

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 8 December 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> St James's	
<b>Subject of Report</b>	<b>32-34 Buckingham Palace Road, London, SW1W 0RE</b>		
<b>Proposal</b>	Construction of mansard roof extension at fourth floor level and use of first, second, third and new fourth floor to provide 23 intermediate affordable housing units (Class C3). Use of the ground and basement floors for retail (Class A1/A3) including replacement shopfronts. External works to the front, rear and side elevations and other associated works.		
<b>Agent</b>	Mr James Wickham		
<b>On behalf of</b>	Grosvenor Estate Belgravia		
<b>Registered Number</b>	15/06445/FULL	<b>TP / PP No</b>	TP/7815
<b>Date of Application</b>	03.07.2015	<b>Date amended/ completed</b>	06.07.2015
<b>Category of Application</b>	Major		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Grosvenor Gardens		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

1. Grant conditional permission subject to a S106 legal agreement to secure the following:

- (i) Notification to all prospective residents of the proximity of the development to the garden of the Goring Hotel and of the use of the garden for events.
- (ii) Residents of the development to agree not to object to the use of the garden through either a complaint of statutory nuisance or an objection to any licensing applications relating to either the hotel or garden.

- (iii) Residents of the development to agree not to object to the proximity of the trees between the garden and the development.
- (iv) The applicant to comply with the Council's Code of Construction Practice, provide a Site Environmental Management Plan prior to commencement of development and provide a financial contribution of up to £35,000 per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers.
- (v) All residents to be entitled to free membership of a car club scheme. Developer to undertake to pay annual access charge for 25 years from first occupation.
- (vi) The provision of 23 residential units for intermediate rent to be managed by a registered provider to be agreed with the City Council. The rents charged on all the intermediate units to be linked to the median household incomes of those registered for intermediate housing opportunities in Westminster.

2. If the S106 legal agreement has not been completed within three months of the date of the Committee resolution, then:

- a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not
  
- b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that 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.





32-34 BUCKINGHAM PALACE ROAD, SW1

## 2. SUMMARY

The application site comprises Nos. 32-42 Buckingham Palace Road. The building comprises four storeys with basement accommodation currently occupied by retail units and offices with the exception of a small residential flat on the top floor of No. 40 and a dental surgery. The building is identified as an unlisted building of merit and is located within the Grosvenor Gardens Conservation Area. The adjoining buildings at Nos. 26 to 30, which form the remaining part of the street block, are grade II listed.

The Goring Hotel and its private garden back onto the site at the rear and terraced residential properties that form part of Victoria Square are located to the north-west. Immediately opposite the site is a large residential building that forms part of the Nova site currently under construction. The site is within the Core Central Activities Zone (CAZ).

Permission is sought for the construction of mansard roof extension at fourth floor level and use of first, second, third and new fourth floor to provide 23 intermediate affordable housing rental units (Class C3). The proposal includes the use of the ground and basement floors for retail (Class A1/A3) including replacement shopfronts. The application has been submitted as part of a land use package with 1-5 Grosvenor Place which is considered elsewhere on this agenda.

The key issues to consider are:

- \* the impact from the residential use on the neighbouring properties and the Goring Hotel.
- \* the lack of off-street car parking.

Concerns have been expressed by a number of local residents and by the Goring Hotel about the introduction of a residential use onto this site and about the future management arrangements of the affordable units. However for the reasons set out in the report the use for affordable housing purposes is considered acceptable subject to a S106 legal agreement and planning conditions.

Objections have also been raised to the lack of car parking. Given that the proposal is a conversion it is not possible to provide any off street car parking. As the site is well served by public transport the proposal is considered acceptable in highways terms.

In all other respects the proposal is considered acceptable and generally complies with adopted policies set out in the Westminster City Plan: Strategic Policies and the UDP.

## 3. CONSULTATIONS

### HIGHWAYS PLANNING MANAGER

Objects to lack of off-street car parking in the development and insufficient cycle parking for the retail units.

### ENVIRONMENTAL HEALTH

Any response to be reported verbally.

### BELGRAVIA RESIDENTS ASSOCIATION

Any response to be reported verbally.

## GORING HOTEL

The development represents a real threat to the hotel's livelihood. The key issues are: overlooking from residential windows, light pollution, window dressing, noise from windows, noise from the entrance to the flats at the rear of the hotel, concerned about future of trees in the hotel's garden if future residents complain, noise from refuse collections, concerned about complaints about licensable activities at the hotel and concerned about building noise from construction activities.

## ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 179; Total No. Replies: 11.

The 11 consultee responses are from residents in Victoria Square. The residents advise that that would be prepared to support the planning application subject to the following critical conditions and restrictions being imposed:

There must be a permanent ban on the property being used to house lower standard affordable or social housing occupants. The application should only be granted on the basis that it is exclusively for intermediate tenure in perpetuity.

- (i) The property will be managed by a skilled and qualified registered management company.
- (ii) Grosvenor estate will retain overall responsibility for the way the property is managed.
- (iii) None of the residents will be able to acquire a RESPARK permit for zone A.
- (iv) There will be no more than one restaurant and this will be sited at the southern end of the site.
- (v) Restrictions should be imposed to limit noise in the evening and at night at the back of the site.
- (vi) The back alley must be secured and access restricted to tenants of the building.
- (vii) The back alley should be kept clean especially in relation to refuse storage.

Other concerns raised by the residents relate to:

### Land Use

The developer's housing obligations ought fairly to be distributed more evenly throughout the Grosvenor Estate.

The area is not suitable to situate a hotel scheme's housing obligation given the listed status of Victoria Square.

It is unclear why the affordable housing is not being provided on-site as part of the redevelopment of 1-5 Grosvenor Place.

The residential units are primarily small 1 bed units.

### Privacy

We would not want to see the trees removed at the bottom of the Goring Hotel's garden as they reduce overlooking.

### Highways

The claim in the planning statement that local parking is not under stress is incorrect.

The parking survey provided by the applicant is misleading.

Ebury Street should not be included in the parking survey.

The impact from the Nova development has been considered.

Levels of air pollution are already well above legal levels.

### Design

The mansard would spoil the appearance of the existing roof and the parapet and pediment design, and would adversely affect views from other buildings (Including Victoria Square) over the rooftops in the conservation area.

Amenity  
Loss of sunlight from proposed mansard.

Other  
Disruption from building works.

ADVERTISEMENT/SITE NOTICES: Yes

#### 4. BACKGROUND INFORMATION

##### 4.1 The Application Site

The application site comprises Nos. 32-42 Buckingham Palace Road. The building comprises four storeys with basement accommodation. The ground floor is occupied by three Class A1 shop units and three Class A3 restaurant units with the upper floors in use as B1 offices, with the exception of a small residential flat on the top floor of No. 40 and a dental surgery. The building is identified as an unlisted building of merit and is located within the Grosvenor Gardens Conservation Area. The adjoining buildings at Nos. 26 to 30, which form the remaining part of the street block, are grade II listed.

The Goring Hotel and its private garden back onto the site at the rear and terraced residential properties that form part of Victoria Square are located to the north-west. Immediately opposite the site is a large residential building that forms part of the Nova site currently under construction.

The site is within the Core Central Activities Zone (CAZ).

##### 4.2 Relevant History

There is no relevant planning history.

#### 5. THE PROPOSAL

Permission is sought for the construction of mansard roof extension at fourth floor level and use of first, second, third and new fourth floor to provide 23 intermediate affordable housing rental units (Class C3). The proposal includes the use of the ground and basement floors for retail (Class A1/A3) including replacement shopfronts. The application has been submitted as part of a land use package with 1-5 Grosvenor Place which is considered elsewhere on this agenda.

