 years.
- Public art should be in bronze which is a sturdier material than stone.
- Regrettable that no on-site affordable housing proposed.
- Less flats would help parking situation.

WESTBOURNE NEIGHBOURHOOD ASSOCIATION (NOTTING HILL EAST NEIGHBOURHOOD FORUM) Object:

- Overdevelopment of site. Density, overlooking, light reduction, noise from balconies and heat from ventilation and air-conditioning. Proposal must follow height of buildings in Westbourne Grove.
- Properly designed building should not require mechanical ventilation.
- No greening, energy saving, sustainable drainage or street planting proposed.
- Affordable housing should be provided on-site.
- Loss of single yellow lines places burden on local restaurants.
- · Pavement at front of site could be kept and enhanced, not destroyed.

- Support basement as it allows storage of goods for shops, recycling and energy use reduction plant.
- Object to loss of equal sided mews.
- Bulk and height of proposed building abandons symmetries of Westbourne Grove.

ARBORICULTURAL MANAGER

Object to loss of street trees.

ENVIRONMENTAL HEALTH

Raised holding objection in absence of detailed plant specification, but have recommended conditions should permission be granted.

CLEANSING MANAGER

No objection, subject to conditions.

HIGHWAYS PLANNING MANAGER

Object. Lack of on-site parking will increase parking pressure on surrounding public bays. Loss of public highway and street furniture will adversely affect safe and convenient pedestrian movement. Loss of cycle parking. Do not support the proposed stopping up of the highway.

BUILDING CONTROL

Any response to be reported verbally.

GO GREEN MANAGER

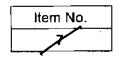
No objection, subject to conditions

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED No. Consulted: 410; Total No. Of Replies: 82.

At the time of writing, 77 representations objecting and five representations in support of the development have been received and in summary, the issues raised include the following:

Object

- Trees should be preserved and have amenity value, provide shade and/or reduce air pollution.
- Existing recessed pavement, bike racks and trees are an important local amenity that would be lost.
- Existing recessed pavement area is public land that should not be given to developer.
- Height and mass, floor levels, material, colour, balconies and/or style of building out of keeping with other buildings in area and/or conservation area.
- Proposed development is an overdevelopment of the site.
- Proposed flats and/or absence of parking will put additional pressure on parking in area.
- No affordable housing proposed.
- Basement will destabilise surrounding buildings.
- Existing Sainsbury's and/or ATM is an important local amenity and/or convenience that would be lost.
- Proposal will block light to neighbouring properties.
- Proposed flats would put strain on physical infrastructure (e.g. wastewater).
- Construction would result in noise, disturbance, dust over a long period, impacting local people.
- Construction traffic would block Westbourne Grove and/or Hereford Road.
- Proposed flats would overlook nearby properties, resulting in loss of privacy. If approved, the Council should impose a condition requiring obscure glazing and non-opening windows on the Hereford Mews elevation.
- There is insufficient space around this site to allow for servicing and/or refuse collection.



- Loss of trade for local business from loss of offices.
- Bringing building line forward would mean that pavement would be blocked by trolley cages used by Sainsbury's for deliveries.
- Development threatens sense of community in area.
- There is already an existing Sainsbury's within close proximity to this site.
- The proposed development would result in increased sense of enclosure for neighbouring properties.
- The air-conditioning units proposed on the upper levels would result in noise, disturbance and heat for neighbouring occupiers.
- The proposed flats would result in an overall increase in noise for neighbouring occupiers.
- Loss of outlook for flats above 96 Westbourne Grove from bringing forward building line.
- The density of the development is excessive.
- The application site is located within a Surface Water Flood Risk hotspot.
- The drawings submitted are inaccurate and misleading. In particular, they depict the
 existing building higher than it is, they omit windows at 28A Hereford Road and omit the lift
 over-run from cross sections.

Support:

- Existing building has no architectural value and submitted plans are an improvement.
- The current set back of the building is the result of a misguided plan by the Greater London Council to widen this part of Westbourne Grove in the 1970s. A return to the original building line is welcomed.
- The only benefit to having the existing forecourt is to allow Sainsbury's to stack up their delivery trolleys and is a depository for litter. This could still be achieved internally without blocking the pavement.
- Proposed building would improve look and character of this part of Westbourne Grove and/or Hereford Mews and be the catalyst for further improvement
- Extra housing is needed.
- Public art would be appropriate homage to cinema that was located on this site.

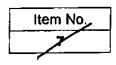
ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site is located on the north side of Westbourne Grove between its junctions with Hereford Road and Monmouth Road. This site also has two frontages, with its principal frontage on Westbourne Grove and a secondary frontage to Hereford Mews, on the northern side of the site. A five storey building covers the entire site. The ground floor of this building is occupied by a supermarket (Class A1) whilst the upper floors are occupied by offices (Class B1(a)). Telecommunications equipment and various other items of mechanical plant are located at main roof level. Unlike other sites within the immediate area, the building is set back from Westbourne Grove to respect a former road widening line which was later abandoned. Two mature Ash trees and other items of street furniture located at the front of the building.

The character of the surrounding area is a mixture of residential and commercial contained within buildings of a similar scale to that existing on the development site. Westbourne Grove is predominantly commercial at ground floor level with offices and/or residential apartments located above. This mix of uses spreads into the southern parts of Hereford and Monmouth Roads, before changing to two to five storey terrace housing and flats further north. With the exception of the development site, Hereford Mews contains a predominance of three storey buildings containing dwellinghouses or flats. The immediate neighbouring buildings at 96 Westbourne Grove/28a Hereford Mews (to the west) and 86 Westbourne Grove (to the east) contain commercial uses at ground floor with residential apartments above.



The application site is located within the Westbourne Conservation Area and visible from views within the adjacent Bayswater Conservation Area. It is also located within the Queensway/Westbourne Grove Shopping Centre and the Queensway/Bayswater Stress Area. It does not contain, nor is it located near a listed building or an unlisted building of merit.

4.2 Relevant Planning History

Planning permission (RN: 13/03021/FULL) was granted in July 2013 for use of the second to fourth floors as five residential flats and associated external alterations including raising the height of the front parapet, inset balconies to the front elevation, privacy screens to the terraces at the rear, replacement windows and the creation of a residential entrance at ground floor level.

There have also been a number of planning decisions relating to the erection of telecommunications equipment and air conditioning plant on the roof.

5. THE PROPOSAL

Permission is sought for complete demolition of the existing building and erection of a six storey building with an additional basement level. A retail unit (Class A1) would be provided at basement and ground floor level and 11 flats (6 x 1 bed, 1 x 2 bed and 4 x 3 bed units) would be provided on the floors above. The proposed building would be located forward of the existing building, necessitating removal of two street trees and stopping up the public highway would normally put in a floorspace table existing and proposed in the proposal section or in 6.1 Land Use. Pedestrian access to the building would be from the Westbourne Grove frontage only. No on-site parking is proposed. The application also includes mechanical plant, terraces, lightwelfs and PV panels.

6. DETAILED CONSIDERATIONS

6.1 Land Use

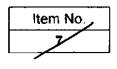
The ground floor of the building currently contains a retail use (Class A1) whilst the upper floors currently contain offices (Class B1 (a)). A retail unit (Class A1) would be provided at basement and ground floor level and 11 flats (Class C3) would be provided on the floors above.

6.1.1 Loss of Offices

Several representations have been received that object to the loss of the offices from this site. However, the principle of this loss has already been established under 2013 planning permission which remains extant. Notwithstanding this, paragraph 4.26 of Westminster's City Plan: Strategic Policies (adopted 2013) ("the City Plan") specifies that, due to the unique market pressures for office floorspace and long-term stability in provision, the Council does not have a specific policy for the protection of offices. Accordingly, current development plan policy does protect office space in this locality and an objection to the development on this basis could not be sustained.

6.1.2 Provision of residential

Policies H3 of the UDP and S14 of the City Plan seek to encourage the provision of more residential floorspace including the creation of new residential units and encourage changes of use from non residential uses to residential use. Accordingly, the provision of residential flats on this site is supported in principle.



Affordable Housing

The proposal would result in a new residential floorspace exceeding 1,000 square metres of Gross External Area and with more than 10 units. As such, Policy S16 of the City Plan expects a proportion of the floorspace to be provided as affordable housing. It is expected that affordable housing be provided on-site in accordance with policy H4 of the UPD and policy S16 of the City Plan.

In this instance, based on the total residential floorspace of 1595m2 GEA and the City Council's Interim Guidance Note on Affordable Housing (November 2013), there is a requirement for 240m2 of affordable housing (or three units based on an average unit size of 80m2) to be provided.

The applicant is not proposing to provide any affordable housing on site, or off site in the vicinity. The applicant contends that it would not be feasible to provide affordable housing within the scheme due to the restricted nature of the site and the conflicts that would arise through affordable units sharing the single residential core, which a registered provider would be unwilling to take on. Provision of a second residential core would result in a poor internal layout and loss of retail space on the ground floor. This rationale is agreed with and it is recognised that on-site provision may compromise the viability of the development. The applicant also does not appear to own other sites in the vicinity where affordable housing could be provided. As such, it is appropriate to seek a financial contribution towards the affordable housing fund in lieu of provision. This equates to a financial contribution of £888,540 towards the affordable housing fund.

The applicant submitted a viability appraisal that initially indicated that payment of this contribution would not be viable. This appraisal was assessed independently by DVS on behalf of the City Council. DVS advised in their initial appraisal that a contribution of £888,540 would be viable. The applicant has subsequently agreed to pay this contribution and this would be secured by a legal agreement.

Standard of Accommodation

The proposal would have the following mix of units:

- 6 x 1 bedroom units;
- 1 x 2 bedroom units; and
- 4 x 3 bedroom units.

Policy H5 of the UDP specifies that the Council will ensure an appropriate mix of unit sizes is achieved and would normally expect at least one third of the units to be 'family sized' (i.e. having three or more bedroom). The proposed mix of units exceeds this requirement and is therefore consistent with this policy.

The proposed flats also exceed the space requirements set out in Policy 3.5 of the London Plan and the Mayor of London's Housing Supplementary Planning Guidance (SPG) (adopted 2012) ("the Housing SPG"). Their general arrangement in terms of vertical and horizontal stacking is considered appropriate, having regard to the requirements of the latter document.

Saved Policy H10 of the UDP specifies that the Council will normally expect the provision of open amenity space outside the Central Activities Zone (CAZ). The proposed development includes private outdoor amenity space or semi-outdoor amenity space for each flat in the form of balconies, terraces or winter gardens exceeding the space requirements of the Housing SPG and are therefore supported.

The Council's Environmental Health officer has also reviewed the proposal and raises no objection to the layout of the proposed flats and has recommended several conditions to ensure that noise levels experienced by future occupants is within acceptable levels.

Overall, the proposed development would provide an acceptable standard of accommodation for future occupants and is therefore consistent with Policy S28 of the City Plan, Policies H5 and ENV 13 of the UDP and the Housing SPG.

6.1.3 Provision of Retail

Concerns have been raised that the development will result in the loss of the existing retail shop. However, the applicant has indicated that the existing tenant (Sainsbury's) would take on the retail premise post-development. The proposal would also result in an increase in retail floorspace in comparison to the existing building and this is acceptable in land use terms.

