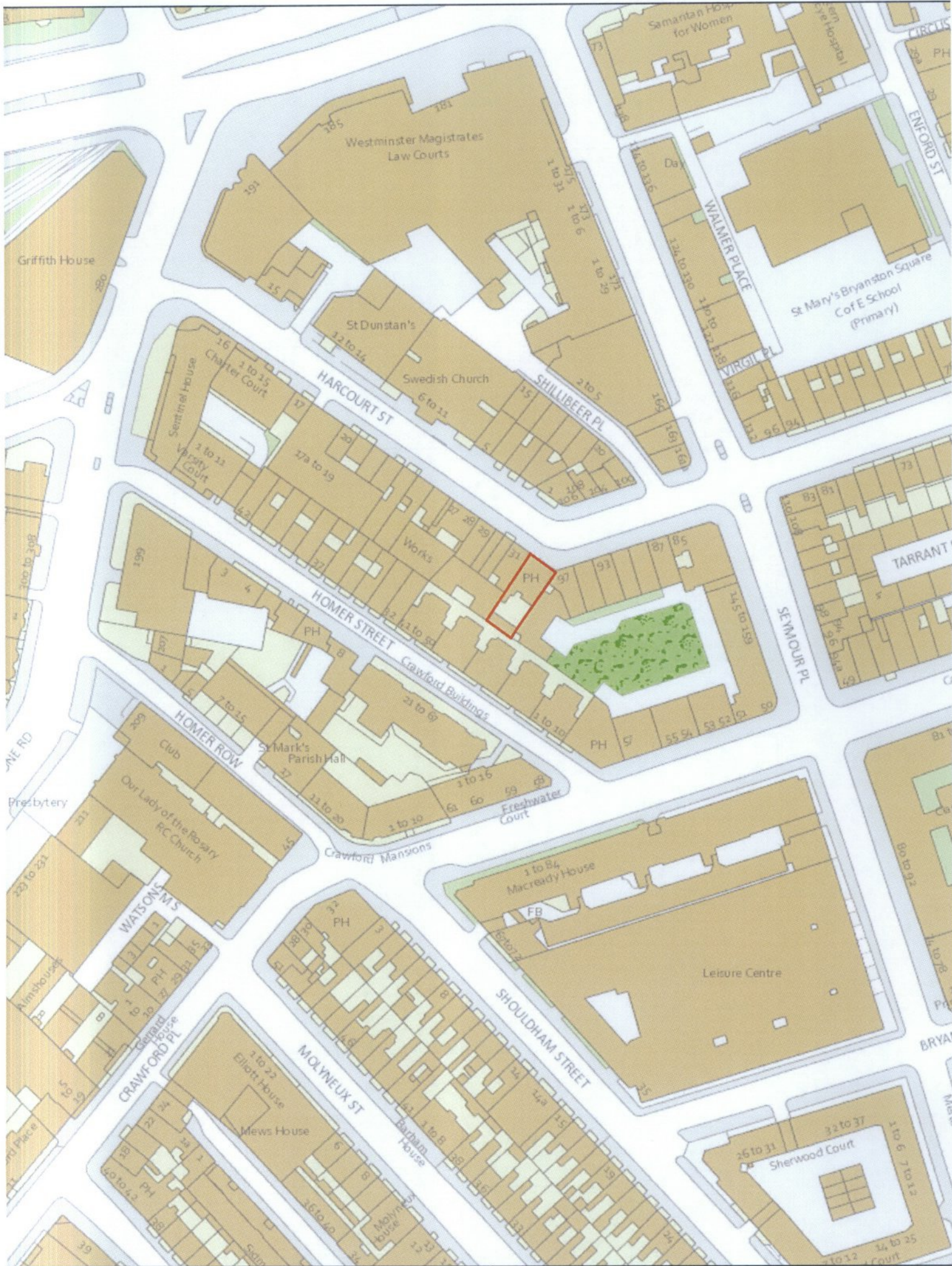


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 27 October 2015	Classification For General Release	
Report of Director of Planning		Wards involved Bryanston And Dorset Square	
Subject of Report	32 Harcourt Street, London, W1H 4HX		
Proposal	Erection of a single storey rear extension at lower ground floor level and alterations to the front elevation including the removal of redundant advertising. Installation of a new rear high level extract duct in connection with the existing public house and internal alterations at all floor levels		
Agent	Stuart Loxton Ltd		
On behalf of	HARCOURT PUB PLC		
Registered Number	15/04723/FULL 15/04724/LBC	TP / PP No	TP/3575
Date of Application	27.05.2015	Date amended/ completed	22.06.2015
Category of Application	Minor		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Portman Estate		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	11.00-11.30 Monday to Saturday 12.00-11 Sundays		

1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.





32 HARCOURT STREET, W1

2. SUMMARY

The application site comprises a Grade II listed building situated within the Portman Estate Conservation Area. The property is a Public House (Class A4) which has been vacant since the end of 2014. The building comprises lower ground, ground and three floors. Permission is sought for the erection of a single storey rear lower ground floor extension and full height extract duct, to the front of the building redundant advertising. will be removed. Internal alterations are proposed at all floor levels

The key issues for consideration are:

- The impact of the proposals upon the amenities of neighbouring residents.
- The impact of the works upon both the special interest of the listed building and the character and appearance of the conservation area.

The proposals which includes a small rear extension is considered acceptable in land use, amenity, design, conservation and listed building terms and comply with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies.

3. CONSULTATIONS

MARYLEBONE ASSOCIATION

Any response to be reported verbally.

ENVIRONMENTAL HEALTH

No objection subject to the imposition of relevant noise conditions.