#### 6. DETAILED CONSIDERATIONS

##### 6.1 Land Use

The existing and proposed land uses can be summarised as follows:

Use	Existing (m2)	Proposed (m2)	Change (+ or -m2)
Office (Class B1)	1,232	0	-1,232
Retail	1,217	1,089	-128

<b>Dental Surgery</b>	87	0	-87
<b>Overall Commercial</b>	2,536	1,089	-1,447
<b>Residential</b>	76	1,089	-1,447

**Table 1 Land Use: 32-42 Buckingham Palace Road (Applicant's calculations)**

#### **Loss of office use**

The proposal will result in the loss of all the office floorspace (1,232m<sup>2</sup>) on the site. Although there are no specific policies in the UDP or Westminster's City Plan: Strategic Policies (hereafter referred to as the City Plan) that protect office accommodation, applications submitted from 1st September 2015 will be determined under a 'presumption in favour of sustainable development' in line with national policy. This means that in the Core CAZ, Named Streets and Opportunity Areas, housing is no longer acceptable in principle where it results in the loss of office floorspace. As the current application was submitted before the 1 September this policy position does not apply. In these circumstances the loss of the B1 office accommodation is considered acceptable in principle.

#### **Residential use**

Policy S14 of the City Plan and H3 of the UDP seek to maximise the amount of land or buildings in residential use. The introduction of residential use (Class C3) on the site is therefore acceptable in principle.

The scheme proposes 100% affordable housing in the form of 23 intermediate affordable housing units for rent. The application has been submitted as part of a land use package with the development site at 1-5 Grosvenor Place considered elsewhere on this agenda. The Council's Head of Affordable and Private Sector Housing welcomes the proposal and has advised that rent levels should be linked to the median household incomes of those registered for intermediate housing opportunities in Westminster. The provision of the affordable housing units and the rent levels could be secured through the S106 legal agreement.

A number of representations have been received from residents of Victoria Square who support the application but are concerned about future changes to the tenure of the affordable housing. The residents would like the Grosvenor Estate to retain overall responsibility for the way the property is managed.

The concerns of the residents are noted. The applicant has confirmed that it is their intention that all residential units on the site would be in intermediate rented tenure. Intermediate housing means housing for working people that cannot afford market housing, but are not eligible for social housing. This has been agreed by the Council's Head of Affordable and Private Sector Housing and is to be secured through the S106 legal agreement in perpetuity. The precise management arrangements for the residential accommodation have not yet been determined and will be agreed as part of the S106 legal agreement, although it is highly likely that a housing provider with experience of managing this type of accommodation would be involved. The applicant has advised that they are committed to remaining as freeholder of the building and would therefore retain overall responsibility for its satisfactory management.

The Goring Hotel has raised concerns about the introduction of a residential use to this site. These concerns are set out in their letter dated 10 August 2015 (provided as a background paper) and summarised in section 3 of this report. The applicant has submitted an additional noise assessment which concludes that voices and conversations of residents entering and leaving the residential accommodation from the rear would be below ambient noise levels at the rear façade of the Goring Hotel. Notwithstanding this, the applicant amended the scheme so that an additional residential entrance is to be provided on Buckingham Palace Road.



Officers welcome this revision to the scheme. A condition is recommended to require all guests to the residential accommodation arriving or departing between 11pm and 7am to use the front entrance onto Buckingham Palace Road only. The scheme also proposes to raise the height of the brick boundary between the application site and the hotel wall by 2m. It is recommended that this is secured by Grampian condition.

The Goring has also raised concerns about overlooking, light pollution, window dressing, noise from the windows of the residential accommodation and commercial waste collection. Given the prestigious nature of the Goring Hotel, these concerns are understandable. In terms of overlooking, there is approximately 45m back to back distance between the hotel and the proposed residential windows. This distance is sufficient to ensure no significant overlooking will occur into the hotel bedrooms. A residential use will result in more rooms being illuminated at night however this is not considered harmful given the central London context. The matter relating window dressing and noise from residential windows is considered to be outside the scope of planning control but could be considered a matter for the future management of the residential units. The waste collection strategy for the retail units advises that individual retail tenants will be responsible for providing their own refuse storage areas within the retail units ready for daily collection from Buckingham Palace Road. A condition is recommended to ensure that commercial waste and recycling is not to be collected prior to 8am Monday to Sunday.

The applicant has also responded to concerns raised by the Goring Hotel about possible complaints and objections from future occupiers of the residential units about the trees in the hotel garden and from hotel events. The applicant is proposing the following measures in the S106 legal agreement to overcome the Goring's concerns:

- (i) Notification to all prospective residents of the proximity of the development to the garden of the Goring Hotel and of the use of the garden for events.
- (ii) Residents of the development to agree not to object to the use of the garden through either a complaint of statutory nuisance or an objection to any licencing applications relating to either the hotel or garden.
- (iii) Residents of the development to agree not to object to the proximity of the trees between the garden and the development.

In addition to the above the applicant has confirmed that the windows that overlook the rear garden will be provided with secondary glazing and that the trees in the hotel's garden will not be affected by construction work. It is therefore considered that the applicant has responded positively to the Goring's concerns. Subject to securing these measures through a S106 legal agreement and conditions, there will be no significant impact on the hotel's operations

The following mix of units is proposed: 15 x one bed, 7 x 2 beds and 1 x 3 beds. The existing building lends itself to conversion to provide smaller one and two bed units because of the party walls between buildings, which are retained and therefore constrain the potential layouts. The flats also have no outside space and an increase in the number of family units would also result in a reduction in unit numbers at the site. For these reasons the scheme only proposes 4% family sized units which is significantly below the 33% required by Policy H5 of the UDP. Given that the scheme is for 100% affordable housing, the mix is considered acceptable. It is proposed that 12 of the units will be dual aspect and all of the units will meet the Lifetime Homes Standards. Due to site constraints no playspace can be provided. Given the anticipated low child yield of one child, this is considered acceptable.

Policy ENV 6 of the UDP states that the City Council will require residential developments to provide adequate protection from existing background noise and noise from within the development itself. This will be achieved through the use of internal insulation and double and secondary glazing to the east and south elevations.

This application has been submitted as part of a land use package with 1-5 Grosvenor Place. Concerns raised by local residents that the developer's housing obligations ought fairly to be distributed more evenly throughout the Grosvenor Estate and that the area is not suitable to situate a hotel scheme's housing obligation given the listed status of Victoria Square have been raised. The principle of providing off site affordable housing at 32-42 Buckingham Road is considered acceptable for the reasons set out in the report for the 1-5 Grosvenor Place also considered on this agenda.

The loss of the dental surgery is considered acceptable given the overall benefits associated with the scheme.

### **Retail use**

The scheme results in a reduction of retail floorspace by 128m<sup>2</sup> at basement level. This reduction is due to the re-arrangement of the building to allow for a new residential entrance (at both the front and rear) and the need for refuse and cycle storage facilities to be provided in the basement. This reduction is considered acceptable given the overall benefits of the scheme.

The retail floorspace at ground floor level would be enhanced with new shopfronts. A single Class A3 restaurant use will remain but it will be relocated to Nos. 32 and 34. The unit will be provided with improved kitchen ventilation extraction terminating at roof level. A condition is recommended to restrict A3 use to Nos. 32 and 34 only and to control the opening time of the A3 restaurant from 0800 to 23.30 Monday to Saturday and 0900 to 2300 on Sundays and public holidays.

## **6.2 Townscape and Design**

The existing building makes a positive addition to the conservation area. Its setting is now somewhat disrupted by the new development opposite and its handsome proportions dominated by the vast scale of the 'Nova' project. It is considered that the addition of a mansard roof, whilst generally considered against policy, in this context would not harm the conservation. Furthermore the scheme is to provide intermediate affordable housing, which is deemed a public benefit. The mansard would also match into the existing mansard above the neighbouring listed buildings.

The pleasing architecture of the site is clouded by the existing shop fronts which are a combination of years of development and little overall vision. The proposal seeks to install traditional shop fronts to each of the units, which will improve the appearance of the building and the conservation area. The proposed shop fronts would extend around No. 42 on to Eaton Lane. It is recommended that detailed design drawings of the shop fronts are secured by condition.

