

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 24 May 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	67 Dean Street, London, W1D 4QH		
Proposal	Use of the second and third floors as an extension to the existing private members club (sui generis) at basement, ground and first floor levels and internal alterations.		
Agent	Savills		
On behalf of	Blacks Limited		
Registered Number	15/09628/FULL 15/09629/LBC	Date amended/ completed	16 October 2015
Date Application Received	15 October 2015		
Historic Building Grade	II*		
Conservation Area	Soho		

1. RECOMMENDATION

1. Refuse permission – loss of residential accommodation
2. Refuse listed building consent – unacceptable works and insufficient information

2. SUMMARY

67 Dean Street is Grade II* listed and located within the Soho conservation area. The building is in mixed use; a private members club (Sui Generis) known as 'Blacks Club' (established 1992) lawfully occupy the basement, ground and first floors and the second and third floors are lawfully residential use (Class C3). The second and third floors have been used as an extension to the members club since 2015 (though it is understood that use of the second floor has ceased).

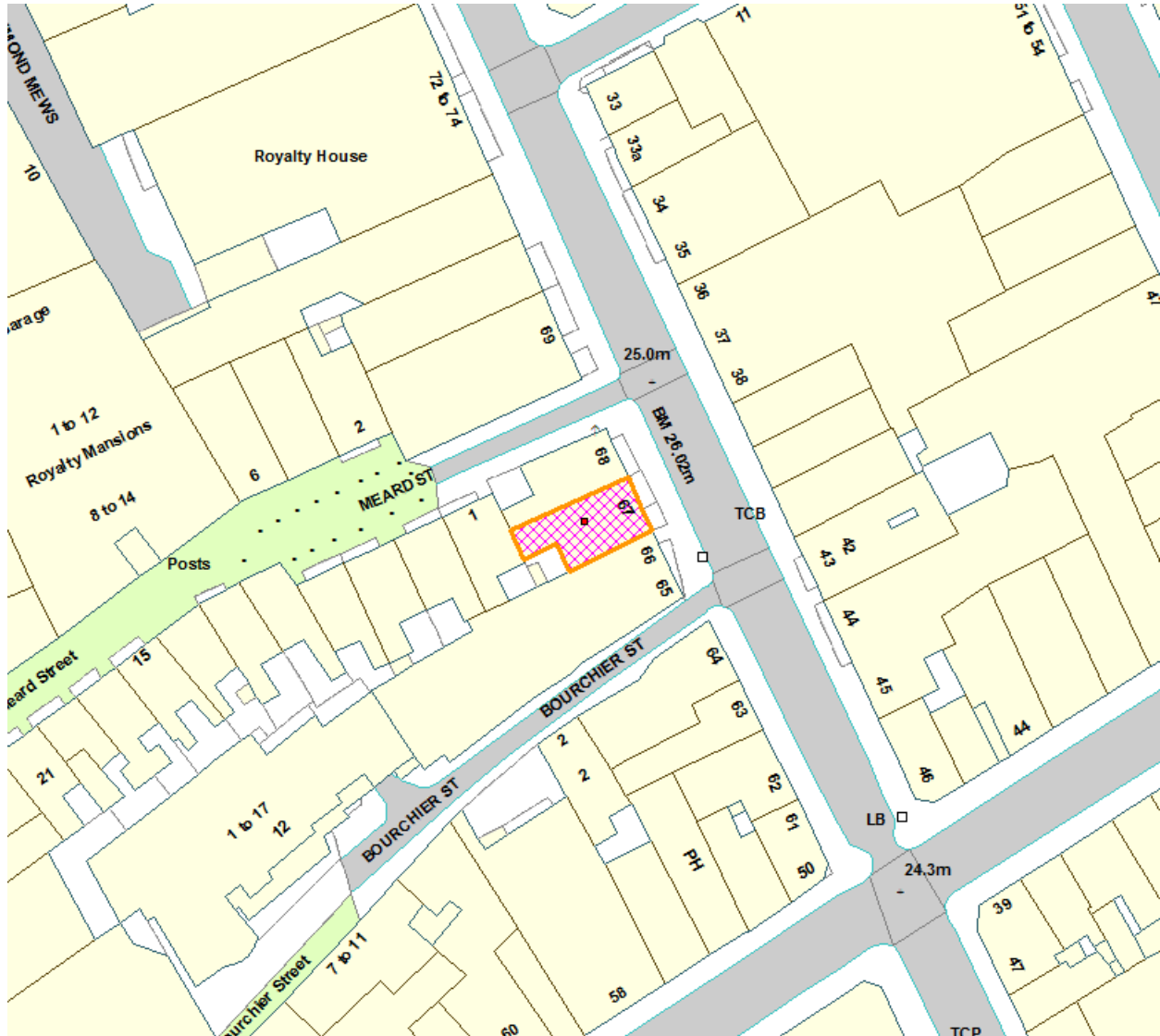
Planning permission is sought to regularise the use of the second and third floors as an extension with the existing private members club. Listed building consent is sought for internal alterations at these levels. The key issues for consideration are:

- * The loss of lawful residential use at second and third floors.
- * The impact of the extension to the private members club upon the amenities of neighbouring residents.
- * The impact of the internal works upon the character and appearance of the building.

The application is considered unacceptable in land use and conservation terms and is contrary to the

policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan), for the reasons set out in the main report.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Front elevation



Rear elevation showing second and third floor windows (View from top floor flat at 1 Meard Street)



Current staff room within front room at third floor level



Front room at second floor level



5. CONSULTATIONS

HISTORIC ENGLAND:

Have issued authorisation for the Council to determine the application.

SOHO SOCIETY:

Objection-the premises has a longstanding residential use. The loss of residential use is objected to. A sui generis use is unsuitable at this location because of adjacent residents and would cause loss of residential amenity through noise nuisance.

PLANNING ENFORCEMENT TEAM:

This building is the subject of two ongoing enforcement cases (15/59106/L and 15/59107/L) relating to the unauthorised and material change of use of the second and third floors from 2 x residential flats (Class C3) to use as part of the private members club occupying the basement, ground floor and first floors of the building. Enforcement notices have been served on 23rd March 2016 and are effective from 26th May 2016. The applicants have appealed the enforcement notice and negotiations are being undertaken with the Inspector to consider the appeal once the planning and listed building application has been determined.

In addition to the change of use, there are separate ongoing investigations with respect to the unauthorised internal works to the property (16/60873/H).

ENVIRONMENTAL SERVICES

No objections in principle however make the following comments:

Pre-application advice has been sought with Environmental Health in respect of the Licensing Act and they are waiting on further information from the applicants in order to make further comments.

The use of the additional floors for members club use in itself is not particularly controversial. There could be a risk of noise breakout if Regulated Entertainment was permitted in areas where windows could be left open or where the ability of the building to contain sound was not very good. An increase in capacity can lead to an increased risk of noise and disturbance, especially when patrons leave late at night, but in this case the premises is small and capacity is limited by the fact that there is only a single staircase serving all upper floors. It is unlikely that significant changes to occupancy can be accommodated.

CROSS LONDON RAIL LINKS LTD:

No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 64, Total No. of replies: 247

No. of comment: 1

No objections to the creation of a club room, however it is important that the unique quality of this building is respected and preserved. It is a precious survival of old Soho.

No. of objections: 12, on some or all of the following grounds:

Use

- the Club managed to operate successfully under the previous owner with tenants above and did so for the last 20 years.
- the council's policy is to support the retention of housing and should be the priority over commercial use. The basement entrance is a good solution to enter and exit the club as it stands.
- clarification required on whether the second floor would be members lounge or restricted to VIP guests. There is a conflict in planning documents and what members appear to be have been told.
- the expansion seems unnecessary as there are already many (private) clubs, bars and restaurants in Soho. It would be appreciated that residents were protected against the growing number of commercial ventures that impact on everyday life.

Amenity

- an increase in the use of the courtyard (as a smoking area) and increase in noise levels from people congregating.
- increased level of overlooking, to the kitchen windows directly opposite the rear elevation of the application building (1 Meard Street).
- previous conditions were imposed to protect neighbouring residents.

Internal Works

- most properties along Meard Street are panelled and these are in residential use.

Other

- the report accompanying the application contains many inaccuracies and inconsistencies-the evidence of noise, smells and unsuitability for residential use is inaccurate.

