

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 23 February 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	15 Lancelot Place, London, SW7 1DR,		
Proposal	Demolition of the existing buildings, redevelopment of site comprising two buildings at ground and two upper levels and excavation of part two/ part three storey basements, to create 1 x 5 bedroom unit and 2 x 1 bedroom units with associated roof gardens and terraces, car parking and cycle parking. (Site includes 15 Lancelot Place and 1 Trevor Walk).		
Agent	Mr Nick Grant/ CBRE		
On behalf of	Karnforth Investments		
Registered Number	15/09276/FULL	Date amended/ completed	12 October 2015
Date Application Received	5 October 2015		
Historic Building Grade	Unlisted		
Conservation Area	Adjacent to Knightsbridge		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application site comprises to the south, 15 Lancelot Place, a single family dwelling house with garden space, and to the north six garages with house above, known as 1 Trevor Walk. The site is located on the western side of Lancelot Place. The buildings are not listed but are located immediately adjacent to the Knightsbridge Conservation Area. Permission is sought for the demolition of the existing buildings and the redevelopment of site comprising two buildings at ground and two upper levels and excavation of part two/ part three storey basements, to create 1 x 5 bedroom unit and 2 x 1 bedroom units with associated roof gardens and terraces and carparking for six vehicles. Amendments to the application have been made since its original submission to overcome officers concerns, and neighbours were notified of this.

The key issues in this case are:

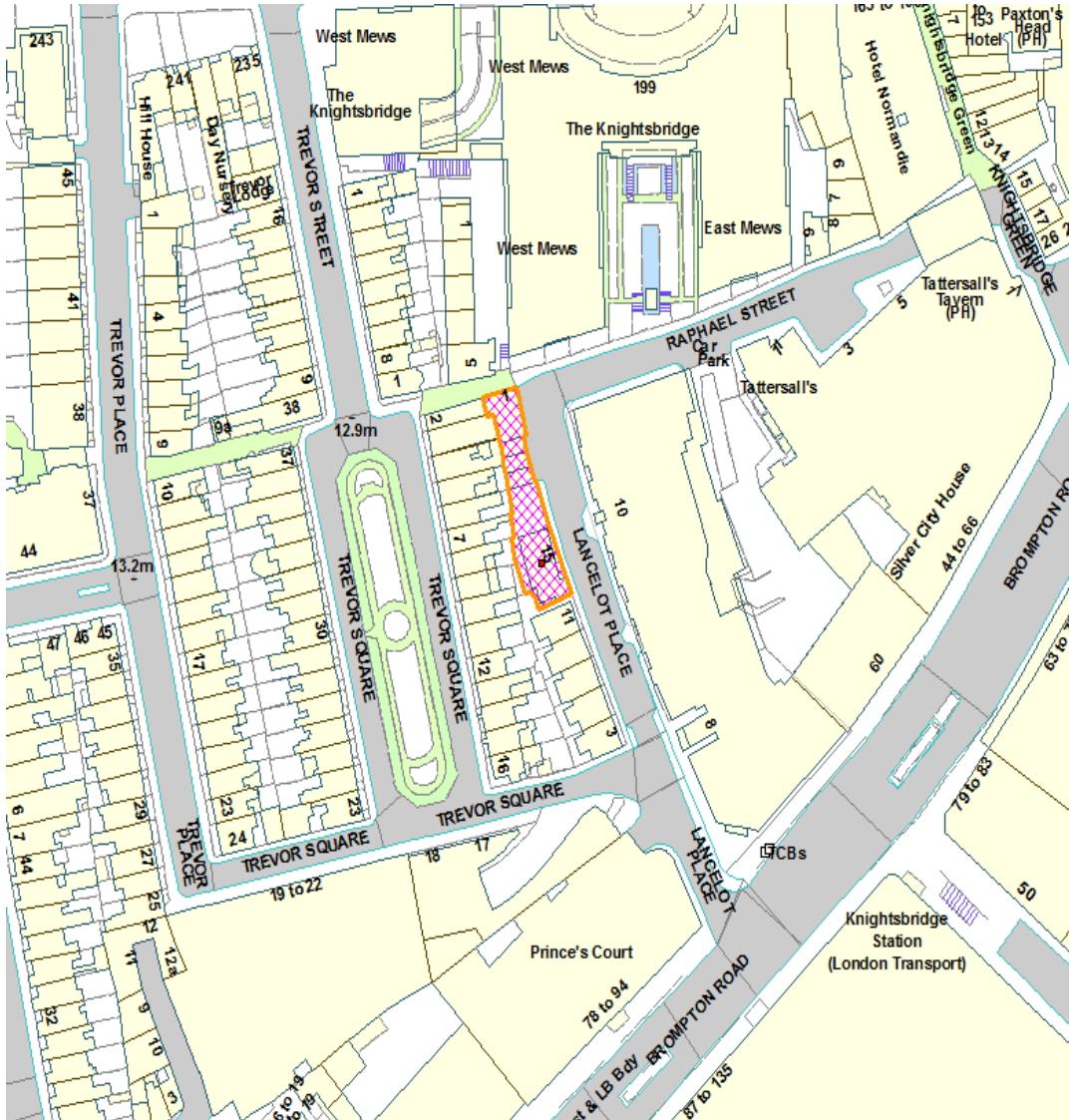
- * The impact of the development on the character and appearance of the townscape, adjacent conservation area and neighbouring listed buildings;
- * The impact of the development on the amenity of neighbouring properties;
- * The impact of the construction and its associated traffic.

A large number of objections have been received to the proposals on the grounds of amenity, design, basement excavation, construction impact and other matters. The objections raise particular concern of the potential cumulative impact of construction disturbance should redevelopment proposals at the adjacent 3-11 Lancelot Place be undertaken at the same time. While these concerns are shared by officers, it is not considered that refusal on these grounds could be sustained.

A draft Construction Management Plan has been submitted with the application which has been considered by Highways Licensing as acceptable at this stage. Finer details in relation to construction traffic will be subject to detailed applications to Highways Licensing for approval.

The application is recommended for approval as it is considered that, subject to conditions, the proposed new development and homes comply with policies in our Unitary Development Plan (UDP) and City Plan: Strategic Policies.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation of application site
(15 Lancelot Place in the forefront
and 1 Trevor Walk to the rear)



1 Trevor Walk and 15 Lancelot Place



Rear of 1 Trevor Walk

5. CONSULTATIONS

Ward Councillors for Knightsbridge and Belgravia
Any response to be reported verbally.

Knightsbridge Association

Objection on the grounds of overpowering bulk and height of development upon the surrounding streets; sense of enclosure to properties in Trevor Square; loss of light to properties in Trevor Square; increased light pollution from the use of excessive glazing; excessive basement development; impact of development upon the adjacent Knightsbridge Conservation Area; maintenance concerns from the living walls and green roofs; impact of construction traffic upon the surrounding streets and that consideration should also be given to the planning application for redevelopment works at the adjacent site 3-11 Lancelot Place.

Highways Licensing

No objection to submitted CMP.

Building Control - Development Planning

No objection.

EH Consultation

Objection raised on the grounds that the means of escape in the event of a fire are inadequate. No objection raised to the proposed plant and machinery.

Highways Planning - Development Planning

No objection provided that the management and maintenance of the lift will be secured via legal agreement; further details regarding visibility splays are submitted and that the changes to the existing on-street restrictions are secured via a Traffic Management Order.

Cleansing - Development Planning

Objection raised that the proposed plans do not show the provision of storage areas for waste/ recyclables.

Arboricultural Section - Development Planning

No objection to the loss of the existing trees on site, subject to provision of high quality replacement tree planting and landscaping (with sufficient space and soil volume for replacement planting).

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 295

Total No. of replies: 76

No. of objections: 75

No. in support: 0

Highways:

- Concern that the development occupies more of the already narrow pavement than the existing building.
- Loss of on-street car parking as a result of the development.
- The CTMP notes that the adjacent junction to the south is very busy.
- Access to Lancelot Place during construction would be limited due to construction vehicle traffic.
- The increase in size of the properties will increase traffic stress in the locality.
- Insufficient information in terms of traffic management provided.
- Loss of parking spaces during the construction process.
- Harrods depot to the south receives 100-150 deliveries a day which may be delayed due to construction vehicles, which is not adequately discussed within the submitted CTMP.

Design:

- The proposed design of the buildings does not enhance or fit within the area and is out of keeping with the surrounding buildings.
- The 'greening' is inappropriate on the building.

Amenity:

- Increased sense of enclosure to surrounding properties due to additional bulk.
- Loss of light to surrounding properties due to additional bulk and massing.
- The sunlight/daylight report is misleading as it assesses the proposals against the consented scheme.
- Loss of privacy due to reduced gap between the Trevor Square and Lancelot Place properties.

Trees:

- The tree report does not assess all the trees within the application site.

Other:

- The basement excavation reports are not 'credible' or 'fit for purpose'
- The basement excavation may have a negative impact on the structural integrity of the adjacent listed buildings.
- The high water table in this area has an impact upon the basement excavation.
- Noise and disruption and dust from building works.
- The basements will impact on water flows and may result in flooding to adjacent properties.
- The CMP does not identify the vehicle types to allow WCC to model emissions from vehicles.
- There will be a cumulative impact of construction congestion should the development at 3-11 Lancelot Place be undertaken at the same time.
- The basement excavation is in excess of the council's basement policy which only allows one basement level.
- Publically accessible roads and pavements will need to be maintained by the developer as they will be utilised by the public.
- Insufficient consultation with neighbours and stakeholders due to application being submitted in a rush.
- Safety concerns in relation potential accidents such as recent gas leaks at adjacent sites.