THAMES WATER

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 81; Total No. of Replies: 10.

10 letters of objection received on some or all of the following grounds:

Amenity

- Loss of daylight/sunlight/ privacy.
- Noise nuisance from use of the courtyard/ doors being left open/plant (recent history complaints have been made to the City Council's Noise Team and to the Police).
- Noise report incorrectly refers to Crawford Buildings rather than Cranfield Court as the nearest neighbouring residential properties.
- Odours/ pollution from smoke/ kitchen extract.

Highways

- Increased pressure on parking.

Other

- The Pub is of local social importance.
- The existing open space provides peace and tranquillity.
- Consultation period is insufficient.

ADVERTISEMENT/SITE NOTICE: YES

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 32 is a Grade II listed property located on the south western side of Harcourt Street, comprising lower ground, ground and three upper floors. Whilst currently vacant, the lawful use of the premises is a public house (Class A4) throughout.

The site is located outside the Core Central Activities Zone, within the Portman Estate Conservation Area.

4.2 Relevant History

In 2007, planning permission and listed building consent were granted for the retention of a timber frame shelter in the rear beer garden.

5. THE PROPOSAL

Permission and listed building consent are sought for the erection of a single storey rear extension at lower ground floor level and erection of a full height rear extract duct. Alterations to the front elevation include the removal of redundant advertising. Internal alterations are proposed to all floors.

The works are in connection with the continued use of the property as a public house (Class A4). The public house's licensed hours are 10.00am-23.30 Monday to Saturday and 12.00-22.00 on Sundays. These hours are unchanged by the application.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The entire property is in lawful use as a public house. The proposed rear extension would provide approximately 75m² of additional floorspace; this would result in an enlarged entertainment use with a gross floorspace of 391m².

Westminster's City Plan Policy S24 and UDP Policies TACE 8-10 deal with entertainment uses. City Plan Policy S24 requires proposals for new and extension to existing entertainment uses to demonstrate that they are appropriate in terms of type and size of use, scale of activity, and relationship to any existing concentrations of entertainment uses. The TACE policies are on a sliding scale in which developments where TACE 8 is applicable would be generally permissible and where TACE10 is applied (where the gross floorspace exceeds 500m²) only in exceptional circumstances.

The policies aim to control the location, size and activities of entertainment uses in order to safeguard residential amenity, local environmental quality and the established character and function of the various parts of the City, while acknowledging that they provide important services in the City and contribute to its role as an entertainment centre of national and international importance.

As the site lies outside of the core CAZ, UDP Policy TACE 9 applies.

The policy states that permission will only be granted where the City Council is satisfied that the proposed development has no adverse effect upon residential amenity or local environmental quality as a result of noise, vibration, smells, increased late night activity, increased parking and traffic.

The proposals have garnered strong objections from neighbouring residents within Cranfield Court, a residential property which is located directly to the rear of the application site and shares a party wall which runs along the pub's rear courtyard area. Many of the objections express dissatisfaction with the management of the public house over recent years, and state that as a result the City Council's Noise Team have made numerous visits to the pub and on occasion the Police have attended.

Initially, the proposed extension covered part of the courtyard leaving a small open area directly adjoining the party wall with Cranfield Court.

This could have been used as an external smoking area. Many of the objections from Cranfield Court residents are to this original design. The objectors considered that retaining a small external smoking area, would serve to 'funnel' patrons of the pub to the rear of the property closest to Cranfield Court. They object that this would exacerbate existing problems of noise disturbance and cigarette smoke pollution to neighbouring residents.

The application has been amended and the entire courtyard is to be infilled and there is no external space remaining. The area to the rear of the courtyard will be covered by a glazed roof. To protect the amenity of neighbouring residents, conditions are recommended which would require the extension to be constructed in its entirety and prevent the glazed roof from being openable.

At present, there are no planning controls to restrict the number of patrons using the courtyard for smoking and drinking, and its hours of use are only restricted in line with the pub's licensed hours. Therefore, the public house could re-open at any time without the requirement for planning permission and unrestricted numbers of patrons could again use the rear courtyard area for smoking and drinking. Under the current proposals the rear courtyard area will be fully enclosed and this will prevent smoking and outdoor drinking to the rear of the pub, thus reducing noise transmission to Cranfield Court. It is therefore considered that the proposal is acceptable in amenity terms.

6.2 Townscape and Design

The proposed enclosure of the whole of the rear area to this building must be set against its historical context. Historic maps from the earliest date of construction show multiple structures on this area of land. The area itself is large and as the property was purpose built as a public house this rear area would have been extensively used and built upon, in fact, the entire area is at present hard standing, and clearly demarcates the footings of earlier structures.

The current proposals take a solid single storey structure from the rear of the main property almost up to the rear boundary wall. The rear section near the wall, whilst fully enclosed, will be covered with patent glazed roofing and leave at least an impression of open space.

It is also worth noting that the single storey extension leaves the majority of the rear elevation of the pub with its historic pattern of development and fenestration intact, which is to be welcomed and would not be the case should the proposed floorspace be accommodated in extensions over more than one storey. The harm of this element of the proposals is minimal, and offset by sympathetic alterations elsewhere in the scheme.

The presence of the large steel duct on the rear of the property is not an uncommon sight on urban pubs such as this, and whilst utilitarian in appearance, its installation is acceptable in design and conservation terms. In order to minimise its visual impact a condition requiring that it be painted black is proposed.