6.2 Townscape and Design

6.2.1 Issue

The main issue is whether the proposed replacement building would preserve or enhance the character and appearance of the Westbourne Conservation Area having regard to a) the contribution of the existing building to the conservation area's significance and b) the effect of the proposed building on the significance of the conservation area.

6.2.2 The Existing Building

No.88-94 Westbourne Grove is a five storey building, which dates from the early 1970s. It is set back from the historic building line and has a strong horizontal emphasis to its front façade, with long bands of glazing at each floor level between render. There is a tall lift motor and plant room on the roof abutting 96 Westbourne Grove as well as telecommunications equipment and access ladders at roof level, all of which are visible from the street. The rear façade is faced in a pale yellow brick and has a stepped façade with elongated horizontal bands of glazing.

The Westbourne Conservation Area Audit SPG identifies this building as being either neutral or negative in terms of its contribution to the character and appearance of the conservation area. That SPG defines such buildings as those that, in scale, style and detail do not respect the prevailing building typologies, nor are they significant works of architecture in their own right.

It is considered that a neutral attribution would be generous and that the building has a number of negative features which harm the character and appearance of the conservation area. In these circumstances the principle of demolition is considered acceptable, provided the design of the replacement building is appropriate.

6.2.3 The Proposed Building

The proposed new building would be seven storeys (including a basement storey), and incorporates set-backs to front and rear, as well as a curved roof profile to the rear. The new building will be brought forward of the existing building and will re-instate the historic building line at this point. The front facade will feature a single storey base element, into which the retained retail use will be incorporated, alongside access to the basement retail storage area and the residential entrance to the flats above. The mid-section of the building (floors 1- 4) will feature a curved and undulating façade, comprising curved glass winter gardens, which align with the historic building line. Above ground floor level, the historic building line varies slightly between 78-86 Westbourne Grove (to the east) and 96 Westbourne Grove (to the west), with

the latter set slightly further back than the former. The proposed undulating facade enables the new building to transfer between the two building lines. The top or fifth floor is set back from the floors below by between 1.5 and 3m (dependent upon the point of the undulating façade that the measurement is taken from). The façade will feature horizontal ribs, which provide relief and horizontal balance to the vertical emphasis provided by the glass bays and also provide a practical function of creating balastrade and winter garden framing.

The principal facing material to the Westbourne Grove façade is proposed to be stone and the initial submission indicated a type of bath stone, with a rusty yellow/brown tone similar to 28-32 Westbourne Grove and 127-131 Westbourne Grove. However, this choice of facing material has incurred considerable comment and objection during initial public consultation and the applicants were asked to review this. The applicant has subsequently amended the proposal to use the much lighter tone of Portland Stone.

The rear facade will be a stepped and faced in London stock brick. There are set-backs in plane at second, third and fourth floor levels and the roof is in the form of a curve which sweeps down the rear façade and incorporates parts of the third, fourth and fifth floors. The roof would be clad in zinc with standing seams. Within Hereford Mews the design would have a more traditional appearance, with faux timber doors and frames at ground level, with brick above, punctuated by timber sash windows. The ground floor doors will contain louvres, which serve as ventilation to basement plant.

6.2.4 Impact of the Replacement Building

One of the main design issues and point of objection in the consultation process has been the proposed loss of the recessed building line and the space in front of the supermarket. While the current recessed area undoubtedly provides some 'breathing space' to this part of Westbourne Grove, there is considered to be no persuasive townscape benefits to its retention. The current building is believed to have been built on this recessed line to address a strategic street widening plan of the 1970s which did not materialise. As a result the set back exposes the flank walls of the adjacent buildings and weakens the street frontage. Policy DES 4 of the UDP specifically relates to infill development and encourages proposals where the design has regard to the prevailing character and quality of the surrounding townscape and where development conforms to the established building line. The proposal would re-instate the historic building line, which is considered to be an overall enhancement of the townscape obscuring the incongruous flanks walls of the neighbouring buildings and strengthening the street frontage.

The proposed height and bulk of the new building has also been a point of concern in the consultation responses. The new building would be higher than the current building by approximately 2.5m, although it will be lower than the height of the existing lift motor room and plant room. The proposed building will be lower than 96 Westbourne Grove to the west but talter than 86 Westbourne Grove to the east. The proposed height would be consistent with the prevailing townscape and the additional height, particularly at the junction with 86 Westbourne Grove is considered to have minimal visual impact, particularly from street level views. In terms of the overall massing, the use of set-backs and the curved roof are all considered to relieve the massing and are a considerable improvement on the existing building.

In terms of detailed design, the proposal, particularly as amended to use Portland Stone to the front facade, are considered well resolved and acceptable. The character of Westbourne Grove is one with a variety of building styles, types and dates, and in this context the proposed contemporary design is considered to be entirely acceptable. Some of the objections have suggested that a pastiche design, such as the nearby Opal Apartments development at the junction of Hereford Road and Westbourne Grove would be more appropriate and while this approach would certainly be appropriate in the context of a highly uniform streetscape that is not the case in this situation. The undulating facade proposed

introduces relief, while successfully transferring the building line at upper levels. The glazed winter gardens provide a vertical emphasis, which responds to the narrower plot width buildings to the east, while the horizontal ribs complement the undulating form and provide balance. The change to Portland Stone will provide a high quality and well established building material, which in colour tone responds favourably to the stucco buildings on either side and chimes with the Art Deco influences that the design evokes.

The ground floor of the Westbourne Grove facade will feature the residential entrance, which is well defined, with attractive double doors and surround which complement the overall design. The retail store will occupy the rest of the ground floor and will be predominantly glazed and the applicants have indicated where the retail signage is likely to be located, which will be behind the glass. At the western end of the ground floor facade, the stone façade is brought to the ground and there will be a door to serve as the entrance to the retail basement storage area and to the right of this door, and promoted as public art, will be a relief panel depicting the facade of the Roxy Cinema, which used to occupy the site. These elements of the design are not considered to be entirely resolved and it is questioned whether more durable materials for both the service door and the relief panel might be considered, with bronze for the panel and metal for the doors being an obvious alternative. These matters can be reserved by condition.

The rear facade, in terms of its detailed design is generally considered to be responsive to the character of the area, utilising London stock brick as the principal facing material and featuring timber sash windows to the lower floors, which introduce a more traditional pattern and scale to the fenestration. The curved roof form is a more incongruous design element, but its visual impact is considered to be modest and only really appreciable from non-street level views. Although the bank of louvres to the faux garage doors create a somewhat sterile frontage, they have been designed to evoke a mews style character and do allow plant to be contained within the building envelope.

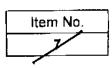
Overall, the proposed building is considered acceptable in design terms, resulting in an overall enhancement to the character and appearance of the Westbourne Grove street frontage and to the Westbourne Conservation Area. Accordingly, and subject to the conditions recommended, demolition of the existing building and its replacement with the building proposed is consistent with Policies S25 and S28 of the City Plan and Policies DES 1, DES 4 and DES 9 of the UDP.

6.3 Amenity (Daylight and Sunlight/Sense of Enclosure/Privacy/Noise and Disturbance)

Several objections have been received in relation to potential loss of light from the proposed building. UDP Policy ENV13 seeks to protect existing premises, particularly residential from a loss of daylight and sunlight as a result of new development. Permission would not normally be granted where developments result in a material loss of daylight or sunlight.

Regard is to be had to the BRE Guide noted above. The BRE stress that the numerical values are not intended to be prescriptive in every case and are intended to be interpreted flexibly depending on the circumstances since natural lighting is only one of many factors in site layout design. For example, in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

As noted above, the applicant has submitted a Light Study to demonstrate compliance with the BRE Guide. This study has assessed all windows facing the subject property and that are most likely to be affected by the new building in comparison to the existing building.



6.3.1 Daylight

In assessing daylight levels, the Vertical Sky Component (VSC) is the most commonly used method. It is a measure of the amount of light reaching the outside face of a window. If the VSC achieves 27% or more, the BRE advise that the window will have the potential to provide good levels of daylight. The BRE guide also recommends consideration of the distribution of light within rooms served by these windows. Known as the No Sky Line (NSL) method, this is a measurement of the area of working plane within these rooms that will receive direct daylight from those that cannot. With both methods, the BRE guide also suggests that reductions from existing values of more than 20% should be avoided as occupiers are likely to notice the change.

The use of the affected rooms has a major bearing on the weight accorded to the effect on residents' amenity as a result of material losses of daylight. For example, loss of light to living rooms, dining rooms, bedrooms, studies and large kitchens (if they include dining space and are more than 12.6m2) are of more concern than loss of light to non habitable rooms such as stairwells, bathrooms, small kitchens and hallways.

103-111 Westbourne Grove

The ground floor of these properties contains retail and restaurant uses whilst the upper levels of these properties contain a mix of offices and flats. The Light Study concludes that VSC reductions for these properties will not exceed 7.06%. The Light Study does note that the majority of rooms affected will also have NSL reductions that do not exceed 20%, although two rooms at first floor level in 105 and 107 Westbourne Grove will result in reductions of 24.36% and 21.58%, respectively. The room affected at 105 Westbourne Grove is an office, rather than residential accommodation, and the BRE Guide does not apply in this instance. The room affected at 107 Westbourne Grove is a bedroom for a residential flat. However, the light loss proposed is only marginally beyond what the BRE guide considers noticeable. Furthermore, this site is located within an urban environment, characterised by high buildings and where a lower expectation of daylight by residents is reasonable. Accordingly, refusal of the proposal on this basis is not considered sustainable.

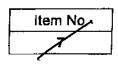
86 Westbourne Grove and 6-8 Hereford Mews

The windows in the front of 6-8 Hereford Mews do not face the development site. As such, the proposed development would not subtend an angle of more than 25 degrees as measured in a horizontal plane from these windows and is therefore unlikely to have a substantial effect on daylight enjoyed by these properties according to the BRE Guide.

The rear facing windows of 86 Westbourne Grove would have oblique views of the proposed development and serve flats. The Light Study concludes that VSC reductions for these properties will not exceed 13.03%. Accordingly, the proposed development is within the tolerances recommended in the BRE Guide.

26 and 28 Hereford Road

The eastward facing windows in this property serve residential flats that would have oblique views of the proposed development. The Light Study concludes that VSC loss to these windows would not exceed 0.99% and that NSL reductions within the rooms affected will not exceed 0.33%. Accordingly, the proposed development is well within the tolerances recommended in the BRE Guide.



28A Hereford Road

The windows in the front of this building, facing Westbourne Grove, and in the rear do not face the development site. As such, the proposed development would not subtend an angle of more than 25 degrees as measured in a horizontal plane from these windows and is therefore unlikely to have a substantial effect on daylight enjoyed by these properties according to the BRE Guide.

The eastward facing windows in this property serve residential flats that would face the proposed development. The Light Study concludes that VSC loss to these windows would not exceed 9.87% and that NSL reductions within the rooms affected will not exceed 0.02%. Accordingly, the proposed development is within the tolerances recommended in the BRE Guide.

