

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 23 February 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Warwick	
<b>Subject of Report</b>	<b>11 Belgrave Road, London, SW1V 1TS,</b>		
<b>Proposal</b>	Use of building for residential purposes (Class C3) to provide 73 residential units (45 private units and 28 affordable units). Re-cladding of all existing facades, installation of balconies and terraces including creation of two terraces to rear at first floor level and associated landscaping works at rear of building. Provision of 44 off-street car parking spaces and 131 cycle parking spaces within an enclosed private car park with access from Guildhouse Street. Reduction of plant room at roof level, installation of plant at lower ground floor level and installation of solar panels on roof at seventh floor level.		
<b>Agent</b>	Savills		
<b>On behalf of</b>	Penwell Design Concepts Limited		
<b>Registered Number</b>	15/07008/FULL	<b>Date amended/ completed</b>	3 August 2015
<b>Date Application Received</b>	31 July 2015		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Pimlico		

## 1. RECOMMENDATION

<p>1. Grant conditional permission subject to a S106 legal agreement to secure the following:</p> <p>a) Provision of 28 affordable housing units on site in perpetuity to be made ready for occupation prior to the occupation of the private residential units.</p> <p>b) Footway works required to move one of the crossovers in Guildhouse Street and any associated changes to on-street parking;</p> <p>c) Free lifetime (25 years) car club membership for residents of the development;</p> <p>d) Unallocated parking;</p> <p>e) The costs of monitoring the S106 legal agreement.</p> <p>2. If the legal agreement has not been completed within six weeks of the date of the Committee resolution then:</p> <p>a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if</p>
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not

b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

## 2. SUMMARY

11 Belgrave Road is located at the northern end of Belgrave Road and is bounded by Guildhouse Street to the rear. The building is located in the Pimlico Conservation Area but is not listed.

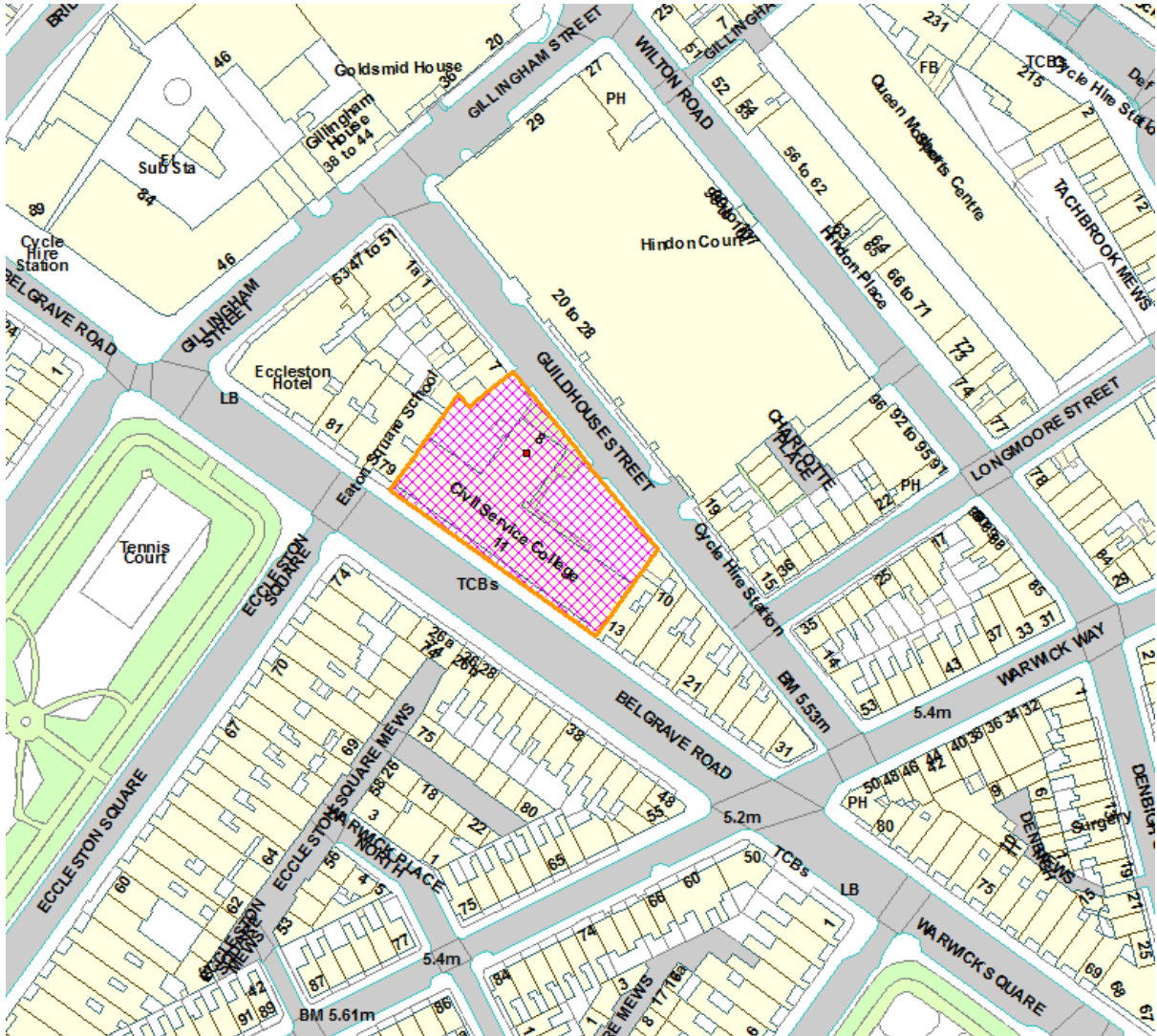
Permission is sought for the change of use of the existing building from offices (Class B1) to residential (Class C3) to provide 73 residential units (45 private units and 28 affordable units). The scheme includes the re-cladding of all facades, the installation of balconies and terraces including creation of two terraces to rear at first floor level and associated landscaping works at rear of building. The proposals would provide 44 off-street car parking spaces and 131 cycle parking spaces within an enclosed private car park with access from Guildhouse Street.