A number of works are proposed at the rear which includes a small sub-station to No. 42 and a larger in fill extension between two of the projecting rear wings. These works are considered acceptable in design terms. At roof level it is proposed to install photovoltaic panels, a plant enclosure and safety railings. These will not really be visible from the street and are considered acceptable in design terms. At the side elevation it is proposed to install 4 new windows and to remove the existing down pipes etc. These works will improve the appearance of the elevation and are therefore welcomed in design terms.

## **6.3 Amenity**

Policy ENV13 of the UDP relates to protecting amenities, daylight and sunlight, and environmental quality. Policy ENV 13 (D) states that the City Council will resist proposals

which result in a material loss of daylight/sunlight, particularly to existing dwellings and educational buildings. Policy ENV 13 (E) goes on to state that developments should not result in a significant increase in sense of enclosure, overlooking, or cause unacceptable overshadowing, particularly on gardens, public open space or on adjoining buildings, whether in residential or public use. Policy ENV 6 seeks to protect noise sensitive properties from noise disturbance.

A daylight and sunlight assessment has been submitted with the application. The results of the assessment show that each of the surrounding residential properties will retain levels of daylight in excess of the criteria suggested with the BRE guidance. The assessment also confirms that the BRE guidelines are met with regards to overshadowing to the garden of the Goring Hotel.

Conditions are recommended to prevent the use of the main roof of the building for sitting out purposes and to ensure that the rear ground floor windows in Nos. 32/34 are kept closed.

#### Mechanical Plant

The only mechanical plant proposed is for a kitchen extract duct within an internal riser to serve the restaurant unit at Nos. 32-34. The Council's standard noise conditions relating to noise and vibration are recommended in order to protect residential amenity.

#### Construction Management

A condition is recommended to protect the amenity of the surrounding area by ensuring that core working hours are kept to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturday. The condition states that noisy work must not take place outside these hours except as may be exceptionally agreed by other regulatory regimes such as the police, by the highways authority or by the local authority under the Control of Pollution Act 1974.

The City Council's Code of Construction Practice and associated Environmental Inspectorate have been developed to militate against construction and development impacts on large and complex development sites. It is recommended that the necessary contributions to ensure compliance with the Council's Code of Construction Practice, and to secure the monitoring expertise of the Council's Environmental Sciences Team, the latter of which controls noise, dust and vibration emanating from the site through a site specific SEMP, should be secured through a S106 legal agreement.

#### **6.4 Transportation/Servicing**

The key issue raised by the proposal is car parking. Policy TRANS 23 of the UDP sets out the Council's policy on off-street parking for residential development which is based on a maximum standard of one off-street parking space per residential unit of two bedrooms or less; and 1.5 off-street parking spaces per residential unit of three bedrooms or more. The City Council encourages the provision of parking up to the maximum standard.

The applicant has considered the scope for installing car parking spaces within the proposed development but advises that this is not possible. Installing basement car parking would entail very substantial structural works to the building and an access point for a car lift would be very problematic. In any event only 3 car parking spaces could be provided were it to be feasible. The applicant has advised that they are prepared to commit to lifetime car club membership for future occupiers of the development.

Objections to the lack of car parking have been received from the Highways Planning Manager. He advises that 23 residential units would be expected to generate 7 vehicles

(based on ward car ownership data of 32%) which will increase the stress level above the 80% set out in UDP policy. Local residents are explicitly seeking that none of the residents in the property will be permitted to acquire a residential parking permit to park in Zone A and specifically will have no rights to use resident's parking spaces in Victoria Square.

The concerns of both the Highways Planning Manager and local residents are noted. However, the site is well served by public transport and given that the scheme is for 100% affordable housing, it is expected that car ownership levels will be low. It is not normal policy to exclude residential occupiers from applying for Respark permits. On this basis the absence of any off street parking is considered acceptable subject to securing car club membership for the future occupiers of the building.

### **Servicing**

S42 and TRANS20 require adequate off-street servicing provision. No off-street servicing is provided.

The site is located within a Controlled Parking Zone, which means that locations single yellow lines in the vicinity allow loading and unloading to occur. The largest regular service vehicle expected to be associated with this development in this location is the refuse collection vehicle. This will service this property in a similar fashion to nearby properties.

Given the existing uses of the site, servicing proposals are broadly acceptable, however to ensure servicing is well managed, it is recommended that a Servicing Management Plan (SMP) is secured by condition. This is particularly important as the servicing location on Eaton Lane is a narrow footway and Buckingham Palace Road has a high level of traffic (both pedestrian and vehicle). A SMP will assist in minimising the impact on the highway.

### **Cycle Parking**

6 cycle parking spaces are proposed for the residential use which complies with the standards set out in the Further Alterations to the London Plan (FALP). Given the constraints of the site providing separate cycle parking spaces for the retail uses is not possible. Access from the basement cycle parking is via a new platform lift.

## **6.5 Economic Considerations**

The economic benefits associated with the scheme are welcome.

## **6.6 Access**

The rear courtyard is to be rationalised and lowered to give level access from the street to the residential lift. The hotel and residential uses have been designed to be fully accessible. Specific accessibility measures include provision of a self-park adapted vehicle parking bay, 10% of hotel rooms to be accessible with 50% complete from fit out and the balance adaptable, ramped access on Grosvenor Place, all residential units provided to Lifetime Homes standard and 10% of the residential units to be easily adapted to meet the needs of a wheelchair user.

## **6.7 Other UDP/Westminster Policy Considerations**

It is recommended that a crime prevention statement is secured by condition to ensure that the rear entrance to the residential units adheres to the principles of Secured by Design.

## **6.8 London Plan**

The scheme does not raise any strategic planning issues.

## 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 this application are considered to be consistent with the NPPF unless stated otherwise.

## 6.10 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; and
- (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 development; ensure the development 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 the overall delivery of appropriate development is not compromised.

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 6 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 in this report have taken these restrictions into account.

The City Council has consulted on the setting of its own Community Infrastructure Levy, which is likely to be introduced in Spring 2016. In the interim period, the City Council has issued interim guidance on how to ensure its policies continue to be implemented and undue delay to

development avoided. This includes using the full range of statutory powers available to the Council and working pro-actively with applicants to continue to secure infrastructure projects by other means, such as through incorporating infrastructure into the design of schemes and co-ordinating joint approaches with developers.

For reasons outlined elsewhere in this report, a S106 legal agreement will be required to secure the following:

- i) Notification to all prospective residents of the proximity of the development to the garden of the Goring Hotel and of the use of the garden for events.
- (ii) Residents of the development to agree not to object to the use of the garden through either a complaint of statutory nuisance or an objection to any licencing applications relating to either the hotel or garden.
- (iii) Residents of the development to agree not to object to the proximity of the trees between the garden and the development.
- (iv) The applicant to comply with the Council's Code of Construction Practice, provide a Site Environmental Management Plan prior to commencement of development and provide a financial contribution of up to £35,000 per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers.
- (v) All residents to be entitled to free membership of a car club scheme. The applicant to undertake to pay annual access charge for 25 years from first occupation.
- (vi) The provision of 23 residential units for intermediate rent to be managed by a registered provider to be agreed with the City Council. The rents charged on all the intermediate units to be linked to the median household incomes of those registered for intermediate housing opportunities in Westminster.

It is considered that the 'Heads of Terms' listed above satisfactorily address City Council policies. The planning obligations to be secured, as outlined in this report, are in accordance with the Community Infrastructure Levy Regulations (2010 as amended).

### **6.11 Environmental Assessment including Sustainability and Biodiversity Issues**

A BREEAM Pre-assessment has been carried out for the development and it is anticipated that the scheme will secure a score an Excellent rating (BREEAM UK Domestic Refurbishment 2014). The provision of photovoltaics on the roof is welcome.