- As the application is determined after 1 November it should be considered in line with revised basement policies.
- Land searches did not bring to the attention of buyers of Trevor Square the 1995 permission.
- The consultation process by the applicant was flawed and was represented incorrectly in the application documents.
- Restrictive covenants are in place with regards to the existing garages on the site.

AMENDED SCHEME – RECONSULTATION ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 365
Total No. of replies: 4
No. of objections: 4
No. in support: 0

Four letters received from previous objectors, maintaining their objections and that the revised scheme does not overcome the comments raised.

Comment also made that since the application was originally submitted, there is a planning application pending determination for the redevelopment of 3-11 Lancelot Place, and this should be considered at the same time as the proposals for 15 Lancelot Place.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

15 Lancelot Place and 1 Trevor Walk comprise two unlisted buildings, but share a boundary with the grade II listed houses on Trevor Square, which are within the Knightsbridge Conservation Area. The existing buildings date from the mid 1990's (granted planning permission in 1995 – 95/02173/FULL) and comprise one house over ground floor and two upper storeys and another house at first and second floor over three garages at street level. There are a further three garages which have a flat roof. It should be noted here that the 1995 permission allowed permission for a further house of two storey's to be built upon these garages, in a similar design to that of 1 Trevor Walk. The permission was only part implemented, however it is imperative to note that this house could still be built as part of this extant permission. The buildings are built in brick, with tile roofs and timber sash windows.

The immediate townscape is of a mixed character and scale. The conservation area and listed buildings to the west are in residential use, with buildings mainly dating from the early/mid-nineteenth century period. To the east and south the scale of development is substantially different, with larger buildings providing a mix of uses in predominantly late twentieth century buildings. As such the smaller buildings on the west side of Lancelot Place, including the application buildings, can very much be viewed as the interface between the larger modern buildings to the east and the older and more modestly scaled properties to the west.

6.2 Recent Relevant History

95/02173/FULL

Redevelopment of 6 existing garages providing 6 replacement garages & 2 dwelling houses (amendments to scheme dated 01/09/94 RN:942360) - addition to south elevation & alterations to frontage.

Application Permitted 15 June 1995

15/00175/CLEUD

Confirmation of lawful implementation of permission 95/2173/FULL for the redevelopment to provide two maisonettes on first and second floors and six garages on ground floor.

Application Permitted 6 March 2015

3-11 Lancelot Place

An application is currently being considered by officers for the demolition of Nos. 3-11 Lancelot Place and for the erection of five new single family dwellings to include two additional basements a sub-basement plan room, ground and two upper floors.

7. THE PROPOSAL

Permission is sought for the demolition of the existing buildings and the redevelopment of site comprising two buildings of three storey's each, with a basement of part two/part three floors deep below the entire site. The proposals will create one, five bedroom unit, in the building to the southern part of the site and two, one bedroom units in the building to the northern part of the site.

The three units will share an entry from Lancelot Place (shown almost in the centre of the site), although the two flats also have a secondary entry. The two flats within the northern building are independent of each other (i.e. they have their own internal front door) but it is proposed that they share the proposed communal facilities which include the gym/ laundry rooms etc at basement levels; refuse storage and home office space/ library space at ground floor level; and a roof terrace. A further terrace is proposed for the first floor unit, to the rear of the building. It is proposed that the house has external amenity space in the form of a ground floor garden.

In the northern building one internal car parking space is proposed at ground level. In the southern building, the dwellinghouse will have capacity to park five vehicles, also with a car stacker arrangement.

As mentioned in the recent history section above a concurrent application has been submitted for the redevelopment of the properties immediately adjacent to the site but to the south on Lancelot Place. The developments are not linked and must be considered independently on their merits.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Although the existing site currently comprises two houses, it is considered that the 1995 permission which allowed three houses and which is only part implemented, is extant and therefore a third house above the three remaining garages could be built at any time. In this instance, there is no change as three residential units are proposed. Notwithstanding this, if the view were taken that the site only has two existing properties, an increase of one unit is in accordance with City Council policy H5 of the UDP and S14 of Westminster's City Plan and is therefore acceptable in land use terms.

8.2 Townscape and Design

The application site contains two unlisted buildings of no architectural or historical merit, fronting Lancelot Place, and backing onto the rear boundaries of the Grade II listed houses which form the eastern side of Trevor Square. In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 we must therefore pay special regard to the preservation of the setting of those listed buildings.

The boundary of the Knightsbridge Conservation Area also runs along the western site boundary (following the approximate boundaries with Trevor Square).

The NPPF requires that great weight should be given to the conservation of designated heritage assets, including their settings. This presumes that permission only be granted where there is no harm, or where such harm is significantly and demonstrably outweighed by public benefits which would be brought by those proposals.

Principle of development

The existing buildings on the site are both post-war, and are of no architectural or historical significance. Their demolition and the redevelopment of the site is therefore acceptable subject to the comparative merits and impacts of the replacement development.

It must be borne in mind that the application site benefits from an extant, partially implemented approval for redevelopment dating from 1995 (RN. 95/02173/FULL) which could still be completed; the northern most existing building on the site, 1 Trevor Walk, was built under that approval. That approval acts as a baseline upon which the current proposals should be considered, alongside the existing buildings on the site.

The site is also immediately adjacent to another terrace, 3-11 Lancelot Place, which is also the subject of a current application for wholesale redevelopment (RN: 15/10163/FULL). Whilst the consideration of this application might reasonably bear in mind the design interactions between the two sites, and in particular the cumulative impact on the setting of the listed buildings and conservation area, each proposal has been assessed and should be determined on its own merits. That site does not benefit from an extant permission in the way that this application site does.

The key design issues are whether the proposed development is an appropriate design and architectural quality; and whether it would preserve the setting of the nearby listed buildings and conservation area.

Scale and bulk

The application proposes to erect two new buildings, containing a single dwelling house (the southern building), and two large apartments (the northern building), with a shared central entrance courtyard enclosed by a 3.6m high glass wall. Both buildings would consist of ground, first and second floors, whilst below ground would be two basement levels beneath the northern building and central shared courtyard, and three beneath the southern building. Floor to ceiling heights would be generous, at 3.2m to the ground floor and 2.7m to upper floors. The two buildings would be essentially the same height, although the architectural scale of the buildings would increase towards the southern end of the site due to the slope of the road. To visual roof edge, the building's main parts would stand at between 9.7m tall at the junction with Trevor Walk, to 11.1m at the site's southern boundary with 11 Lancelot Place. A stair and lift would rise up the rear of the northern building providing access to the proposed roof terrace, meaning that section would rise higher, to a height of 10.7m and 11.9m respectively. The proposed parapet heights are generally slightly lower than those of the listed houses in Trevor Square, whilst the highest point of the proposal, the proposed lift tower, would be slightly lower than the typical mansard roof heights of the listed houses.

The new buildings would be quite shallow in planform compared to the Trevor Square houses, due to the narrow nature of the application site. This notably reduces the architectural bulk of the proposals, presenting in particular a narrow elevation to Trevor Walk where the proposals would have their greatest public interaction with the adjacent listed buildings and conservation area.

The most noticeable point at which the new buildings would show a notable increase in scale over surrounding development would be at the southern boundary adjacent with 11 Lancelot Place, where the height difference with the existing buildings on that site would be around 2 meters between highest points, although due to the mansard roof form of the adjacent terrace contrasting with the sheer form of this proposal, the difference would be much more stark.

The scale and bulk of the proposed buildings is greater than the existing buildings on the site, and also compared with the existing (and proposed) buildings to the south at 3-11 Lancelot Place. They would not however be unduly greater in scale or bulk compared with the buildings which were approved to be built by the 1995 approval and as such, in combination with the comparison of architectural merit (see below), this increase is considered to be acceptable. Whilst the buildings would cause some minor harm to the setting of the adjacent listed buildings and conservation area through this very close scale, again this is not unduly more harmful than the 1995 approval and is partly mitigated and justified by the merits of the proposed new design.

Design and materials

The proposed new architecture is very bold, and would represent an interesting new group of modern buildings in contrast with the traditional character of Trevor Square. They are

proposed to be built primarily of a cream coloured stone with a stock brick rear elevation (facing the listed buildings). It is considered that the use of a cream stone as the primary walling material is inappropriate compared with the predominantly brick character of Knightsbridge and particularly compared with the adjacent listed buildings of Trevor Square (which are a buff brick). Even where stone is evident in the local area, it is generally a Portland Stone. The use of brick on the rear is welcomed and would help preserve the setting of the listed buildings (see below) but an amending condition requiring the specification of brick to the public facades also is considered to be reasonable, and would work equally well with the character of the proposed designs. It would help significantly to 'localise' the building which due to its bold architectural design may otherwise with the proposed stone appear somewhat alien.

This masonry would be interspersed with a combination of pewter-finished metal panels and glazing (some of which would be 'art glass'), arranged in vertical bays. To the southern building, these glazed bays would project forward of the masonry wall line, whilst they would be recessed on the northern building. These would channel light into the interior and down into the basement levels and would give the buildings a strong verticality, consistent with the traditional of the surrounding area and helping to modulate the potential bulk of the development.

The vertical scale of the buildings would be divided by thin metal horizontal fins which would act as parapet lines between first and second floors.