The key issues for consideration are:

- \* The impact of the external alterations on the character and appearance of the Pimlico Conservation Area.
- \* The impact on the amenity of neighbouring residential occupiers.

Subject to conditions and a S106 agreement, the proposed development is considered acceptable in land use, conservation and design, amenity and highways terms and to comply with relevant policies in Westminster's City Plan: Strategic Policies (the City Plan) and the Unitary Development Plan (UDP).

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



## 5. CONSULTATIONS

### COUNCILLOR NICKIE AITKEN

Largely supportive. Will improve the appearance of the building from the street. Welcomes provision of affordable housing. Concerned that the level of off-street parking proposed will not meet demand. Potential loss of amenity to terraced houses on Guildhouse Street from overlooking into bedrooms and noise and disturbance from proposed balconies and terraced areas. Requests conditions to deal with these elements.

### ENVIRONMENT AGENCY

No objection.

### METROPOLITAN POLICE (DESIGNING OUT CRIME)

Development would benefit from enhanced security measures to reduce the potential of crime and antisocial behaviour from occurring within the confines of the block. Scheme should achieve Secured by Design.

### WESTMINSTER SOCIETY

Fully supports the application.

### FEDERATION OF PIMLICO RESIDENTS ASSOCIATIONS (FREDA)

Support the application.

### HEAD OF AFFORDABLE & PRIVATE SECTOR HOUSING

Welcomes the provision of 28 affordable units on site. Delivery and rent levels to be secured by s106 agreement.

### HIGHWAYS PLANNING MANAGER

No objection. Parking should be unallocated across both car parks. Car club membership should be offered. The footway works should be secured by legal agreement.

### ENVIRONMENTAL HEALTH

Amendments required to the internal layout to meet acceptable fire safety standards. Basement habitable rooms may not receive adequate light. Windows must open, irrespective of provision of whole house ventilation.

### HEAD OF AFFORDABLE & PRIVATE SECTOR HOUSING

The application proposes a policy compliant amount of affordable housing on site. The mix and tenure split is considered acceptable. The rent amounts are to be secured through legal agreement.

### ARBORICULTURAL OFFICER

Four Italian Alder trees in the footway of Guildhouse Street can be retained. No objection, subject to conditions.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 280; Total No. of Replies: 23.

23 letters of objection have been received from residents in the adjoining properties and local businesses, raising the following concerns:

#### Land Use

- \* Loss of offices, which are used by various charities.

#### Amenity

- \* Overlooking/privacy concerns from raised rear amenity terraces.
- \* Entrance to social housing will be on Guildhouse Street.
- \* Main roof photovoltaic panels will block winter sun.
- \* Car park currently created a pleasant open aspect.
- \* Noise from bin emptying, car parking and residents' first floor garden areas.

#### Design

- \* No balconies above first floor level in line with other buildings in Pimlico.

#### Highways

- \* No parking for visitors.
- \* Not enough car parking spaces.
- \* Car park entrance on Guildhouse Street will increase traffic and noise at all hours.

#### Other

- \* Noise and dust during construction works.
- \* Plans will not reduce and may add to antisocial behaviour on Guildhouse Street.
- \* Trees must remain at current size.

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

This application site is an unlisted building in the Pimlico Conservation Area, outside of the Core Central Activities Zone (CAZ) but inside the Pimlico CAZ. The building is currently occupied for office (Class B1) use.

### 6.2 Recent Relevant History

Planning history was granted in 1954 for redevelopment of the site as offices. There is no relevant recent history for the site.

## 7. THE PROPOSAL

Permission is sought to use the building for residential purposes (Class C3) to provide 73 residential units (45 private units and 28 affordable units). It is also proposed to re-clad all existing facades, to install balconies and terraces including creation of two communal terraces to rear first floor level. The proposals would provide 44 off-street car parking spaces and 131 cycle parking spaces within an enclosed private car park with access from Guildhouse Street. It is proposed to reduce the size of the existing plant room at roof level and install at seventh floor level. The installation of mechanical plant is proposed at lower ground floor level

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The table below provides a breakdown of existing and proposed floorspace:

Use	Existing (m2)	Proposed (m2)	Change (m2)
Office (Class B1)	10,906	0	-10,906
Residential (Class C3)	0	10,063	+10,063
Plant (misc.)	(incl. in above)	419	+419
<b>Total</b>	<b>10,906</b>	<b>10,482</b>	<b>-424</b>

#### Loss of office use

It is noted that the existing building provides office accommodation to a number of charitable organisations. The Council has received letters from these charities objecting to the scheme on the grounds that the Victoria Charity Centre provides affordable office space for 25 charities with more than 100 other not-for-profit organisations regularly using the meeting rooms and other services. The representations advise that over 300 people are employed in the building and that this provides a significant customer base for the local shops.

The application is located outside of the Core CAZ and is therefore not subject to the City Council's recent change of approach to office to residential conversions. Policy S10 of Westminster's City Plan: Strategic Policies (hereafter referred to as the City Plan) relates to the Pimlico CAZ and states that '[Pimlico] will be primarily for residential use with supporting retail, social and community and cultural provision'.

