

<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> Church Street	
<b>Subject of Report</b>	<b>Christ Church, 35 Cosway Street, London, NW1 5NS</b>		
<b>Proposal</b>	Dual/ alternative use of building as either a sports and leisure facility (Class D2) or offices (Class B1) and internal and external alterations including installation of lift within north-west staircore, internal lighting, addition of balustrades to gallery, installation of new sports floor, alteration to internal layout within crypt, formation of new entrance ramp, erection of canopy and alterations to railings within Bell Street and erection to two storey extension to south-west corner to accommodate new staircore.		
<b>Agent</b>	Savills		
<b>On behalf of</b>	Greenhouse Sports		
<b>Registered Number</b>	15/10709/FULL 15/10710/LBC	<b>Date amended/ completed</b>	30 November 2015
<b>Date Application Received</b>	18 November 2015		
<b>Historic Building Grade</b>			
<b>Conservation Area</b>	Lisson Grove		

## 1. RECOMMENDATION

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

## 2. SUMMARY

The application site is the former Christ Church located at the junction of Cosway Street and Bell Street. The building is a grade II\* listed building and lies within the Lisson Grove Conservation Area. The building was deconsecrated in the late 1970's and has been in use as Class B1 offices since the 1980's.

The application seeks planning permission and listed building consent for dual/ alternative use of building as either a sports and leisure facility (Class D2) or as offices (Class B1). Internal and external

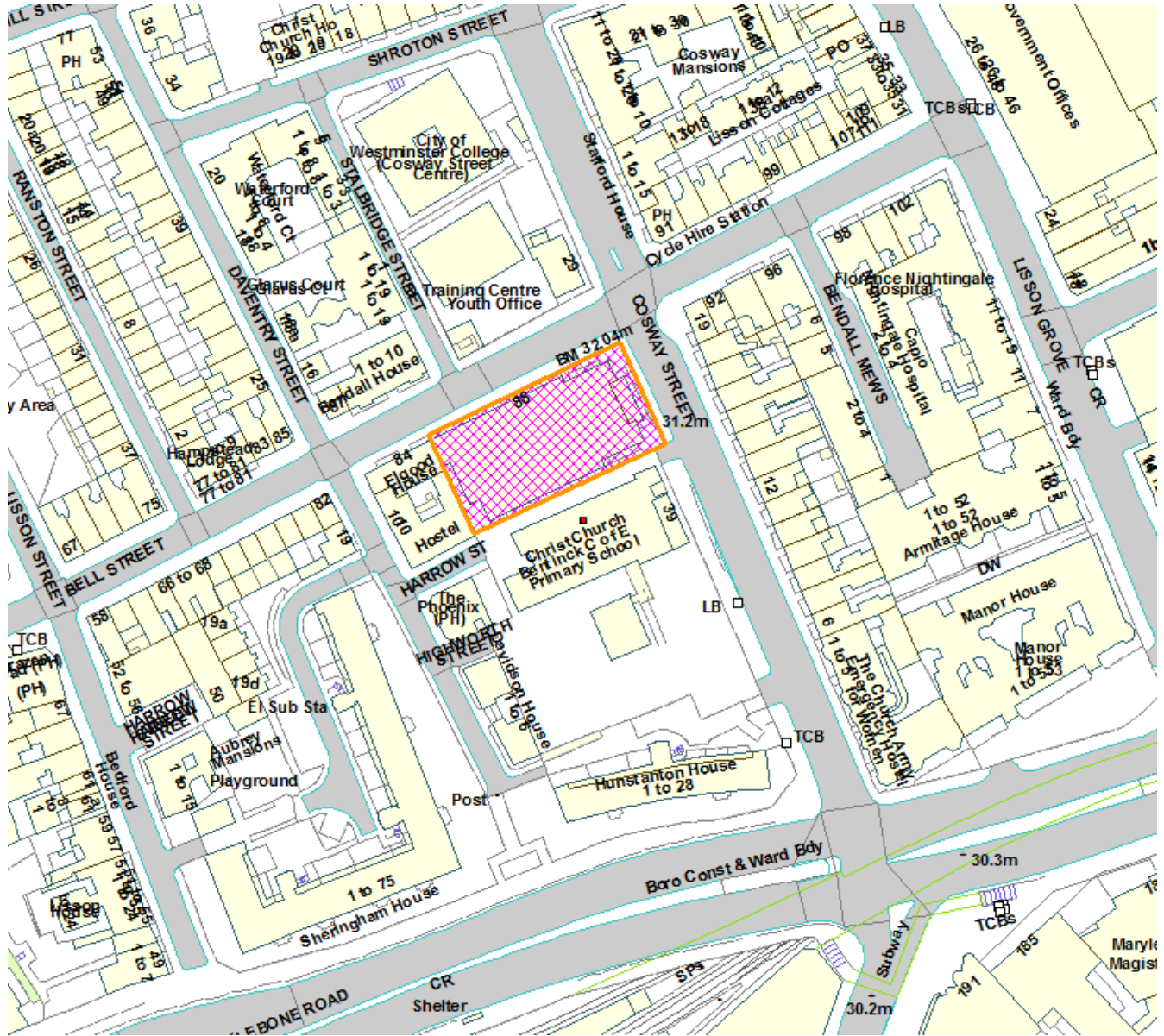
alterations to the building are proposed and these include the installation of a lift within the north-west staircore, installation of new internal lighting, addition of balustrades to the gallery, installation of a new sports floor, alteration of the internal layout of the crypt, formation of a new entrance ramp, erection of canopy and alterations to railings within Bell Street and erection of a two storey extension to the rear south-west corner of the building to accommodate a new staircore.

The key issues in this case are:

- The acceptability of the proposed land uses.
- The impact of the alterations and extensions on the significance of the listed building and the character and appearance of the Lisson Grove Conservation Area.
- The impact of the proposed development on the amenity of neighbouring residents.

The proposed development is considered to be acceptable for the reasons set out in this report and, subject to the recommended conditions set out in the draft decision letters, it would accord with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan).

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



General view of Church (top) and Bell Street Entrance (bottom).







View from Harrow Street towards location of stair enclosure extension (top) and general view of the interior (bottom).



## 5. CONSULTATIONS

### WARD COUNCILLORS (CHURCH STREET)

Any response to be reported verbally.

### THE ST MARYLEBONE SOCIETY

No objection to change of use. Defer to Conservation Officer on architectural changes to listed fabric.

### CLEANSING MANAGER

Objection and request amended basement plans to clearly indicate recycling, waste and organic waste storage. Condition recommended to overcome concerns.

### CRIME PREVENTION DESIGN ADVISOR

Any response to be reported verbally.

### ENVIRONMENTAL HEALTH:

No objection and suggested some conditions.

### HIGHWAYS PLANNING MANAGER

Acceptable on Highways grounds but has suggested some conditions, particularly in relation to cycle parking.

### HISTORIC ENGLAND

Recommend that the application is determined in accordance with national and local policy guidance and on the basis of our specialist conservation advice. Authorisation to determine has been issued.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 146.

Total No. of replies: 3.

No. of objections: 3.

No. in support: 0.

Three responses received raising objection on all or some of the following grounds:

#### Land Use

- The proposed Sports and Leisure Use will give rise to anti-social behaviour and detrimentally contribute to the character of the area.
- Management and security of the Sports and Leisure Use has been poorly considered.
- Lack of clarity about number of late night commercial events.
- There should not be any late night commercial events.
- The proposed opening hours would prevent local residents being allowed the peaceful enjoyment of their homes.
- There are other sports facilities nearby.

