

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 8 December 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	Connaught Hotel, Carlos Place, London, W1K 2AL		
Proposal	Installation of Christmas tree on public highway adjacent to the Connaught Hotel at the junction of Mount Street and Carlos Place for a temporary period between 18 November 2015 and 4 January 2016.		
Agent	Blair Associates Architecture Ltd		
On behalf of	Blair Associates Architecture Ltd		
Registered Number	15/10125/ADV	TP / PP No	CA/9329
Date of Application	28.10.2015	Date amended/ completed	30.10.2015
Category of Application	Other		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Mayfair		
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 Within Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

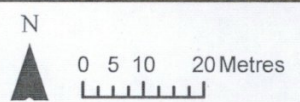
Grant conditional advertisement consent.



City of Westminster

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CONNAUGHT HOTEL, CARLOS PLACE, W1

2. SUMMARY

Advertisement consent is sought for the installation of a Christmas tree on the public highway adjacent to the Connaught Hotel at the junction of Mount Street and Carlos Place for a temporary period between 18 November 2015 and 21 January 2016. The Christmas tree was erected on 19 November.

Two letters of support have been received commenting that the tree does not result in an obstruction. Objections have been received from Councillor Roberts and two residents that the tree's location obscures views of Farm Street Church from Grosvenor Square, that the decor is distasteful and not in the spirit of Christmas and that the tree has been erected without consent.

The decorations are a mix of traditional (doves) and abstract (scissors/medicine bottles/syringes). The decorations are plastic and are secured in place by wire and it is therefore not considered that there is a danger of them falling off and injuring members of the public. The decorations are undoubtedly unusual and although the objections that they are inappropriate are understood, they are a form of modern art and it is considered advertisement consent could not reasonably be withheld on the basis that they are inappropriate.

The location of the tree is considered acceptable. The Highways Planning Manager advises that the tree's branches should be 2.6m high to ensure that the tree leaves 2m footway clear from obstruction. A condition is recommended to this effect. On this basis the provision of a Christmas tree for a temporary period until 4 January 2016 is considered acceptable.

3. CONSULTATIONS

COUNCILLOR ROBERTS

Location and decorations are inappropriate.

HIGHWAYS PLANNING MANAGER

No objection, subject to a condition that requires the branches to be 2.6m high to leave 2m clear footway.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 0 ; Total No. of Replies: 4

Four responses received including two letters of support and two letters of objection raising the following issues:

Design

- The decorations on the Christmas tree are inappropriate.
- The tree blocks views of Farm Street Church.

Other

- The tree was erected during the evening without prior notice and prior to obtaining consent.

BACKGROUND PAPERS

1. Application form
2. Email from Councillor Roberts dated 23 November 2015
2. Email from owner/occupier of 7 Carlos Place dated 23 November 2015
3. Email from owner/occupier of 102 Mount Street dated 23 November 2015
4. Email from owner/occupier of 11 Blick House, Neptune Street, SE1 dated 24 November 2015
5. Email from owner/occupier of Farm Street Church, 114 Mount Street dated 19 November 2015
6. Memorandum from Highways Planning Manager dated 25 November 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: Connaught Hotel, Carlos Place, London, W1K 2AL

Proposal: Installation of Christmas tree on public highway adjacent to the Connaught Hotel at the junction of Mount Street and Carlos Place for a temporary period between 18 November 2015 and 4 January 2016.

Plan Nos: Risk Assessment dated 9 October 2015 (FOR INFORMATION ONLY), 1518-C-131-02 A.

Case Officer: Steve Brandon

Direct Tel. No. 020 7641 8541

Recommended Condition(s) and Reason(s)

- 1 You can display the Christmas tree from 18 November 2015 to 4 January 2016. You must then remove it without delay. (C04BA)

Reason:

The advert is temporary, so under DES 8 of our Unitary Development Plan that we adopted in January 2007, we can only approve it for a limited period. (R04AB)