Although the Council does not have policies that specifically protect office floorspace outside the Core CAZ, the economic, social and environmental implications of the change of use need to be assessed in the context of the NPPF's presumption in favour of sustainable development.

Policy S47 of the City Plan advises that 'when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework..... to secure development that improves the economic, social and environmental conditions in the area.'

The change to a residential use will provide economic, social and environmental benefits. The scheme will provide a net increase of 73 residential units including 28 affordable housing units on site. This provision will contribute towards Westminster's housing target of 770 new homes per year as set out in the London Plan. The scheme will also provide environmental benefits in the form of a refurbished building with enhanced environmental performance and photovoltaic panels and economic benefits as the future occupiers will use local shops and services.

The loss of Class B1 office floorspace outside the Core CAZ in these circumstances is therefore considered acceptable.

### Residential use

The size and mix of the residential units is provided below:

	Private		Affordable Housing				Total	
		%	Intermediate	%	Rented	%		%
<b>1 bed</b>	<b>11</b>	<b>24%</b>	<b>2</b>	<b>25%</b>	<b>4</b>	<b>20%</b>	<b>17</b>	<b>23%</b>
<b>2 bed</b>	<b>20</b>	<b>44%</b>	<b>4</b>	<b>50%</b>	<b>9</b>	<b>45%</b>	<b>33</b>	<b>45%</b>
<b>3 bed</b>	<b>14</b>	<b>31%</b>	<b>2</b>	<b>25%</b>	<b>4</b>	<b>20%</b>	<b>20</b>	<b>27%</b>
<b>4 bed</b>		<b>0%</b>		<b>0%</b>	<b>3</b>	<b>15%</b>	<b>3</b>	<b>4%</b>
<b>Total</b>	<b>45</b>		<b>8</b>		<b>20</b>		<b>73</b>	

The City Council wants to encourage more families to stay and move into Westminster by providing more family sized housing. Policy H5 of the UDP requires that 33% of housing units be family sized (being three or more bedrooms).

In this instance the proposed overall dwelling mix includes 23 family units (3 or more bedrooms) which equates to 32% in total and is considered acceptable and almost policy compliant.

All units exceed the national residential space standards. The one bed apartments average between 50-56m<sup>2</sup>, the two and three bed units average between 61-109m<sup>2</sup> and the six townhouses which are arranged over three floors and accessed directly from Belgrave Road range from 181-292m<sup>2</sup>. The unit mix was revised in January and an up to date schedule of unit sizes has been requested from the applicant. This will be provided as a background paper (as an additional representation).

Inset and projecting balconies are provided for the majority of the units to provide amenity space for residents. Terraces are also provided in association with the private and affordable residential elements. The proposed development has sought to achieve the Lifetime Home Standards and the units comply with Lifetime Homes, where feasible.

Some of the units will have only a single north facing aspect. This is a result of retention of the structural frame of the building in terms of its orientation and internal configuration. In the context of the proposals taken as a whole, although regrettable, given that the scheme will provides spacious and well-appointed units in all other regards it is accepted that the limitations imposed by retention of the structural frame of the building would make the provision of a dual-facing aspects of these units very difficult and may reduce the overall quantum of units that could be delivered on site and therefore no objection is raised on these grounds.

Policy ENV 6 of the UDP states that residential developments are required to provide adequate protection from existing background noise and noise from within the development itself. The application includes an acoustic report which examines the impact of new external plant and the internal noise levels for the proposed flats. The proposals are considered acceptable, subject to standard conditions.



## **Affordable housing**

The new residential floorspace triggers a requirement for the provision of affordable housing under Policy H4 of the UDP and Policy S16 of the City Plan. Policy S16 of the City Plan requires that, in developments proposing housing of either 10 or more additional units or more than 1,000m<sup>2</sup> of additional residential floorspace, affordable housing should be provided.

Policy S16 requires affordable housing to be provided on-site where practicable and viable. In this case the full policy compliant requirement of 35% affordable housing is provided on site as a proportion of the total residential floorspace, which is welcomed.

The affordable housing is to be provided as 20 social housing units (71%) and 8 intermediate housing units (29%). The Head of Affordable & Private Sector Housing welcomes this provision and has set out the acceptable rent levels for inclusion as part of the s106 agreement which will secure the delivery of these units.

## **8.2 Townscape and Design**

Residing on the east side of Belgrave Road, south of Ecclestone Square, No. 11 is a post war building which was constructed on the site of the Ecclestone Square Congregational Church (1845) which was destroyed by bomb damage in 1941.

Unlisted but within the Pimlico Conservation Area, the existing building comprises seven storeys above a basement, and is currently in office use. The building is a typical 1950s block, constructed around a concrete frame with brick and glass infills. Whilst slightly taller than the neighbouring terraces to the north and south, its height is relatively restrained. The proposals seek to maintain the frame of the existing building and its 'T' plan form, whilst completely remodelling the facades to give the property a more residential character. No additional bulk or height is to be added to the building.

The remodelled facades seek to replicate a more traditional fenestration pattern, to the front a more vertical fenestration pattern is proposed, articulated by balconies. Together with the new facing materials, proposed to be cast stone, the new façade would complement the stucco fronted Victorian terraces which characterise Pimlico. To the rear the building will also be re-clad in brick with a more residential fenestration pattern and balconies.