#### Design

- The new stair enclosure extension will compromise the design of the listed building, which is also within a conservation area.
- The exterior canopy and signage are inappropriate for a conservation area.

#### Transportation

- Lack of clarity about cycle provision.
- Lead to an increase number of servicing vehicles, again disrupting residents.
- Inadequate investigation has been made about the impact on parking.

#### Other Issues

- External lighting would be essential for public safety concerns, but would cause extensive light pollution.
- Escape access for disabled users is poor.
- Boxing is a dangerous sport and should be discouraged.

PRESS ADVERTISEMENT/ SITE NOTICE: Yes.

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The application site is the former Christ Church located at the junction of Cosway Street and Bell Street. The building is a grade II\* listed building and lies within the Lisson Grove Conservation Area. There are a mix of land uses in the immediate vicinity, including the Christ Church Bentinck Primary School immediately to the south, residential properties to the north and east, and hostels immediately to the west and south-west.

The Church was deconsecrated in January 1977 and various internal works took place during the 1980's associated with alternative uses, culminating in an office use that was granted permission in 1989. It appears that the office use of the building continued since that time until the building became vacant in 2014/15.

### 6.2 Recent Relevant History

#### 88/04035/FULL

Use as studios and offices for the purposes of production, design and editing of videos and other communications media.

Application Permitted                      7 January 1989

#### 88/04036/LBC

Fitting out for use as studios and offices.

Application Permitted                      7 January 1989

#### 98/07680/FULL

Installation of air-conditioning units.

Application Permitted                      14 April 2000

#### 98/07681/LBC

Internal and external alterations, including replacement of air handling equipment.

Application Permitted                      14 April 2000

08/00537/FULL

Installation of new roof top air conditioning equipment, and kitchen ventilation system, retention of unauthorised roof top air conditioning equipment, installation of visual screens to A/C units and new walkway with handrails at roof level.

Application Permitted 7 April 2008

08/00538/LBC

Installation of new roof top air conditioning equipment and kitchen ventilation system, retention of unauthorised roof top air conditioning equipment, installation of visual screens to A/C units and new walkways with handrails at roof level.

Application Permitted 7 April 2008

## 7. THE PROPOSAL

The application seeks permission to use the building as either a sports and leisure facility (Class D2) or as offices (Class B1). A series of alterations are also proposed which are principally associated with the proposed Class D2 use. The works include introducing a ramped access and a canopy structure to the Bell Street entrance which is to be utilised as the main entrance to the Sports facility. The existing modern staircase which is located in the mid-twentieth century Bell Street extension is to be removed and replaced with a platform lift. This will be predominantly within the existing envelope of the building, although some modification of the twentieth century roof structure will be required. A new extension is proposed at the south-west corner of the site, which will house the relocated staircase.

Works to the interior include modifications within the crypt to provide new plant space, as well as changing rooms and toilet/shower facilities. Within the main body of the former church the alterations include the introduction of storage rooms, a new sports floor, the introduction of a glazed balustrade around the gallery, the installation of blinds to the interior of the windows and the introduction of new lighting.

The proposed Class D2 use is intended to be operated by Greenhouse Sports (the applicant), which is a charity that uses sport to engage young people living in disadvantaged areas of London. They intend to use the application site as a hub for their table tennis activities, and to provide facilities for table tennis and other sporting opportunities (potentially sitting volleyball and judo classes) for the community based in the local area. In order to help support and maintain the centre and the general operation of the charity, it is proposed to hire out the building for non-sporting uses at commercial rates on a number of occasions each year to provide the Charity with an additional revenue stream from which to fund their operations. It is understood that a dual alternative use is sought to allow the Charity the option to dispose of the property with a lawful office use, should the use as a sport and leisure facility prove to be unviable in the future.

The full supporting statement from Greenhouse Sports is provided in the background papers for information.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use



The lawful use of the site is offices (Class B1). The building has been largely vacant since January 2015 following the departure of the former office tenant. The application seeks dual/ alternative use of the building either as a sports and leisure facility (Class D2) or as offices (Class B1). The continued use of the building as offices is not objectionable given that this is the current lawful use of the building.

The application site is located outside of the Central Activities Zone (CAZ) and CAZ Frontages and is not located on a Named Street. As such, there is no policy protection in this location for the existing Class B1 office use and its loss is therefore acceptable in principle in land use terms.

The proposed sports and leisure facility use comprises a social and community use. Policy SOC1 in the UDP and S34 in the City Plan encourage the provision of new social and community facilities on appropriate sites in Westminster. In this case the existing building is conducive to community use, having historically been in use as a church. In this context the proposed sports and leisure use of the building, to provide a permanent facility for the Greenhouse Sports charity, is considered to be acceptable. A condition is recommended to ensure that the building is only used as a sports centre with ancillary office accommodation for the charity and not for any other use within Class D2 as alternative D2 uses have the potential to cause greater noise and disturbance to neighbouring residents and may also have greater impact on the local highway network.

In addition to use of the proposed facility by Greenhouse Sports, the charity proposes to allow public use of the sports facilities at times when they are not used by the charity. The provision of public access is welcomed and accords with Policy SOC7 in the UDP, which requires that proposals for indoor leisure facilities include facilities for local social or community activities. An indicative timetable for the use of the proposed sports facility has been submitted and is provided in the background papers to demonstrate the extent of public access proposed.

In addition to the conventional use of the proposed facility as a sports venue, the applicant proposes to allow the building to be hired out to permit the staging of a number of private events each year. It is proposed that up to 24 private events (for example dinner events/ formal dining, award ceremonies, fashion shows, charity events, filming etc.) would be held each year. Given the relatively limited number, such events are considered to be capable of being considered to be ancillary to the proposed primary use of the building as a sports and leisure facility. However, this is subject to the frequency and scale of these events being suitably controlled so as to limit the impact they may have on the amenity of nearby residents. As such, conditions are recommended limiting the closing time for private events to be no later than midnight Monday to Saturday and 23.00 hours on Sundays, bank holidays and public holidays; to limit the number of events that can be held each month to no more than two; and to prevent two events in any given month being held on consecutive days in the same week. A further condition is also recommended to secure a management plan in respect of the private events, which sets out how access and egress to the site for guests will be managed, how traffic and parking demand from events will be controlled, how servicing relating to events will be managed and to specify a limit to the number of persons on the premises at any one time during private events. It is considered that this suite of conditions would address the concerns raised by objectors in respect of the management of periodic private events.

## 8.2 Townscape and Design

Christ Church is a grade II\* listed building which was designed by Philip Hardwick c.1824-5. It is a substantial building designed in a Classical style, with a brick nave, with ashlar dressings and an ashlar portico and tower. Sir A W Blomfield was responsible for alterations to the Church in 1887 and the single storey Bell Street entrance to the building was added in the mid-twentieth century. The church has a substantial crypt which was used as an air raid shelter during World War II.

The exterior of the building has retained much of its early nineteenth century appearance and original church character. The one exception to this being the substantial amount of air-conditioning plant that has been installed pursuant to permissions and consents granted in 2000 and 2008, which is located above the south aisle flat roof.

Internally the church has undergone considerable alteration which has modified its original church character. Most of the fixtures and fittings associated with the ecclesiastical use have been removed, with some exceptions; and a new suspended floor has been inserted across the whole of the main nave and chancel area. The crypt has undergone considerable refurbishment, although the floorplan and structure has survived. Despite these changes the interior still retains many elements which contribute to the building's significance, notably the spatial volume, the columned gallery, the decorative ceiling and the painted chancel end.