Subject to the proposed materials amending condition, the proposed designs are considered to be of a high quality of architectural design and would serve as a positive addition to the local area. Whilst a bold design which would not show true architectural subservience to the adjacent listed buildings, as a small group compared to the larger group of Trevor Square, they would not compete harmfully, serving instead as a handsome neighbour and moderating between the lower scale of Lancelot Place compared with the much higher scale of the flats to the north and east.

Design / heritage impact summary

The proposals would cause a minor degree of harm to the setting of the adjacent listed buildings and conservation area, through the introduction of a competitively scaled and designed set of new buildings in close proximity to the rear elevations of the listed terrace. This competition is however considered to be adequately mitigated and justified by the quality of the proposed new buildings, which would act as a new positive feature in the local area, and a distinct improvement upon the existing and the 1995 approval. These design merits would significantly and demonstrably outweigh the less than substantial harm that would be caused to the setting of the listed buildings and conservation area. As such the proposals would comply with the requirements of the NPPF and with Policies S25 and S28 of the City Plan, and DES 1, DES 4, DES 9 and DES 10 of the UDP.

Planting

The application drawings show extensive vegetation forming part of the designs, including new trees within the shared central courtyard, rooftop and terrace planting spilling over the parapets, topiary hedges to the front of the southern buildings, and climbing ivy to the front elevation of the northern building. To the architects this planting is an integral part of their

design concept and this is generally welcomed. However, due to the nature of new planting, which takes time to establish and is vulnerable to failure, the proposals should be determined on the basis of the proposed 'bare' building elevations which exclude the planting for the purposes of clarity. In this regard, the proposals are considered to be a good design either with or without the indicated planting.

To help inform the development of this planting the developer has submitted indicative elevations to demonstrate that the ivy will take 7 to 10 years to fully establish. The other planting proposed is generally slower to grow, although is more able to be bought as semi-mature specimens. Given that the building is acceptable in design terms without the greening (save for replacement trees, as discussed later), this is not to be secured by condition.

Other

An objection has been received from the occupier of 10 Trevor Square on the grounds that they were unable to fully develop their rear lower ground floor, because the advice of conservation and design officers was to leave a 'breathing space' between their rear boundary wall and their listed building, and that effectively the proposals submitted go against this guidance and therefore should not be acceptable. Each application has to be assessed on its own merits, however given that 10 Trevor Square is grade II listed, it was considered in that instance, appropriate for the rear extensions of this property to respect the historic building and not to measure the full depth of the garden so as to remain subservient and that that the historic features/ rear elevation could still be read.

The current proposals are to be assessed differently in this instance, given that the existing buildings are not listed and do not lie within a conservation area.

8.3 Residential Amenity

Policy ENV13 of the UDP and S29 of Westminster's City Plan: Strategic Policies aim to safeguard the amenity of residents from the effects of new development with particular regard to overlooking, sense of enclosure and loss of daylight and sunlight.

Objections have been received in relation to loss of light, increased sense of enclosure and loss of privacy from residents to the east and west of the site as a result of the increased bulk and massing of the development compared to the existing buildings.

When assessing the amenity implications of this proposal, regard must be had to the extant 1995 permission which could be fully implemented at any time. Should the permission be fully implemented, it would mean that above the existing three garages an additional two storey (plus roof) house could be built which would directly abut the rear boundary wall of properties 4 and 5 Trevor Square. It should further be noted that in 2011/2012 an extension to the rear of the first floor level of 4 Trevor Square was constructed, which extends the full depth of the property and sits directly on the boundary with the application site and includes two windows in the rear elevation which serve a secondary living room.

Sunlight and Daylight

The applicant has carried out a daylight and sunlight assessment in line with Building Research Establishment (BRE) guidelines, analysing 266 windows of the affected residential properties in Trevor Square and Lancelot Place. Given that the 1995 permission could still be implemented, the report considers both the existing situation and the consented scheme against the proposed scheme in relation to properties 2 – 5 Trevor Square; and then the existing situation compared with the proposed scheme with regards to properties 6-11 Trevor Square. In this instance, the consented yet partially implemented scheme is a material consideration in the assessment of this application.

Concern has been raised on the grounds that the independent assessors who carried out the light assessment did not access the properties within Trevor Square. This isn't a requirement when carrying out a daylight/ sunlight report as the results are generally created from a laser survey and computer generated results.

Daylight:

2 Trevor Square

There are six windows within the rear of this property which are relevant for assessment and the technical analysis shows that five will meet the VSC criteria. The one exception is a first floor window (it is unclear as to what this room serves but it may be a bedroom given the curtains in the windows), which will experience a 27% reduction from the existing value. The absolute change in VSC to this window equates to just 2.9% which is not overly significant, however this exceeds guidance due to the low existing value of 10.8% compared to the BRE's target of 27%. The room retains an ADF of 1.09% which would be acceptable for a bedroom.

The results for the consented scheme versus this proposal are identical indicating that there is no loss of light

3 Trevor Square

All of the windows within this property meet the VSC criteria when assessed against the existing situation and the consented scheme and is therefore the impact is acceptable.

4 Trevor Square

Five out of seven windows relevant for assessment meet the BRE criteria. The two which do not pass are within the rear elevation of the rear extension and serve a secondary living room. The room also has a third window which faces away from the site and is unaffected by the scheme. These windows would experience a dramatic loss of light, even with the set back/ lightwell that has been recently introduced to the scheme. The results show that should the consented scheme be built, that the two windows would have a VSC of 0.10% and 0.19%. With the proposed development in place, the windows will achieve 0.06% and 0.39% respectively. In comparison to the consented scheme, such a small change would be completely imperceptible by the occupants and would have no effect upon the amenity of the room whatsoever. As such it may be concluded that there is no discernible difference between the daylight reaching these two windows when assessing the consented and proposed schemes and therefore the impacts for the application are, on balance, considered acceptable.

5 Trevor Square

The property is located immediately opposite the consented scheme and therefore the consented versus the proposed baseline is particularly relevant for this property. The

analysis shows that nine of the ten windows relevant for assessment will experience less than a 20% alteration in VSC. The only window which fails is a window at first floor level which serves a study. The window will experience a 32% change from the consented scheme and will see its VSC reduce from 12.4% to 8.4%. This is below the BRE's 27% target. The ADF figures also show a reduction of 43% to this room. Given the room usage and on the basis of room proportionality the proposals are marginally considered acceptable. All the primary rooms within the rear of the property at lower ground, ground and at first floor, experience no discernible change in natural light between the consented and proposed schemes.

6 Trevor Square

There are a total of 19 windows within the rear elevation which have been assessed, of which 16 meet the VSC criteria. Of the three which breach guidance, two serve the study/secondary living area at lower ground floor room in the rear closet wing extension and one window serves a kitchen at ground floor level. All three windows that are affected form part of a bay window which faces out towards the rear extension of 7 Trevor Square. The analysis shows that these windows already experience low existing values below the 27% target value suggested in the BRE guidelines. As a result of the proposed scheme, the three windows lose between 1.1% - 3.1% which technically exceeds guidance. As the lower ground is used as secondary living accommodation and as the ground floor kitchen is served by three other windows within the rear closet wing extension which all meet the VSC criteria, it is likely that there would be no material harm to this property.

7 Trevor Square

Five of the eight windows meet the VSC criteria. Of the three which do not, they all have existing values of less than 6.5%. In all cases the reductions in VSC are very minor and this is unlikely to have a material effect upon the amenity of the rooms behind the windows. This is confirmed in the No Skyline results which show that five of the six rooms in the property meet the BRE criteria. The one exception is a bedroom at basement level (confirmation of this room has not been sought, and is based upon floorplans available to the City Council) which experiences a 25.8% change in the area of the room receiving direct skylight. This is only marginally beyond the BRE criteria and given that the losses relate to a basement bedroom, the losses are considered acceptable in this instance.

8 Trevor Square

Of the four windows in the rear of this property which are relevant for consideration, three experience less than a 20% reduction from the existing value. The one exception is a kitchen window at basement level which experiences 23.2% alteration in VSC. The existing value is very low at 4.8% and whilst this room does fail the BRE test, it is unlikely that there would be any noticeable impact upon light and therefore the impact to this property is considered acceptable.

9 Trevor Square

Thirteen windows were assessed and ten of these windows meet the VSC criteria. Of the three which do not, they relate to a basement level bedroom which is served by five windows (including skylights), two of which retain good levels of VSC which far exceed 27%. Furthermore, the bedroom will retain an ADF of 3.5% which is materially beyond the 1% BRE guidelines and therefore the retained daylight to this property is considered acceptable.

10 Trevor Square

The technical analysis shows that the windows serving the ground floor kitchen and first floor living area meet the VSC criteria. The windows serving the bedroom accommodation at basement level exceed the 20% reduction in VSC which is permitted by the BRE Guidelines. The report states that these windows have existing values of just 8% which is appreciably below 27% BRE recommendation. The absolute change in VSC ranges from 1.85% to 2.92% and this is unlikely to materially affect the amenity of this room. This is confirmed in the ADF result which shows that the room will receive adequate levels above the BRE recommendations. Given that the main living accommodation is at ground and first floor level and on the basis of sufficient room proportionality, the impact to this property is acceptable.

11 Trevor Square

Six windows within this property have been assessed and the results show that there will be no more than a 4% reduction in VSC to any of them. As such the impacts are compliant with the BRE criteria and are acceptable.