The recessed top floor is also re-clad and would read as a subservient roof form. The existing plant room, which is set back from the current top floor, is to provide additional accommodation with the plant being relocated into the basement. A terrace is proposed to be created at the rear at first floor level over the car park. Retained by a new boundary wall, the terrace would provide additional amenity space which would enliven what is an uninspiring hard landscaped area.

Unlisted and of limited architectural merit, the refurbishment of the building has the potential to significantly improve its contribution to the Pimlico Conservation Area.

### 8.3 Residential Amenity

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of the City Plan aims to protect the amenity of residents from the effects of development.

There are residential properties to the rear of the site on Guildhouse Street. Objections have been received from a number of residents on the grounds of loss of privacy and noise.

#### Sunlight and Daylight

The refurbishment of the building will see a reduction in height of between 1.5m and 2.25m, including the provision of a reduced plant room and photovoltaic panels at main roof level, and there will be no change to the bulk or massing from the existing building. Accordingly, there will be no negative impact in terms of sunlight or daylight for neighbouring residents.

#### Privacy

Concerns have been raised by neighbouring residents on grounds of overlooking/privacy from the proposed raised rear amenity terraces. This concern is raised by neighbours on the side of Guildhouse Street facing the application site, particularly in relation to overlooking down and into first floor bedroom windows. There is a typical street width of approximately 8m between the edge of the nearest proposed amenity terrace and the closest affected windows.

Whilst it is accepted that the creation of a raised terrace in this location could potentially have privacy implications for facing residents, the applicant has confirmed that the proposed amenity terrace will be bounded by a parapet wall approximately 1.5m high with a trough running the length of the wall behind it. The intention is to landscape the area, which will include planting to screen the terraces. It is recommended that planted screening is secured by condition in order to ensure that privacy of the neighbouring residents will be preserved.

#### Noise

Objections have been received on the grounds that the development will lead to noise from bin emptying, car parking and residents' first floor garden areas and balconies and that the entrance to the social housing will be from Guildhouse Street. The existing building is a multi-tenanted office building and whilst it is accepted that the noise associated with the arrival and departure of staff and servicing of the building is largely confined to between office hours it is not considered that the noise generated by the residential use would be detrimental to residential amenity, given the extent of neighbouring residential properties, including purpose-built flat blocks, in the immediate vicinity.

The proposed projecting and inset balconies are of a limited size, as is the affordable housing communal terrace at rear first floor level. The communal terrace for the private housing element is larger but will be screened by planting and is unlikely to be used intensively to the detriment of neighbouring amenity. Noise created by new residents in this area would equally be of concern to other residents in the same block and so would be unlikely to go unchecked. The proposals will enclose the car parking, which is currently an open area, thereby reducing noise from the shutting of car doors, and the servicing arrangements for the building are modest when compared to those required by typical commercial uses.

#### **8.4 Transportation/Parking**

Objections have been received on the grounds that the proposed residential use will increase pressure on parking and servicing in the surrounding area.

The Highways Planning Manager welcomes the provision of 44 off-street unallocated car parking spaces, to be provided a ground floor level using car stackers. It is recommended that the car parking spaces are provided on an unallocated basis which is secured through the S106. It is recommended that electric vehicle charging points are secured by condition.

Given that the site is highly accessible by public transport, the proposed measures are considered sufficient to meet the car parking demands of the future residents of the development.

The proposed development incorporates 131 cycle parking spaces at ground level for the residential units, which meets the requirements of the London Plan. A condition is recommended to secure the cycle parking.

#### **8.5 Economic Considerations**

The net reduction in employment at the site may have economic implications for local shops and services however part of this is likely to be off-set when the residential flats are occupied.

#### **8.6 Access**

The proposed development has been designed to meet the requirements of the Disability Discrimination Act and incorporates the principles of inclusive design. All the new housing units will meet the Lifetime Homes standards where feasible.

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

In all other regards the application is considered acceptable and in line with the City Council's planning policy, subject to standard conditions.

#### **8.8 London Plan**

This application raises no strategic issues.

## 8.9 National Policy/Guidance Considerations

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

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

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

### 8.10 Planning Obligations

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

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

Policy S33 of the City Plan relates to planning obligations. It states that the Council will require mitigation of the directly related impacts of development; ensure the development complies with policy requirements within the development plan; and, if appropriate, seek contributions for supporting infrastructure. Planning obligations and any Community Infrastructure Levy contributions will be sought at a level that ensures the overall delivery of appropriate development is not compromised.

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

with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

The City Council has consulted on the setting of its own Community Infrastructure Levy, which is to be introduced from 1 May 2016. In the interim period, the City Council has issued interim guidance on how to ensure its policies continue to be implemented and undue delay to development avoided. This includes using the full range of statutory powers available to the Council and working pro-actively with applicants to continue to secure infrastructure projects by other means, such as through incorporating infrastructure into the design of schemes and co-ordinating joint approaches with developers.

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

- i) Provision of 28 affordable housing units on site in perpetuity;
- ii) Footway works required to move one of the crossovers in Guildhouse Street and any associated changes to on-street parking;
- iii) Free lifetime (25 years) car club membership for residents of the development;
- iv) Unallocated parking;
- v) The costs of monitoring the S106 legal agreement.

### **8.11 Sustainability/ Biodiversity**

Policy S40 of the City Plan considers renewable energy and states that all major development throughout Westminster should maximise on-site renewable energy generation to achieve at least 20% reduction of carbon dioxide emissions, and where feasible, towards zero carbon emissions, except where the Council considers that it is not appropriate or practicable due to the local historic environment, air quality and/or site constraints. The London Plan sets out in Policy 5.2 that all major development schemes should achieve a 40% carbon reduction improvement on the 2010 Building Regulations.