### **6.12 Other Issues**

None relevant.

### **6.13 Conclusion**

With the imposition of conditions, and subject to a S106 agreement, the proposed development is considered acceptable in land use, design, amenity and highways terms.

## **BACKGROUND PAPERS**

1. Application form.
2. Memorandum from Highways Planning Manager dated 3 September 2015.
3. Letter from The Goring Hotel dated 10 August 2015.
4. Letter from owner/occupier of 1 Victoria Square dated 10 August 2015.
5. Letter from owner/occupier of 4 Victoria Square dated 6 August 2015

6. Letter from owner/occupier of 5 Victoria Square dated 6 August 2015.
7. Letter from owner/occupier of 7 Victoria Square dated 5 August 2015.
8. Letter from owner/occupier of 8 Victoria Square dated 10 August 2015.
9. Letter from owner/occupier of 19 Victoria Square dated 8 August 2015.
10. Letter from owner/occupier of 21 Victoria Square dated 9 August 2015.
11. Letters from owner/occupier of 22 Victoria Square dated 12 and 11 August 2015.
12. Letter from owner/occupier of 23 Victoria Square dated 6 August 2015.
13. Letter from owner/occupier of 24 Victoria Square dated 6 August 2015.
14. Letter from owner/occupier of 25 Victoria Square dated 4 August 2015.
15. Letters from Gerald Eve dated 28 September and 28 October 2015.
16. Email from Head of Affordable and Private Sector Housing dated 27 November 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY E-MAIL – [mmason@westminster.gov.uk](mailto:mmason@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** 32-34 Buckingham Palace Road, London, SW1W 0RE

**Proposal:** Construction of mansard roof extension at fourth floor level and use of first, second, third and new fourth floor to provide 23 intermediate affordable housing units (Class C3). Use of the ground and basement floors for retail (Class A1/A3) including replacement shopfronts. External works to the front, rear and side elevations and other associated works.

**Plan Nos:** Site location plan - 1.001.  
Demolition drawings - 1.010A, 1.011A, 1.012A, 1.013A.  
Proposed drawings - 1.020B, 1.021A, 1.022B, 1.023A.

**Case Officer:** Matthew Mason

**Direct Tel. No.** 020 7641 2926

**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 Only the ground and basement floors within the demise of Nos. 32/34 Buckingham Palace Road shall be used for Class A3 purposes.

**Reason:**

We cannot grant planning permission for unrestricted use in this case because it would not meet S21 of Westminster's City Plan: Strategic Policies adopted November 2013 and SS5 of our Unitary Development Plan that we adopted in January 2007. (R05A)



- 4 If you provide a bar and bar seating in the Class A3 use, it must not take up more than 15% of the floor area of the property, or more than 15% of each unit if you let the property as more than one unit. You must use the bar to serve restaurant customers only, before, during or after their meals. (C05GA)

Reason:

We cannot grant planning permission for unrestricted use within Class A3 because it would not meet S24 and S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 8 of our Unitary Development Plan that we adopted in January 2007. (R05CC)

- 5 Customers shall not be permitted within the Class A3 restaurant premises before 08:00 or after 23:30 on Monday to Saturday (not including bank holidays and public holidays) and before 09:00 or after 23:00 on Sundays, bank holidays and public holidays. (C12BD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 6 You must provide the waste store for the residential units shown on drawing 1.020B before anyone moves into the residential flats. You must clearly mark it and make it available at all times to the occupiers of 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)

- 7 You must apply to us for approval of a Servicing Management Plan for the retail and residential uses. You must not occupy any part of the development until we have approved what you have sent us. Thereafter you must manage the development in accordance with the approved Plan. The Servicing Management Plan shall be consistent with the restriction in Condition 8.

Reason:

To avoid blocking the surrounding streets 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.

- 8 You must not permit the collection of commercial waste before 8am Monday to Sunday.

Reason:

To protect the environment of the people in the residential part of the development and the neighbouring Goring Hotel. This is 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. (R21CC)

- 9 You must apply to us for approval of details of a security scheme for the development. You must not occupy any part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details before anyone moves into the building. (C16AB)

Reason:

To reduce the chances of crime without harming the appearance of the building as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (B) of our Unitary Development Plan that we adopted in January 2007. (R16AC)

- 10 You must provide each cycle parking space shown on the approved drawings prior to occupation of the residential units. Thereafter the cycle spaces must be retained for use by the occupiers of the residential units only and the space used for no 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.

- 11 You must not occupy the residential part of the development until the height of the boundary wall between the site and the Goring Hotel has been extended in height by 2m.

Reason:

To protect the privacy and environment of guests within the Goring Hotel as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 12 All guests to the residential accommodation arriving or departing between 23:00 and 07:00 the following morning on any day shall use the front entrance onto Buckingham Palace Road only.

Reason:

To protect the environment of the Goring Hotel and neighbouring residential occupiers. This is 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. (R21CC)

- 13 You must keep the rear ground floor windows in Nos. 32/34 closed at all times. You can use them in an emergency or for maintenance purposes only.

Reason:

To protect the environment of the Goring Hotel and neighbouring residential occupiers. This is 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. (R21CC)

- 14 You must not use the roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

## Reason:

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

- 15 (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 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:

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.

- 16 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.

- 17 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to 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:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

- 18 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:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

- 19 You must apply to us for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the residential units will comply with the Council's noise criteria set out in Condition 18 of this permission. 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 details approved before the residential units are occupied and thereafter retain and maintain.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

- 20 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 Grosvenor Gardens Conservation Area 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)

- 21 All new work to the wall between the site and the Goring Hotel must match existing original work in terms of the choice of materials, method of construction and finished appearance.

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 Grosvenor Gardens Conservation Area 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)

- 22 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:
- i) Windows.
  - ii) Typical dormer.
  - iii) Typical shop front.

You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

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 Grosvenor Gardens Conservation Area 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)

- 23 You must apply to us for approval of a sample of roof slate. You must not start any work on this part of the development until we have approved what you have sent us. You must then carry out the work using the approved material. (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 Grosvenor Gardens Conservation Area 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)

- 24 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application.

roof top photovoltaic panel array.

You must not remove any of these features. (C44AA)

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 adopted November 2013. (R44AC)

- 25 Prior to occupation of any part of the development, you must provide the residential entrance to the front of the site on Buckingham Palace Road as shown on drawing 1.020 B. The residential entrance to the front of the site on Buckingham Palace Road must thereafter be retained for the life of the development.

Reason:

To protect the environment of the Goring Hotel and neighbouring residential occupiers. This is 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. (R21CC)

- 26 Prior to occupation of any part of the development, you must provide the platform lift at the rear of the site. The platform lift must thereafter be retained for the life of the development.