Internally, the main bar area has previously seen significant alteration with no fixtures or fittings of any interest remaining. The relatively open plan form which is probably close to original is being maintained. The new decorative scheme, timber and partitioning is all acceptable in heritage terms. The new decorative partition at the main entrance will maintain the detailing of the pub frontage. Works to the basement and first floor are relatively minor and non-contentious. The use of panelling at first floor level is acceptable subject to a sensitive junction with the existing skirting board which is considered to be original. It is proposed that conditions will be imposed to require the submission of details of any uncovered historic features under the existing front elevation sign and details of the patent glazed roof to the rear of the new extension.

6.3 Amenity (Daylight/Sunlight/Overlooking)

The rear extension is below a rear party wall and therefore would have no impact to Cranfield Court residents to the rear in terms of loss of light, increased enclosure or loss of privacy.

6.4 Transportation/Servicing

It is not considered that the relatively small floorspace increase to the existing public house will have any material impact on the highways and servicing requirements for the premises.

6.5 Economic Considerations

Any economic benefits generated by the scheme are welcome.

6.6 Access

As existing, level access will be provided to the ground floor of the premises.

6.7 Other UDP/Westminster Policy Considerations

6.7.1 Plant

Several of the objections refer to past problems with existing plant equipment creating excessive noise whilst in operation, and concerns that additional plant will exacerbate these noise problems. The proposal involves installation of a full height extract duct. This aspect of the scheme has been considered in the context of Policies ENV6 and ENV7 of the UDP and S32 of the City Plan. These policies seek to protect nearby occupiers of noise sensitive properties and the area generally from excessive noise and disturbance.

The area has been identified in the applicant's Acoustic Report as having background noise levels which are above WHO guideline levels during the daytime and nighttime. To accord with Policy ENV7 of the UDP the noise levels emitted by the plant will have to be 10dB below background at the nearest noise sensitive windows, which have been identified as being 7.5m from the plant installation.

The Environmental Health officer has reviewed the Acoustic Report and considers that the duct and associated plant is likely to comply with design noise level criteria, subject to the kitchen extract system being fitted with a suitable in-line silencer. However, given that strong objection have been received on noise grounds the Environmental Health Officer advises the imposition of a planning condition which requires a supplementary noise report to demonstrate after completion of the works to demonstrate that sufficient attenuation is realised.

Objectors also refer to the potential for cooking odours to harm residential amenity. The scheme also involves the installation of a full height kitchen extract duct. The full height duct is an improvement on the existing extraction system and will be sufficient to allow cooking odours to be dispersed without affecting the amenities of existing occupiers.

6.7.2 Refuse storage

Subject to the imposition of a condition requiring full details of the waste and recycling storage this is considered to be acceptable.

6.8 London Plan

The proposal does not raise strategic issues and does not have significant implications for the London Plan.

6.9 National Policy/Guidance Considerations

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. 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 these applications are considered to be consistent with the NPPF unless stated otherwise.

6.10 Planning Obligations

The application does not trigger a requirement for planning obligations.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The scale of the proposed development does not require the submission of an Environmental Impact Assessment.

6.12 Other Issues

None relevant

6.13 Conclusion

The proposals is considered acceptable in land use, amenity and design and conservation terms and accord with the relevant City Council UDP and City Plan policies. The applications are therefore recommended for conditional approval.

BACKGROUND PAPERS

1. Application forms
2. Memorandum from Environmental Heath dated 05 August 2015

3. Letter from Marylebone Association dated
4. Letter from Thames Water dated 16 July 2015
5. Letters from the occupier of 28 Cranfield Court dated 8, 9, 16 July 2015
6. Letter from the occupier of Flat 2, 31A Harcourt Street dated 9 July 2015
7. Letter from the occupier of 27 Cranfield Court dated 14 July 2015
8. Letter from the occupier of 11 Cranfield Court dated 14 July 2015
9. Letter from the occupier of 20 Cranfield Court dated 14 July 2015
10. Letters from the occupier of 22 Cranfield Court dated 17 July 2015
11. Letter from the occupier of 21 Cranfield Court dated 14 July 2015
12. Letter from the occupier of 17 Cranfield Court dated 19 July 2015
13. Letter from the occupier of 45 Cranfield Court dated 20 July 2015
14. Letter from the occupier of 30 Cranfield Court dated 27 July 2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MIKE WALTON ON 020 7641 2521 OR BY E-MAIL – mwalton@westminster.gov.uk

DRAFT DECISION LETTER

Address: 32 Harcourt Street, London, W1H 4HX

Proposal: Erection of a single storey rear extension at lower ground floor level and alterations to the front elevation including the removal of redundant advertising. Installation of a new rear high level extract duct in connection with the existing public house and internal alterations at all floor levels

Plan Nos:

Case Officer: Billy Pattison

Direct Tel. No. 020 7641 3267

Recommended Condition(s) and Reason(s):

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

Reason:

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

- 2 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.

Noisy work must not take place outside these hours. (C11AA)

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)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the 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)

- 4 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external

background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved 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 LA90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 5 The plant/machinery hereby permitted shall not be operated except between 11.00 hours and 23.30 hours daily.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by

ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in 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.

- 6 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 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:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 7 All new external ducting must be made out of metal and painted black and retained in that colour. (C27HA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 8 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 4 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

- 9 The glazed roof over the rear extension at lower ground floor level must not be openable and must remain closed at all times.

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 ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R22CC)

- 10 The development must be included in its entirety before the rear extension hereby approved is used by customers of the public house.

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 ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R22CC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: 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, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

DRAFT DECISION LETTER

Address: 32 Harcourt Street, London, W1H 4HX

Proposal: Erection of a single storey rear extension at lower ground floor level and alterations to the front elevation including the removal of redundant advertising. Installation of a new high level extract duct on the rear elevation and internal alterations at all floor levels.