The total carbon emissions reduction beyond Building Regulations Part L 2013 (new build) is aspiring to 35% which is achieved through a number of passive design and energy efficient measures, in addition to roof mounted photovoltaic panels. The proposed development seeks to achieve BREEAM 'Excellent' and will investigate the potential to achieve 'Outstanding' in the design process.

In terms of biodiversity, the development proposes green roofs at main roof level and to the first floor terraced areas which is welcomed. Conditions are recommended to secure these elements of the scheme and to secure details of the planting and management regime.

### **8.12 Other Issues**

Concerns have been raised by neighbouring residents regarding construction noise and disturbance. Permission could not be reasonably withheld on such grounds. The City Council's standard condition on hours of work will be applied which will limit the hours when noisy works are permitted to Monday to Friday 08.00 to 18.00 and Saturdays 08.00 to 13.00.

Additional concerns have been raised relating to the proposals potentially adding to antisocial behaviour on Guildhouse Street. However, given the additional activity and overlooking that the residential use will bring it is considered that it would be unlikely if such a use contributed to existing antisocial behaviour. The

## **9. BACKGROUND PAPERS**

1. Application form
2. Response from Westminster Society, dated 25 August 2015
3. Response from Highways Planning - Development Planning, dated 5 November 2015
4. Response from EH Consultation, dated 3 September 2015
5. Response from Building Control - Development Planning, dated 8 September 2015
6. Response from Environment Agency (Thames Region), dated 4 September 2015
7. Response from Head of Affordable & Private Sector Housing, dated 8 February 2016
8. Response from Arboricultural Manager, dated 10 February 2016.
9. Response from Metropolitan Police (Designing Out Crime), dated 1 September 2015
10. Letter from occupier of 25 Guildhouse Street, London, dated 21 September 2015
11. Letter from occupier of 18 Guildhouse Street, London, dated 29 August 2015
12. Letter from occupier of 11 Belgrave Road, London, dated 8 September 2015
13. Letter from occupier of Third Floor, 11 Belgrave Road, dated 7 September 2015
14. Letter from occupier of 11 Belgrave Road, London, dated 9 September 2015
15. Letter from Institute European Environmental Policy, 11 Belgrave Road, dated 3 September 2015
16. Letter from occupier of 18 Uplands Road, Reading, dated 4 September 2015
17. Letter from 27 Guildhouse Street, London, dated 27 August 2015
18. Letter from 5 Sovereign Court, 51 Gillingham Street, dated 26 August 2015
19. Letter from InterAct Stroke Support, Victoria Charity Centre, 11 Belgrave Rd., dated 1 September 2015
20. Letter from occupier of Sixth Floor Right, 11 Belgrave Road, dated 9 September 2015
21. Letter from Victoria Charity Centre, 1st floor, 11 Belgrave Road, dated 8 September 2015
22. Letter from occupier of 11 Belgrave Road, London, dated 9 September 2015
23. Letter from Refugee Action, Victoria Charity Centre, dated 7 September 2015
24. Letter from LHA London, The Heart Of London Living, dated 7 September 2015
25. Letter from The Pensions Advisory Service, 11 Belgrave Road, dated 7 September 2015
26. Letter from Bipolar UK, 11 Belgrave Road, dated 3 September 2015
27. Letter from occupier of 11 Belgrave Road, London, dated 10 September 2015
28. Letter from Cllr Nickie Aitken, dated 26 January 2016