The main external alteration is the addition of an extension at the south-west corner of the building which will serve as the enclosure for the replacement staircase. This will involve the removal of concrete structures believed to be added during the mid-twentieth century and which may have been used as part of the air raid shelter function. The extension will sit within the recessed space formed between the Church and 10 Daventry Street and will sit below the stone cornice. It will have a contemporary design, with full-height glazed elements at the junction with the original building and otherwise clad in zinc. The design of the stair within the enclosure is such that the historic stone door surrounds can be retained, with one of them being reused as the ground floor access point. While any extension to the exterior of a church building of this significance is a challenging proposition, the proposal is considered acceptable in design terms. The proposed location of the extension is very discreet, only being visible from Harrow Street, which is a narrow and largely unused cul-de-sac. This part of the building is also one which has undergone a greater degree of alteration, with the 1940's works and areas of exposed plant ductwork being visible. There will be no loss of historic fabric and the design will be crisp and contemporary allowing a clear distinction between the phases of the building. As proposed the extension is not considered to have a harmful impact on the listed building or upon the character and appearance of the conservation area.

It has recently come to light, post submission of the application, that a vault structure, potentially associated with the air raid shelter use, is located at crypt level in the position of this proposed extension. There is limited information on the significance of this part of the building and as such a condition is suggested to ensure full assessment of this structure is carried out prior to any construction work associated with the extension.

The alterations to introduce the ramped entrance to Bell Street, which include modifications to the entrance steps in Bell Street, a canopy above the entrance door and signage to both the canopy and in the form of a stone monolith by the entrance to the ramp are all relatively modest changes which do not directly affect elements of the original 1820's building. While the canopy and signage will introduce some visual clutter to the facade, the works will provide a clearly identifiable and accessible entrance and these benefits outweigh any harm caused.

The installation of the platform lift in place of the modern staircase also includes modifications to the roof of the mid-twentieth century extension, resulting in the roof being raised by 450mm. The impact of this change will be negligible and again will result in significant improvements to accessibility.

In terms of the internal alterations, the works proposed within the crypt largely retain all of the original plan form and either remove/modify modern partitions or introduce to partitions in order to provide changing rooms, a plant room and toilet and shower facilities. In all cases the works would be entirely reversible.

Within the main volume of the building the proposal includes introducing storage spaces (beneath the gallery at the western end and on the gallery), which are designed so as to not compete with the architecture of the building and are reversible. Those to the gallery would replace existing modern partitioned rooms. The modern suspended floor is proposed to be replaced with a new sprung sports floor, which would not affect any historic fabric. The visual appearance of a sports floor will clearly change the character and appearance of the space, but in the context where a modern carpeted floor is currently in place, the impact of the change is not considered to be detrimental to the significance of the building. The introduction of a new floor to the gallery is also proposed (again not removing any original structure) and a new glass balustrade is proposed to run behind the decorative balustrade of the gallery to provide a higher protective barrier.

New lighting, a public address system and blackout blinds are also proposed. While all of these elements will contribute towards visual clutter, they are demonstrably required for the proposed use. Given that these items are reversible and have been designed to minimise their visual impact, their installation is considered acceptable, subject to final details being provided by condition.

Giving full consideration to our statutory duty, specifically sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; as well as NPPF policies and guidance and our own relevant policies and guidance, the proposal is considered acceptable in terms of design and in terms of impact upon designated heritage assets. It is considered that the proposal successfully maintains the significance of the listed building and the conservation area and indeed the new Class D2 sports and leisure use offers the potential for improved public access to this historic building. Whilst elements of the work change the appearance of the building, they do so in a way which still preserves historic fabric, are easily discernible as later additions, and in most cases can be reversed easily.

### **8.3 Residential Amenity**

The extensions and alterations proposed would be located away from neighbouring residential windows and would not result in any material loss of light, increase in enclosure

or loss of privacy. Accordingly the proposed scheme accords with Policy ENV13 in the UDP and Policy S29 in the City Plan.

In terms of noise disturbance from the proposed use, the structure of the existing building will be sufficient to contain noise arising from sports and other events taking place within the building. However, the potential for late night noise and disturbance is a legitimate concern, as a result of users of the facility entering and leaving the premises in the evening. The applicant initially sought opening hours between 06.00 and midnight daily; however, it is not considered that this strikes an appropriate balance given the proximity of the premises to neighbouring residential occupiers. It is therefore recommended that the hours of use of the proposed sport and leisure facility are limited by condition to between 06.30 and 23.00 hours Monday to Saturday and to between 06.30 and 22.00 hours on Sundays, bank holidays and public holiday. As set out in Section 6.1 of this report, on balance it is considered that private events can be allowed to continue until midnight Monday to Saturday and until 23.00 hours on Sundays, public holidays and bank holidays given their relative infrequency.

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

The Highways Planning Manager does not object to the application and is satisfied that the proposed sports and leisure facility are acceptable without provision of off-street parking as most users of the facility will access the site on foot or by public transport. Existing on street parking restrictions for residents bays between 08.30 and 22.00 hours Monday to Saturday would be sufficient to prevent parking on-street by users of the new facility.

The Highways Planning Manager is also content that servicing of the site from the public highway is acceptable in this case given the arrangement of the existing listed building, which does not allow for the provision of off-street servicing. Furthermore, it should be noted that the existing office use of the building is serviced on street.

The Highways Planning Manager has identified that the proposals for cycle storage are unclear and more visitor cycle parking should be provided as a proportion of the total of 20 spaces that are proposed. It is recommended that the details of the cycle parking to be provided are resolved by condition.

The Highways Planning Manager identifies that the proposed ground floor plan shows a set of gates opening over the highway; however, these are an existing set of gates and therefore the condition recommended by the Highways Planning Manager is not required.

#### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size.

#### **8.6 Access**

As set out in section 8.2 of this report the scheme would significantly improve access to this historic building, with step free access created from street level via the existing entrance in Bell Street a new lift provided within the building to provide step free access between the internal floor levels. These access improvements are welcomed and are

necessary if inclusive access is to be provided to what would be a publically accessible building. The access alterations proposed therefore accord with Policy DES1 in the UDP and Policy S28 in the City Plan.

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

### **8.7.1 Mechanical Plant**

The application as initially submitted included an acoustic report; however, following further discussion it has been clarified that the applicant intends to retain the previously approved mechanical plant, which was permitted in 2000 and 2008 respectively. Existing conditions attached to these previous permissions will ensure that the existing plant conditions to operate in accordance with the adopted plant noise policies; namely, Policies ENV6 and ENV7 in the UDP and Policy S32 in the City Plan.

### **8.7.2 Crime and Security**

Concern has been expressed by neighbours that the proposed sports and leisure use of the building by Greenhouse Sports will contribute to an increase in anti-social behaviour in the vicinity of the site. Whilst the site is likely to attract greater footfall as a result of the proposed use, throughout the day and into the evening, it is not considered that the increased footfall would necessarily result in an increase in anti-social activity.

Notwithstanding this, the applicant has confirmed that they would accept a condition requiring the submission of a management plan, which would include details of how the premises are to be managed to prevent users of the facility congregating outside or close to the premises. It is expected that the management plan would explain how staff are trained to deal with this aspect of the operation of the premises and how new users of the facility will be inducted so that they understand the behaviour expected of them when arriving at and leaving the premises.