No. in support: 234- of these 40 have not provided comments, but the remaining 194 comments can be summarised as follows;

- the existing club is too small to accommodate current members, and does not have suitable entertaining space. Members would benefit greatly from the additional space which is essentially wasted. More activities will be able to be put on which will be of benefit to the local community.
- It is a suitable place to do business and supports the Arts and Music sectors and is important for the cultural activity of Soho.
- The Club makes a positive contribution and compliments the existing clubs, bars and restaurants of Soho and this should be supported in order to retain its commercial viability and continued investment.
- The Club never has recorded music playing and its members are well behaved and civilised and therefore any additional noise caused by the expansion would be minimal
- Part of the Club's charm is the fabric and interior of the building,
- Only supported if the old ladies that lived upstairs have died
- The change will affect no-one and will benefit many

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

67 Dean Street is Grade II* listed, located within the Soho conservation area and within the Core CAZ, West End Special Retail Policy Area and West End Stress Area.

The building contains four stories plus basement in mixed use; a private members club (Sui Generis) known as 'The Blacks Club' lawfully occupy the basement, ground and first floors and the second and third floors are lawfully residential use (Class C3).

The second and third floors have been used as an extension to the members club since 2015. It has been confirmed that the second floor provides a bar area, members room and bathroom with no food served at this level, though it appears that the use of the second floor has ceased. The third floor provides back of house areas, namely a staff breakout room and office.

6.2 Recent Relevant History

Installation of full height extract duct to the rear elevation.

Application Permitted 1 May 2015

Internal alterations in connection with extension of club premises on basement, ground & 1st floor of no.67 into basement level of no.68

Application Permitted 31 December 1996

Alterations including the introduction of a low level carton filter extract system, and the continued use of the basement, ground and first floors as a private members club.

Application Permitted 25 August 1994

This permission was permitted subject to conditions relating to the rear courtyard being only used for maintenance purposes and the windows facing onto the rear courtyard being permanently fixed shut. One of the objectors has commented that Club is in breach of these conditions-this has been reported to the Council's Planning Enforcement Team and they are currently under investigation (16/60873/H).

7. THE PROPOSAL

Planning permission is sought to regularise the use of the second and third floors as an extension to the existing private members club. Listed building consent is sought for internal alterations at these levels.

The existing private members club is arranged with a lounge area and kitchen facilities at basement level and dining areas at ground and first floors. The application details that the second floor would be reconfigured as a 'lounge' with bar area (middle room), members room (front room) and bathroom (bathroom). There would be no standing bar areas and no food served on this level. The third floor will be retained as back of house office functions with no member access.

The total size of the property is 308.2sqm GIA; however the club only lawfully occupies 196.2sqm GIA of this (basement, ground and first floors). The license currently only allows a maximum of 30 persons per floor (90 in total) and the proposals would provide an additional 30 capacity at second floor level (total capacity of 120). The current hours specified by the licensing, which are not proposed to be altered, are Monday to Saturday 10:00-01:30 and Sunday 12:00 to 01:00. However it is noted that the Club is currently advertised as not being open on Sundays.

It is understood that the second and third floors were occupied by long standing tenants; the occupiers of the second floor between 1920 and 2000 and the third floor between 1926 and 2005. Blacks Club was established at the site in 1992, and has recently changed ownership.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Loss of residential use

Paragraph 2.40 of the Westminster's Spatial Strategy states that as a general principle, housing is acceptable on all sites within Westminster and is the priority land use for delivery. Policy S14 of Westminster's City Plan: Strategic Policies states that residential use is the priority across Westminster except where specifically stated. All residential uses, floorspace and land will be protected.

The applicant has provided circumstances which they consider exceptional and should be taken into consideration when determining the suitability of the second and third floors as residential dwellings.

The applicant states that as the building has a traditional arrangement it means there is no independent or private access to the upper floors; there is only one entry point from Dean Street, and one stairwell providing access between levels. They state that this is considered to be undesirable and an unreasonable configuration for residential occupants.

A letter from the managing agents 'Atlas Property Letting and Services Ltd' outlines that due to the access arrangements there has been little demand and those that did rent the flats were always complaining about noise from the club. Furthermore, they consider that there are operational and security concerns, with residential occupiers and member guests able to gain access to all areas.

Therefore, in conclusion, the applicant states that it has been difficult to maintain residential tenants on the upper floors due to the relationship with the private members club downstairs. The Club historically had used the basement entrance, with the residential users using the main entrance door up until 2014 when works were undertaken and the bar, along with the entrance was moved to the ground floor

It is not considered that the circumstances put forward by the applicant outweigh the harm to the loss of residential use within part of the building. Given that the Council's policies target housing as a priority, the lawful residential use is given significant weight. Whilst

there may be some argument that the current arrangement is unsatisfactory to the Club, there is no planning justification why the arrangement, that had been the established situation for the preceding 24 years since the Club was formed at the site in 1992, would now be impractical.