Reason:

To make sure that there is reasonable access for people with disabilities as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (B) of our Unitary Development Plan that we adopted in January 2007. (R20AC)

**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

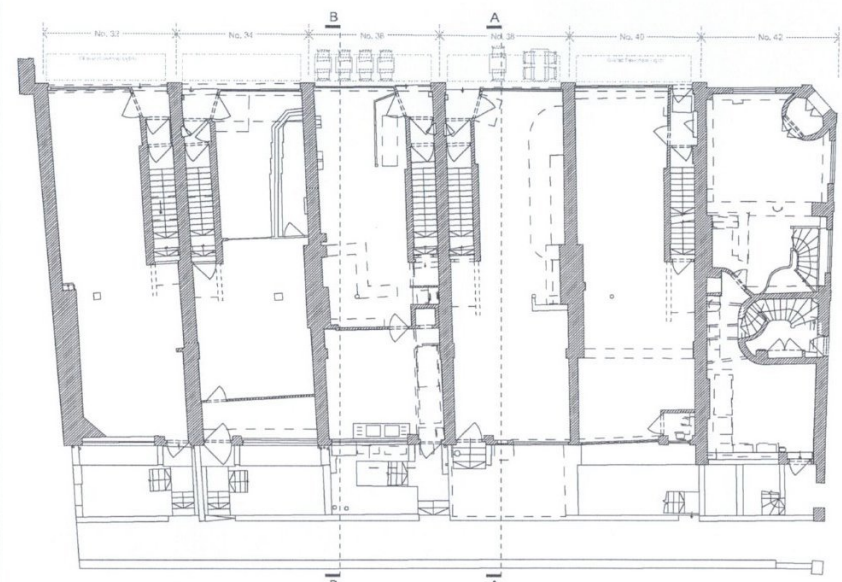
opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 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:
- i) Notification to all prospective residents of the proximity of the development to the garden of the Goring Hotel and of the use of the garden for events.
  - (ii) Residents of the development to agree not to object to the use of the garden through either a complaint of statutory nuisance or an objection to any licensing applications relating to either the hotel or garden.
  - (iii) Residents of the development to agree not to object to the proximity of the trees between the garden and the development.
  - (iv) The applicant to comply with the Council's Code of Construction Practice, provide a Site Environmental Management Plan prior to commencement of development and provide a financial contribution of up to £35,000 per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers.
  - (v) All residents to be entitled to free membership of a car club scheme. Developer to undertake to pay annual access charge for 25 years from first occupation.
  - (vi) The provision of 23 residential units for intermediate rent to be managed by a registered provider to be agreed with the City Council. The rents charged on all the intermediate units to be linked to the median household incomes of those registered for intermediate housing opportunities in Westminster.

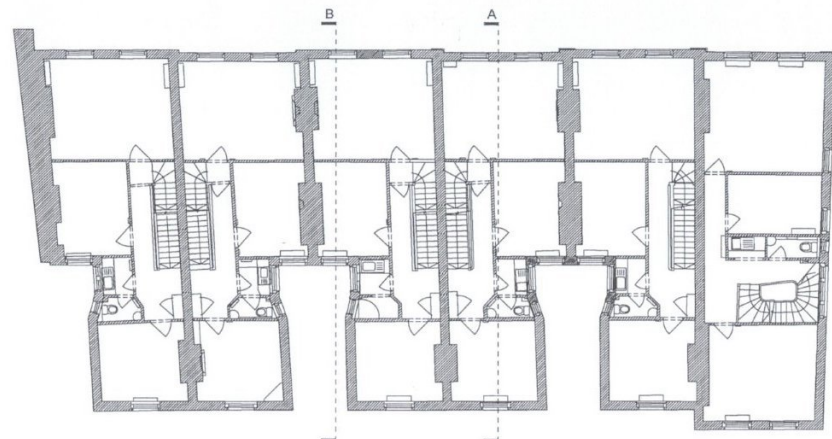
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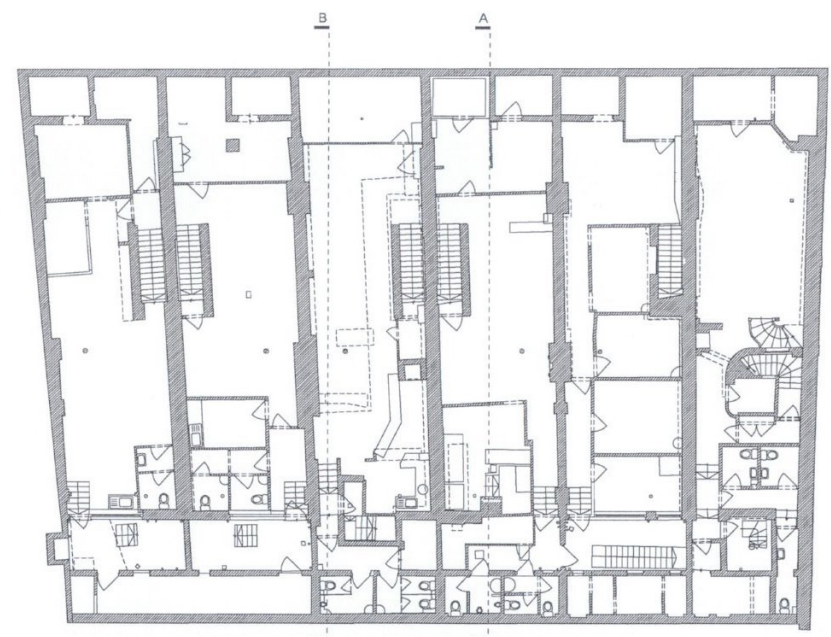
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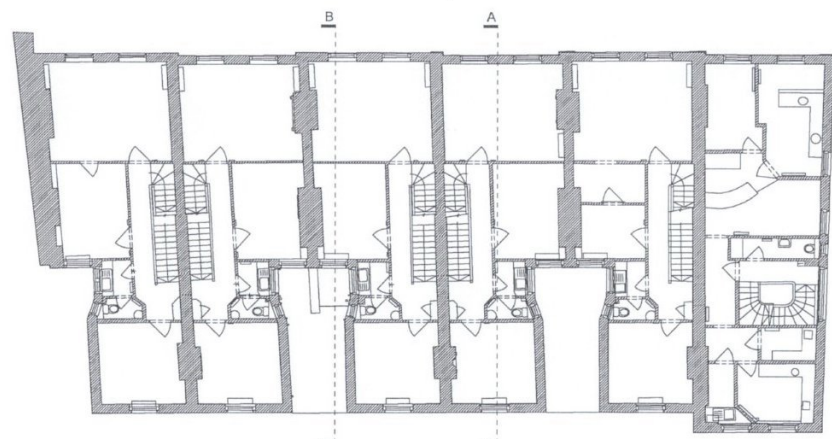
Existing Ground Floor Plan



Existing Second Floor Plan



Existing Lower Ground Floor Plan



Existing First Floor Plan

No.	Date	By	Comments

Revision Notes

Status: **PLANNING**

Client: Grosvenor Estate Belgravia

Job: 32-42 Buckingham Palace Rd  
London SW1W 0RE

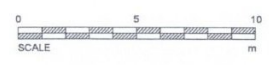
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Sheet 1

Scale: A1 @ 1:100  
Date: Mar15 Drawn: JK Checked:

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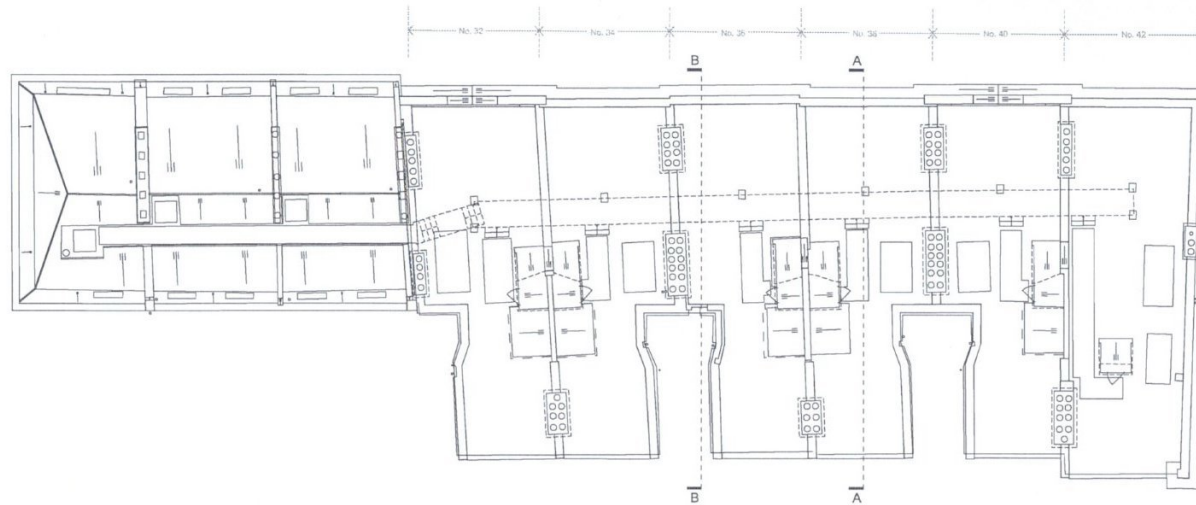
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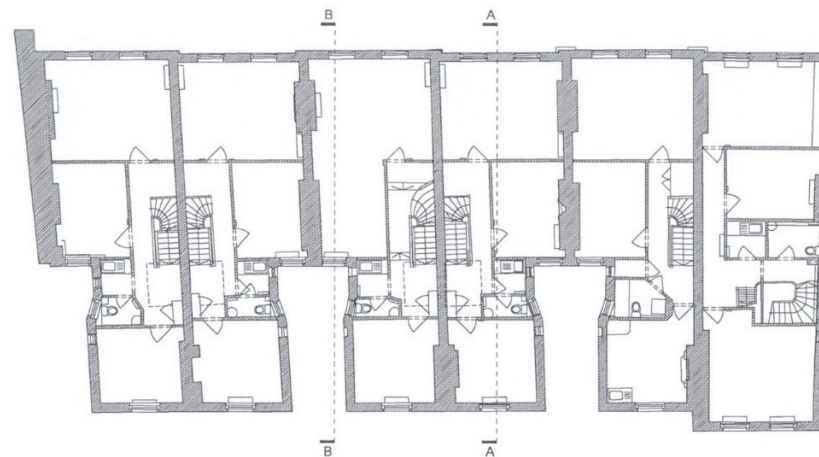
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748	1.003	-