Plan Nos: 15/356/01/A; 15/356/04/F; 15/356/05/H; 15/356/06/F; 15/356/07/E; 15/356/08/C; 13/356/13/B; 15/356/14/C; 15/356/15/D; 15/356/16/B; 15/356/17/A; 32

Case Officer: Billy Pattison

Direct Tel. No. 020 7641 3267

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 3 Any historic detailing uncovered following the removal of the high level fascia sign should be recorded and reported to the City Council. Any material shall remain in place subject to a new scheme of alteration being submitted to and approved by the City Council.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 4 You must apply to us for approval of sections and elevations (at a scale of 1:5) of the following parts of the development:
the new panelling and how it will relate to the existing historic skirting at first floor level. You must not start work until we have approved what you have sent us. You must then carry out the work according to these detailed drawings. (C26CB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 5 You must apply to us for approval of plans and elevations (at a scale of 1:20) and detailed sections (at a scale of 1:5) of the following parts of the development - the patent glazed roof in the new rear extension.
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 detailed drawings.
(C26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

NOTES
 1. All windows are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the Architect before construction.
 2. All work is to be completed in accordance with the relevant Building Regulations.
 3. All contractors and subcontractors must ensure that they have the correct type of this drawing and related details before the commencement of work on site.
 4. All work is to be completed in accordance with the relevant Building Regulations, manufacturer's instructions and recommendations.
 5. All work on site, managed and implemented as a result of the design, shall be in accordance with the relevant Building Regulations and Safety CDM Regulations in respect of design and implementation on site and no works are to be carried out which are not in compliance with the CDM Regulations unless it is shown to be otherwise.
 6. This drawing is not to be scaled.
 7. All dimensions shown in millimetres.
 8. Loose Design Labels must not be used in connection with any other project without Stuart Loxton Design Limited written consent.



Rev.	Date	Revision
A	26/05/2015	Specification notes revised.

STUART LOXTON Design Limited
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 Speckhams Farm
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 W11 9BJW
 Tel: 01642 605384
 Fax: 07592 871872
 Email: info@stuartloxtondesign.com
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Project Title
32 Harcourt Street
London
W1H 4HX