1, 2, 3 and 7 Hereford Mews

These properties are in residential use and either face the proposed development or have oblique views of it from their front windows. The Light Study concludes that VSC loss to these windows would not exceed 4.21% and that NSL reductions within the rooms affected will not exceed 3.38%. Accordingly, the proposed development is within the tolerances recommended in the BRE Guide.

12-18 Monmouth Road

These properties are in residential use and either face the proposed development or have oblique views of it from their front windows. The Light Study concludes that VSC loss to these windows would not exceed 6.47%. Accordingly, the proposed development is within the tolerances recommended in the BRE Guide.

6.3.2 Sunlight

The BRE guidelines state that rooms will appear reasonably sunlit provided that they receive 25% of annual probable sunlight hours, including at least 5% of annual winter sunlight hours. A room will be adversely affected if the resulting sunlight level is less than the recommended standards and reduced by more than 20% of its former values and if it has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

86 and 103-111 Westbourne Grove; 26, 28 and 28A Hereford Road; and 6-8 Hereford Mews;

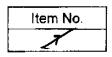
These properties do not have any windows facing within 90 degrees of due south and therefore do not qualify for sunlight assessment under the BRE Guide.

1, 2, 3 and 7 Hereford Mews

The Light Study concludes that there will be some loss of annual probable and winter sunlight hours for 1, 3, and 7 Hereford Mews but this would be well within the tolerances recommended in the BRE guide

12-18 Monmouth Road

The Light Study concludes that there will be some loss of annual probable and winter sunlight hours for these properties but this would be well within the tolerances recommended in the BRE guide



Overall, the proposed development would not result in a material loss of daylight and sunlight and is consistent with Policy ENV13 of the UDP and Policy S29 of the City Plan.

6.3.3 Sense of Enclosure

Concerns have been raised by neighbouring residents that the proposal would result in loss of outlook and sense of enclosure.

The proposal would be of an increased height, bulk and scale than the existing building. In particular, it would be located further forward on the site on Westbourne Grove, would have a higher overall height, particularly over the eastern part of the site, and include additional bulk to the rear above third floor level. As such, it has the potential to impact on the sense of enclosure experienced by the occupiers of surrounding properties.

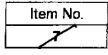
With regards to 28a Hereford Road, the proposal would increase the height and bulk of the building when viewed from their rear windows and roof terrace. The lowest window likely to be affected would be a bedroom window (incorrectly shown as a bathroom window on the existing third floor plan) at third floor level that faces the existing building across the width of a lightwell (approximately 4 metres). The proposed building would be located a similar distance from that window. Whilst it would be between 1 and 3 metres higher than the existing building due to the profile of the rear roof, the existing building already fills much of the field of view when seen from this window. The window above this on the fourth floor serves a non-habitable room (i.e. bathroom) and is partially obscure glazed. Accordingly, views of the proposed building would be largely obscured and would not be taken from main living areas. As such, the increased height and bulk proposed would not result in a significant sense of enclosure when viewed from these windows. With regards to other windows and the terrace on the rear of 28a Hereford Road, these are considered too from the proposed building to experience a significant sense of enclosure when compared to the existing building.

Concerns have also been raised from the occupiers of flats above 96 Westbourne Grove, but accessed from 28a Hereford Road, that bringing the building line forward will result in sense of enclosure for these flats. However, this would be largely not visible from these windows given the small forward projection proposed (i.e. approximately 1.5 metres) coupled with the separation distance between the proposed winter gardens and the side boundary (i.e. approximately 1.3 m). For these same reasons any increased sense of enclosure would not be significant when viewed from the first floor terrace facing Westbourne Grove.

The proposal is also visible from flats located above 86 Westbourne Grove, but accessed through Hereford Mews. These flats would have oblique, rather than direct, views of the proposed building from these rear windows. The rearward projection of the proposed building when viewed from these windows would also be less apparent given the curved flank to rear wall proposed in this location whilst any part of the building projecting rearward beyond this would be screened by this curving section of wall. As such, the proposal would not result in a significant sense of enclosure when viewed from rear acing windows in these flats.

The proposed building would be located next to a terrace at third floor level to the rear of 86 Westbourne Grove. However, the height of the existing building in this location and above this terrace is already substantial and the increase in height proposed in this location would be relatively minor and mitigated partially by the curved wall in this location. As such, the proposed building would not result in a significant increased sense of enclosure when compared to the existing building. That part of the proposed building located rearward of this curved wall would also be located too far from this terrace to result in a significant increase in sense of enclosure.

With regards to other properties, (i.e. opposite in Westbourne Grove and Hereford Mews, or in Monmouth and Hereford Road), these are considered too far from the subject site to experience a significant sense of enclosure when compared to the building that it would



replace and when seen in the context of the urbanised area that this development is located within.

Given the above, the proposed development would not result in a significant increase in sense of enclosure and is consistent with Policy ENV13 of the UDP and Policy S29 of the City Plan.

6.3.4 Privacy

Concerns have been raised regarding loss of privacy to neighbouring properties, particularly those to the rear in Hereford Mews and the flats above 86 Westbourne Grove.

The proposal would include front and rear facing windows for the flats, terraces on the rear elevation at third and fifth floor levels and terraces, balconies and winter gardens on the first to fifth levels. The terraces, winter gardens and balconies would all serve individual flats.

The proposal replaces offices in an existing building that already have outlook over properties on the opposite side of Westbourne Grove. Notwithstanding this, the separation distance between the proposed development and properties on the south side of Westbourne Grove, as well as the public nature of Westbourne Grove itself, ensures that the proposed flats and their accompanying balconies, terraces and winter gardens would not result in significant overlooking of properties opposite. Furthermore, the winter gardens proposed are set back from the side boundary of the site with 96 Westbourne Grove, ensuring that persons using them would not have outlook into the existing flats in that building

To the rear of the property, the existing offices have overlook the properties in Hereford Mews. The existing offices also benefit from two substantial and lawful existing terraces at third and floor levels. Accordingly, there already exists a high degree of mutual overlooking between the subject site, properties to the rear and 28a Hereford Road.

Notwithstanding this, the applicant proposes limiting views from the third level terrace by including an obscure glass privacy screen. This screen would be to a height of 2m on the flanks of the terrace and to a height of 1.5m on the rear of the terrace. This 1.5m height would be insufficient to adequately limit views given this terraces close proximity to properties in Hereford Mews and the terrace on the rear of 28a Hereford Road and a condition is recommended requiring that the height of this screen be increased to 1.8m.

With regards to the terrace at fifth floor level, the large separation distance between it and neighbouring properties ensures that it does not give rise to significant overlooking of neighbouring properties.

Given the above, and subject to condition, the proposal would not result in significant increases in overlooking and is therefore consistent with Policy ENV13 of the UDP and Policy S29 of the City Plan.

6.3.5 Noise and disturbance

External plant is proposed on the rear of the development at fourth floor level and within the basement level. An acoustic report has been provided by the applicant but this does not contain full details of all the plant to be used because the detailed requirements of the future occupiers of the building are not known at this stage.

The City Council's Environmental Health officer had raised an objection to the development stating that insufficient information had been submitted to determine the impact of the proposed plant on neighbouring residents. However, the Environmental Health officer did recommend conditions controlling plant noise levels and requiring submission of supplementary acoustic reports with full details of all the plant equipment and sound insulation to be used to ensure that the Council's residential noise standards are met. Accordingly, it

would be unreasonable to withhold permission where acceptable noise and vibration levels can be secured by condition. Accordingly, and subject to these conditions, an objection to the scheme on this basis could not be sustained.

6.4 Highways, Servicing and Parking

6.4.1 Stopping Up Public Highway

Concerns have been raised regarding the building line of this property coming forward and the consequent loss of public footpath. As noted above, the set back of the existing building derives from a historic road widening designation that will not now be implemented.

The Highways Planning Manager objects to this loss of public footpath as it will unacceptably reduce pavement width and necessitate relocation three cycle stands (Two public phone boxes that were located within this area have been recently removed), further reducing pavement width. If these cycle stands are not re-provided elsewhere, a further objection is raised to the loss of this cycle parking.

Whilst this reduction in pavement width and the amenity space is regrettable, this loss of public highway is outweighed by the overall townscape enhancement that arises from obscuring the incongruous flanks walls of the neighbouring buildings and reinstating a consistent building line. Furthermore, it is evident from the buildings either side of the development site and along this part of Westbourne Grove that adequate pavement width would remain even where other items of street furniture are also located, such as litter bins. Accordingly, an objection to the development on this basis could not be sustained.

A Stopping Up Order would be required under Section 247 of the Town and Country Planning Act 1990 (as amended) to allow the proposed development to locate on this area of public highway. The applicant would be required to pay all reasonable costs of processing and implementing this Order. The Committee is requested to authorise the making of a draft Order.

6.4.2 Car Parking

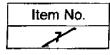
The applicant does not propose any off-street parking and several objections to this aspect of the development have been received.

With regards to the retail unit, this site is located within a Controlled Parking Zone and has high levels of public transport access. As such, and like the existing retail tenancy it replaces, the retail use is unlikely to generate a significant number of car borne trips and the absence of on-site parking for the retail use is supported.

UDP Policy TRANS 23 requires, where appropriate and practical, a maximum of 16 parking spaces for the proposed flats to ensure that parking pressure in surrounding streets is not increased to 'stress levels'. Stress levels are considered to have occurred when occupancy of on-street parking bays has exceeded 80%.

The Highways Planning Manager advised that, on the basis of the most recent parking surveys, the on-street parking stress in the area is above the 80% threshold specified in policy TRANS 23 and as such any additional residential units without parking or adequate mitigation should be resisted.

As mitigation for the absence of parking on-site, the applicant had proposed provision of a car parking fund, equating to 50% of the cost of off street parking for 4 cars for a period of 10 years. Future occupants of the flats would draw down against this fund as they applied for off-street parking at a local car park. However, officers do not consider this a practical proposition as this would not provide sufficient parking spaces, there is no indication that



parking would be available in local car parks and would appear to rely on the Council to control the process. The applicant had also suggested converting existing yellow lines in the vicinity of the site into additional resident's bays although no indication of where these would be located was provided nor is it apparent to the Highways Planning Manager. The applicant had also suggested making this development car free but this would not be acceptable to the City Council.

As alternative mitigation, the Highways Planning Manager has suggested requiring the applicant to provide lifetime (25 years) car club membership for each residential unit plus the Council's standard financial contribution of £1,000 per unit (£11,000 total) towards monitoring of parking levels in the area. The applicant has agreed to enter into a \$106 agreement to secure this. Furthermore, this site is located in an area with very high public transport access levels (i.e. PTAL rating of 6a) and a requirement to provide on-site parking in this instance would require a break in the Westbourne Grove shopping frontage to provide vehicular access given the lack of access rights to this site from Hereford Mews. This would cause significant harm to the conservation area in this location and detract from the enhancement provided by the proposed design. It would also be prejudicial to pedestrian safety in this location.

In light of the mitigation proposed, this site's high public transport accessibility and the practical difficulties of providing parking on-site, it would not be reasonable or appropriate to require on-site parking and an objection to the development on this basis could not be sustained.