Therefore the justification provided by the applicant does not outweigh the harm to the loss of residential use within the building, for which is a priority across Westminster. Existing residential uses are protected and therefore it is considered that the change of use is contrary to Policy S14 the City Plan and Policy H3 of the UDP.

Extension of Private Members Club (Sui Generis)

Whilst the proposal is considered to constitute a sui generis, given the nature of the operation it is considered appropriate to assess the application in relation to the Council's entertainment policies.

City Plan policy S24 and UDP policies TACE 8-10 deal with entertainment uses. City Plan Policy S24 requires proposals to demonstrate that they are appropriate in terms of the type and size of use, scale of activity, relationship to any existing concentrations of entertainment uses. The TACE policies are on a sliding scale of permissibility from TACE 8 ('generally permissible') to TACE 10 ('permissible only in exceptional circumstances'), dependent upon the location, size and type of the entertainment use.

The policies aim to control the location, size and activities of the entertainment uses in order to safeguard residential amenity, local environmental quality and the established character and function of the various parts of the City, while acknowledging that they provide important services in the City and contribute to its role as an entertainment centre of national and international importance.

The second and third floor would increase the Club by 112sqm (GIA). The applicants consider that the third floor, as this is not accessed by Members, should not be included within the floorspace figures; however the Council considers that this is a legitimate part of the proposed use and has been included, in respect to assessing the proposal against the TACE policies. The private members club would provide a total of 308.2sqm (GIA) of floorspace and are generally considered to fall within 'other entertainment uses'. Policy TACE 10 is therefore applicable.

Dean Street is located within Soho, an area known for its cluster of entertainment uses, as well as residential properties. Residential properties are positioned on either side of the application site; 65-66 contains a fourth floor flat and the upper floors of No. 68 are in residential use. The ground and basement floors have extant dual/alterative permission for use as either offices (B1) or residential (C3). To the rear, the property abuts 1 Meard Street, which is split into 3 flats.

It is noted the increase to the private members club is a relatively modest 112sqm GIA, comprising of a lounge area and back of house facilities. The existing lower ground floors that form a restaurant and bar areas are not publically accessible in the manner of traditional A3 and A4 uses and are restricted to members and guests only. The use would allow an additional 30 persons into the premises.

The existing club has some restrictions in place in terms of noise mitigation (restrictions on use of rear courtyard and windows being opened). However restrictions on opening hours and capacity have been set by licensing.

There have been a number of objections relating to noise from the increased use of the property. There have been a number of complaints received by the Council's Environmental Health Noise Team in respect to noise in 2007, 2010 and 2012. It is not clear what aspects of the Club use has resulted in these complaints. Objections specific to this application relate to the use of the rear courtyard, which the applicant has confirmed has now ceased. The use of the courtyard has been raised with the Council's Planning Enforcement Team who will continue to monitor any breach and take action where necessary.

On the basis that there are already conditions limiting the use of the courtyard and windows being opened and further conditions could be imposed to control opening hours and capacity, the proposed use of the upper floors is not considered to result in a general reduction in adverse effects on residential amenity and local environmental quality when compared with the existing activity on the site. Therefore whilst sympathetic to the concerns of objectors, it is not considered that there are sufficient planning grounds for refusing the increase in the size of the club and these objections are not considered to be sustainable.

The agent has outlined that no food shall be served on the second floor, with the existing lower floors only providing dining room areas. There is existing kitchen ventilation/extraction equipment serving the property. It is noted that permission was granted on 1 May 2015 for a full height extract duct to the rear elevation, however this has not been implemented. Given that the increase to the existing club will not result in an increase in areas where food may be served, the existing arrangements to prevent smells are considered adequate in this instance.

The club currently uses the main ground floor entrance off Dean Street for Club members and will continue to use the existing basement access for servicing, in the same manner as currently exists. The basement will continue to be used for the storage of waste and recyclable material. Given the small increase in the number of people that can be accommodated by the proposal (30 guests), it is considered that the current servicing and disposal of waste and recyclable material will be contained within the existing operational practices of the existing club.