Drawing Title
Proposed Front Elevation

Status
PLANNING ISSUE

Scale
 1 : 50 @ A2

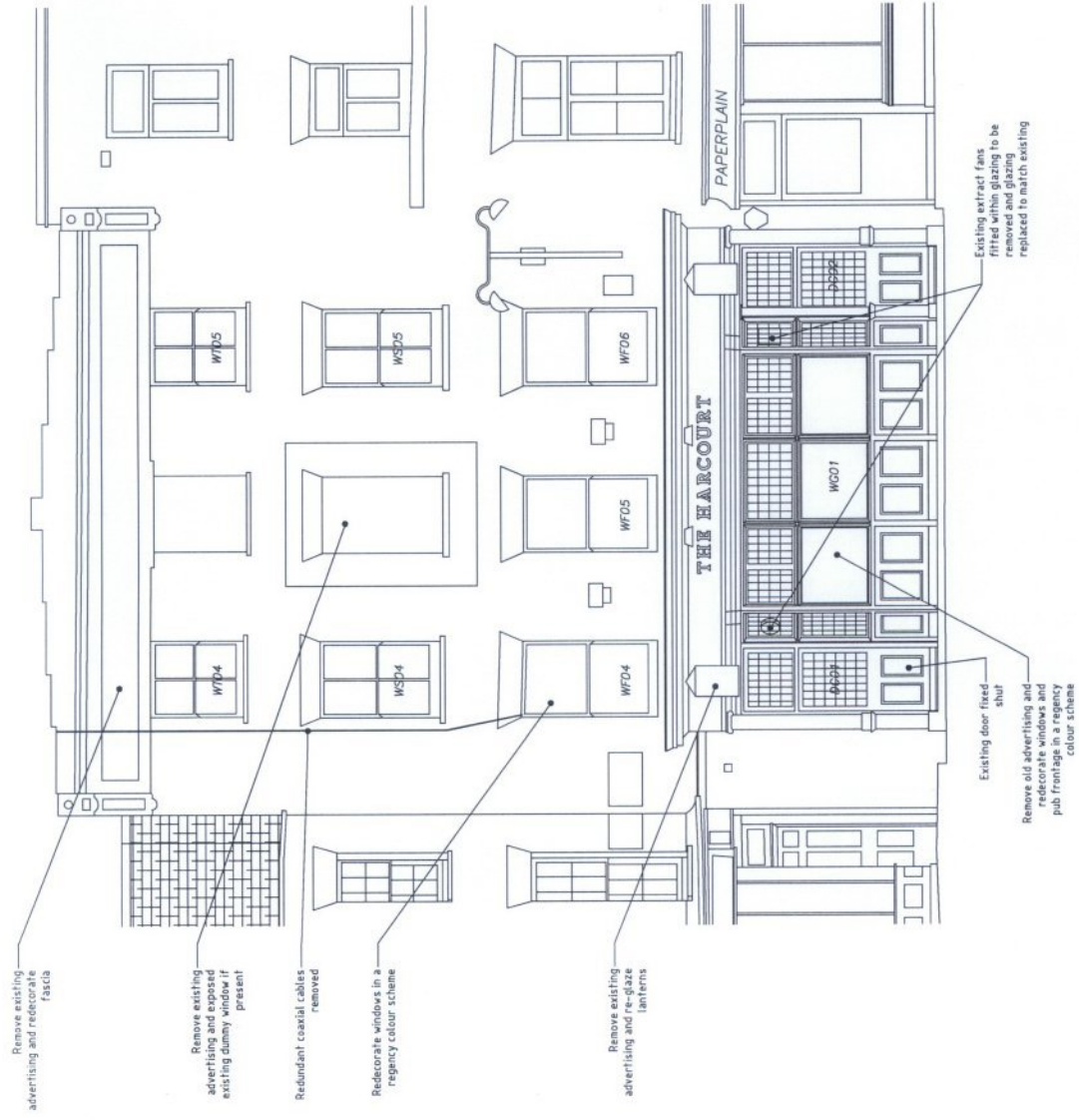
Date
 March 2015

Drawn
 Stuart Loxton

ACTUAL SIZE/SCALE/DATE

Drawg. No.
15/356/17

Rev.
A



Datum: 95.00m.
Front Elevation

NOTES

1. All works are to be checked as they progress to the commencement of work and any discrepancy is to be reported to the Architect before construction.
2. All work is to comply with the current Building Regulations and all legislation.
3. All work is to be carried out in accordance with the current Building Regulations and all legislation and related details before the commencement of work on site.
4. All work is to be carried out in accordance with the current Building Regulations and all legislation and related details and recommendations.
5. All works on site, managed area implemented as a result of the design information if they are not shown on the drawings, are to be carried out in accordance with the current Building Regulations in respect of Design and Implementation on site and no works are to be undertaken if it is considered that compliance with the CDM Regulations cannot be achieved.
6. All dimensions shown in millimetres.
7. All dimensions shown in millimetres.
8. All work is to be carried out in accordance with the current Building Regulations and all legislation and related details and recommendations.
9. All work is to be carried out in accordance with the current Building Regulations and all legislation and related details and recommendations.

Completion of this project is subject to the approval of the Local Planning Authority and any other project without Stuart Loxton Design Limited written consent.



Rev.	Date	Revision
C	20/08/2015	Present glazing system added
B	20/05/2015	Mech vents shown. Note added to say metal drainage pipes. Glazing notes revised.
A	15/02/2015	Flat roof covering revised and rear drainage rationalised

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 Website: www.stuartloxtondesign.com

Project Title

**32 Harcourt Street
 London
 W1H 4HX**

Drawing Title

Proposed Rear Elevation

Status **PLANNING ISSUE**

Scale **1:50 @ A2**

Date **March 2015** Drawn **Stuart Loxton**

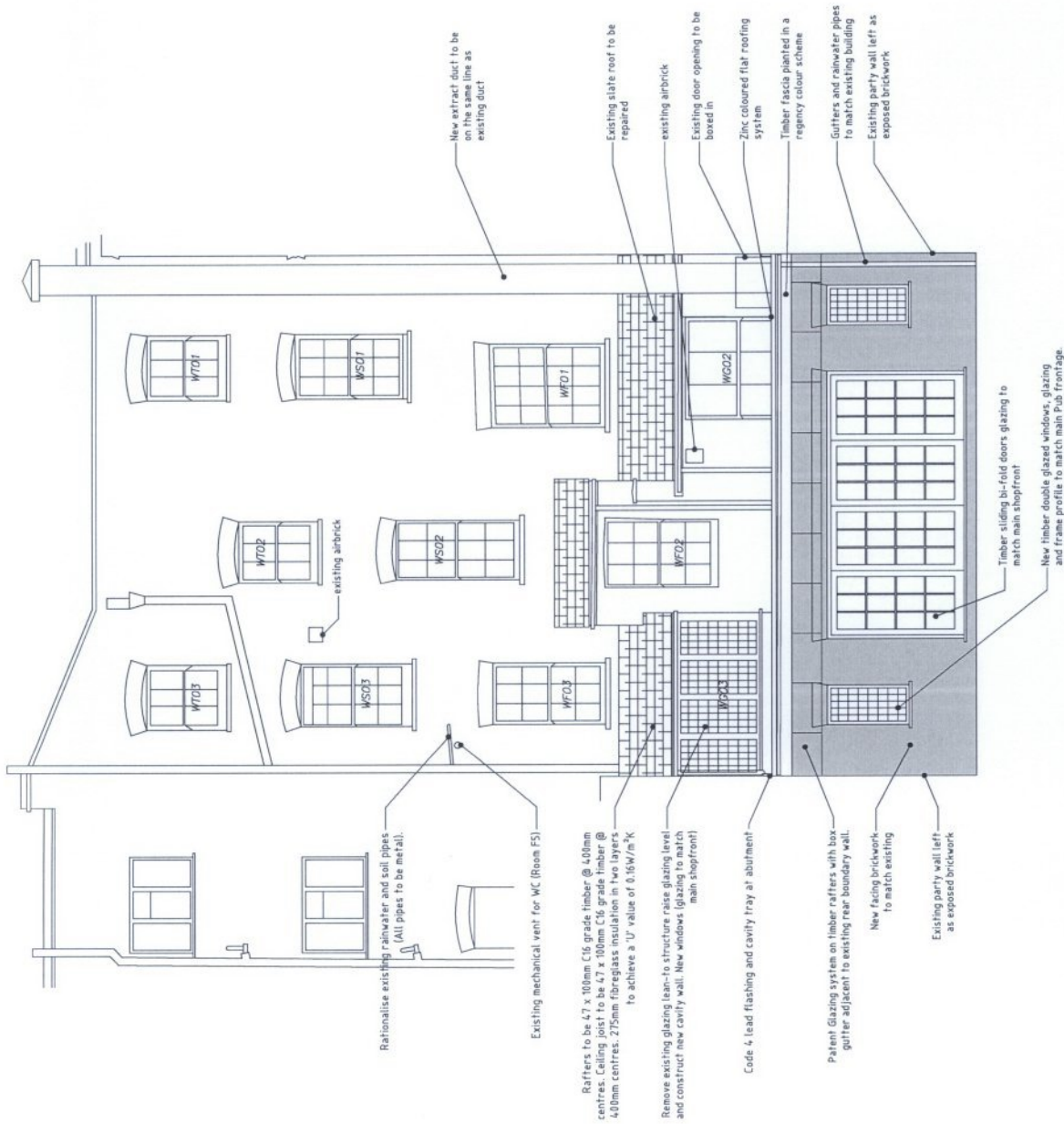
Actual dimensions shown

Drawg. No.