6.4.3 Servicing

TRANS20 of the UDP requires the provision of off-street servicing and this is not proposed. However, this arrangement exists at present and is not uncommon for other retail uses along this stretch of Westbourne Grove. A requirement to provide off-street servicing would also require a break in the Westbourne Grove shopping frontage to provide vehicular access given the lack of access rights to this site from Hereford Mews, which would be harmful to the conservation area and pedestrian safety as noted above. Furthermore, the single and double lines in the vicinity and on Westbourne Grove permit loading and unloading to occur from the street. Given the size of the development relative to what it replaces, there is not expected to be a significant increase in servicing requirement.

Concerns have been raised by local residents that delivery trolleys will be stored on the footpath, as occurs at present. This would block the footpath with the building line coming forward. To ensure that this does not occur, a condition is recommended that prohibits the storage of delivery trolleys on the footpath at the front of the site.

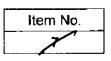
To ensure that deliveries do not result in unreasonable noise and disturbance for the flats above and adjoining, a condition is recommended that limits delivery hours.

6.4.4 Cycle Parking

The scheme includes the provision of 15 cycle spaces within the basement area for the proposed flats. An additional six cycle parking spaces can be provided within the basement area for the retail units, to ensure compliance with policy TRANS 10 of the UDP and this can be secured by condition.

6.4.5 Waste and Recycling Storage

The proposal includes a bin store for the residential units and a refuse collection store at ground floor level. There is also sufficient space within the retail basement area for the storage of waste. As such, sufficient refuse and recycling storage is proposed.



6.5 Economic Considerations

Concerns have been raised with the loss of the offices from this site and the consequent impact on local businesses. However, the loss of these offices has already been established under planning permission RN: 13/03021/FULL and could take place without further approval from the City Council. Accordingly, an objection to the development on this basis would be unsustainable.

6.6 Equalities and Diversities (including disabled access)

The proposed development has level access from Westbourne Grove and a lift providing access to all levels. All flats are also single level, include oversized doorways and turning circles for wheelchairs and at least one wheelchair accessible bathroom. As such, the proposal incorporates the principles of inclusive design.

6.7 London Plan

The proposal does not raise strategic issues.

6.8 National Planning Policy Framework (NPPF)

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. The relevant policies in the City Plan which has replaced the Core Strategy have been discussed in this report and other policies in the previous report have not changed significantly. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

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

6.9 Planning Obligations

On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which make it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, whether there is a local CIL in operation or not, if the obligation does not meet all of the following three tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development;
- (c) fairly and reasonably related in scale and kind to the development.

Policy S33 of the City Plan relates to planning obligations. It states that the Council will require mitigation of the directly related impacts of the development; ensure the development

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complies with policy requirements within the development plan; and if appropriate, seek contributions for supporting infrastructure. Planning obligations and any Community Infrastructure Levy contributions will be sought at a level that ensures that the overall delivery of appropriate development is not compromised.

The City Council's Planning Obligations Supplementary Planning Guidance (SPG) sets out in detail the scope and nature of obligations to which certain types of development will be typically subject.

Were the application to be considered acceptable in all respects, a \$106 legal agreement would be required to cover the following:

- Financial contribution of £888,540 to the Council's affordable housing fund (index linked and payable on commencement of development);
- A payment of £11,000 (£1000 per residential unit) towards parking surveys to monitor onstreet parking levels in the vicinity of the site (index linked and payable on commencement of development);
- A payment of £10,000 (index linked and payable on commencement of development) for replacement tree planting within the vicinity of the site; and
- Lifetime (25 years) car club membership for each of the residential flats;

The proposed development is also liable for a Mayoral CIL payment.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

6.10.1 Sustainability

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

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

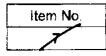
Policy 5.2 E of the London Plan states that where specific targets cannot be fully achieved onsite, any shortfall may be provided off-site or through a cash in lieu contribution to secure delivery of carbon dioxide savings elsewhere.

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

Policy S39 of the City Plan states that major development should be designed to link to and extend existing heat and energy networks in the vicinity, except where the City Council considers that it is not practical or viable to do so. Policy S40 requires all major development to maximise on-site renewable energy generation to achieve at least a 20% reduction in carbon dioxide emissions, and where feasible, towards zero carbon emissions, except where the Council considered it not appropriate or practical due to site-specific considerations. However, it should be noted that the London Plan now seeks 40% carbon reductions over the 2010 Building Regulations.

The applicant has submitted an Energy Performance Statement (EPS) setting out the measures incorporated into the proposed development in the context of sustainable design principles.

The EPS indicates that the retail unit will achieve a BREEAM 2014 assessment of 'Very Good' and the flats will achieve Code for Sustainable Homes 'Level 4'. This has been reviewed by



the City Council's Go Green Manager who has suggested that higher scores could be achieved under the Energy and Materials credits. However, the applicant has indicated that this would have significant implications on the viability of the scheme. On this basis it is considered unreasonable to require anything above the levels indicated in the pre-assessment, particularly as the levels proposed are already quite high. A condition has been recommended that requires the submission of a post construction certificate demonstrating that these levels have been achieved.

The EPS also indicates that the proposal will achieve carbon reductions of 41.2% over 2010 levels and the Go Green Manager supports this. The applicant has also provided satisfactory details of the photovoltaic panels that would be located on the main roof indicating that they can be accommodated without causing harm to the character and appearance of the proposed building.

The Go Green Manager has also requested a condition requiring that the ability of the development to connect to a potential district heat network is safeguarded. Such a condition would be unenforceable and is not necessary to make the current proposal acceptable in planning terms. Accordingly, this condition has not been recommended

6.10.2 Biodiversity including Trees

Two mature Ash trees are located at the front of the front of the site, within the area formerly reserved for road widening. The applicant proposes removing these trees to bring the building line forward. The applicant has submitted an Arboricultural Impact Assessment that concludes that these trees are low quality category C trees that make little contribution to the townscape. The applicant also contends that if they were to remain in situ, they would need to be heavily coppiced, further reducing their amenity value.

The Arboricultural Manager has objected to the removal of these trees, noting that they do not exhibit signs of significant decay and that they are the only two trees on this length of Westbourne Grove. Whilst this is acknowledged, officers consider the two trees and the setback they are located within anomalous and uncharacteristic of the wider streetscape in the area, which is established in part by a uniform building line and absence of trees. The proposal would bring the building line forward to match the established building line in this area, resulting in an improvement to the wider streetscape and conservation area. Whilst the loss of these trees is regrettable their loss would enable overall improvement to the streetscape.

To mitigate the loss of these trees, a contribution toward replacement planting of £10,000 in the vicinity of the site is recommended. This would be secured via a \$106 agreement.

6.11 Other UDP/Westminster Policy Considerations

6.11.1 Basement Excavation

Several objectors state that structural impacts, subsidence and land instability associated with the proposed basement is of concern.

In respect of Westminster City Council's progression of policy towards basements, the City Council recently adopted its Supplementary Planning Document (SPD) 'Basement Development in Westminster' on 24 October 2014. The SPD provides detailed advice on how current policy is implemented in relation to basement development. It does not introduce any additional restrictions on basement development above and beyond the precautionary approach that the City Council had already adopted in response to such development.

The Draft Basements Policy remains the subject of consultation and has not yet been adopted. It is this document which will provide a specific basement policy and it will form part

of the local plan (replacing the UDP) in due course. It has some, but only very limited, legal weight (known as material weight or a material consideration). It will not gain more legal weight until after consultation and amendment and will need to be tested at an independent examination before formal legal adoption.

The new basements policy may introduce restrictions on basement excavations provided there is a valid planning reason for doing so, but, as explained above, it has to go through a formal process including an examination in public by an independent inspector and then legal adoption and it is not, therefore, likely to be formally adopted until later this year.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the National Planning Policy Framework (NPPF) March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

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

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

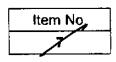
The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures. To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

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

Should permission be granted, this statement will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with it. The purpose of the report is to show that there is no foreseeable impediment to the scheme satisfying the Building Regulations in due course. It is considered that this is as far as this matter can reasonably be taken as part of the consideration of the planning application. Detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations, as cited above. To go further would be to act beyond the bounds of planning control.

The formal views of Building Control will be reported verbally to the Committee.



6.11.2 Construction Management

Objections have been received from neighbouring properties regarding the impact of construction work, the timescale for the proposed construction phase and general disturbance associated with construction.

In order to mitigate the impacts of basement excavation and construction works on this site, a Construction Management Plan has been provided. The plan advises that construction access would be from Westbourne Grove only, and that a strict delivery procedure would be implemented to ensure that traffic flow along the road is not adversely impacted. Any parking and loading arrangements on the highway will need to be agreed with the Council's Highways Licensing Team. The projected construction period would be 15 months and there would be between three and 10 vehicle movements per day during the main contract works period. A tower crane would be provided to load/unload goods as quickly as possible. Hoardings would be placed around the site. At this stage the final location of site accommodation has not been finalised and this will be identified once a main contractor is appointed. The Council's standard hours of works condition would apply, which would prevent basement works on Saturdays and all works on Sundays and Bank Holidays.

The submitted CMP is helpful, although it is not fully detailed and is subject to appointment of a principal contractor. As such, a more detailed plan would be required and this could be secured by condition as it would be reasonable to refuse permission on grounds relating to the construction phase, despite the concerns raised by neighbours.

6.11.3 Other Matters

It would not be reasonable to refuse permission due to concerns about damage to neighbouring properties, as this is a civil and ownership matter.

Concerns have been raised that the internal layout of neighbouring properties depicted may not be accurate. In particular, the internal layout of 86 Westbourne Grove and 6-8 Hereford Mews is not correct. Whilst this is acknowledged, this would not be material to consideration of this application.

Concerns have been raised that the drawings omit windows in 28a Hereford Road. However, a thorough site inspection has taken place and the true relationship between the proposal and windows in this property have been observed on-site. It is also contended that the cross-sections submitted are misleading in that they have been taken through parts of the proposal that do not include higher built elements, such as lift towers. However, the sections are accurate in themselves and officers are aware of these additional built elements, which are depicted in elevation.

Concerns have also been raised regarding potential heat generated by air-conditioning units. This is not considered to cause any material harm.

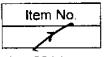
6.12 Conclusion

Overall, the proposed residential use and re-provision of retail is considered appropriate for the site. The proposal would also provide a policy compliant financial contribution toward affordable housing, recognising that provision of affordable units on-site and in the area is not reasonable or practical. Demolition of the existing building and its replacement would result in an enhancement to the character and appearance of the Westbourne Conservation Area. Whilst the loss of two street trees from in front of the site is regrettable, their loss facilitates this design and the overall improvement to the streetscape that results. Although no on-site

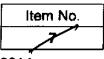
parking is proposed, this would be adequately mitigated by the car club membership and parking review payments. The proposal is considered acceptable in terms of amenity and sustainability. Accordingly, this application is recommended for approval subject to a legal agreement.