11 Lancelot Place

There are three windows within the flank elevation of this property which face towards the Site. There is a window/ door at ground floor which serves a kitchen (this room has a second window which faces west and therefore away from the site which is unaffected by the development). There is a reduction in both the No Skyline and ADF to this room which breach the BRE criteria and therefore this room is unable to satisfy guidance. Given the room layout, the proposals are acceptable in this instance.

8-10 Lancelot Place

The analysis takes into consideration the windows from basement/ ground to third floor (given the height of the proposed replacement building). One basement window (although it is unclear what this room serves) breaches the VSC criteria and experiences a 23% reduction from the existing value. Given that the loss is only 3% above the BRE guidance, it is unlikely that this would have a detrimental impact upon the amenity of those residents living within that property.

199 Knightsbridge

All of the windows in this property meet the BRE criteria and are therefore considered acceptable.

Sunlight

It is only those windows that face within 90degrees of due south which are relevant for assessment and have been included within this technical study.

6 Trevor Square

There are two rooms in this property which breach the Annual Probable Sunlight Hours (APSH) criteria, the first of which is a ground floor kitchen. Annual sunlight is reduced from 28%-22% which is only marginally below the 25% target and only fractionally below the 20% reduction permitted from the existing condition (21.4%). Winter sunlight is reduced from 4% to 3% which again only marginally exceeds the 20% reduction from the existing value and therefore the deviation from guidance noted here is not considered to be significant. The second room is the study/secondary living area at basement level. The

windows do not receive any winter sunlight which is unsurprising given its subterranean location. Annual APSH will be reduced from 19% to 8%. The losses, whilst regrettable are acceptable in this basement location and to this secondary living area of this property.

7 Trevor Square

There are two rooms within the rear of this property which have windows that face south. It is unclear what these rooms serve. One room receives no sunlight during the winter months. It has been assessed that the annual sunlight is reduced from 10%-5% which only exceeds the BRE criteria by 1% (the BRE state that a reduction of 4% or less is unlikely to be noticeable) which is sufficiently close to the guidelines to be considered acceptable.

8-10 Lancelot Place

There is one room at ground floor which experiences losses which exceeds guidance. Winter sunlight is reduced from 4%-3% which is unlikely to have a material effect upon the sunlight amenity enjoyed during this period. Annual APSH is reduced from 25%-19% which equates to a 24% relative reduction which is only slightly beyond the 20% reduction permitted by the guidelines. All of the remaining rooms within this large residential building meet the APSH criteria and therefore the overall impact to this building is considered acceptable.

To conclude, whilst there are a number of losses, many of these would occur should the 1995 permission be fully implemented, and this is a material consideration in the determination of this application. In general however, the losses will not be overly noticeable and in this dense urban location, with a site with significant constraints, the proposals are, on balance, considered acceptable.

Sense of Enclosure

The building to the north of the site, which will accommodate the two flats, is generally comparable to the existing building at 1 Trevor Walk and what could be built as part of the 1995 permission, in terms of its height. The bulk and massing of this building at ground floor level is no different to the existing situation. To the most northern part of the building, the bulk is increased at first (in part) and second floor and will be closer to the rear of 2 Trevor Square, as currently the roof of 1 Trevor Walk is pitched away from this property. It should be noted however, that there is a sheer wall at part of the first floor level adjacent the rear of 2 Trevor Square. The main rear elevations of these properties in Trevor Square are approximately 6m away from the proposed rear elevation, although these buildings do have varying extensions to the rear that bring the properties closer together. The proposals would 'square off' the development at this northern end and has been done so as to utilise the narrow part of the site as far as possible. This building envelope does incorporate setbacks at both first and second floor level from the rear boundaries of 2 and 3 5 Trevor Square. The proposed bulk and massing and the setbacks are considered to minimise the impact upon these Trevor Square properties as far as reasonably practicable and is therefore considered acceptable.

With regards to 4 Trevor Square, as an extension at first floor level has been built to this property right up to the boundary with the application site, the setbacks incorporated in the development are minimal at 0.5m (a revision to the originally submitted plans, where the rear elevation of the proposed development directly abutted the rear elevation of 4 Trevor Square). This allows some breathing space between the application site and the rear extension at first floor level and to provide a small lightwell which will provide natural

ventilation and some natural light to the windows within this extension. This element of the scheme will have significant impact up on the occupiers of 4 Trevor Square in that directly in front of these windows will be solid façade. The proposed building will also 'enclose' the existing roof terrace on this property. Given that this situation could arise now if the 1995 permission was completed it is not considered that the application could be refused on this basis.

In terms of the impact to 5 Trevor Square, the proposals will cause a great sense of enclosure and reduce the outlook from this property, as currently the views out of the rear windows of these properties are uninterrupted over the flat roof of the garages. As with 4 Trevor Square, given that this situation could arise now if the 1995 permission was completed it is not considered that the application could be refused on this basis.

6 Trevor Square will experience the increased height, bulk and massing, the least (out of the Trevor Square terrace) as directly to the rear of these properties is the 'gap' between the north and south buildings. It is acknowledged that in peripheral views, the occupiers of these properties will notice the new buildings, however given the existing buildings; what could be built as part of the 1995 permission; the setbacks incorporated into the upper levels of the replacement buildings and that the top floor of the 'house' building is incorporates glazing therefore appearing less 'solid', the proposals are not considered to unduly affect the amenity of the residents in these properties.

The proposed building to the south occupies the majority of the footprint at ground level, save for a small garden area to the rear of the house on the southern part of the site and a landscaped garden area between the two buildings. The building whilst larger at this level, will all be contained behind the existing boundary walls so will have limited impact upon neighbouring properties to the rear. At first floor level the proposed building will occupy a larger plan form than the existing building, and will abut the boundary wall to the north (with 7 Trevor Square), encroaches closer to the properties of Trevor Square by approximately 1m (when compared with the existing building) and extends further to the south, abutting 11 Lancelot Place by approximately 1.8m, replacing an existing gap. A buffer area between the rear elevation of the proposed building and the rear boundary with properties 8, 9 and 10 Trevor Square is retained at approximately 1m at the narrowest point (adjacent 8 Trevor Square) and between 3m and 8m, at the sites widest point adjacent 10 Trevor Square. The rear elevation of the development at this level will be solid brick cladding, cream in colour. At second floor level, is where the increased height and bulk will be noticed the most from the residents within 8, 9 and 10 Trevor Square. The proposed second floor level will be some 2.5m higher than the existing mansard roof of 15 Lancelot Place. This level does however has the greatest setbacks and will measure between 10m and 12.5m away from the main rear elevations of these properties. This second floor has been designed with some glazing so as to reduce the amount of 'solid' façade and to minimise the feeling of being 'enclosed'. It is considered that the proposals have been sensitively designed taking into account the site constraints and the closeness of the neighbouring properties and whilst the neighbours will experience a difference compared to the existing buildings, the increase in height and bulk is considered acceptable. It should further be noted that a number of properties are highly visible from the rear windows of the properties of Trevor Square, including 199 Knightsbridge and 10 Lancelot Place which are significantly greater in size and bulk than the proposed development and these development already compromise the resident's outlook.

Privacy

The issue of privacy and overlooking to neighbouring properties has been raised by many of the objectors, in terms of overlooking from rooms within the new development and from the proposed terraces.

The building has been well designed both internally and externally to limit the amount of overlooking from within the development to the neighbouring properties, notably to the rear in Trevor Square. The rear elevations of both buildings, are primarily 'solid' at ground and first floor with relatively small amounts of windows glazing, although at second floor of the southern building there is more glazing. Where there is glazing (to both buildings), these have been designed to be 'tall and narrow' and mainly obscure glazed, as generally the windows serve dressing rooms, bathrooms, discreet part of bedrooms and in the southern building a Buddha/ mediation room. Whilst the new development has increased in bulk and massing and is in parts closer to the properties in Trevor Square, compared to the existing, the proposals are not considered to result in any detrimental overlooking.

There are no terraces proposed to the house on the southern part of the site, only a ground floor garden. Concern has been raised that the main roof of this building will be used as a terrace, as originally this roof was annotated as a green roof. This was misleading and the applicant has confirmed that this roof is not to be used as a terrace. The internal floor plans do not show any access to this roof and therefore this is accepted. In the absence of any overlooking mitigation measures, a condition is recommended to ensure that this roof is not used as a terrace

The building to the north of the includes two terraces, one to the rear of the building at first floor level (5m²) and one at roof level, measuring 30m² (this terrace is communal). The first floor terrace is sited directly to the rear of 2 Trevor Square, some 3.5m from a first floor window. It is unclear as to what rooms the windows in the rear of this building serve, however in order to improve the relationship of this terrace to the neighbours this has been significantly reduced in size and set back from the parapet edge. An architectural screen has also been proposed to further limit overlooking to this property. Whilst the screen doesn't wrap around the whole terrace, given the small size of the terrace and the oblique views this would afford into the neighbouring properties of Trevor Square, the proposals are considered acceptable. The roof terrace, which will serve both flats, is set 1m back from the parapet edge and a large proportion of the terrace will hidden in views from the properties in Trevor Square by the parapet wall/ lift overrun elevation. Solid planters are shown on the plans to restrict the use of the whole roof. This is acceptable.

In terms of overlooking to properties to the east in 10 Lancelot Place given the distance across the street, it is not considered that the proposals would result in any significant additional overlooking over what currently exists to warrant refusal.

Subject to conditions, the proposals are considered to be acceptable in terms of overlooking.