15/356/14

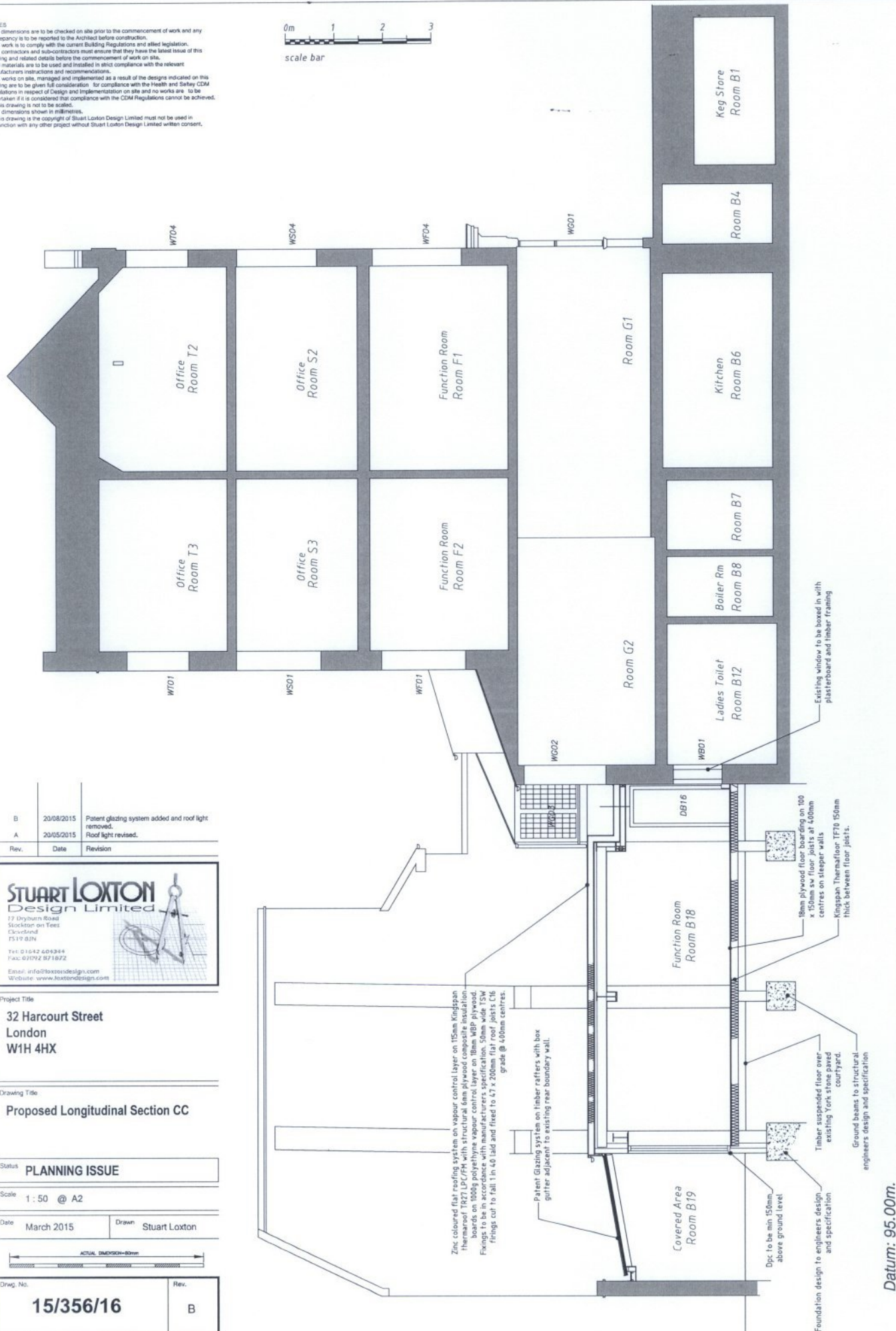
Rev.

C



Datum: 95.00m.
Rear Elevation

- NOTES
1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the Architect before construction.
 2. All work is to comply with the current Building Regulations and allied legislation.
 3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and related details before the commencement of work on site.
 4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
 5. All works on site, managed and implemented as a result of the designs indicated on this drawing are to be given full consideration for compliance with the Health and Safety CDM Regulations in respect of Design and Implementation on site and no works are to be undertaken if it is considered that compliance with the CDM Regulations cannot be achieved.
 6. This drawing is not to be scaled.
 7. All dimensions shown in millimetres.
 8. This drawing is the copyright of Stuart Loxton Design Limited must not be used in conjunction with any other project without Stuart Loxton Design Limited written consent.



Rev.	Date	Revision
B	20/08/2015	Patent glazing system added and roof light removed.
A	20/05/2015	Roof light revised.