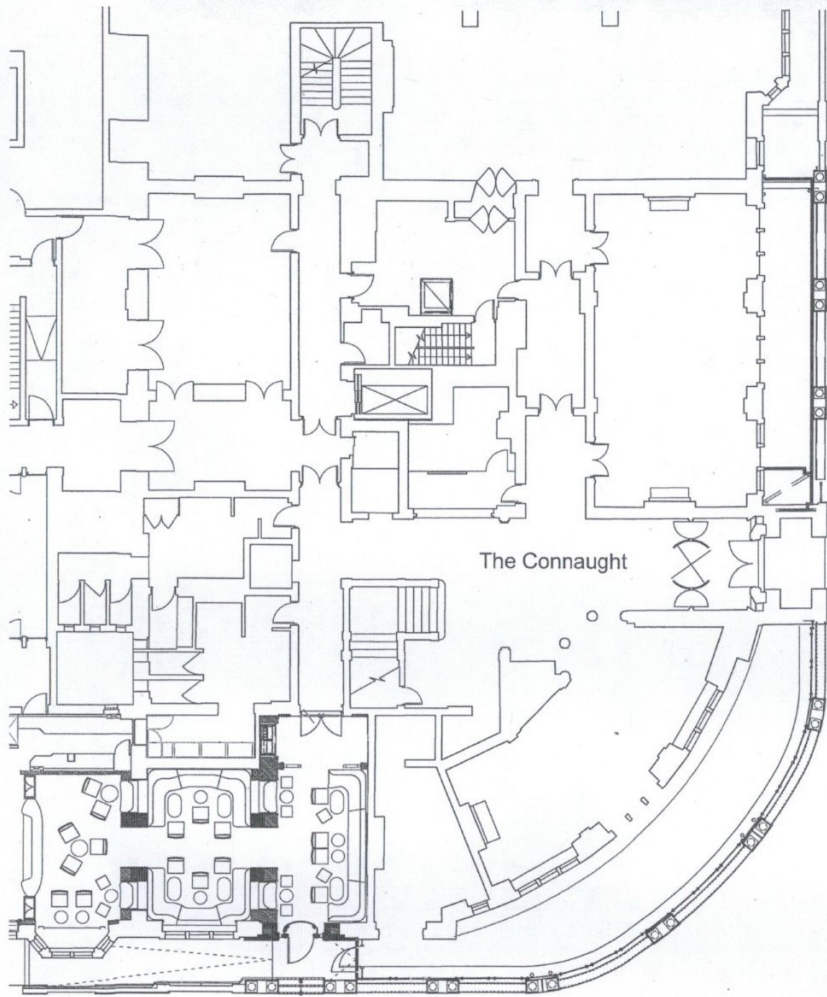
- 2 Any decoration located over a vehicle carriageway, or over a pedestrian footway but within 450 mm (measured horizontally) from the edge of a vehicle carriageway, shall be fixed so that no part of the decoration is within an absolute minimum of 5.1 metres of ground level. Any decoration located over any other part of a pedestrian footway more than 450 mm (measured horizontally) from the edge of a vehicle carriageway shall be fixed so that no part of the decoration is within 2.6 metres of ground level.

Reason:

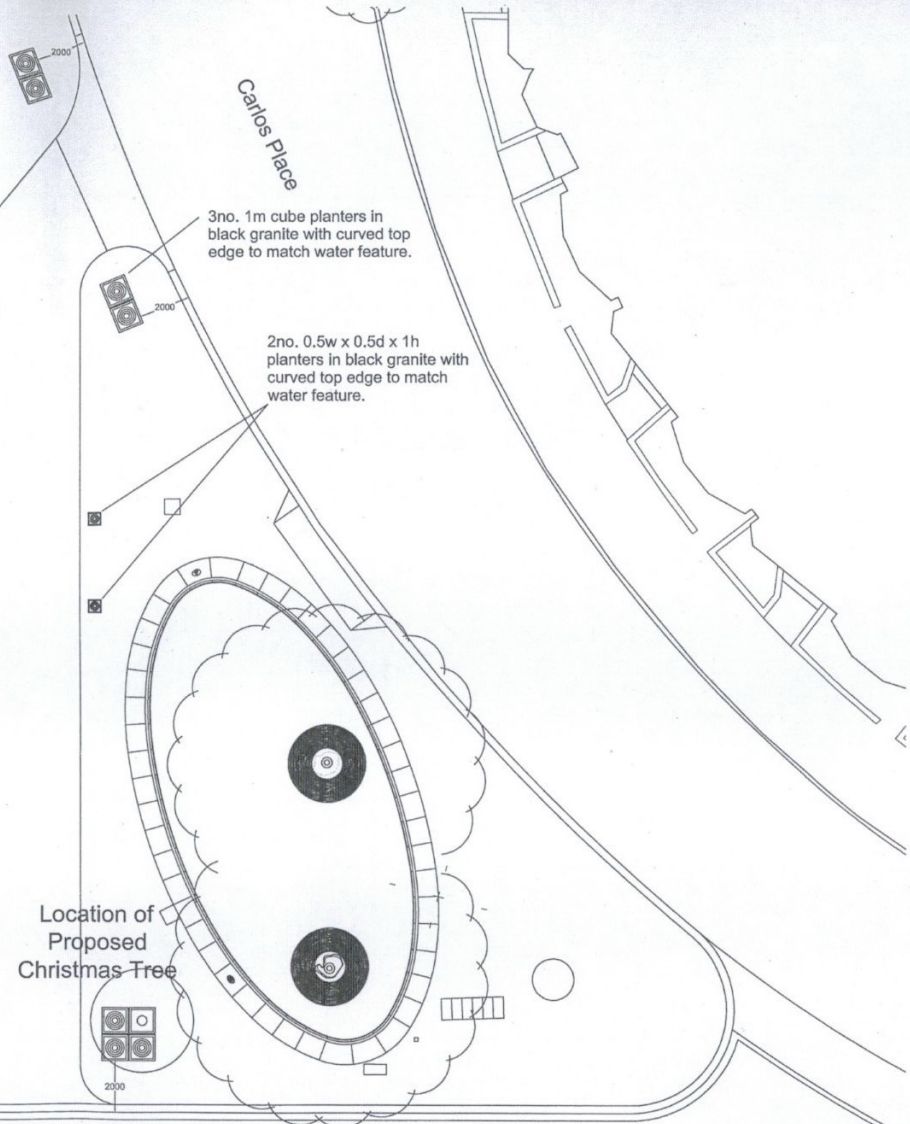
In the interests of public safety and to ensure that the decorations are not hit by high vehicles as set out in TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)



The Connaught



Carols Place

3no. 1m cube planters in black granite with curved top edge to match water feature.

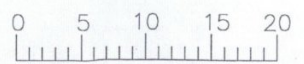
2no. 0.5w x 0.5d x 1h planters in black granite with curved top edge to match water feature.

Location of Proposed Christmas Tree

Low tree branches 2 m above highway

Mount Street

3no. 1m cube planters in black granite with curved top edge to match water feature.



Notes
 Any variations between stated dimensions and site dimensions should be reported to the Architect prior to work being approved.
 All work to be carried out in accordance with the requirements of the building regulations and the statutory authority regulations in force and British Standards. Do not scale from this drawing. Verify relevant dimensions at the job before commencing work or preparing shop drawings. This drawing is copyright.
 This drawing is compiled with "Autodesk Revit" 3D which holds the combined 3D model for the works. Areas non-critical to the new works and the drawings are modelled generally only. All drawings are to be read in conjunction with existing survey drawings.
 The 3D model is a compilation of the architect's and the structural engineer's final models. Structural elements, including slabs and foundations, that are visible in this drawing are the sole responsibility of the structural engineer and require further detailed coordination (RHS) if Health & Safety. All works are to be carried out safely in accordance with the project health & safety construction plan.