BACKGROUND PAPERS

- 1. Application form
- Letter from English Heritage dated 1 December 2014.
- 3. Email from The Environment Agency dated 27 November 2014.
- 4. Letter from the Royal Borough of Kensington and Chelsea dated 1 December 2014.
- 5. Memorandum from Environmental Health dated 18 December 2014.
- 6. Memorandum from Highways Planning Manager dated 19 November 2014.
- Memorandum from Cleansing Manager dated 15 December 2014.
- 8. Memorandum from Arboricultural Manager dated 15 December 2014.
- 9. Memorandum from Go Green Manager dated 12 November 2014.
- 10. Representation from Bayswater Residents Association dated 29 January 2014.
- 11. Representation from South East Bayswater Residents Association received 29 January 2014.
- 12. Representation from the Westbourne Neighbourhood Association received 2 December 2014.
- 13 Representation from Karen Buck MP dated 5 December 2014.
- 14. Representation from Karen Buck MP dated 15 January 2015.
- 15. Representation from owner/occupier of 119 Ledbury Road dated 19 November 2014.
- 16. Representation from owner/occupier of 14 Leinster Gardens dated 20 November 2014.
- 17. Representation from owner/occupier of 108 Talbot Road dated 21 November 2014.
- 18. Representation from owner/occupier of 14 St Lukes Mews dated 21 November 2014.
- 19. Representation from owner/occupier of 25 Monmouth Road dated 16 December 2014.
- 20. Representation from owner/occupier of 2 Maybourne Court, 12-14 Monmouth Road dated 18 November 2014.
- 21. Representation from owner/occupier of 8c Hereford Mews dated 20 November 2014.
- 22 Representation from owner/occupier of 12 Maybourne Court, 12-14 Monmouth Road dated 21 November 2014.
- 23. Representation from owner/occupier of 103a Westbourne Grove dated 22 November 2014.
- 24. Representation from owner/occupier of 8 Monmouth Road dated 21 November 2014.
- 25. Representation from W H Baynes dated 27 November 2014.
- 26. Representation from owner/occupier of 56 Hereford Road dated 27 November 2014.
- 27. Representation from owner/occupier of 28 Kildare Terrace dated 27 November 2014.
- 28. Representation from owner/occupier of Flat 3, 103b Westbourne Grove dated 30 November 2014.
- 29. Representation from owner/occupier of Flat 5, 24 Artesian Road dated 2 December 2014.
- 30 Representation from owner/occupier of 58 Westbourne Park Villas dated 2 December 2014.
- 31. Representation from owner/occupier of Flat 6, 16 Hatherley Grove dated 2 December 2014.
- 32. Representation from owner/occupier of 43 Northumberland Place dated 2 December 2014.
- 33. Representation from owner/occupier of 23 Sutherland Place dated 3 December 2014.
- 34. Representation from owner/occupier of 13 Tavistock Mansions, 49 St Lukes Road dated 3 December 2014.
- 35. Representation from owner/occupier of 8C Hereford Mews dated 3 December 2014.
- 36. Representation from owner/occupier of Flat 17, Opal Apartments, 43 Hereford Road dated 5 December 2014.
- 37. Representation from owner/occupier of Flat 17, Opal Apartments, 43 Hereford Road dated 5 December 2014.
- 38. Representation from owner/occupier of 3 Hereford Mews dated 5 December 2014.
- 39. Representation from owner/occupier of 29a Bridstow Place dated 5 December 2014.
- 40. Representation from owner/occupier of 4 St Stephens Gardens dated 6 December 2014.
- 41. Representation from owner/occupier of 19 Artesian Road dated 8 December 2014.
- Representation from owner/occupier of 10 Hereford Mansions dated 8 December 2014.
- Representation from owner/occupier of 9 Artesian Road dated 8 December 2014.



- Representation from owner/occupier of 47 Northumberland Place dated 6 December 2014.
- 45. Representation from owner/occupier of 15a Artesian Road dated 8 December 2014.
- 46. Representation from owner/occupier of 54 Northumberland Place dated 8 December 2014.
- 47. Representation from owner/occupier of 37 Weatherbury, 90 Talbot Road dated 8 December 2014.
- 48. Representation from owner/occupier of 2 Maybourne Court, 12-14 Monmouth Road dated 9 December 2014.
- 49. Representation from owner/occupier of 12 Maybourne Court, 12-14 Monmouth Road dated 9 December 2014.
- 50. Representation from owner/occupier of 47 Northumberland Place dated 9 December 2014.
- 51. Representation from owner/occupier of Basement Flat, 43 Chepstow Road dated 9 December 2014.
- 52. Representations from owner/occupier of 105 Westbourne Grove dated 9 December 2014.
- 53. Representation from owner/occupier of 3 Bridstow Place dated 9 December 2014.
- 54. Representation from owner/occupier of Hereford Mansions, Hereford Road dated 10 December 2014.
- 55. Representation from owner/occupier of 8c Hereford Mews dated 10 December 2014.
- 56. Representation from owner/occupier of 38 Bark Place dated 11 December 2014.
- 57. Representation from owner/occupier of 29 Monmouth Road dated 11 December 2014.
- 58. Representation from owner/occupier of Flat 1, 28a Hereford Road dated 11 December 2014.
- 59 Representation from owner/occupier of 58 Hereford Road dated 11 December 2014.
- 60 Representation from owner/occupier of 27a Monmouth Road dated 11 December 2014.
- 61. Representation from owner/occupier of 34 Monmouth Road dated 11 December 2014.
- 62. Representation from owner/occupier of Flat 3, 4 St Stephen's Gardens dated 12 December 2014.
- 63. Representation from owner/occupier of 56 Westbourne Grove dated 11 December 2014.
- 64. Representation from owner/occupier of 56a Hereford Road dated 11 December 2014.
- 65. Representation from owner/occupier of Flat 2, 28a Hereford Road dated 12 December 2014.
- 66. Representation from owner/occupier of Flat 9, St Stephens Mansions, 1 Monmouth Road dated 12 December 2014.
- 67. Representation from owner/occupier of Flat 4, 28a Hereford Road dated 12 December 2014.
- Representation from owner/occupier of Flat 5, 28a Hereford Road dated 15 December 2014.
- 69. Representation from owner/occupier of Flat B, 8 Hereford Mews dated 12 December 2014.
- 70. Representation from owner/occupier of Flat 3, 28a Hereford Road dated 12 December 2014.
- 71. Representation from owner/occupier of 29 The Baynards, Hereford Road, dated 12 December 2014.
- 72. Representation from owner/occupier of Flat B, 8 Hereford Mews dated 11 December 2014.
- 73. Representation from owner/occupier of 1 Hereford Mansions, Hereford Road dated 12 December 2014.
- 74. Representation from owner/occupier of 51 Westbourne Grove dated 12 December 2014.
- 75. Representation from owner/occupier of 2 Hereford Mews dated 11 December 2014.
- 76. Representation from owner/occupier of 27 Burnham Court, Moscow Road dated 13 December 2014.
- 77. Representation from owner/occupier of 49 Hereford Road dated 12 December 2014.
- 78. Representation from owner/occupier of 7 Hereford Mews dated 12 December 2014.
- 79. Representation from owner/occupier of142a Queensway dated 12 December 2014.
- 80. Representation from owner/occupier of 51 Westbourne Grove dated 12 December 2014.
- 81. Representation from owner/occupier of 49 Hereford Road dated 12 December 2014.
- 82. Representation from owner/occupier of Flat 2, 28a Hereford Road dated 12 December 2014.
- 83. Representation from owner/occupier of 11 Maybourne Court, 12-14 Monmouth Road dated 12 December 2014.
- 84. Representation from owner/occupier of Flat 2, 28a Hereford Road dated 12 December 2014.
- 85. Representation from owner/occupier of 8a Hereford Mews dated 14 December 2014.
- 86. Representation from owner/occupier of Flat 8, St Stephens Mansions, 1 Monmouth Road dated 15 December 2014.
- 87 Representation from owner/occupier of The Garden Flat, 101a Hereford Road dated 15 December 2014.



- 88. Representation from owner/occupier of 28a Hereford Road dated 15 December 2014.
- 89. Representation from owner/occupier of Flat 29, The Baynards, 29 Hereford Road dated 15 December 2014.
- 90. Representation from owner/occupier of 40/41 Queens Gardens dated 26 December 2014.
- 91. Representation from owner/occupier of 39 Chepstow Road dated 16 January 2015.
- 92. Representation from Protect Westbourne Grove Action Group, 8 Hereford Mews dated 20 January 2015.
- 93. Representation from owner/occupier of Ground Floor, 43 Kensington Gardens Square dated 2 February 2015.
- 94. Representation from owner/occupier of Ground Floor, 43 Kensington Gardens Square dated 22 January 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT OLIVER GIBSON ON 020 7641 2680 OR BY E-MAIL – ogibson@westminster.gov.uk

CZWO Archinecte LLP
TS overing Green Lane
Lendon ECIR DCB
Telephone COT 7289 2523
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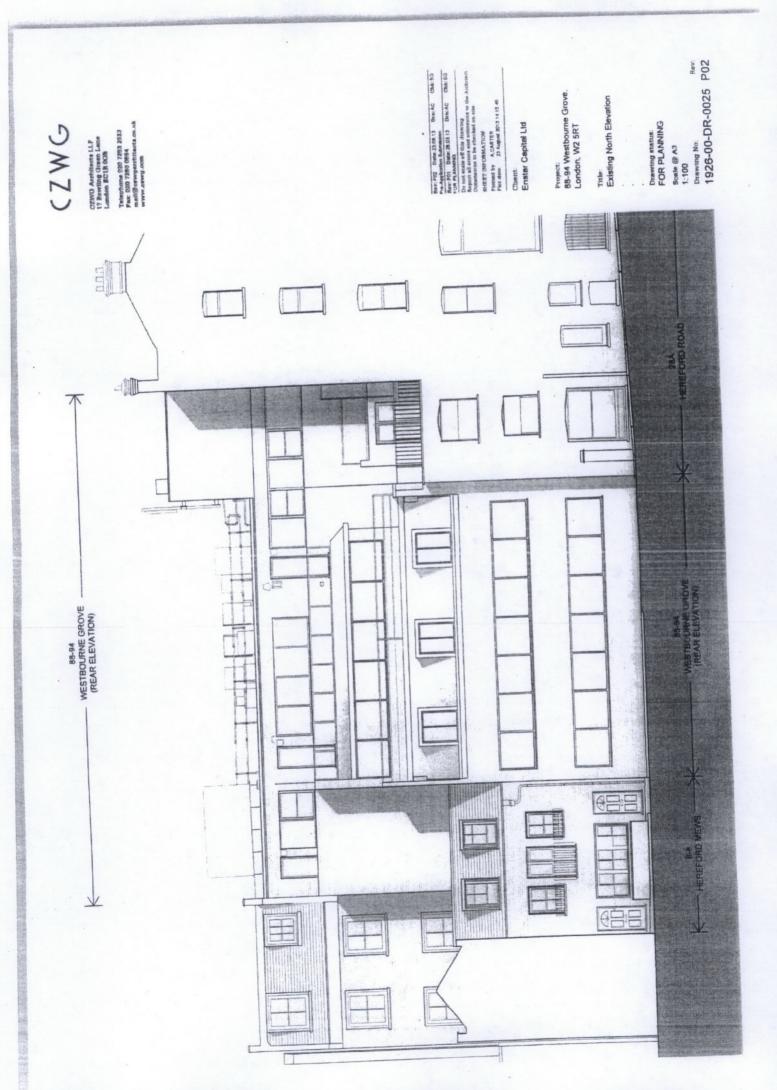
Project: 88-94 Westbourne Grove, London, W2 5RT