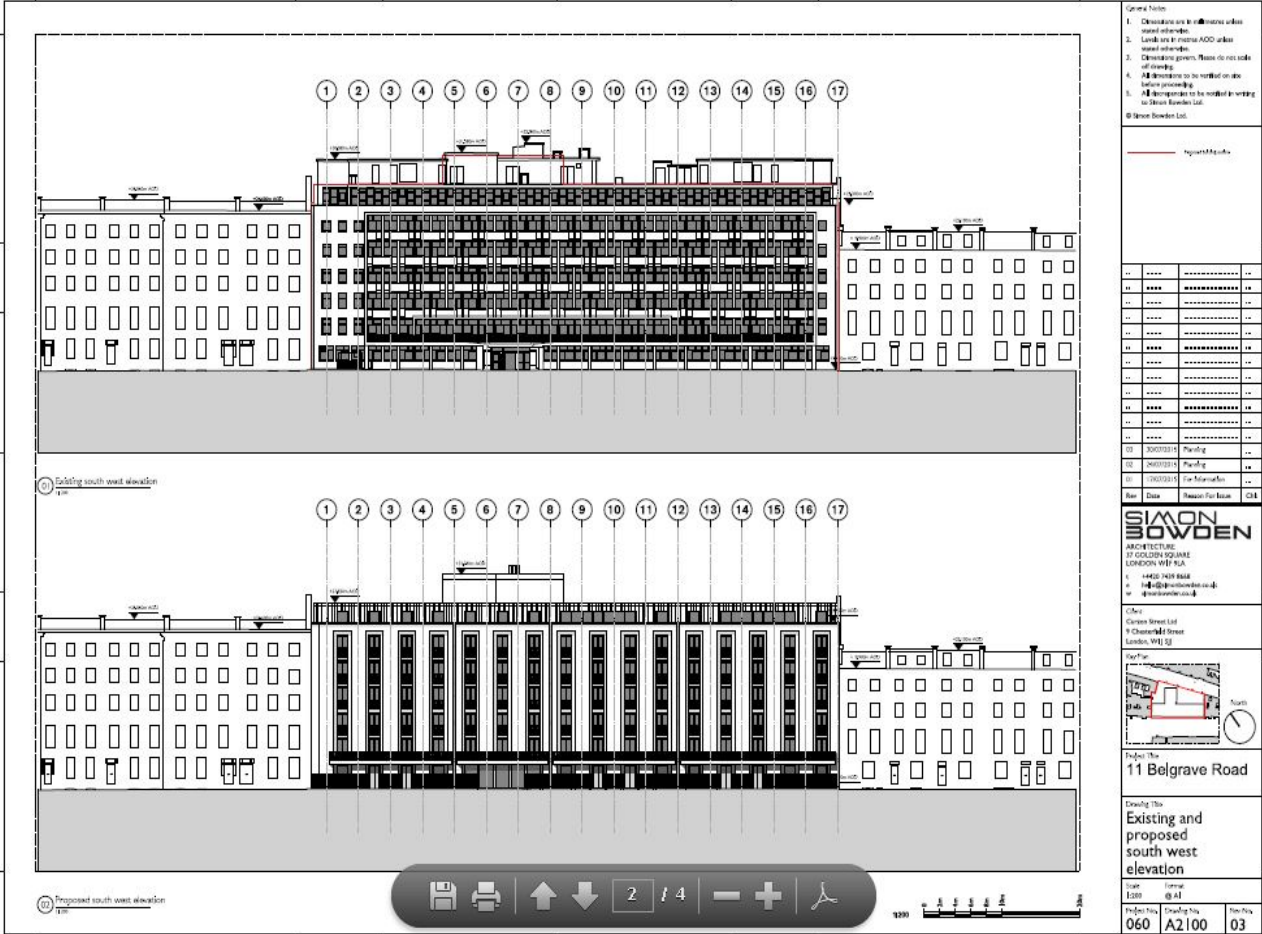
### **Selected relevant drawings**

(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 SEBASTIAN KNOX ON 020 7641 4208 OR BY EMAIL AT [SouthPlanningTeam@westminster.gov.uk](mailto:SouthPlanningTeam@westminster.gov.uk)

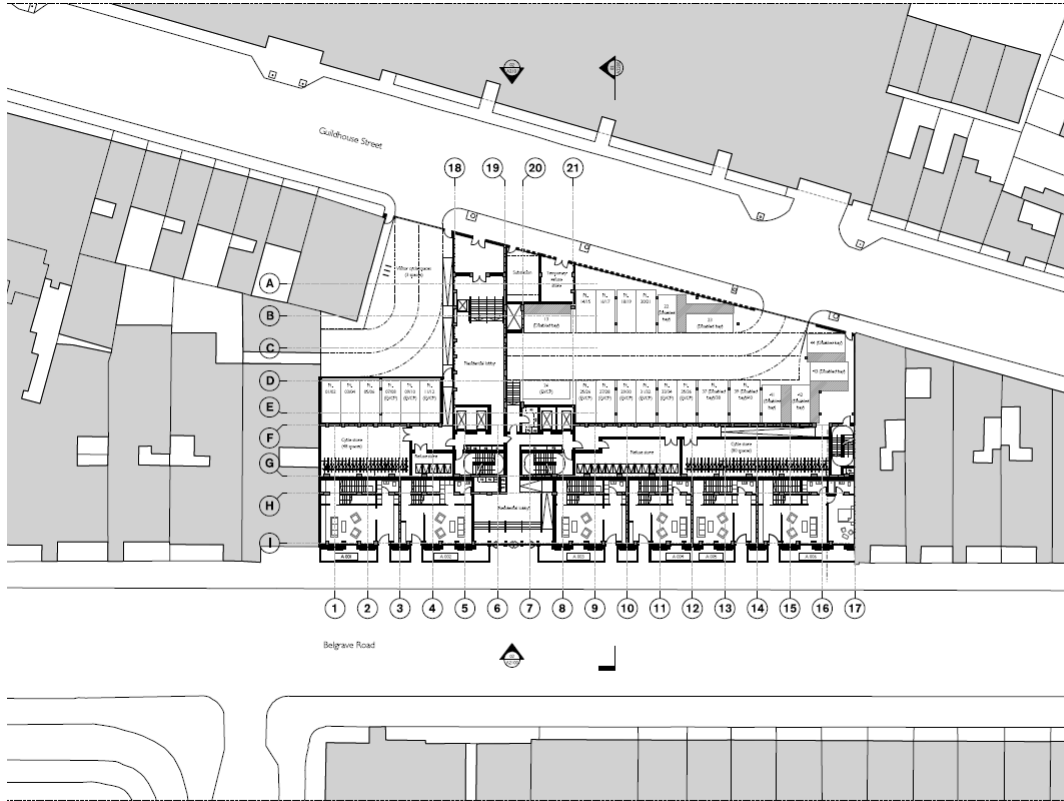
**10. KEY DRAWINGS**

Visualisation of re-clad building (Belgrave Road elevation) .