One objector considers that external lighting would be essential to address public safety concerns; however, the building entrance in Bell Street would be immediately adjacent to the back edge of the pavement and the existing street lighting in Bell Street and Cosway Street provide adequate illumination of the public realm around the site at night. As such, this request for additional external lighting is not supported. Additionally it is likely that such lighting would have a significant harmful effect on the appearance of this grade II\* listed building.

### **8.7.3 Waste Storage**

The Cleansing Manager has raised concerns regarding the waste and recycling storage capacity, but considers that these concerns can be overcome by the imposition of a condition to secure amended storage at basement (crypt) level.

## **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**

The proposed development is of insufficient scale to require an Environmental Impact Assessment. Where relevant the environmental impact of the development has been covered in other sections of this report.

#### **8.12 Other Issues**

One objector considers that boxing should be prohibited at the proposed sport and leisure venue as it is a dangerous sport and should be discouraged. Whilst it does not appear from the Greenhouse Sports Statement (see copy in background papers) that boxing is proposed, the decision as to which sports are to be carried out within the proposed facility is not a valid planning matter and therefore permission could not reasonably be withheld on this ground.

### **9. BACKGROUND PAPERS**

1. Application form.
2. Email from the St Marylebone Society dated 13 January 2016.
3. Memo from Environmental Health dated 7 January 2016.
4. Letters (x2) from Historic England dated 21 January 2016.
5. Memo from the Highways Planning Manager dated 27 January 2016.
6. Memo from the Cleansing Manager dated 3 February 2016.
7. Letter from occupier of 9 Cosway Street dated 5 January 2016.
8. Letter from occupier of Flat 6, 9 Cosway street dated 9 January 2016.
9. Email from the occupier of Flat 3, 11 Cosway Street dated 24 January 2016.
10. Supporting Statement by Greenhouse Sports.

#### **Selected relevant drawings**

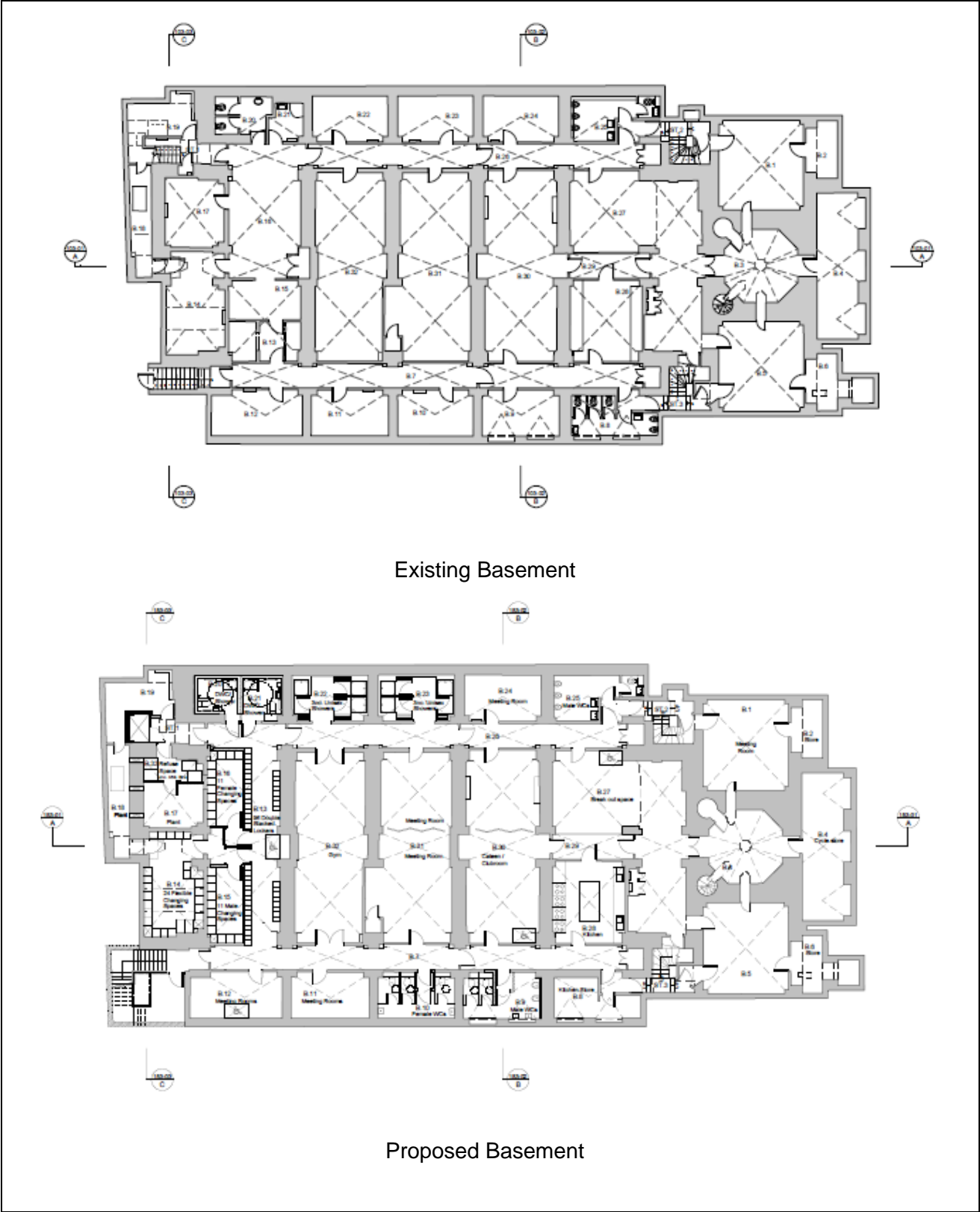
Existing and proposed floorplans and montages of external alterations.