The normal policy presumption would be to resist such a large speculative entertainment use, however given the increase in size and capacity is limited, this proposal is considered to constitute exceptional circumstances to allow the increase in private members club and is considered acceptable in this regards.

8.2 Townscape and Design

The building is a town house dating from the early eighteenth century which is an unusually fine survival of largely original internal and external original features. The application relates to the second and third floor, where a significant level of historic survival is still in evidence particularly at second floor where much of the original panelling survives. The panelling at second floor and other key features of special interest have

been affected by recent unauthorised and unsympathetic work, which has been subject to a series of enforcement actions. The application attempts to address this. The proposed change of use is neutral in listed building terms.

The application is poorly described however in essence it proposes to reinstate a missing fire place, repair and reinstate damaged panelling and missing historic elements such as dados, skirting's and architraves, remove redundant services and install new lights and fire/smoke alarms. Given the poor standard of information provided within the application, it cannot be ascertained at this stage the impact of these works upon the special interest of the listed building.

The proposals also seek to install a bathroom/wc within the rear closet wing at second floor level which is considered harmful due to the impact on the historic panelling. The proposal seeks an institutional two cubical WC arrangement, whereas the original plan form would have been of a domestic arrangement.

Given the poor standard of information and harmful nature of the proposed works within the rear closet wing, it is recommended that the application be refused in listed building terms.

8.3 Residential Amenity

Privacy

An objector has raised concerns that the use of the upper floors would result in loss of privacy. The objector resides in the upper floor flat of 1 Meard Street, which has a kitchen window that overlooks the rear elevation and courtyard of the application property. Prior to the unauthorised use of the upper floors, the windows were in residential use.

It is not considered that third floor windows being used for back of house function and specifically as an office, would not have a detrimental impact upon privacy levels and the issues arising relate to the provision of additional club space at second floor level. Whilst concerns are noted, there is an existing level of mutual overlooking between properties. It is not considered that an additional 30 (maximum) persons on the second floor would result in a significant level of overlooking over and above the existing situation.

8.4 Transportation/Parking

This application raises no transportation issues; there are currently no cycle facilities on site and none are able to be provided given the listed nature of the building and lack of available vaults. The site however has a high level of public transport accessibility and the proposal will have no significant impact on on-street car parking in the area.

8.5 Economic Considerations

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

8.6 Access

Access to the site will remain unchanged; members will use the main entrance off Dean Street, with basement access for servicing.

8.7 Other UDP/Westminster Policy Considerations

This application does not raise any other UDP considerations that have not already been addressed in the report above.

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

There are no environmental impact issues associated with this proposed development.

9. BACKGROUND PAPERS

1. Application form
2. Response from Soho Society, dated 13 November 2015
3. Response from Cross London Rail Links Ltd, dated 26 October 2015
4. Response from Planning Enforcement Team - Development Planning, dated 2 December 2015
5. Response from EH Consultation, dated 16 December 2015
6. Letter from occupier of 20 Laurier Road, Dartmouth Park, dated 7 November 2015
7. Letter from occupier of Flat 1, 77 Burghley Road, dated 3 November 2015
8. Letter from occupier of 206 Main Road, Great Leighs, dated 3 November 2015
9. Letter from occupier of Ile de Sieck, Le Dossen, St Pol de Leon, dated 3 November 2015
10. Letter from occupier of 41 Stockwell Road, London, dated 2 November 2015
11. Letter from occupier of 18 Anning Street, London, dated 2 November 2015
12. Letter from occupier of 183b Coldharbour Lane, London, dated 5 November 2015
13. Letter from occupier of 1 St Anne's Close, London, dated 9 November 2015
14. Letter from occupier of Campions, 206 Main Road, Great Leighs, dated 4 November 2015
15. Letter from occupier of 14 Mayfield Avenue, London, dated 2 November 2015
16. Letter from occupier of Flat A 367 Chiswick High Road, Chiswick, dated 2 November 2015
17. Letter from occupier of 26 Bousfield Rd, London, dated 2 November 2015
18. Letter from occupier of 31 Keith Grove, London, dated 2 November 2015
19. Letter from occupier of Thavies Inn House, London, dated 2 November 2015