**Existing and proposed front elevation**



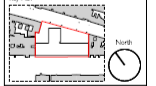


2. Levels are in metres AOD unless stated otherwise.
  3. Dimensions given. Please do not scale off drawing.
  4. All dimensions to be verified on site before proceeding.
  5. All discrepancies to be notified in writing to Simon Bowden Ltd.
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Rev	Date	Reason For Issue	CR
08	30/07/2016	Planning	---
07	27/07/2016	Planning	---
06	23/07/2016	Drafting	---
05	17/07/2016	Planning	---
04	24/07/2016	Planning	---
03	20/07/2016	For Information	---
02	15/07/2016	For Information	---
01	19/06/2016	For Information	---

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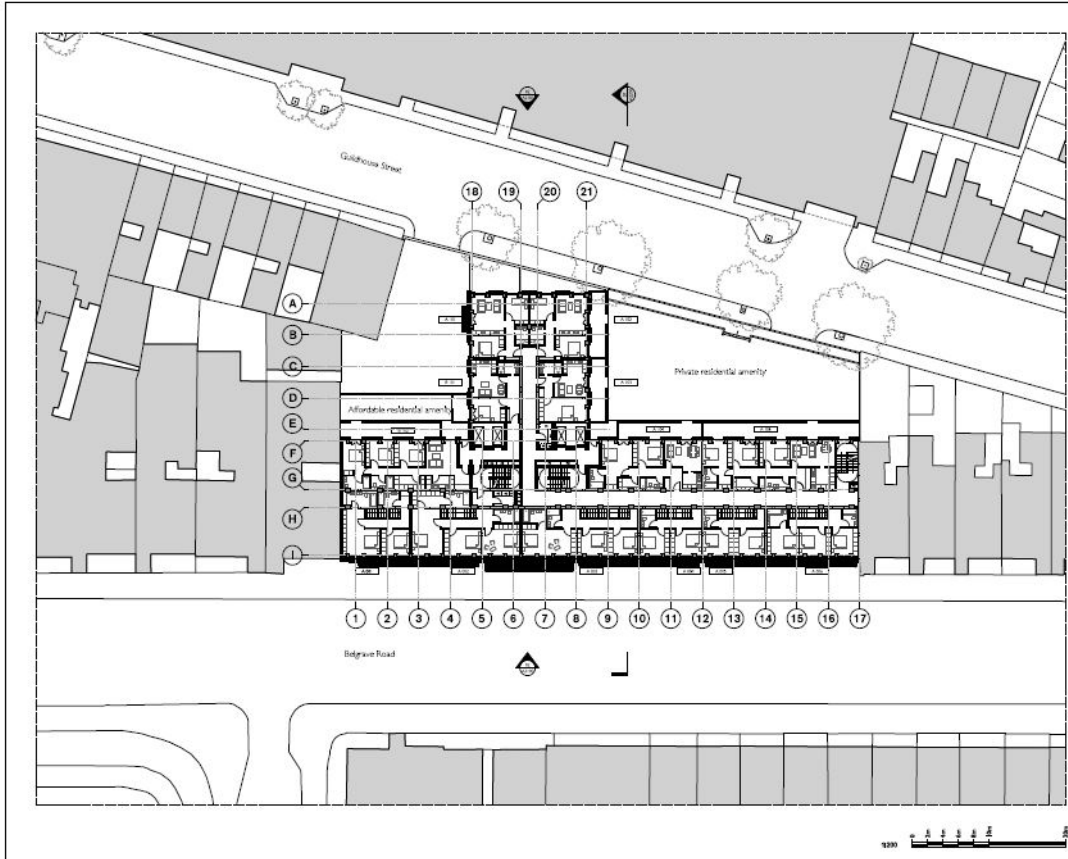


Project No:  
**11 Belgrave Road**

Drawing Title:  
**Proposed plan  
Floor 00**

Scale	Format	Rev/No.	Drawing No.	Rev/No.
1:200	A1	060	A2010	08

**Proposed ground floor**



- 1. Check dimensions and levels of existing buildings.
- 2. Location of existing AOD or BOD (if any).
- 3. Check dimensions of plot. Please do not take any measurements without the permission of the relevant authority.
- 4. All dimensions to be verified on site before proceeding.
- 5. All measurements to be recorded in writing.

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Simon Bowden Ltd  
27 Golden Square  
London, W1P 8PL



11 Belgrave Road

Drawing Title  
**Proposed plan  
Floor 01**

Scale	1:100	North	05
Index No.	A201	Project No.	060

Proposed first floor

**DRAFT DECISION LETTER**

**Address:** 11 Belgrave Road, London, SW1V 1TS,

**Proposal:** Change of use of existing building from offices (Class B1) to residential (Class C3) to provide 73 residential units (45 private units and 28 affordable units). Re-cladding of all existing facades, installation of balconies and terraces including creation of two terraces to rear at first floor level and associated landscaping works at rear of building. Provision of 44 off-street car parking spaces and 131 cycle parking spaces within an enclosed private car park with access from Guildhouse Street. Reduction of plant room at roof level, installation of plant at lower ground floor level and installation of solar panels on roof at seventh floor level.

**Reference:** 15/07008/FULL

**Plan Nos:** A0500 Rev 04; A0501 Rev 04; A1009 Rev 01; A1010 Rev 02; A1011 Rev 01; A1012 Rev 01; A1013 Rev 01; A1014 Rev 01; A1015 Rev 01; A1016 Rev 01; A1017 Rev 01; A1018 Rev 01; A2009 Rev 05; A2010 Rev 08; A2011 Rev 05; A2012 Rev 06; A2013 Rev 06; A2014 Rev 06; A2015 Rev 06; A2016 Rev 05; A2017 Rev 05; A2018 Rev 05; A2100 Rev 03; A2101 Rev 04; A2200 Rev 05; Design and Access Statement (in part); Transport Statement dated July 2015, prepared by TTP Consulting; Residential Travel Plan dated July 2015 prepared by July 2015; Environmental Noise Survey and Noise Impact Assessment Report 22035/NIA1 dated 30 July 2015, prepared by Hann Tucker Associate; Arboricultural Impact Assessment Report dated 30 July 2015, prepared by Landmark Trees.