Noise from the terraces

It is not considered that the two terraces would result in unacceptable noise levels, detrimental to the amenity of neighbouring properties. The terraces will have a similar impact upon neighbours as the surrounding gardens/ terraces.

Amenity of Proposed Units

The proposed residential units have been well designed and allow for sufficient natural light and ventilation to the main living areas and bedrooms. The proposed accommodation at basement levels is considered acceptable in that these rooms serve the pool/ gym/ laundry rooms and car parking etc. It should be noted however that the rooms in the basement facing in the centre of the site, will receive some natural daylight from the ground floor landscaped garden roof lights.

8.4 Transportation/Parking**Car Parking**

6 car parking spaces are provided within 1 space provided to the north of the site and 5 spaces provided via a car lift/stacker to the south of the site. Provided 1 car parking space is allocated to each residential unit, the number of car parking spaces is considered consistent with TRANS21 and TRANS23.

Electric Car Charging Points for Residential Car Parking

The London Plan requires at least 20% active provision of EV points and 20% provision of passive EV points. This is to be provided.

Cycle Parking

The London Plan Policy 6.9 requires one cycle parking space for a one bedroom residential unit and 2 spaces per residential unit of two or more bedrooms. The proposal provides two areas of cycle parking, with sufficient space for the required number of bicycles.

Vehicle Access and Car Lift

The proposal includes a single car lift to access the five car parking spaces in the southern building, within the basement. This is an increase of five car parking spaces via a single access point. The car lift/stacker arrangement may lead to extra vehicle movements or waiting in Lancelot Place, as vehicles wait for a car lift. This could lead to queuing on the highway obstructing other vehicles and creating localised congestion. The Highways Planning Guide indicates for ramps, that any barrier should be set back to allow a vehicle to wait off-street. The design of the car lift/stacker would mean if two vehicles did arrive at a similar time one would need to wait on the highway for a short period of time. While not ideal, as the stacker serves one family dwellinghouse and given the expected trip rate of the proposed development this would be a rare occurrence.

On balance, given the existing garages; that car parking is proposed onsite and that cycle parking will be provided, the proposals are not considered to result in be significant harm to the highway environment in Lancelot Place.

Vehicle Crossover

The proposal reduces the existing vehicle crossover from the width of the site to just the length required to provide access to the two car parking areas. This reduction in width of the crossover is welcomed and will reduce the conflict point with pedestrians.

However, to accommodate the southern vehicle access, changes to the on-street parking are required. The applicant has undertaken an exercise to demonstrate the on-street residential bays can be relocated without impacting on traffic flow or loss of bays. Broadly this layout is considered acceptable, subject to detailed design and the statutory Traffic Management Order process.

Traffic Management Order Process (changing the on-street restrictions)

The proposal requires significant changes to the existing on-street parking restrictions. These will be subject to the formal Traffic Management Order process. This is a separate legal process, involving consultation, under the Roads Traffic Regulation Act 1984. All costs associated with any changes will need to be covered by the applicant. The process can only be undertaken by the Council, as Highway and Traffic Authority.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The buildings have level access from the street and internally, given that lifts are proposed within the two buildings, all the units are accessible to those with disabilities.

8.7 Other UDP/Westminster Policy Considerations**Plant**

Plant is proposed within the basement areas to serve the development, including the swimming pool/ gym areas. The external supply and extract louvres are proposed within the building to the southern part of the site, to the rear at ground floor level. Environmental Health officers have assessed the acoustic report submitted with the application and consider that the plant is likely to comply with City Council noise policies ENV7 of the UDP and S31 of the City Plan and will not result in any noise disturbance to neighbouring properties.

Refuse /Recycling

Waste stores are indicated on the submitted drawings. The cleansing officer considers that larger stores are required, however given the proposal is for three residential units, these are considered acceptable.

Trees

The arboricultural officer has reviewed the application and has no objection to the loss of the existing trees on site, given that none of the trees in the site are subject to a TPO and that the site is not situated within a conservation area. It is recommended however that a condition to secure replacement tree planting and landscaping) is attached to any

permission be granted. Revised plans have been submitted to show sufficient space for these trees and adequate soil depths.

One of the objectors queried whether all the trees within the application site had been assessed in the arboricultural report. The case officer confirmed with the objector that all trees within the site have been referenced to within the submitted report.

Sustainability

The proposals are of insufficient scale to require the provision of any environmental / sustainability features. Given the proposals are for a full demolition rebuild, the development will need to meet the requirements outlined within building regulations (following the closure of Code for Sustainable Homes system of quality control).

The proposals have been designed having regard to London Plan Policy 5.13 with respect to Sustainable Urban Drainage Systems.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

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

8.11 Environmental Impact Assessment

Not applicable to developments of this size.

8.12 Other Issues

Objections have been received over the level of excavation proposed and in relation to the structural information provided.

This issue is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Residents are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings and occupiers. Many also cite potential effects on the water table and the potential increase in the risk of flooding.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of

damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

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

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

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

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

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

Comments have been received on the grounds that the investigation works, the hydrological assessment, water table details and details of ground movements are inadequate and that there are discrepancies with the submitted reports.

The applicant's documents have been considered by our Building Control officers who advised that the structural approach appears satisfactory. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime

but through other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

From the 1 November 2015 applications which include basement excavation will be assessed in line with Westminster's Draft Basement Policy, which limits basement excavations under residential dwellings to a single storey. As this application was submitted in October, it will be assessed in line with previous policy and not the new basement specific policy. On this basis the principle of a part two/ part three basement, is considered acceptable.

Construction impact:

Considerable concerns have been received in relation to the impact from construction vehicles. This issue has been particularly exacerbated in this instance as an application for the redevelopment of 3-11 Lancelot Place has been submitted at the same time. Should consent be granted for both schemes, there is significant concern that the cumulative impact of construction vehicles will result in considerable disruption and disturbance to both local residents and businesses who use this road on a daily basis. It should also be noted that Harrods receive a considerable number of deliveries to their depot which is located just to the south of the site (reported to be 100-150 per day).

A Construction Traffic Management Plan (which has been revised to take into account some of the objectors concerns) has been submitted with the application, which sets out the potential impact of the proposed development on the area. This document sets out the logistical requirements in a broad sense as the applicant has not yet formally appointed a building contractor. The report notes the presence of the proposed development next door and that a full construction consultation would take place with local business, residents and parties as necessary to discuss and advise on the redevelopment process. The document has been considered by Westminster Highway's Licensing Officer, who confirms that the programme of work appears acceptable. Should permission be granted for both schemes and each scheme is implemented simultaneously, it will be the responsibility of Highways Licensing to manage the development and ensure that they are implemented in accordance with their Construction Contracts, which will need to be agreed in consultation with the Council Highways Licensing team prior to commencement. This may include Highways Licensing securing funding from the applicant to manage the development and to enforce against any breaches of contract.

Some of the objectors are aware of the City Council's Code of Construction Practice, in which the applicant funds the Council's Environmental Inspector to monitor the construction of the development. The proposals at 15 Lancelot Place/ 1 Trevor Walk are not considered of a sufficient scale to warrant this requirement. It should also be noted, that this application and the application at 3-11 Lancelot Place cannot be linked in any way in order to trigger this requirement, given these are two separate proposals relating to two sites in separate ownerships.

With regard to the impact in terms of noise and disruption of the works during construction, a standard condition to control hours of building work is recommended which includes specific restrictions for basement excavation work which can only be carried out between 08.00 and 18.00 Monday to Friday and not at all on Saturdays, Sundays and bank holidays. The applicant will also be advised by way of an informative suggesting the builders are part of the Considerate Constructors Scheme.

Neighbour Consultation

Many of the objections received refer to inadequate neighbour consultation carried out by the applicant prior to submitting the application and that misleading and incorrect statements were included within the applicants Statement of Community Involvement. Whilst it appears that the applicants engagement with neighbours and locals business's was not as extensive as it could have been, on what was always going to be seen as a contentious application, this is not a statutory requirement and therefore not a reason to withhold permission.

Private matters

Concerns have been raised that the 1995 extant permission has not shown up on residents land searches; that there are restrictive covenants on the existing gardens and that there are historic High Court rulings with regards to 'rights of lights'. The 1995 permission is shown on the City Council's planning records and therefore it is unclear why this apparently hasn't shown on land searched. However, this and the other matters raised are all considered to be private matters and are not material to the consideration of this application.

Comment is made by a number of objectors that there appears to be significant change of ownerships within the properties of Trevor Square and that this could lead to the 'redevelopment proposals' being submitted to the Council. Objectors have asked 'what can the City Council do about this?' Any application submitted to the Council is to be assessed on its own merits.