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Existing Roof Plan



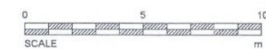
Existing Third Floor Plan



KEY:



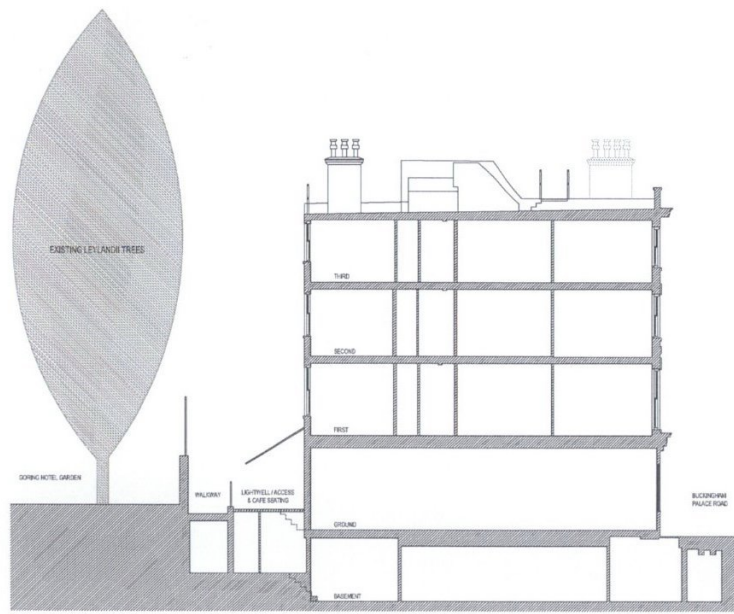
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No.	Date	By	Comments
Revision Notes			
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Job: 32-42 Buckingham Palace Rd London SW1W 0RE			
Drawing Title: Existing Floor Plans Sheet 2			
Scale: A1 @ 1:100			
Date: Mar15	Drawn: JK	Check:	
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Job No: 748	Drawing No: 1.004	Rev: A	



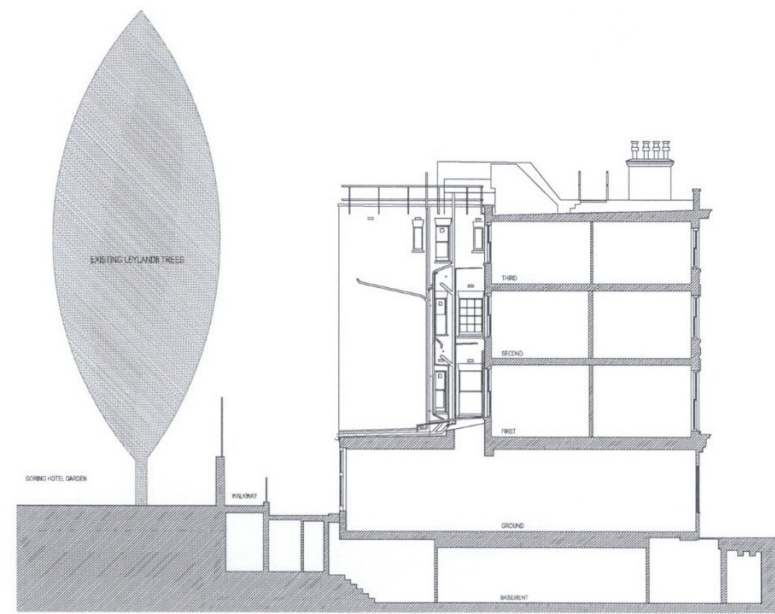


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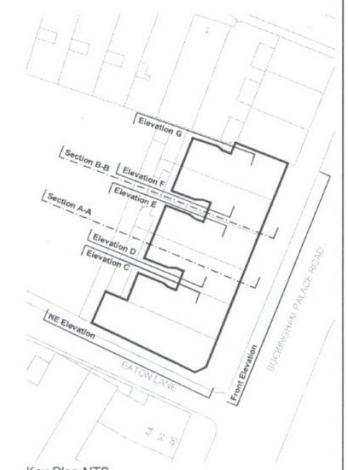
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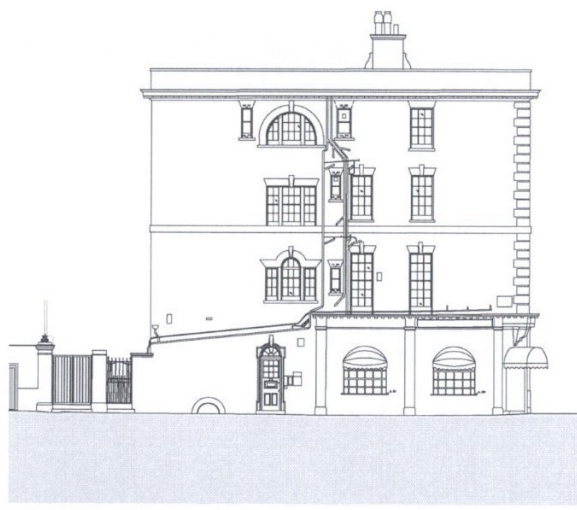
Existing Section A - A



Existing Section B - B



Key Plan NTS

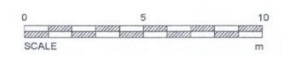


Existing North East Side Elevation - Eaton Lane



Existing Recess Elevations - Rear



Revision Index	
No	Comments
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KEY:

-  Existing walls
-  Proposed construction

NOTES:

1. All existing externally mounted soil and waste pipework to be removed.



Proposed Front Elevation - Buckingham Palace Road

PROPOSED SHOP FRONTS TO BE TIMBER AND GLAZED FRONTS TO SUIT EXISTING ETILE AND IN ACCORDANCE WITH WESTMINSTER SHOP FRONT GUIDE. REFER TO DRWG NO 748-04-005 FOR FURTHER DETAILS