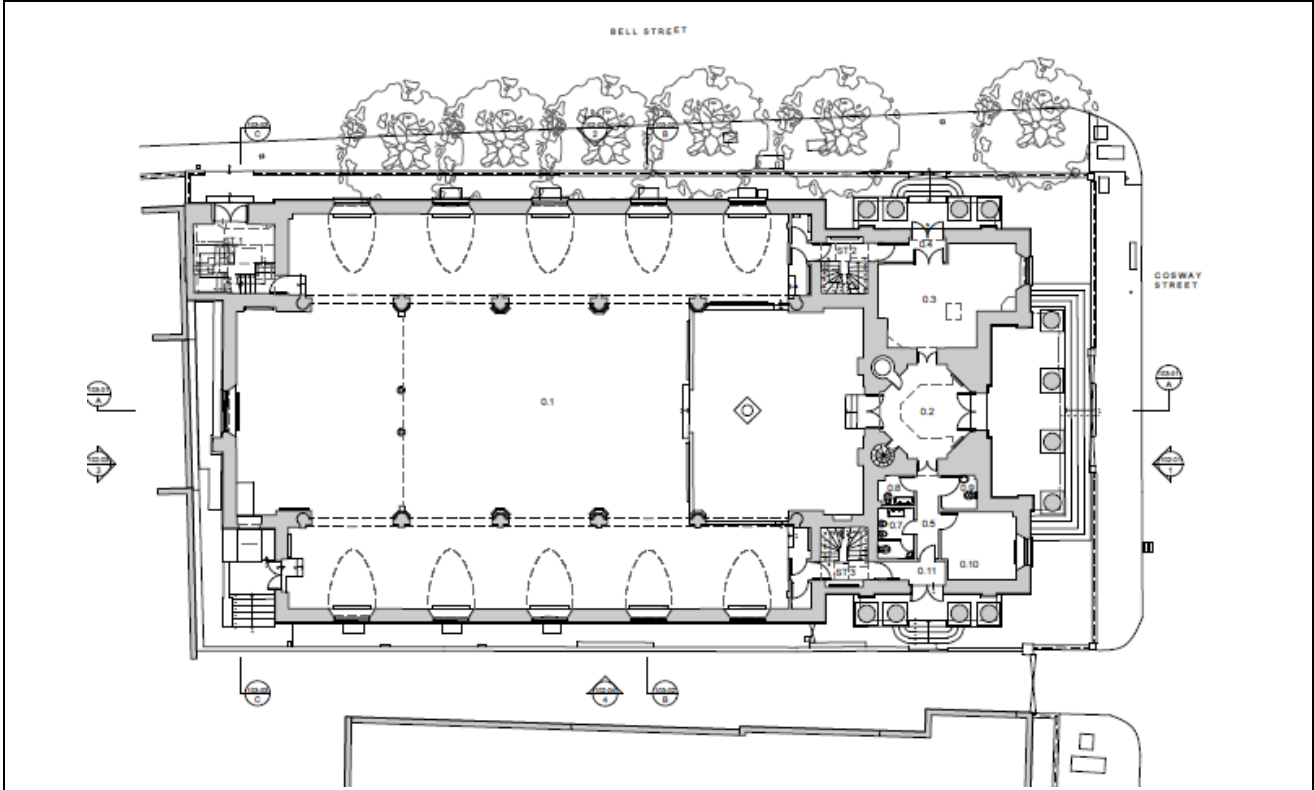
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT KIMBERLEY DAVIES ON 020 7641 5939 OR BY EMAIL AT [NorthPlanningTeam@westminster.gov.uk](mailto:NorthPlanningTeam@westminster.gov.uk)