9. BACKGROUND PAPERS

1. Application form
2. Response from Building Control - Development Planning, dated 16 November 2015
3. Response from EH Consultation, dated 22 October 2015
4. Response from Cleansing - Development Planning, dated 26 October 2015
5. Response from Highways Planning Manager dated 3 February 2016.
6. Response from Highways Licensing Manager dated 10 February 2016.
7. Letter from occupier of 5 Trevor Square, dated 23 October, 28 October and 23 December 2015
8. Letter from occupier of 6 Trevor Square, dated 28 October and 12 November 2015
9. Letter from occupier of 11 Trevor Square, dated 29 October 2015
10. Letter from occupier of 10 Trevor square, dated 30 October, 9 November 2015 and 27 January 2016.
11. Letter from occupier of Robert Beeby Chartered Architects, 212 St Anns Hill, dated 2 November 2015
12. Letter from occupier of 212 St Anns Hill, dated 2 November 2015
13. Letter from occupier of Leinster Management Limited, Alma House, dated 5 November 2015
14. Letter from occupier of 8 Trevor Street, London, dated 6 November 2015
15. Letter from occupier of Peter Brett Associates, 16 Brewhouse Yard Clerkenwell, dated 6 November 2015
16. Letter from occupier of 9 Trevor Square, London, dated 7 and 10 November 2015
17. Letter from occupier of 10 Lancelot Place, London, dated 9 November 2015
18. Letter from occupier of 11 Trevor Square, London, dated 9 November 2015

19. Letter from occupier of 6 Montpelier Street, London, dated 10 November 2015
20. Letter from occupier of 8 Trevor Square, London, dated 11 November 2015
21. Letter from occupier of The Charlotte Building, 17 Gresse Street, dated 13 November 2015
22. Letter from occupier of 199 Knightsbridge - Apt.1.21/1.22, dated 16 November 2015
23. Letter from occupier of GA08 199 The Knightsbridge Apartments, dated 16 November 2015
24. Letter from occupier of The Knightsbridge Apartments, 199 Knightsbridge , dated 16 November 2015
25. Letter from occupier of Management Office, 10 Lancelot Place, dated 17 November 2015
26. Letter from occupier of G21, The Knightsbridge Apartments, 199 Knightsbridge, dated 17 November 2015
27. Letter from occupier of Apartment G.3, 10 Lancelot Place, dated 17 November 2015
28. Letter from occupier of Apartment 1.5, 10 Lancelot Place, dated 17 November 2015
29. Letter from occupier of Apartment 2.6, 10 Lancelot Place, dated 17 November 2015
30. Letter from occupier of Apartment 9.2, 10 Lancelot Place, dated 17 November 2015
31. Letter from occupier of Apartment 2.5, 10 Lancelot Place, dated 17 November 2015
32. Letter from occupier of Apartment 2.7, 10 Lancelot Place, dated 17 November 2015
33. Letter from occupier of Apartment 4.3, 10 Lancelot Place, dated 17 November 2015
34. Letter from occupier of Apt 511 ,Knightsbridge Apts, 199 Knightsbridge, dated 17 November 2015
35. Letter from occupier of Apartment 7.3, 10 Lancelot Place, dated 17 November 2015
36. Letter from occupier of The Knightsbridge, 199 Knightsbridge - Apt.5.09, dated 17 November 2015
37. Letter from occupier of Apartment 4.4, 10 Lancelot Place, dated 17 November 2015
38. Letter from occupier of Apartment 7.4, 10 Lancelot Place, dated 17 November 2015
39. Letter from occupier of Apartment 8.4, 10 Lancelot Place, dated 17 November 2015
40. Letter from occupier of Apartment 7.2, 10 Lancelot Place, dated 17 November 2015
41. Letter from occupier of Apartment 1.4, 10 Lancelot Place, dated 17 November 2015
42. Letter from occupier of 199 Knightsbridge - Apt.GA.08, dated 17 November 2015
43. Letter from occupier of 199 Knightsbridge - Apt.GA.08, dated 17 November 2015
44. Letter from occupier of Apartment 3.8/3.9, 10 Lancelot Place, dated 17 November 2015
45. Letter from occupier of Apartment 3.7, 10 Lancelot Place, dated 17 November 2015
46. Letter from occupier of Apartment 5.4, 10 Lancelot Place, dated 17 November 2015
47. Letter from occupier of Apartment 8.3, 10 Lancelot Place, dated 17 November 2015
48. Letter from occupier of The Knightsbridge Apartments, 199 Knightsbridge, dated 17 November 2015
49. Letter from occupier of Apartment 3.6, 10 Lancelot Place, dated 17 November 2015
50. Letter from occupier of Apartment 1.3, 10 Lancelot Place, dated 17 November 2015
51. Letter from occupier of Apartment 3.1, 10 Lancelot Place, dated 17 November 2015
52. Letter from occupier of 199 Knightsbridge - Apt.5.01, dated 17 November 2015
53. Letter from occupier of Flat 2.3, 10 Lancelot Place, dated 17 November 2015
54. Letter from occupier of Apartment 4.2, 10 Lancelot Place, dated 17 November 2015
55. Letter from occupier of Apartment 5.2, 10 Lancelot Place, dated 17 November 2015
56. Letter from occupier of Apartment 6.2, 10 Lancelot Place, dated 17 November 2015
57. Letter from occupier of Apartment 2.1, 10 Lancelot Place, dated 17 November 2015
58. Letter from occupier of Apartment 2.4, 10 Lancelot Place, dated 17 November 2015
59. Letter from occupier of Apartment 3.2, 10 Lancelot Place, dated 17 November 2015
60. Letter from occupier of Apartment 8.2, 10 Lancelot Place, dated 17 November 2015
61. Letter from occupier of Apartment 4.1, 10 Lancelot Place, dated 17 November 2015

62. Letter from occupier of Apartment 5.1, 10 Lancelot Place, dated 17 November 2015
63. Letter from occupier of Apartment 6.1, 10 Lancelot Place, dated 17 November 2015
64. Letter from occupier of Apartment 6.4 10 Lancelot Place, dated 17 November 2015
65. Letter from occupier of Berwin Leighton Paisner LLP, dated 18 November 2015
66. Letter from occupier of P.O. Box 83, Ordnance House, dated 19 November 2015
67. Letter from occupier of EM03, The Knightsbridge Apartments, dated 24 November 2015
68. Letter from Harrods dated 25 November 2015
69. Letter from occupier of Knightsbridge, dated 26 November 2015
70. Letter from occupier of Apartment 301, The Knightsbridge, dated 26 November 2015
71. Letter from occupier of 87-135 Brompton Road, Knightsbridge, dated 30 November 2015
72. Letter from occupier of Peter Brett Associates LLP, 16 Brewhouse Yard, dated 1 December 2015
73. Letter from occupier of Turley, 17 Gresse Street, dated 3 December 2015
74. Letter from occupier of Flat 5.06, The Knightsbridge Apartments, dated 8 December 2015
75. Letter from occupier of GA08 199 the Knightsbridge, dated 12 December 2015
76. Letter from occupier of 10.01, The Knightsbridge Apartments, dated 18 December 2015
77. Letter from occupier of Turley, 17 Gresse Street, dated 1 February 2016
78. Letter from occupier of 1 Trevor Square, dated 2 February 2016
79. Letter from occupier of 6 - 8 Montpelier Street, dated 3 February 2016