PROPOSED RESIDENTIAL ACCESS



Proposed Rear Elevation

PROPOSED NEW TIMBER FRAMED GLAZED WOODING AND TIMBER DOORS TO THE REAR OF THE RETAIL UNITS TO SUIT NEW ACCESS



PROPOSED NEW GLAZED ROOF REPLACING THE EXISTING

PROPOSED NEW EXTERNAL STAIRCASES

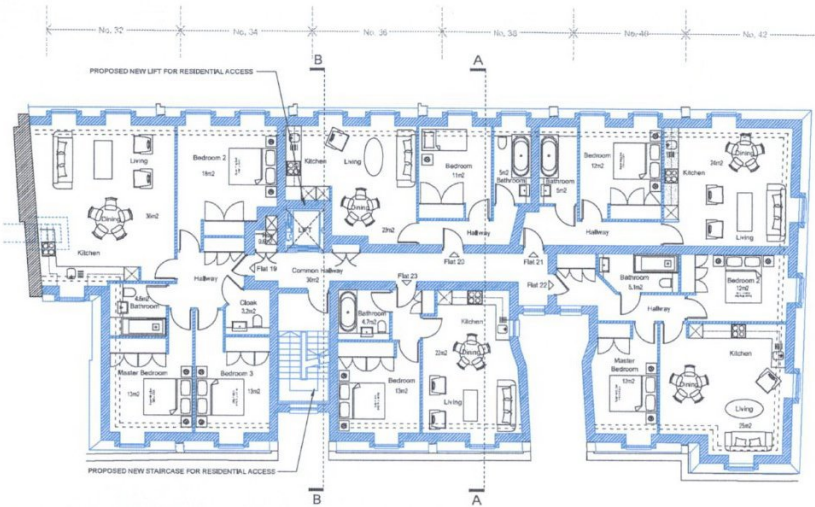
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No.	By / Comments
Status	
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Job: 32-42 Buckingham Palace Rd London SW1W 0RE	
Drawing title: Proposed Elevations Sheet 1	
Scale: A1 @ 1:100	
Date: Mar15	Drawn: JK / Check: CHB
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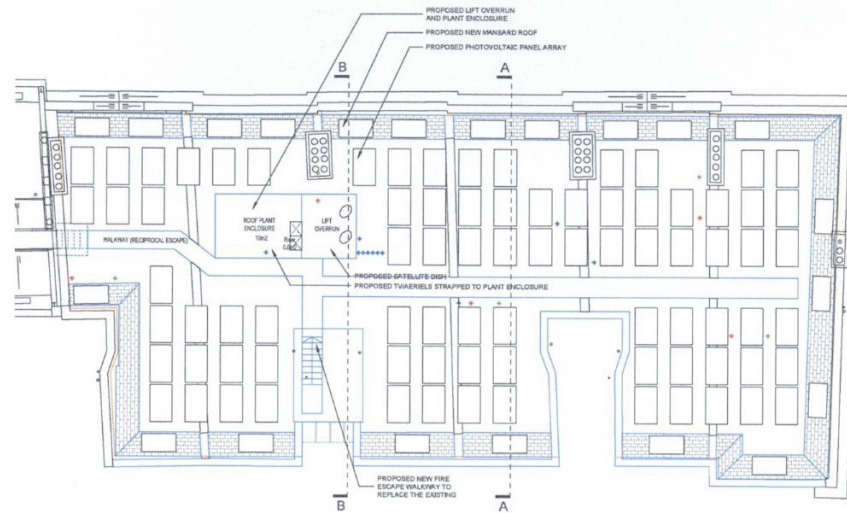


KEY:  
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 Proposed construction

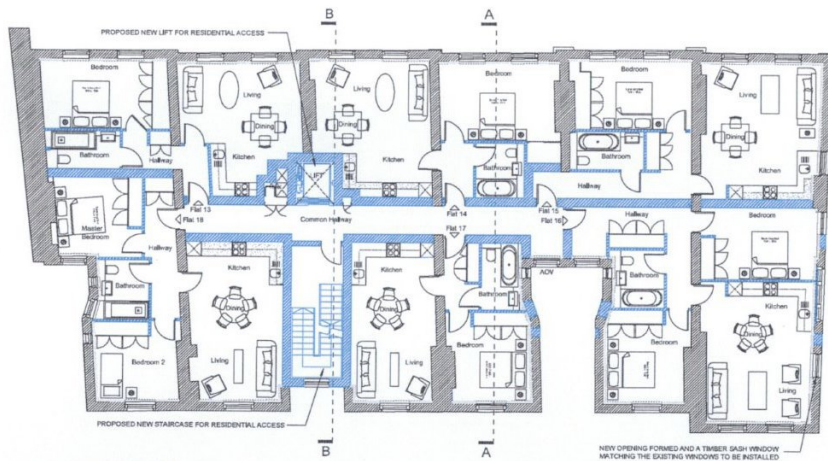
NOTES:  
 1. All existing externally mounted soil and waste pipework to be removed.



Proposed Fourth Floor Plan

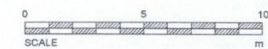


Proposed Roof Plan





Proposed Third Floor Plan

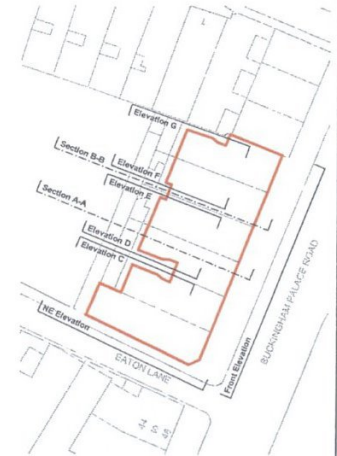
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Job: 32-42 Buckingham Palace Rd London SW1W 0RE							
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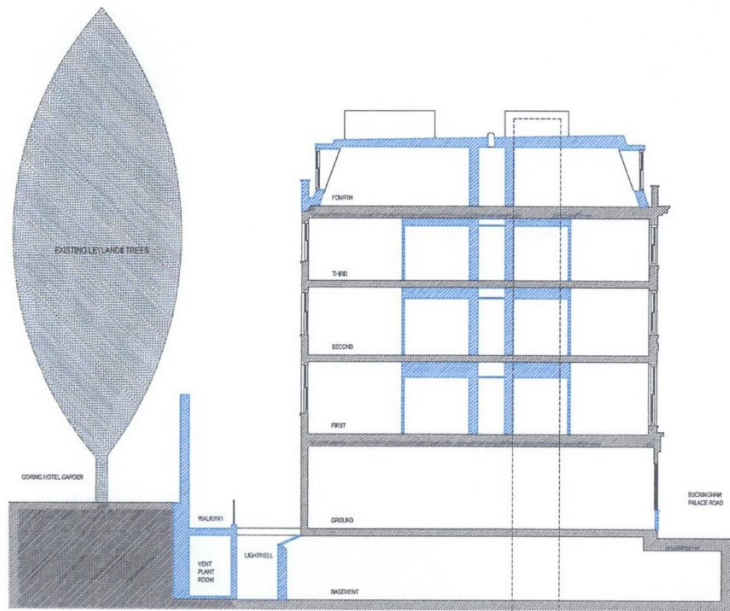
-  Existing walls
-  Proposed construction



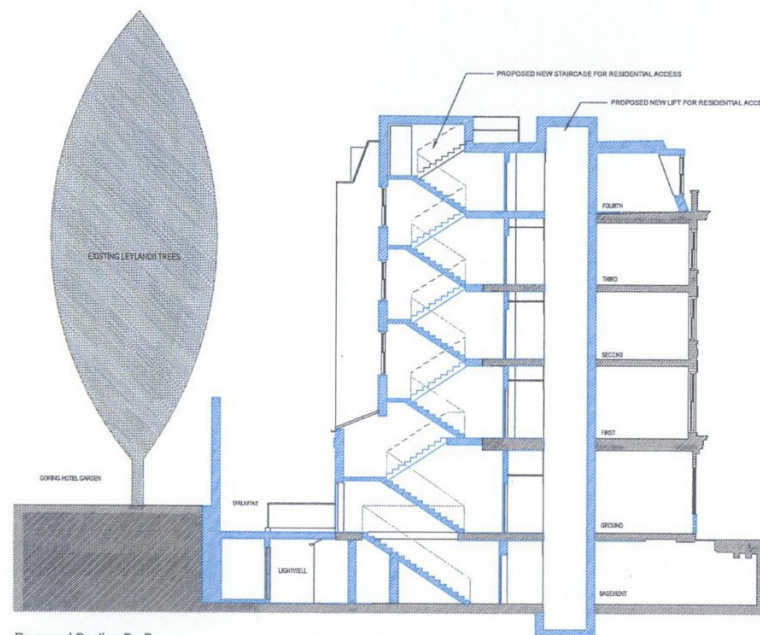
Key Plan NTS

NOTES:

- 1. All existing externally mounted soil and waste pipework to be removed.