**Case Officer:** Sebastian Knox

**Direct Tel. No.** 020 7641 4208

**Recommended Condition(s) and Reason(s):**

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

Reason:

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

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

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

Reason:

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

- 3 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

Reason:

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

- 4 You must apply to us for approval of typical details of the following parts of the development, including elevation and section drawings scaled at 1:50 or 1:100 as appropriate –
- a) windows,
  - b) window surrounds and reveals,
  - c) entrance doors, d)
  - d) screen wall, including all doors and gates, to the Guildhouse Street elevation.
- 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 this part of the Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must apply to us for approval of typical details of the following parts of the development, including elevation and section drawings scaled at 1:50 or 1:100 as appropriate - the roof plant enclosure and material. 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 this part of the Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must apply to us for approval of detailed drawings and sections at 1:5 of the following parts of the development:, a) the cast-iron metal work to the balconies;, b) the cast-iron railings., , You must not start any work on these parts of the development until we have approved what you have sent us.

## Reason:

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

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

## Reason:

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

- 8 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

## Reason:

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

adopted in January 2007. (R26BE)

- 9 All new railings are to be painted black and retained that colour.
- 9 You must apply to us for approval of detailed drawings at 1:10 and sections at 1:5 of planted screening to the first floor rear terraces. You must not start any work on these parts of the development until we have approved what you have sent us., , The terraces must not be used until the planted screening has been installed in accordance with these drawings and must be permanently maintained.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Pimlico Conservation Area and to protect the privacy and environment of people in neighbouring properties. This is as set out in S25, S28, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128, and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R26BE, R21BC)

- 10 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.

- 11 You must provide the waste stores shown on drawing A2010 rev 08 prior to occupation of any part of the building. You must clearly mark them and make them available at all times to everyone using the residential units. 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 stores for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling 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. (R14CC)

- 12 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include: (a) A schedule of all plant and equipment that formed part of this application; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; (c) Manufacturer specifications of sound emissions in octave or third octave detail; (d) The location of most affected noise sensitive receptor location and the most affected window of it; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; (g) The lowest existing LA90, 15 mins measurement recorded under (f) above; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

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

- 13 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.

- 14 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

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

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

Reason:

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

- 16 The three and four bedroom residential units shown on the approved drawings must be provided and thereafter shall be permanently retained as accommodation which (in addition to the living space) provide three or four separate rooms respectively that are capable of being occupied as bedrooms.

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets H5 of our Unitary Development Plan that we adopted in January 2007. (R07AB)



- 17 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)

- 18 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the green roofs at rear first floor level (including planted screening) and at main roof level to include construction method, layout, species and maintenance regime. You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

- 19 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

Because these would harm the appearance of the building, and would not meet S25 or S28, or both, of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R26HC)

- 20 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof, terraces or balconies, unless otherwise agreed in writing by the Local Planning Authority. (C26NA)

Reason:

Because these would harm the appearance of the building, and would not meet S25 or S28, or both, of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R26HC)

- 21 You must not use the main roof of the building for sitting out or for any other purpose. You can

however use the roof to escape in an emergency. (C21AA)

Reason:

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

- 22 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application., , Photovoltaic panels and green roof, , You must not remove any of these features. (C44AA)

Reason:

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

- 23 You must carry out excavation for the trial holes in relation to the roots of the four Italian Alder trees on the footway of the Guildhouse Street elevation by hand or using hand-held tools (other than power-driven tools). You must not damage any roots over 50mm in diameter and must protect any roots that are exposed by the excavation by placing sharp sand around the roots to avoid further damage. You must liaise with the City Council in advance of these works being undertaken so that Council Officers can be on site when the works are in progress (please email [Trees@westminster.gov.uk](mailto:Trees@westminster.gov.uk) or phone 020 7641 2922 to arrange).

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 24 You must safeguard the four Italian Alder trees in the footway of the Guildhouse Street elevation with hoarding throughout the duration of the development. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 25 Notwithstanding the provision of whole house ventilation or other mechanical ventilation system, the development must allow for the ability to open windows for cooling and ventilation in each of the residential units.

Reason:

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

**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 Please contact our Environmental Health Service (020 7641 2000) to make sure you meet their requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990. (I07AA)
- 3 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 4 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)

- 5 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 6 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)
- 7 The means of escape in case of fire are inadequate as in many cases the bedrooms appear to be shown on the floor plans as 'Remote Rooms' where the bedroom is only accessible via another room, i.e. the living room. In addition, some of the units appear to show arrangements where the main internal escape staircase is not adequately separated and protected from the area of highest risk, namely the kitchen areas. The internal arrangement of the units should be amended accordingly to show adequately protected escape routes in order to comply with building regulations. The internal arrangement of the units should be amended accordingly to show adequately protected escape routes in order to comply with building regulations. You are advised to contact Phil Howard of our Building Control team (phoward@westminster.gov.uk) to discuss this aspect to ensure compliance with building regulations.
- 8 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any trees. You must make a separate section 211 notification if you propose any tree works. You are advised to obtain the permission of the owner of the tree prior to submission of a section 211 notification.
- 9 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to: i) Provision of affordable housing accommodation on site in perpetuity; ii) Footway works required to move one of the crossovers in Guildhouse Street and any associated changes to on-street parking; iii) Free lifetime (25 years) car club membership for residents of the development; iv) Unallocated parking; v) The costs of monitoring the S106 legal agreement.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.