Revision Schedule		
Rev	Date	Description
A	22.10.15	Planning Application

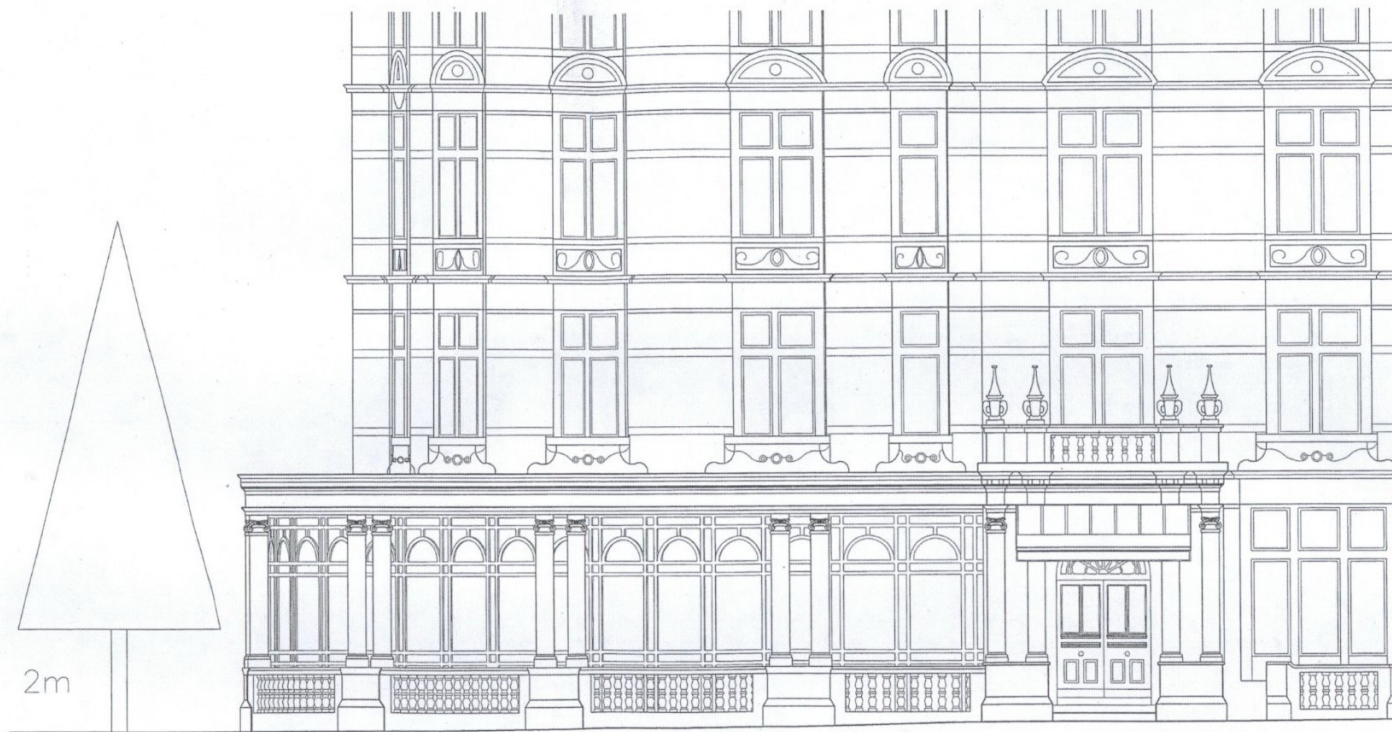


PLANNING
BLAIR ASSOCIATES
 ARCHITECTURE LTD

Project
 Connaught Hotel
 Christmas Tree

Drawing Title
 Christmas Tree Location
 As Proposed

Drawn	Checked	Approved	Date Created
1518			22.10.15
Project Number	Scale	1:100@A1	Original sheet size
1518	1:200@A3		A1
Drawing Number			Rev
1518- C-131-02			A



Notes

Any variations between stated dimensions and site dimensions should be reported to the Architect prior to work being executed.

All work to be carried out in accordance with the requirements of the building regulations and the statutory authority regulations in force and British Standards. Do not scale from this drawing. Verify relevant dimensions at the job before commencing work or preparing shop drawings. This drawing is copyright.

This drawing is controlled with Autodesk Revit® 3D which holds the combined 3D model for the works. Areas non-identical to the new works and the drawings are modified generally only. All drawings are to be used in conjunction with existing survey drawings.

The 3D model is a compilation of the architect's and the structural engineer's final models. Structural elements, including walls and foundations, are not visible in this drawing and the design responsibility of the structural engineer and require further detailed coordination (N/A) [1]

Health & Safety: All works are to be carried out strictly in accordance with the project health & safety construction plan.

Revision Schedule		
Rev	Date	Description
A	22.10.15	Planning Application

PLANNING

BLAIR ASSOCIATES
ARCHITECTURE LTD

Project

Connaught Hotel
Christmas Tree

Drawing Title

Part Elevation
As Proposed

Drawn	Checked	Approved	Date Created
-	-	-	22.10.15
Project Number	Scale	Original sheet size	
1518	1:100 @A3	A3	
Drawing Number	Rev		
1518-C-21-02	A		