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Project Title
**32 Harcourt Street
 London
 W1H 4HX**

Drawing Title
Proposed Longitudinal Section CC

Status
PLANNING ISSUE

Scale
1:50 @ A2

Date
 March 2015

Drawn
 Stuart Loxton



Drawg. No.	Rev.
15/356/16	B

Datum: 95.00m.
Longitudinal Section CC

NOTES:
 1. All dimensions are to be checked on the job to the commencement of work and any discrepancy is to be reported to the Architect before construction commences.
 2. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and that they are aware of any amendments to it.
 3. All work must be carried out in accordance with the relevant manufacturers instructions and recommendations.
 4. The design is based on the assumptions set out in the design brief.
 5. Requirements in respect of Design and Implementation on site are to be in accordance with the relevant Building Regulations and the Health and Safety Code of Practice.
 6. This drawing is not to be scaled.
 7. All drawings are the copyright of Stuart Loxton Design Limited and must not be used in conjunction with any other project without Stuart Loxton Design Limited written consent.



Rev.	Date	Revision

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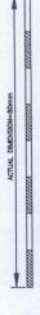
Project Title
**32 Harcourt Street
 London
 W1H 4HX**

Drawing Title
Existing Floor Plans

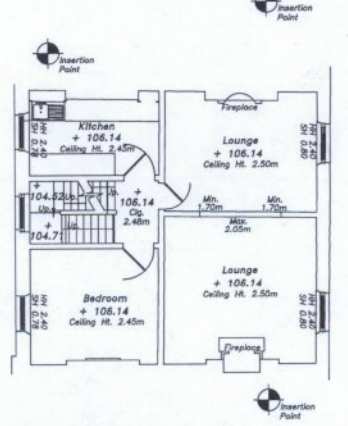
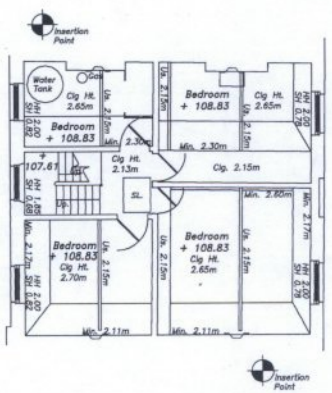
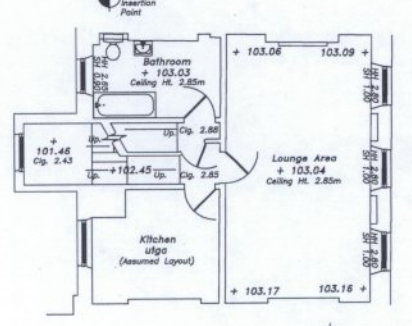
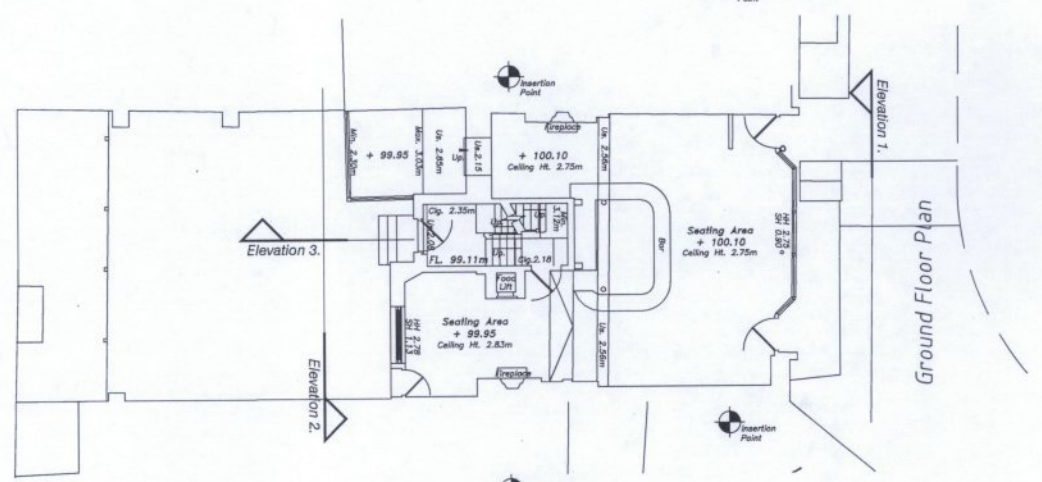
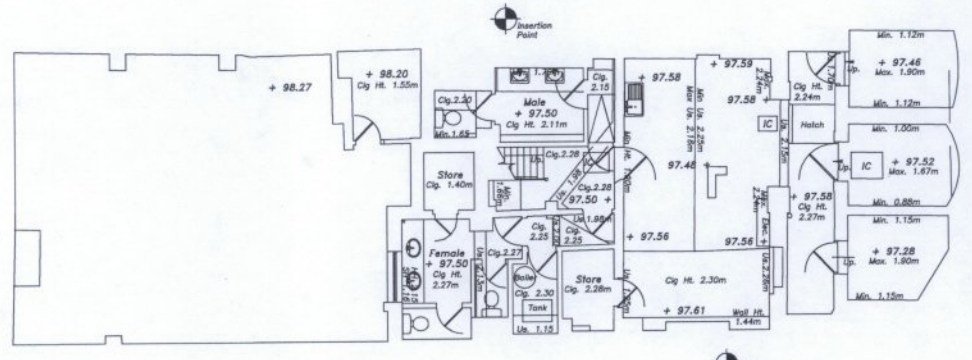
Status
PLANNING ISSUE