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Drawing status: FOR PLANNING

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Third 30,230

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Client: Enstar Capital Ltd

First 24,020

Retail

Office

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WESTBOURNE GROVE

Project: 88-94 Westbourne Grove, London, W2 5RT

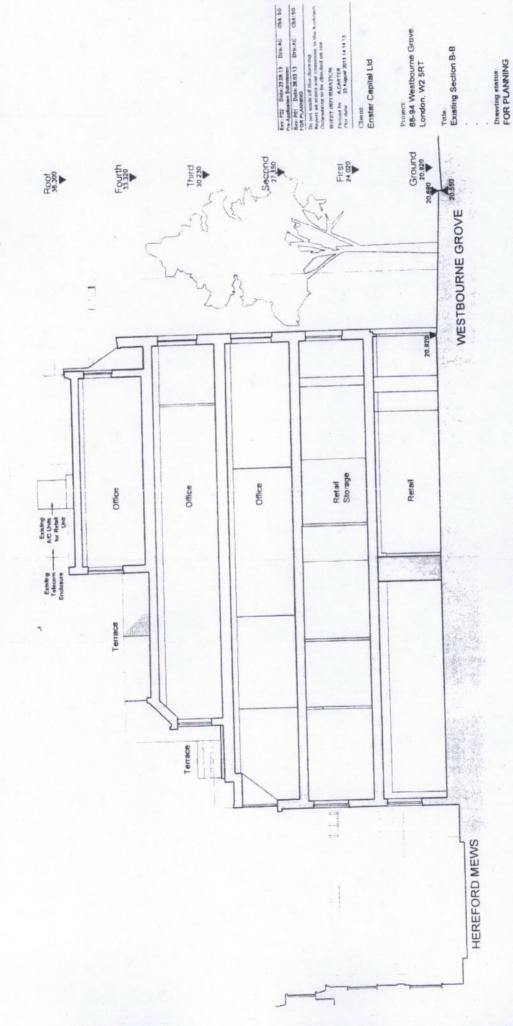
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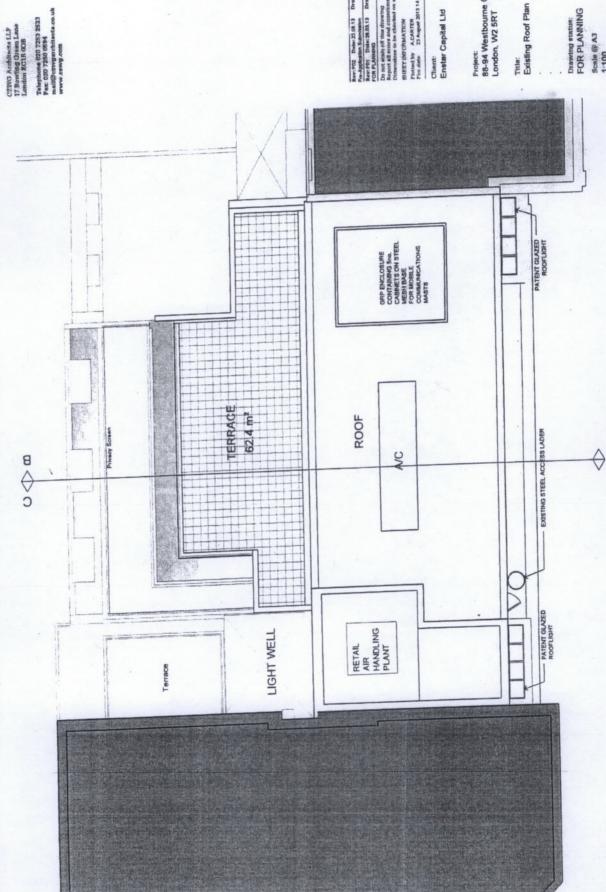
Client: Enster Capital Ltd

Project: 88-94 Westbourne Grove, London, W2 5RT

Title: Existing Roof Plan

Drawing status: FOR PLANNING

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Cleat: Enstar Capital Ltd

Project 88-94 Westbourne Grave, London, WZ 5RT

Existing Fourth Floor Plan

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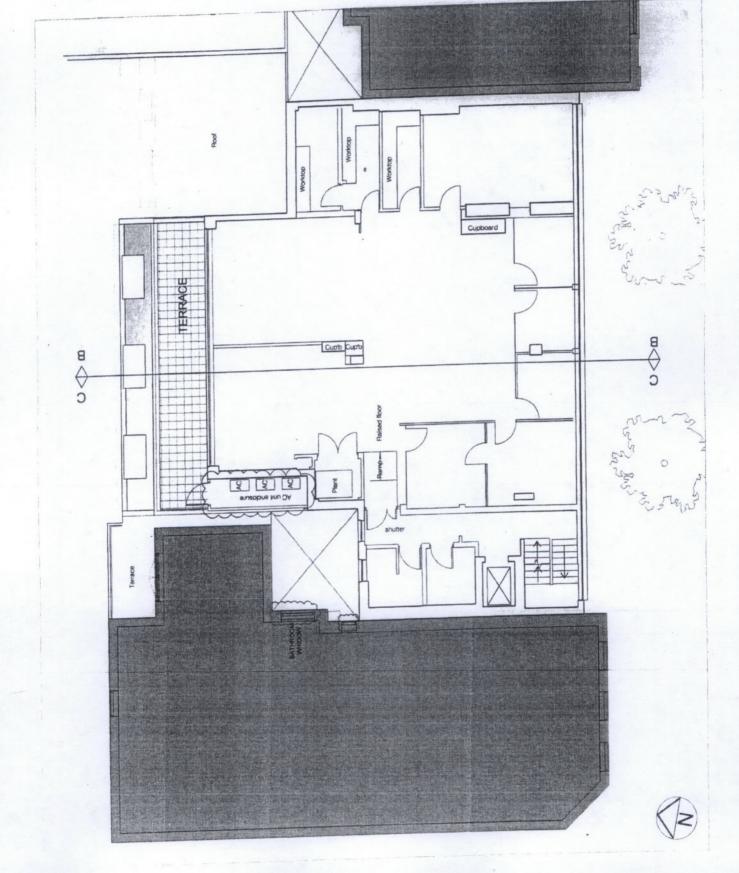
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Client: Enstar Capital Ltd Project: 88-94 Westbourne Grove, London, W2 5RT

Title: Existing Third Floor Plan

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Project: 88-94 Westbourne Grave, London, WZ 5RT

Title: Existing Second Floor Plan

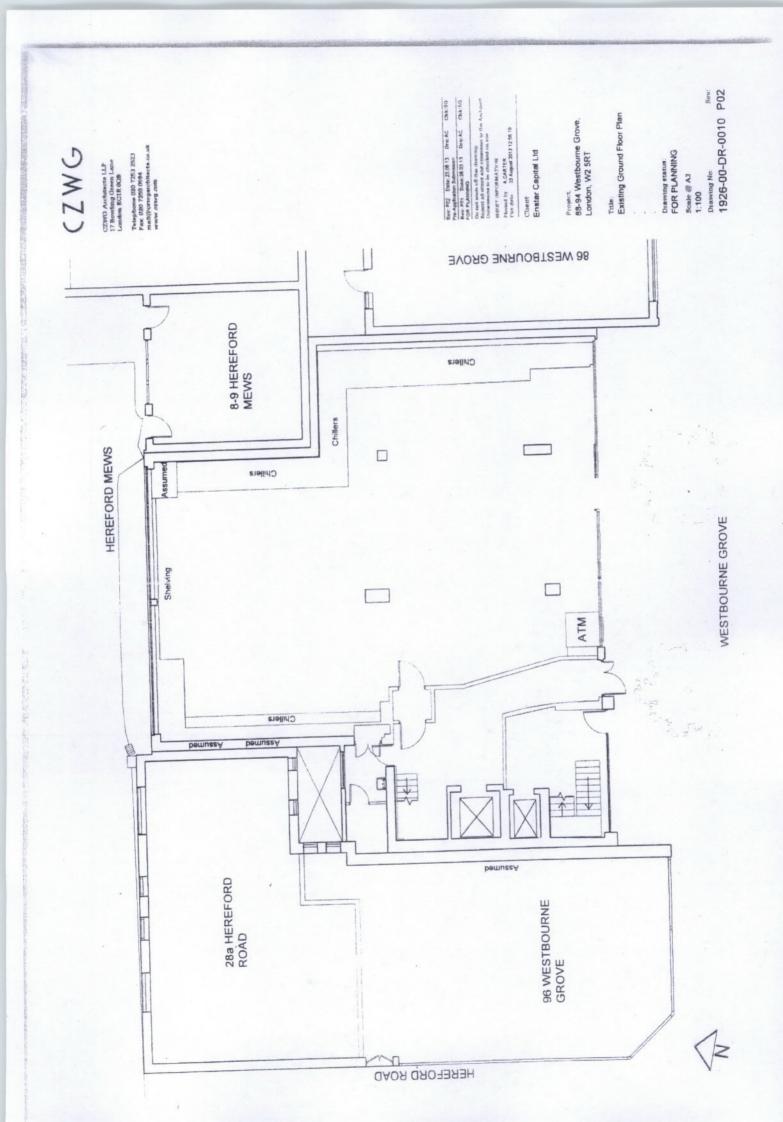
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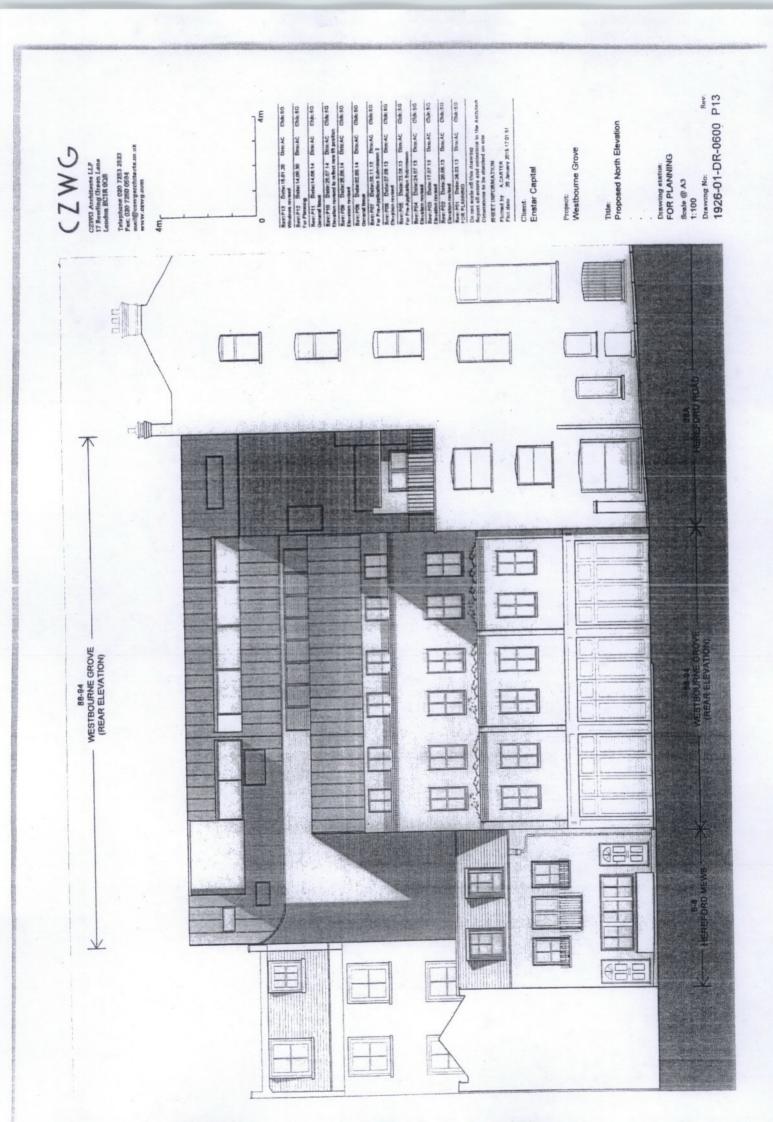
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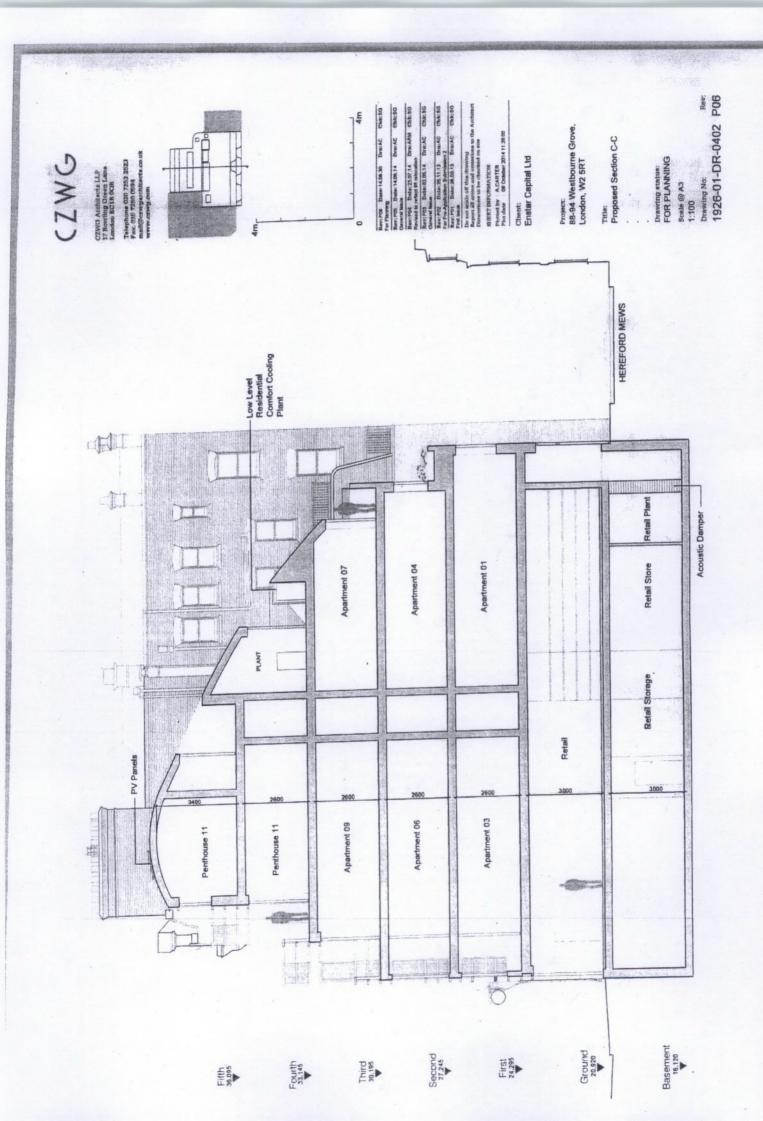