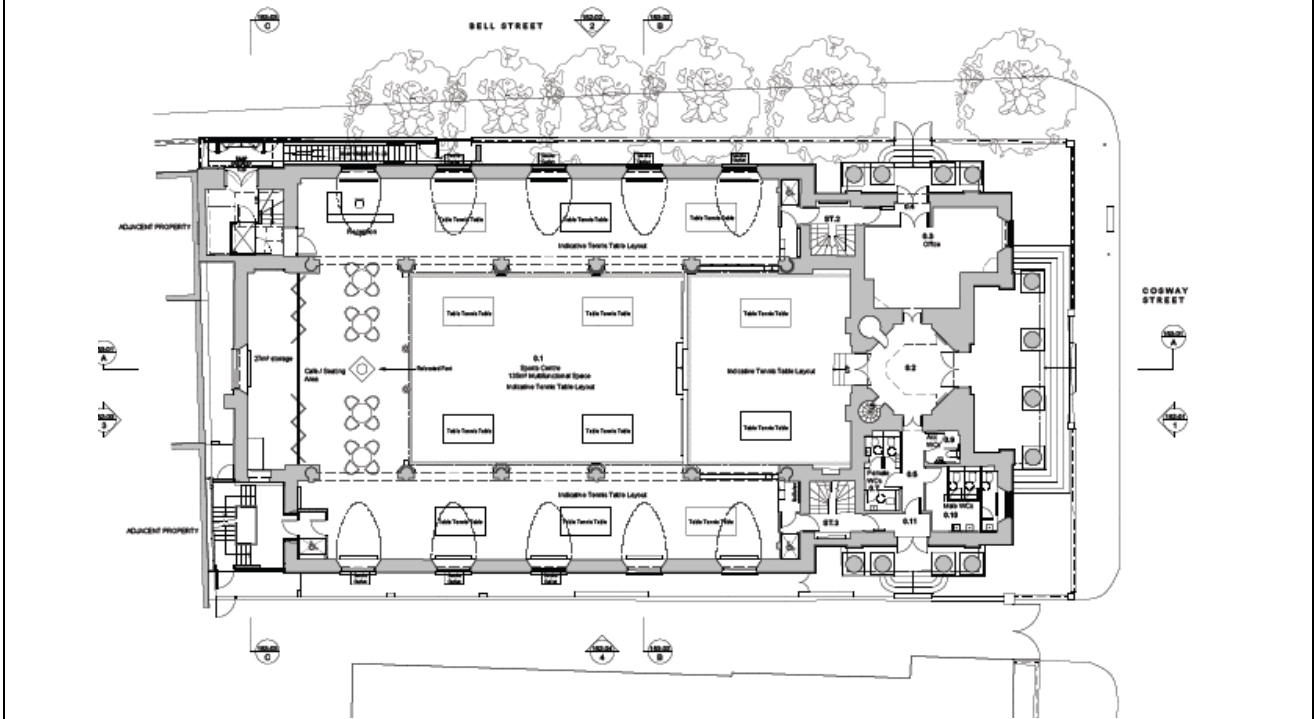


10. KEY DRAWINGS

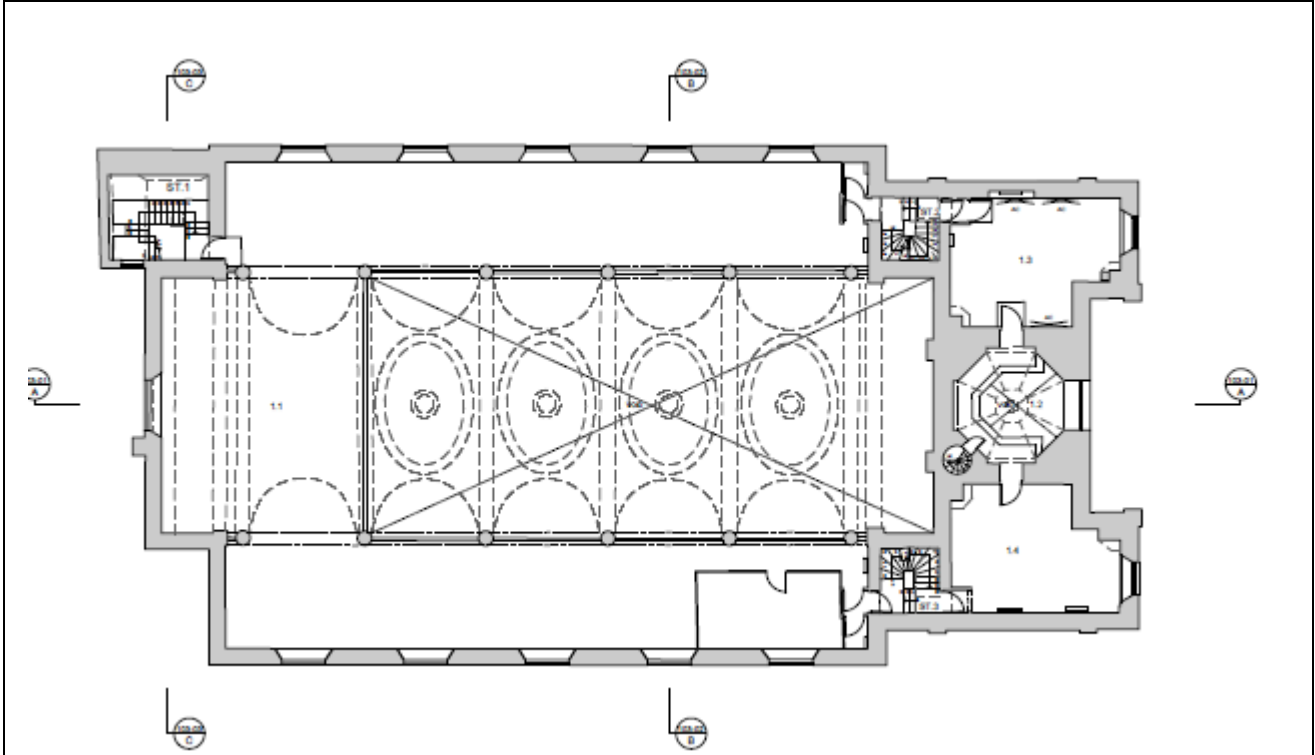




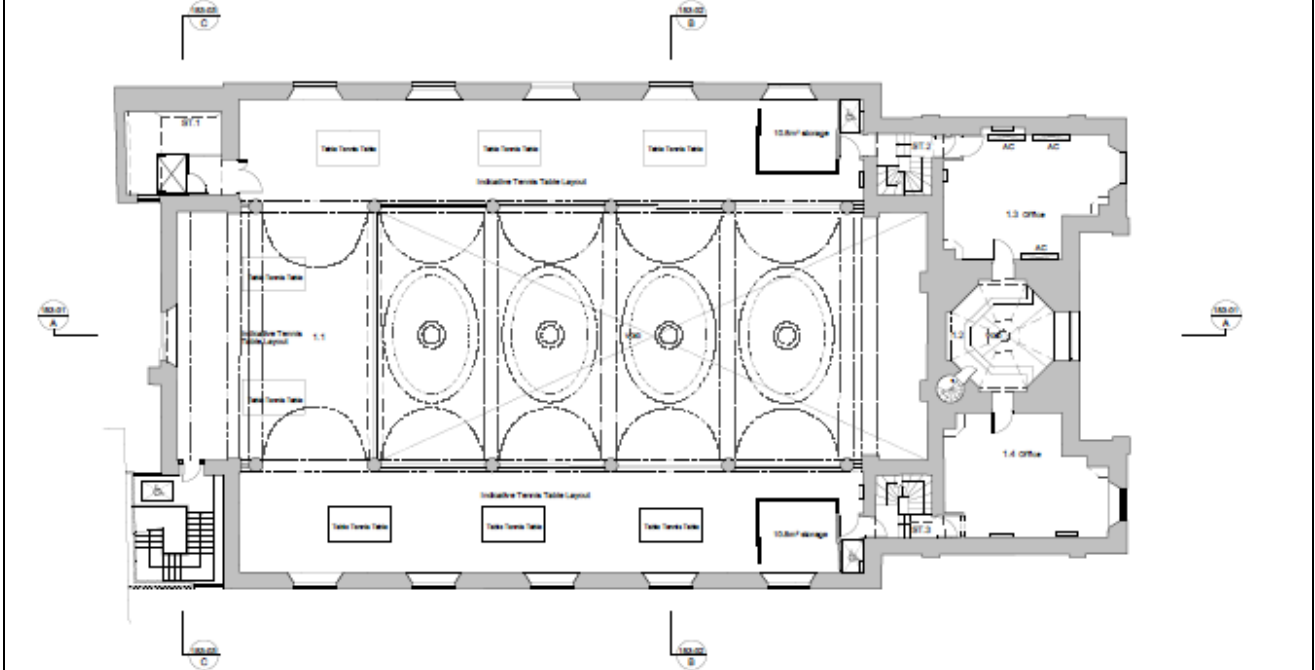
Existing Ground Floor



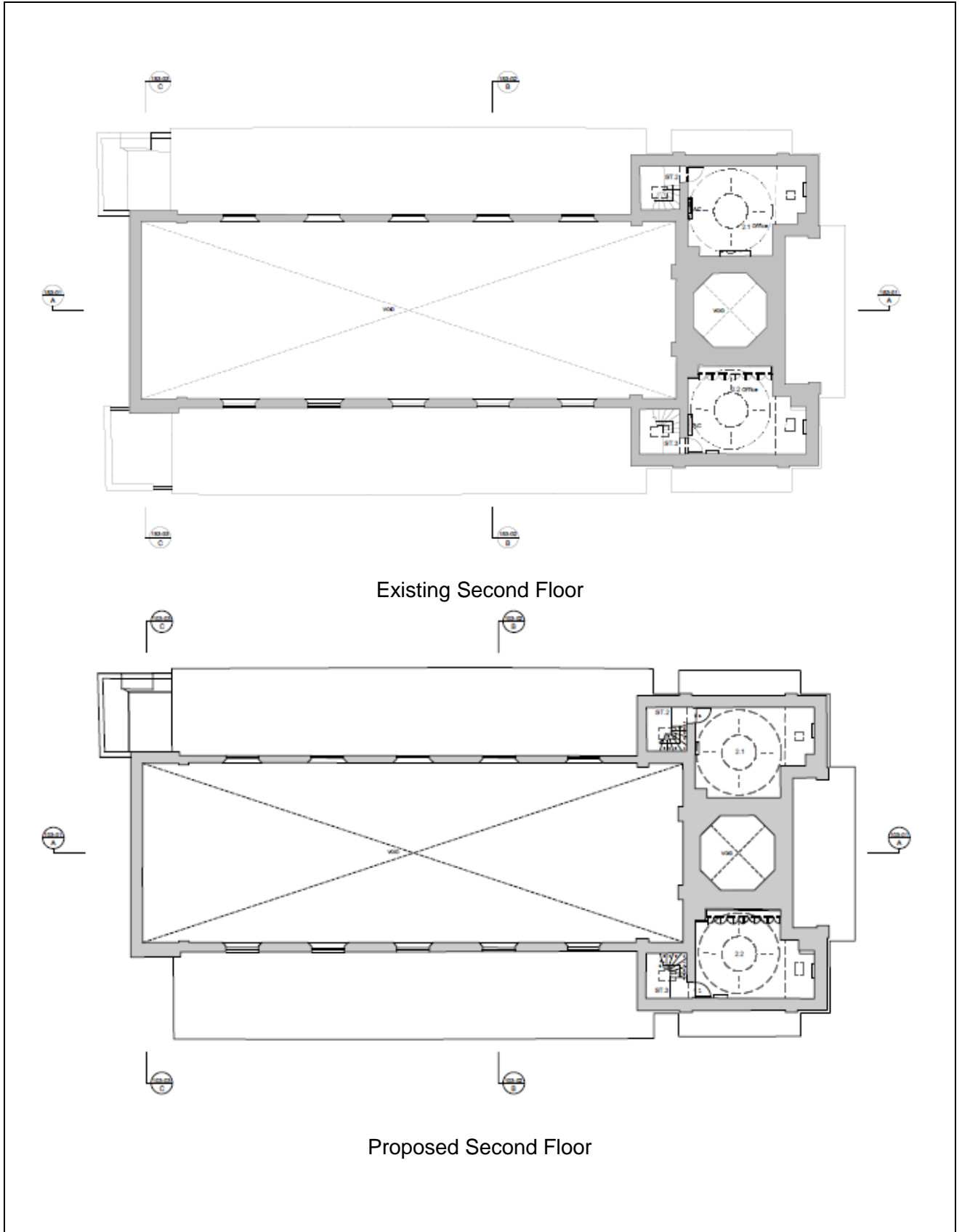
Proposed Ground Floor



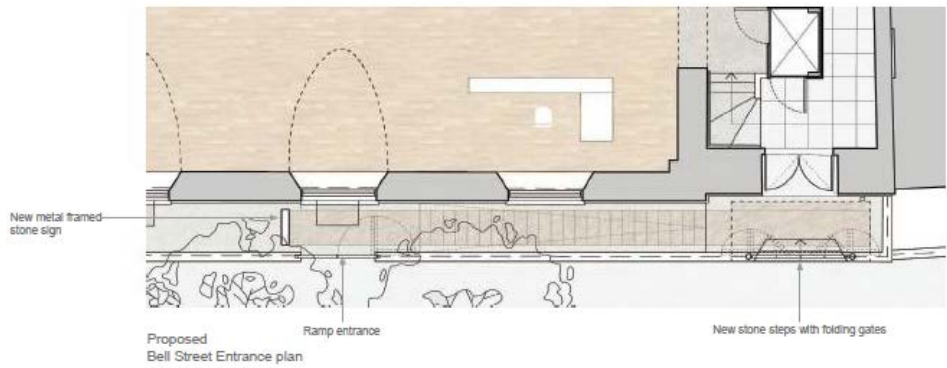
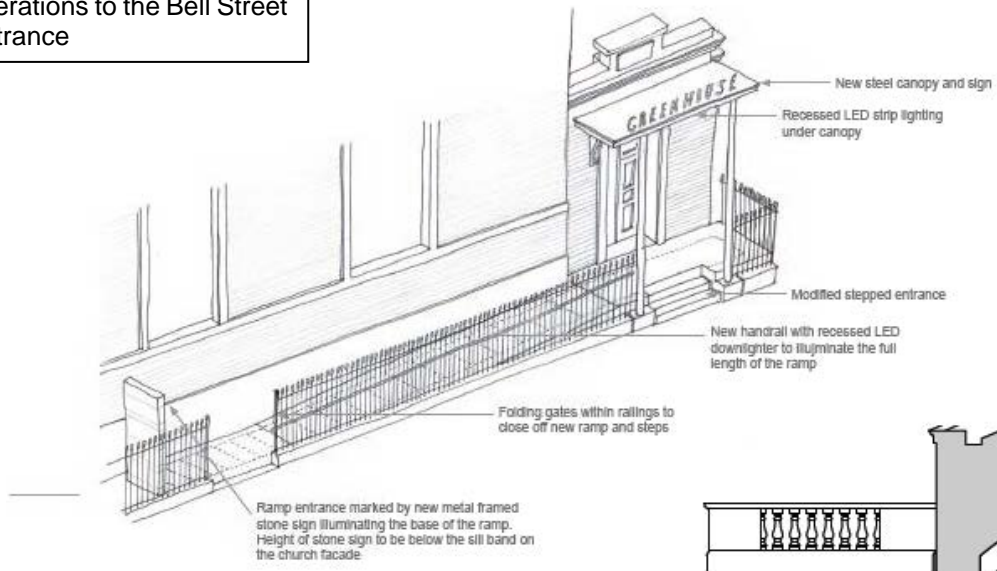
Existing First Floor



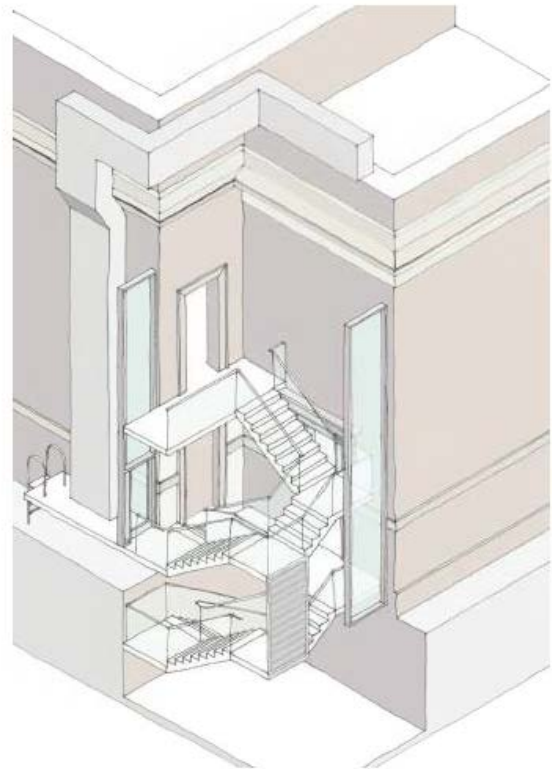
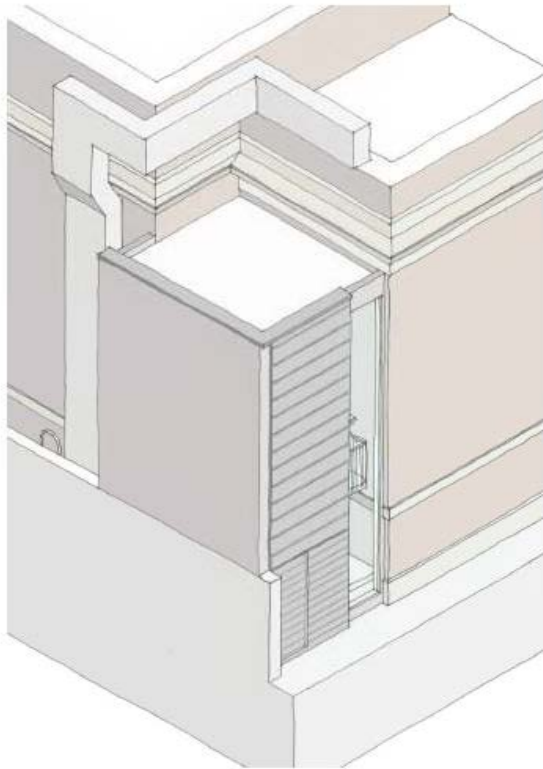
Proposed First Floor



Alterations to the Bell Street Entrance



Proposed extension to the south-west corner.





**DRAFT DECISION LETTER**

**Address:** Christ Church, 35 Cosway Street, London, NW1 5NS

**Proposal:** Dual/ alternative use of building as either a sports and leisure facility (Class D2) or offices (Class B1) and external alterations including formation of new entrance ramp, erection of canopy and alterations to railings within Bell Street and erection of two storey extension to south-west corner to accommodate new staircore.

**Plan Nos:** 100-01/A; 100-02/A; 101-01/B; 101-02/A; 101-03/A; 101-04/A; 101-05/A; 102-01/A; 102-02/A; 102-03/A; 102-04/A; 103-01/A; 103-02/A; 103-03/B; 111-01/B; 111-02/A; 111-03/A; 111-04/A; 151-01/C; 151-02/B; 151-03/B; 151-04/B; 151-05/B; 151-10/A; 151-11/A; 151-12/A; 152-01/A; 152-02/A; 152-03/A; 152-04/A; 153-01/A; 153-02/A; 153-03/A; 201-01/A; 201-02/A; 201-03/A; 201-04/A; 201-05/A; 201-06/A; 201-07/A; 201-08/A; 201-09/A; 201-10/A; 201-11/A; 201-16; 201-18/A. Design and Access Statement (ref: 1503\_08\_151112), Transport Statement dated October 2015, Delivery and Servicing Plan dated November 2015, Statement of Community Involvement dated September 2015, Planning Statement dated November 2015, Heritage Statement dated November 2015 and Photographic Record (ref: 1503\_06\_150923).