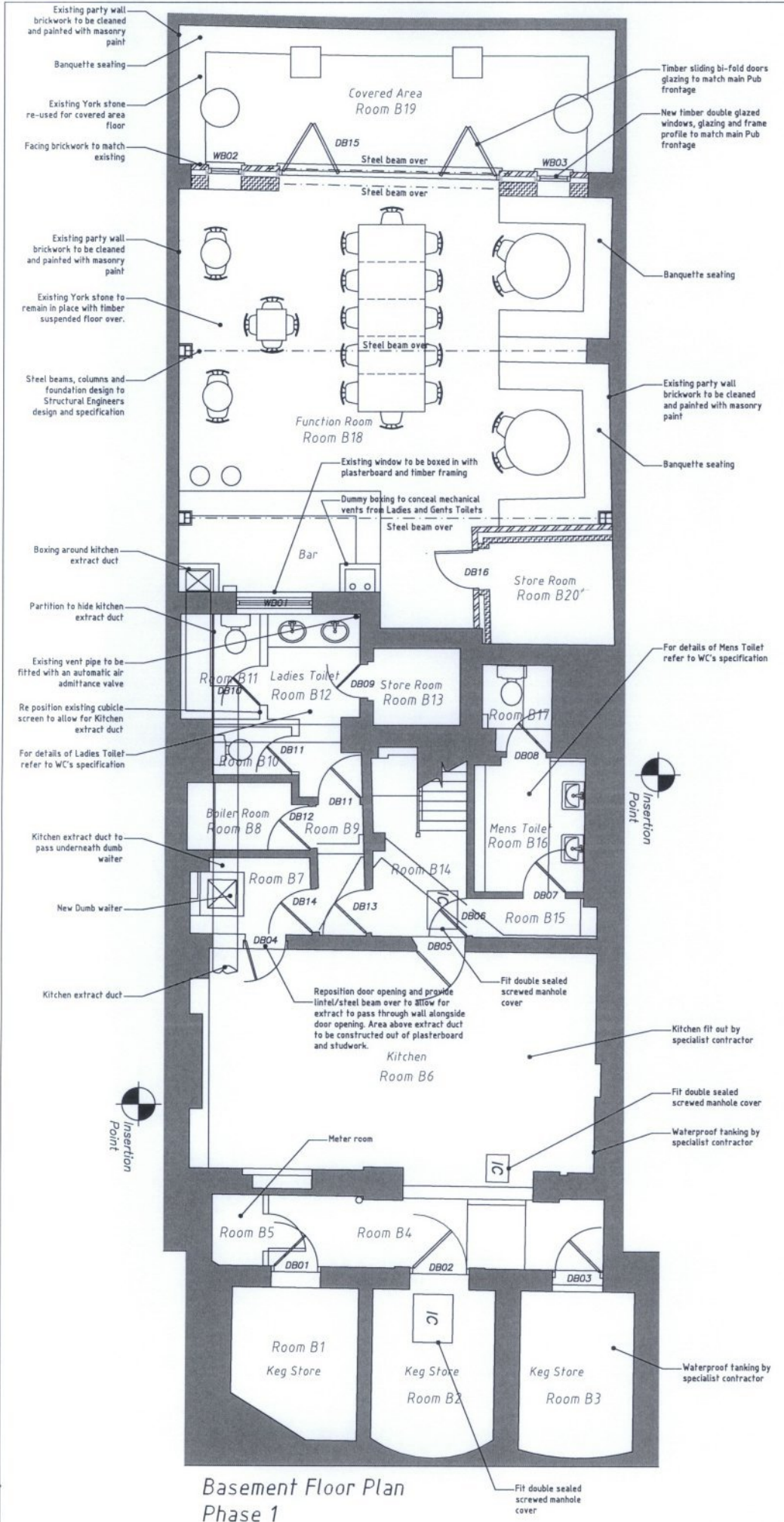
Scale
1:100 @ A2

Date
January 2015
 Drawn
Stuart Loxton



Drawg. No.
15/356/02
 Rev.
A





- NOTES**
1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the Architect before construction.
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NOTE:
All new electrical works to be carried out by a Part P registered competent person.

Provide at least one low energy light fitting with a luminous efficacy greater than 40 lumens/circuit watt.

All new radiators to be fitted with Thermostatic Valves.

FOUL WATER DRAINAGE
All waste pipes to be formed in PVC with rodding eyes at all changes of direction and be fitted with 75mm deep seal anti-vac traps to CP 304 and BS 5572. WC pans to be fitted with Multi quick outlets. Waste pipe sizes (diameter)
WC = 100mm
Basin = 40mm
Sink = 40mm
If waste pipes exceed 3m in length a separate 25mm branch ventilating pipe should be provided and connected to the SVP above spillover level of appliance.
SVP's to be formed in 100mm diameter PVC pipework, to terminate with a roof tile vent minimum 900mm above window openings.
Stub stack, to terminate above spillover level of highest connection.



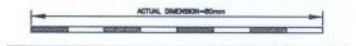
Rev.	Date	Revision
H	27/08/2015	Covered Area seating and paving note revised
G	20/08/2015	Room title to room B19 revised to Covered Area
F	28/05/2015	Boiler and A/C note added.
E	20/05/2015	Toilet mech vent note added.
D	15/05/2015	Specification notes added, kitchen extract duct revised
C	05/05/2015	Specification notes added
B	30/03/2015	Rear screen wall revised
A	04/03/2015	Revised to suit measured survey and drawing number revised

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Project Title
**32 Harcourt Street
London
W1H 4HX**

Drawing Title
Proposed Basement Plan

Status	PLANNING ISSUE
Scale	1:50 @ A2
Date	January 2015
Drawn	



Drawg. No.	15/356/05	Rev.	H
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**Basement Floor Plan
Phase 1**