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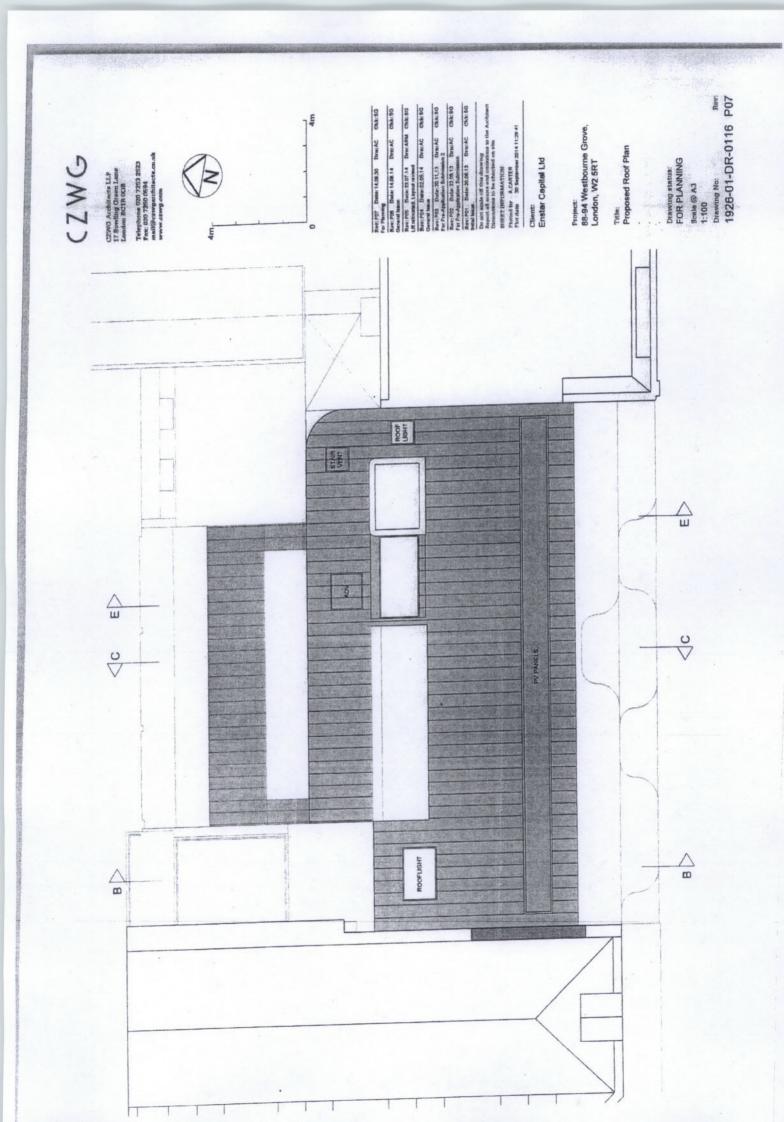


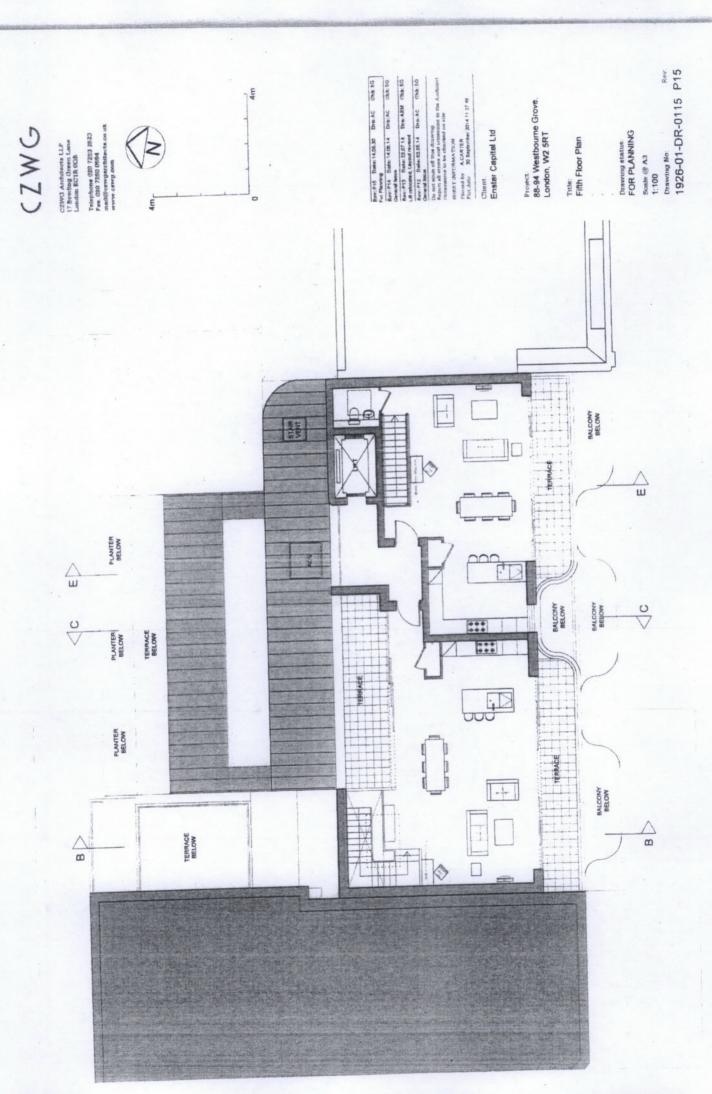
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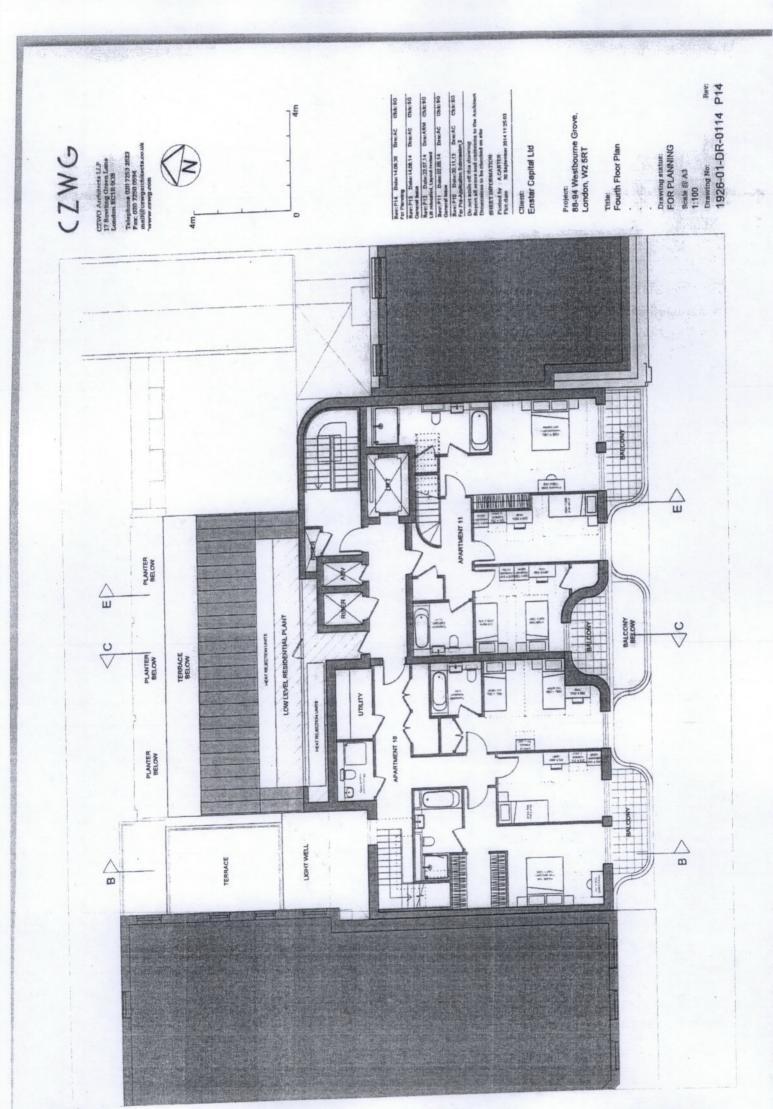