**Case Officer:** Tom Burke

**Direct Tel. No.** 020 7641 2357

**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 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 In the event that the Class D2 use is implemented, you must only use the premises as a sports

centre with ancillary office accommodation. You must not use it for any other purposes, including any within Class D2 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it).

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet Policies SOC1, ENV6 and TRANS22 of our Unitary Development Plan that we adopted in January 2007 and Policies S29, S32 and S34 in Westminster's City Plan: Strategic Policies that we adopted in November 2013. (R05AB)

- 4 In the event that the Class D2 sports and leisure use is implemented, with the exception of private hire events, customers shall not be permitted within the premises before 06.30 or after 23.00 on Monday to Saturday (not including bank holidays and public holidays) and before 08.00 or after 22.00 on Sundays, bank holidays and public holidays.

Reason:

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

- 5 In the event that the Class D2 sports and leisure use is implemented, you must apply to us for approval of an operational management plan to show how you will prevent users of the facility who are arriving at or leaving the building from causing noise and nuisance for people in the area, including people who live in nearby buildings. You must not commence the Class D2 sports and leisure use of the building until we have approved what you have sent us. You must then carry out the measures included in the management plan at all times that the building is in use as a Sports Centre.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and SOC 1 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 6 In the event that the Class D2 sports and leisure use is implemented, you must not use the building to for private hire events (namely use of the building not comprising the playing of sports or the undertaking of exercise sessions) on more than 24 days per calendar year and you must not hold more than 2 private hire events per calendar month. Private hire events must also not take place on consecutive days.

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and SOC 1 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 7 In the event that the Class D2 sports and leisure use is implemented, customers/ guests of private hire events (as permitted by Condition 6), shall not be permitted within the premises before 08.00 and after 00.00 hours (midnight) Monday to Saturday (not including bank holidays and public

holidays) and not before 08.00 and after 23.00 hours on Sundays, bank holidays and public holidays.

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and SOC 1 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 8 In the event that the Class D2 sports and leisure use is implemented, you must apply to us for approval of an operational management plan to show private hire events (as permitted by Condition 6) will be managed to prevent the private hire events causing noise and nuisance for people in the area, including people who live in nearby buildings. The management plan must include, but should not be limited to the following:

- (a) How deliveries associated with private hire events are to be managed.
- (b) How access and egress from the building will be managed in respect of customers/ guests of the private hire event.
- (c) How traffic and parking demand from private hire events will be controlled.
- (d) Specification of how many customers/ guests will the premises at any one time during private hire events.

You must not use the premises for any private hire events until we have approved what you have sent us. You must then carry out the measures included in the management plan at all times that the building is used for private hire events.

Reason:

To protect the environment of people in neighbouring properties as set out in S29, S32 and S42 of Westminster's City Plan: Strategic Policies adopted November 2013 and SOC 1, ENV 6 and TRANS 20 of our Unitary Development Plan that we adopted in January 2007.

- 9 You must apply to us for approval of detailed drawings showing the following alterations to the scheme in respect of waste and recycling storage provision:

(a) A revised basement plan clearly indicating the storage of waste and the separate storage of recyclable material, if the Class D2 use is implemented. The plan should indicate or mark the bins for recycling as R and waste as W.

(b) A revised basement plan clearly indicating the storage of general waste, food waste and the separate storage of recyclable material, if the Class B1 use is implemented. The plan should indicate or mark the bins for recycling as R, the bins for waste as W and organic bins as O.

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 and the waste and recycling storage that we approve must be provided prior to commencement of the use of the building and thereafter permanently retained.

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)

- 10 You must apply to us for approval of full details of the following parts of the development: provisions for cycle parking, including full details of where all cycle parking is located and the position and number visitor cycle parking, which should be clearly marked. The cycle parking should be covered.

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 approved details and provide the cycle parking prior to occupation of the building. Thereafter the cycle parking we approve must be permanently retained.

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 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 protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Lisson Grove 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 12 You must apply to us for approval of full details of the following parts of the development:

- (a) the new metal gates to the Bell Street entrance;
- (b) all modifications to the Bell Street entrance steps.

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 approved details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Lisson Grove 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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

(C26AA)

**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Lisson Grove 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

**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 You are advised that this decision letter does not permit any new mechanical plant or equipment as the application indicates that the existing plant and equipment approved by virtue of permission and consent granted in 2000 and 2008 will be retained. You must though ensure that the mechanical plant continues to be operated in future in accordance with the noise and vibration conditions imposed on these permissions (08/00537/FULL and 98/07680/FULL).

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.

**DRAFT DECISION LETTER**

**Address:** Christ Church, 35 Cosway Street, London, NW1 5NS

**Proposal:** Internal and external alterations including installation of lift within north-west staircore, internal lighting, addition of balustrades to gallery, installation of new sports floor, alteration to internal layout within crypt, formation of new entrance ramp, erection of canopy and alterations to railings within Bell Street and erection of two storey extension to south-west corner to accommodate new staircore. Alterations and extensions in connection with dual/ alternative use of building as either a sports and leisure facility (Class D2) or offices (Class B1).

**Plan Nos:** 100-01/A; 100-02/A; 101-01/B; 101-02/A; 101-03/A; 101-04/A; 101-05/A; 102-01/A; 102-02/A; 102-03/A; 102-04/A; 103-01/A; 103-02/A; 103-03/B; 111-01/B; 111-02/A; 111-03/A; 111-04/A; 151-01/C; 151-02/B; 151-03/B; 151-04/B; 151-05/B; 151-10/A; 151-11/A; 151-12/A; 152-01/A; 152-02/A; 152-03/A; 152-04/A; 153-01/A; 153-02/A; 153-03/A; 201-01/A; 201-02/A; 201-03/A; 201-04/A; 201-05/A; 201-06/A; 201-07/A; 201-08/A; 201-09/A; 201-10/A; 201-11/A; 201-16; 201-18/A. Design and Access Statement (ref: 1503\_08\_151112), Heritage Statement dated November 2015 and Photographic Record (ref: 1503\_06\_150923).

**Case Officer:** Tom Burke

**Direct Tel. No.** 020 7641 2357

**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 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 protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Lisson Grove 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must apply to us for approval of full details of the following parts of the development:



- i) the new metal gates to the Bell Street entrance;
- ii) all modifications to the Bell Street entrance steps;
- iii) junction / interface details between the new staircase extension and the historic fabric;
- iv) design and finish of storage structures/doors within the main space of the former church;
- v) details, framing and sample of glass for the glass balustrade to first floor gallery;
- vi) LED light fittings, showing location, method of fixing and finish to the light fittings;
- vii) PA system, showing location, method of fixing and finish to the fittings;
- viii) fixing details and colour finish to the blackout blinds.

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 approved details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Lisson Grove 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 Prior to any work commencing on the staircase enclosure extension at the south-west corner of the site. You must apply to us for approval of a detailed heritage impact assessment which addresses the impact of the extension on the recently discovered vault structure, which is located in the approximate position of the footprint of the proposed extension. You must assess the significance of this vault structure and the impact that the proposed works will have upon this significance. If harm is caused you must set out all mitigating measures that could be considered.

You must not start any work on these parts of the development until we have approved what you have sent us. Should this aspect of the scheme still be regarded as acceptable following assessment of the heritage impact. You must then carry out the work according to the agreed package of mitigation measures.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Lisson Grove 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

**Informative(s):**

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

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

In reaching this decision the following were of particular relevance:

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

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- \* any extra work which is necessary after further assessments of the building's condition;
- \* stripping out or structural investigations; and
- \* any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)