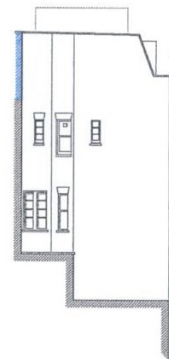
Proposed Section A - A



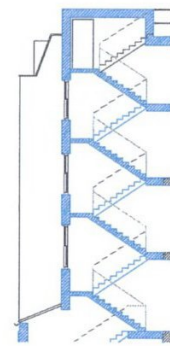
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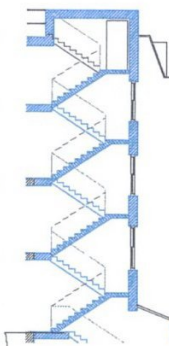
Proposed North East Side Elevation - Eaton Lane



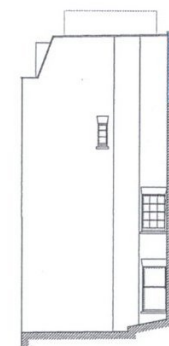
Elevation G



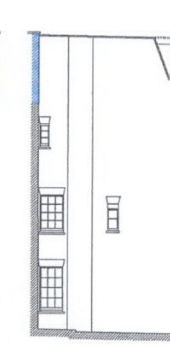
Elevation F



Elevation E



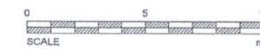
Elevation D



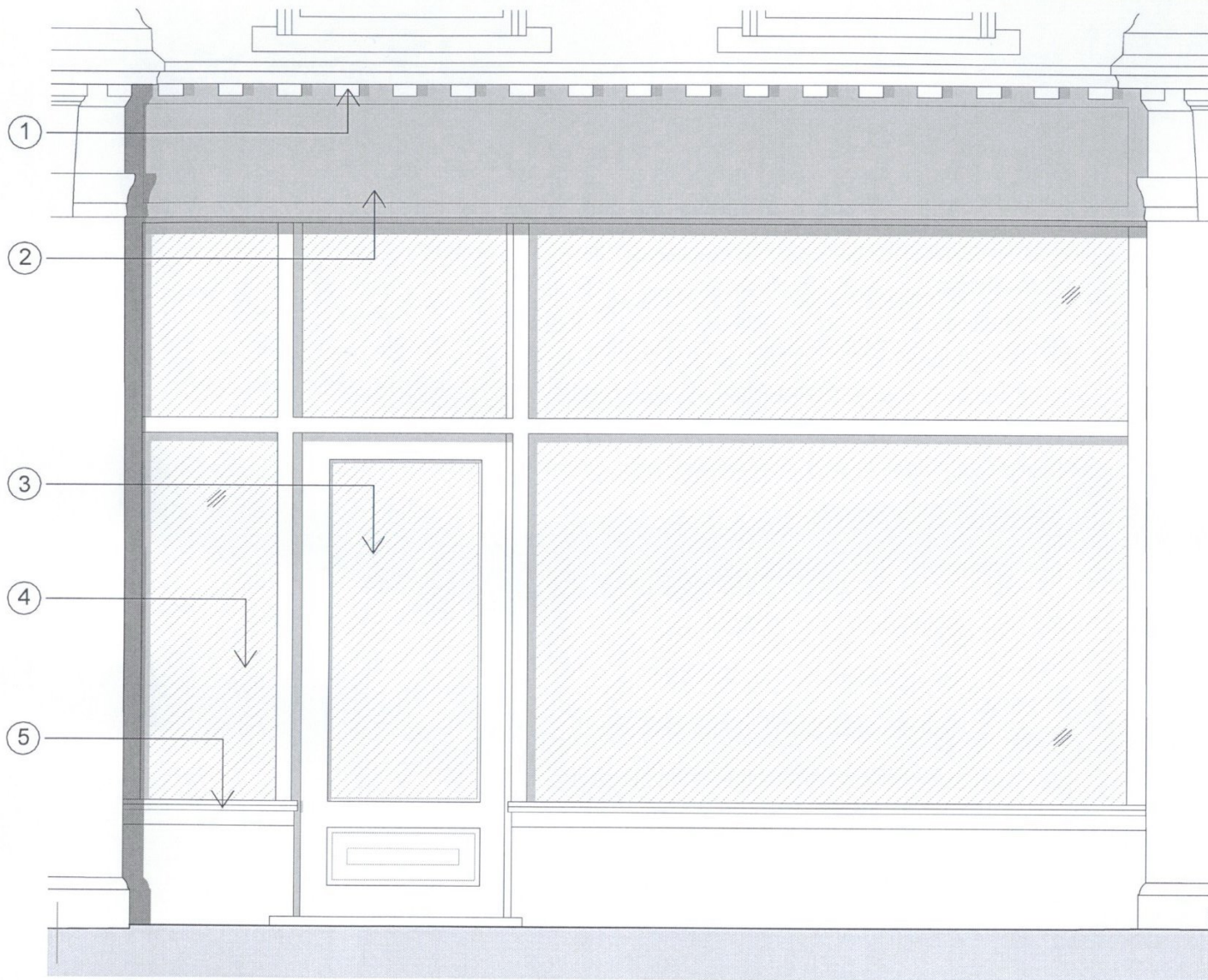
Elevation C

Proposed Recess Elevations - Rear

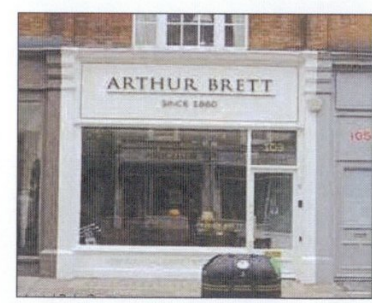
PROPOSED SHOP FRONTS TO BE TIMBER AND GLAZED FRONT TO SUIT EXISTING STYLE AND IN ACCORDANCE WITH WESTMINSTER SHOP FRONT GUIDE. REFER TO DRAWING NO 748-SK-205 FOR FURTHER DETAILS



PLANNING			
Client: Grosvenor Estate Belgravia			
Job: 32-42 Buckingham Palace Rd London SW1W 0RE			
Drawing Title: Proposed Elevation & Sections Sheet 2			
Scale: A1 @ 1:100			
Date: Mar 15	Drawn: JK	Check:	
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Job No: 748	Drawing No: 1.023	Rev: A	



- Key to materials:
- ① Following the removal of the signage fascia boards, the existing dentils where missing or damaged to be refurbished to match the existing at No.s 32 & 34 Buckingham Palace Road.
  - ② The existing signage fascia boards to be carefully removed and replaced with new signage boards to fit within the existing features and dentils.
  - ③ The proposed new door set comprising of a single leaf door with a fixed glazing and a recessed panel in timber frame, colour to be confirmed.
  - ④ Proposed new fixed glazing in painted timber frame, profile and colour to be confirmed.
  - ⑤ The proposed new stallriser and cill to be in timber construction and to suit the existing height.



Photograph Examples:  
Precedents of existing shop fronts in Westminster.

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**32 - 42 Buckingham Palace Road**  
 CLIENT: Grosvenor Estate Belgravia

Proposed Shop Front Detail  
 Scale 1:20 @ A3  
 March 2015  
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