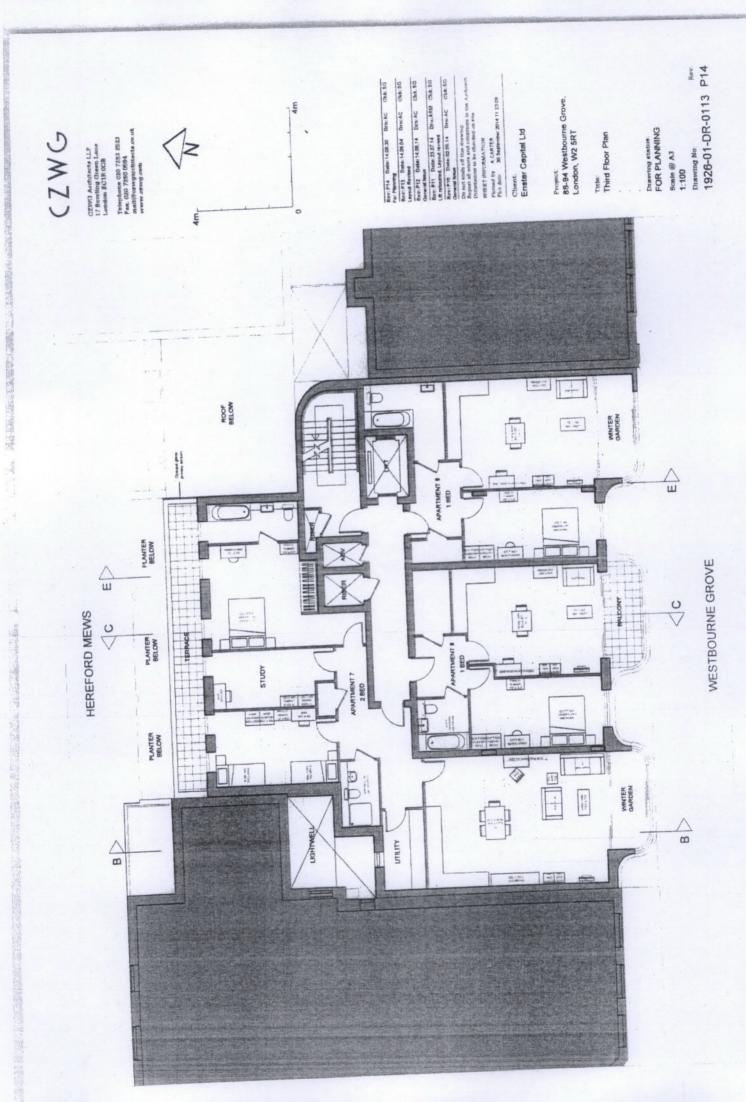


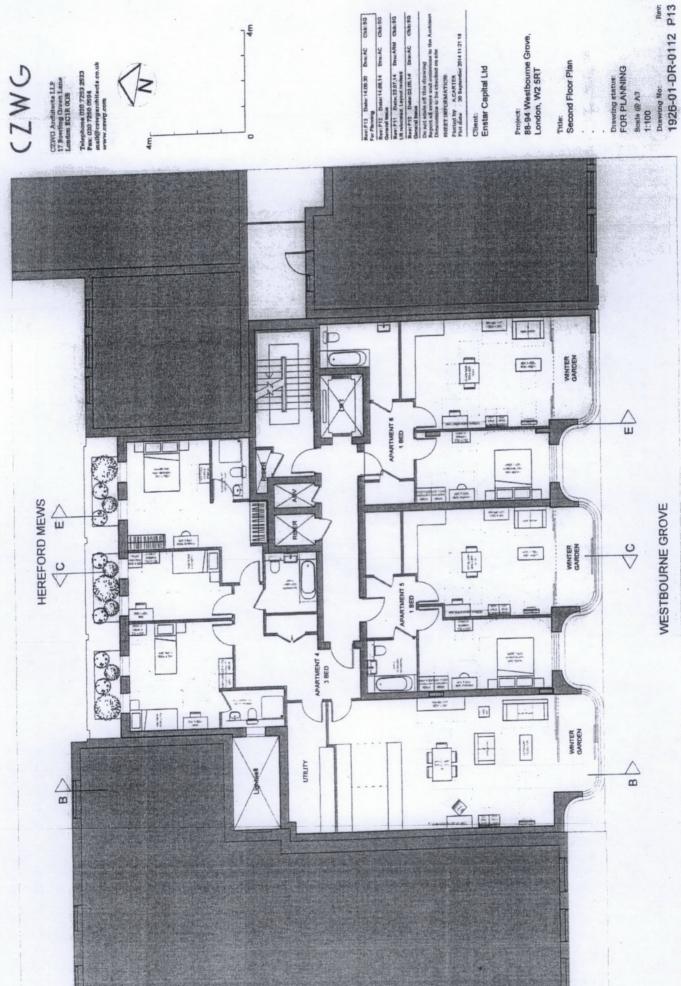
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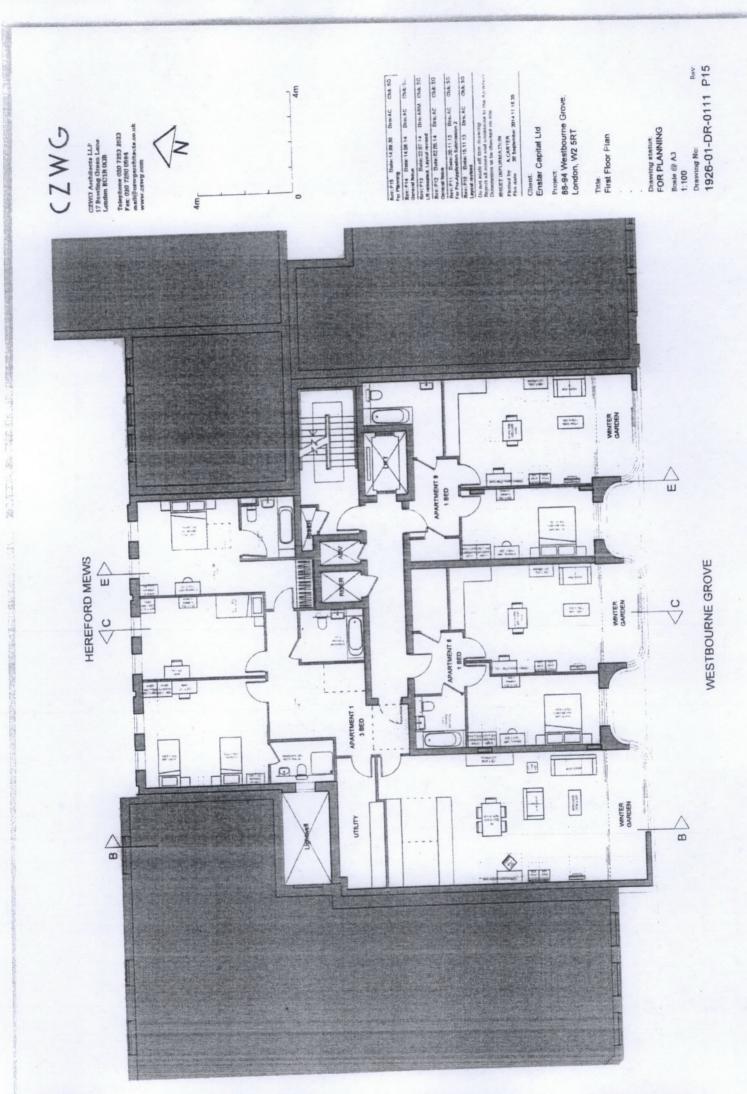


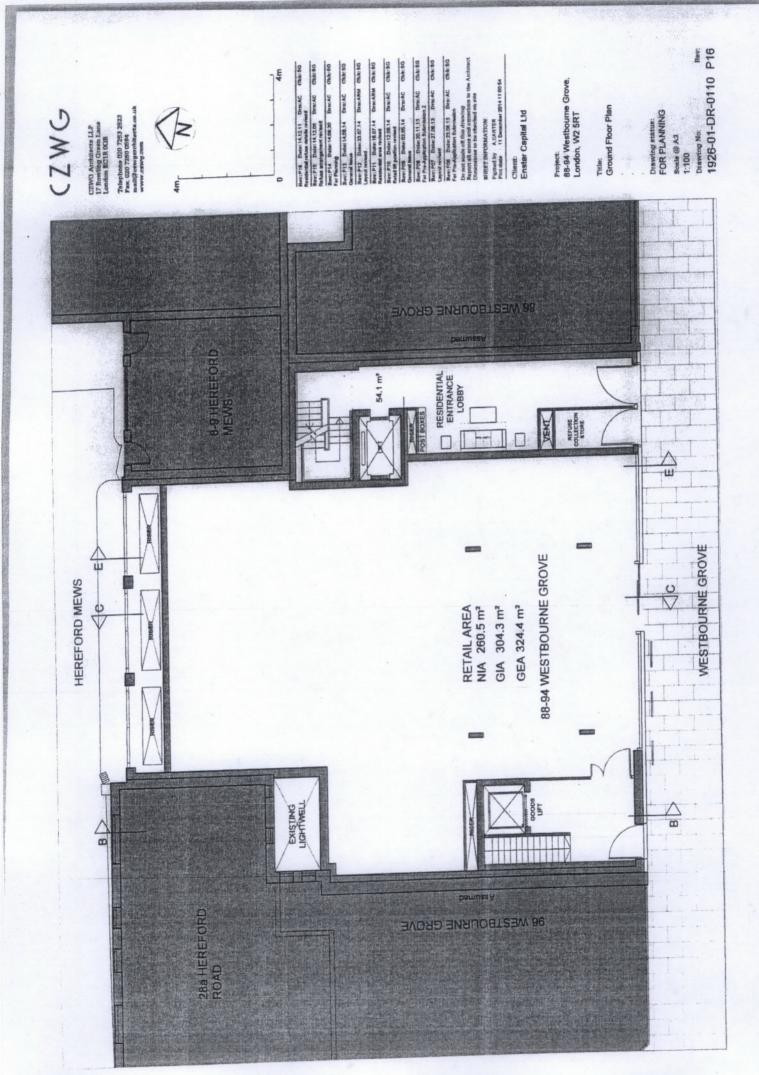












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