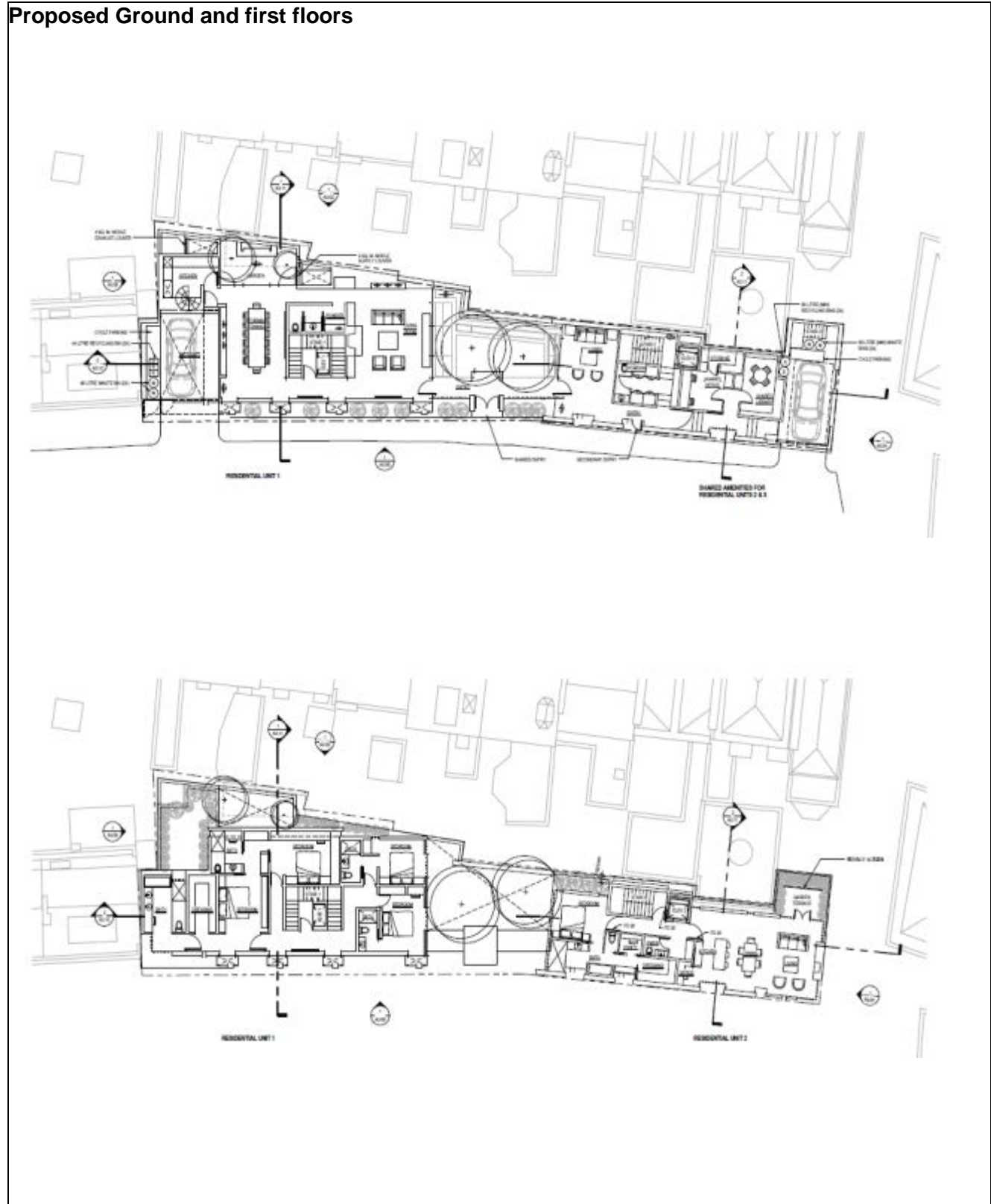
Selected relevant drawings

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

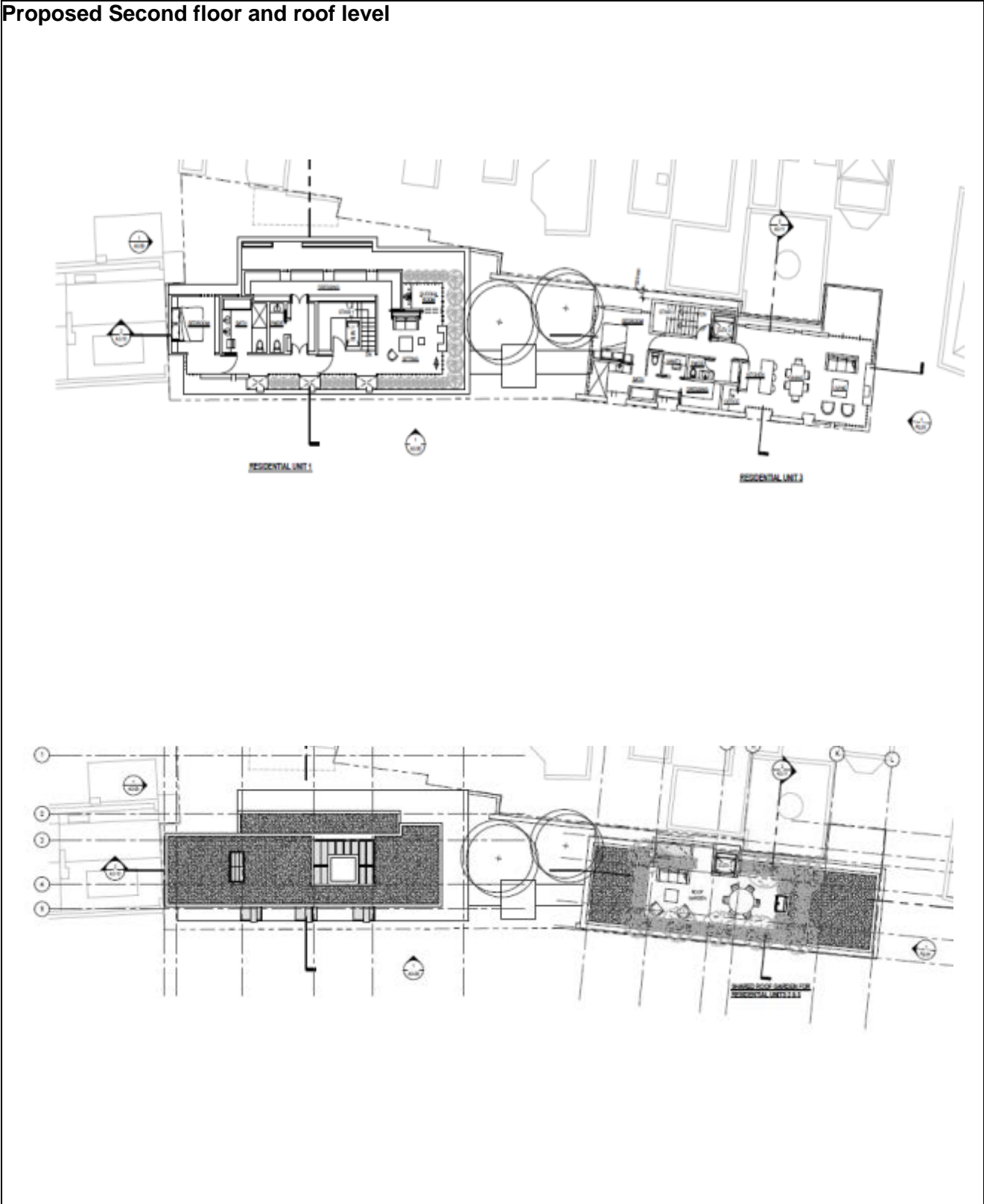
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT KIMBERLEY DAVIES ON 020 7641 5939 OR BY EMAIL AT kdavies1@westminster.gov.uk

10. KEY DRAWINGS

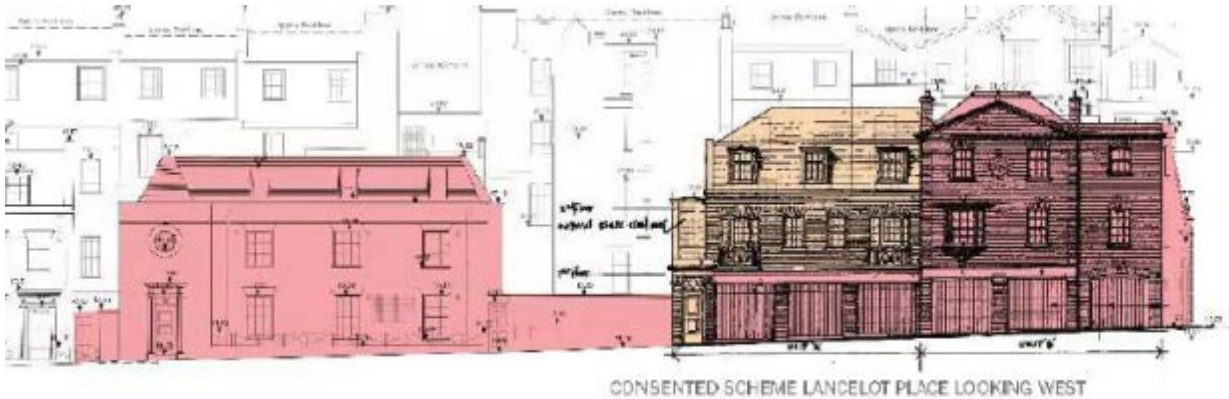
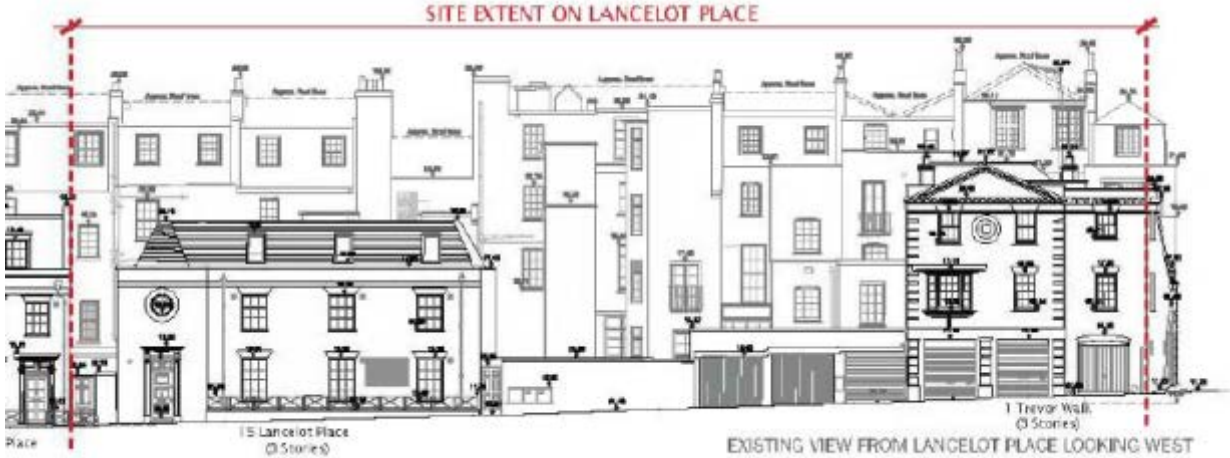
Proposed Ground and first floors



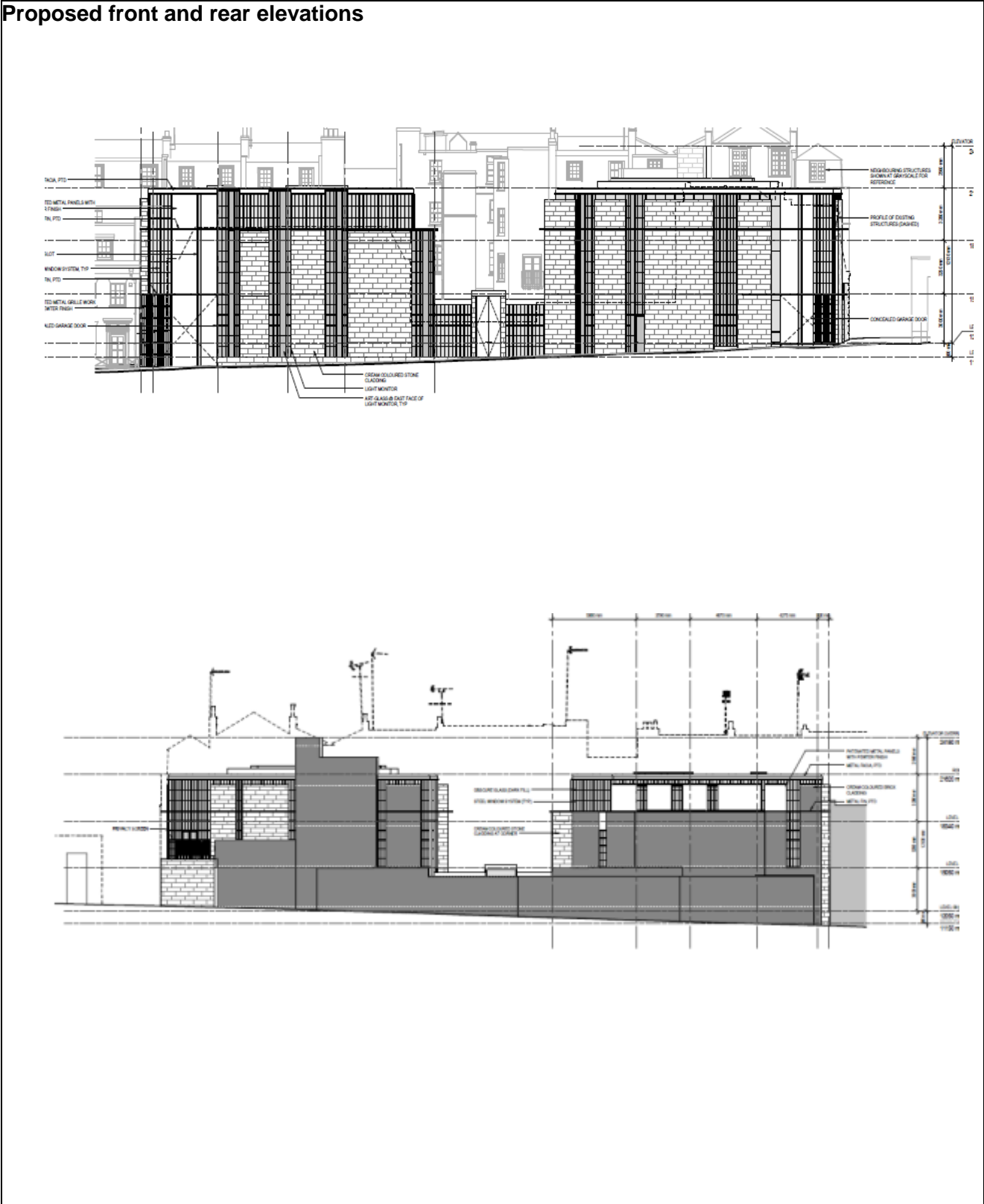
Proposed Second floor and roof level



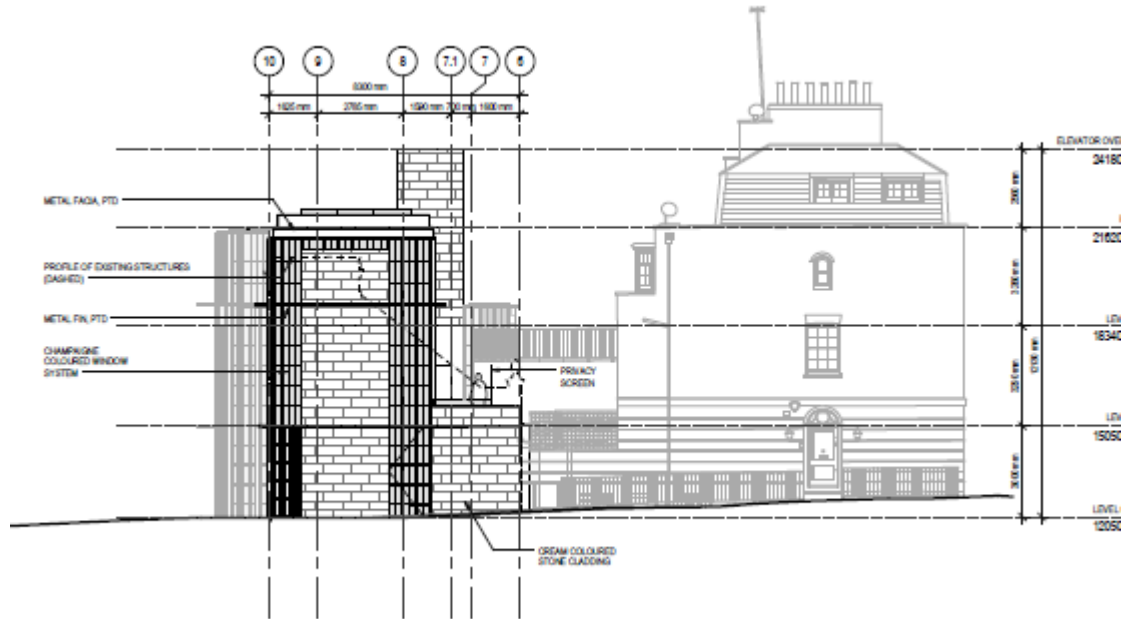
Existing and consented front elevations



Proposed front and rear elevations



Proposed side elevation and section



Visuals



DRAFT DECISION LETTER

Address: 15 Lancelot Place, London, SW7 1DR,

Proposal: Demolition of the existing buildings, redevelopment of site comprising two buildings at ground and two upper levels and excavation of part two/ part three storey basements, to create 1 x 5 bedroom unit and 2 x 1 bedroom units with associated roof gardens and terraces, carparking and cycle parking (site includes 15 Lancelot Place and 1 Trevor Walk).

Plan Nos: Site location plan;: A1.00, 1179: E1, E2, E3, E4, E5, E6 - E7, Building Elevation Positions; Building Elevation Positions E1-E7, Floor Plan Surveys, Drawings dated January 2016: A2.00, A2.01, A2.02, A2.03, A2.04, A2.05, A2.06, A3.00, A3.01, A3.02, A3.03, A3.10, A3.11, A1.40, A1.41, A1.42, A1.43, A1.44, A1.45, A1.46, A1.47, A1.48, A1.60, Covering Letter dated October 2015, Updated Letter 14 January 2016, Planning Statement dated October 2015, Design and Access Statement dated October 2015, Plant Noise Assessment dated 5 October 2015, Arboricultural Impact Assessment dated 5 October 2015, Energy Statement dated 5 October 2015, Daylight and Sunlight Report dated January 2016, Construction Management Plan Rev B dated December 2015, For Information Only: Structural Methodology Statement dated October 2015 Rev A, Desk Study and Ground Investigation Report dated September 2015.

Case Officer: Kimberley Davies

Direct Tel. No. 020 7641 5939

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 Except for basement excavation work, you must carry out any building work which can be heard at the boundary of the site only:
 - * between 08.00 and 18.00 Monday to Friday;
 - * between 08.00 and 13.00 on Saturday; and
 - * not at all on Sundays, bank holidays and public holidays.

You must carry out basement excavation work only:

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

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

Reason:

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

- 3 You must apply to us for approval of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

(a) all masonry panels to be built of brick rather than stone, the selection and specification of which to be agreed through the preparation of an on-site sample panel.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 5 You must apply to us for approval of detailed drawings; of the following parts of the development:

(a) windows and doors, including surrounding reveals / abutments (scale 1:5);
(b) overall building profiles (scale 1:20);

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 drawings. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 6 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio

antennae on the roof terrace. (C26NA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 7 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character of the area as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 8 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B or C of Part 1 or Class C of Part 2 of Schedule 2 of the Order shall be carried out on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

Reason:

To protect the privacy and environment of people in neighbouring properties and to protect the appearance of the property and the character of area. This is as set out in S25, S28, S29, S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES1, ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 9 The Construction Traffic Management Plan dated December 2015 shall be adhered to throughout the construction period.

Reason:

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

- 10 The obscure glass (as annotated) on the rear elevations shall be maintained as such and you must not change it without our permission.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 11 You must not use the roof of the building to the south of the site for sitting out or for any other other purpose unless we have given you our written approval beforehand. You can however use the roof to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 12 You must provide the waste store shown on drawing A2.00 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the residential properties. 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)

- 13 You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the residential part of this development. (C22BA)

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

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

Reason:

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

- 15 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 16 (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.

- 17 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.

- 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 (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.

- 19 You must apply to us for approval of detailed drawings of a planting scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the planting within one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species. (C30BB)

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

- 20 **Pre Commencement Condition.** You must not start work on the site until we have approved appropriate arrangements to secure the following.

- 1) Highways alterations, including the alterations to on-street restrictions;
- 2) Maintenance and Management Plan for the car stacker.

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements. (C19AB)

Reason:

To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of Westminster's City Plan: Strategic Policies adopted November 2013 and in TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R19AC)

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 Under condition 20, we are likely to accept a legal agreement under section 106 of the Town and County Planning Act to secure the the highways alterations required as part of the application and a maintenance and management plan regarding the car stacker as set out in the application documents. Please look at the template wordings for planning obligations (listed under 'Supplementary planning guidance') on our website at www.westminster.gov.uk. Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition. (I77AA)
- 3 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 4 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

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

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

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

Phone: 020 7641 2000

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

- 6 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 7 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 8 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)
- 9 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.
If you have not already done so you must submit an **Assumption of Liability Form** to ensure

that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>.

You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.

- 10 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.