20. Letter from occupier of 59 Barnwell Road, London, dated 2 November 2015
21. Letter from occupier of 8 Cranford Court, Chester, dated 2 November 2015
22. Letter from occupier of 16 Grantley Court, London Road, dated 2 November 2015
23. Letter from occupier of 349 Queenstown Road, London, dated 6 November 2015
24. Letter from occupier of Flat 26, 75 Gloucester St, dated 2 November 2015
25. Letter from occupier of Meads House, Edgebridge, dated 2 November 2015
26. Letter from occupier of 6-8 Sackville Street, London, dated 2 November 2015
27. Letter from occupier of 81 Verulam Road, St Albans, dated 2 November 2015
28. Letter from occupier of 17 Winston Rd, London, dated 2 November 2015
29. Letter from occupier of Heathfield, Browns Lane, dated 2 November 2015
30. Letter from occupier of 37C Mildmay Grove North, London, dated 3 November 2015
31. Letter from occupier of 24A Ainsworth Road, London, dated 5 November 2015
32. Letter from occupier of 23, Chester Crescent, dated 2 November 2015
33. Letter from occupier of 3 Beaulieu Gardens, London, dated 2 November 2015
34. Letter from occupier of 38 Academy Apartments, Institute Place, dated 2 November 2015
35. Letter from occupier of 1, Avenue Road Extension, dated 2 November 2015
36. Letter from occupier of 4 Bedford Row, London, dated 3 November 2015
37. Letter from occupier of 7 Spring Apartments, 40 Nightingale Lane, dated 2 November 2015
38. Letter from occupier of Old Truman Brewery, London, dated 2 November 2015
39. Letter from occupier of 22 Clitheroe Rd, London, dated 2 November 2015
40. Letter from occupier of SGO Ltd, PO Box 2015, dated 11 November 2015
41. Letter from occupier of 2 CHANCEL COURT, 57 DEAN ST, dated 3 November 2015
42. Letter from occupier of Garden Flat 114 South Hill, Park, London, dated 2 November 2015
43. Letter from occupier of 93 Helix Road, London, dated 2 November 2015
44. Letter from occupier of Flat 27, Bank Chambers, 25 Jermyn Street, dated 2 November 2015
45. Letter from occupier of 30 Park Hall Road, London, dated 3 November 2015
46. Letter from occupier of 25 Orchard Street, Cambridge, dated 2 November 2015
47. Letter from occupier of Flat b. 74 Brondesbury Villas, London, dated 2 November 2015
48. Letter from occupier of 9 Trinity Close, London, dated 2 November 2015
49. Letter from occupier of 110 Springwood Crescent, Edgware, dated 2 November 2015
50. Letter from occupier of 272 Chiswick High Road, Chiswick, dated 6 November 2015
51. Letter from occupier of Flat 2, 25 St Stephens Ave, dated 2 November 2015
52. Letter from occupier of 22c Fairhazel Gardens, London, dated 2 November 2015
53. Letter from occupier of 107a Shirland Road, London, dated 2 November 2015
54. Letter from occupier of 102b Mortimer Road, London, dated 2 November 2015
55. Letter from occupier of 101-103 Oakley Street, Chelsea, dated 5 November 2015
56. Letter from occupier of Arch Cottage, Burford Street, dated 24 November 2015
57. Letter from occupier of , , dated 27 November 2015
58. Letter from occupier of Styford High Barns, Stocksfield, dated 20 November 2015
59. Letter from occupier of 6 Church Lane, London, dated 20 November 2015
60. Letter from occupier of 180 Albion Road, Stoke Newington, dated 20 November 2015
61. Letter from occupier of Headley Cottage, Liphook Road, dated 21 November 2015
62. Letter from occupier of 3 Town House Court, Madley, dated 22 November 2015
63. Letter from occupier of 1 Clover Mews, London, dated 22 November 2015
64. Letter from occupier of 6 Marryat Square, Wyfold Road, dated 23 November 2015
65. Letter from occupier of 21 Lime Grove, London, dated 23 November 2015
66. Letter from occupier of 102b Mortimer Road, Flat b, dated 23 November 2015

67. Letter from occupier of 68 Thurleigh Road, London, dated 23 November 2015
68. Letter from occupier of 43 White Post Lane, Unit H, dated 23 November 2015
69. Letter from occupier of 13-14 Dean Street, London, dated 24 November 2015
70. Letter from occupier of 38 Park Hill, London, dated 24 November 2015
71. Letter from occupier of Flat 24 Grenier Apartments, London, dated 21 November 2015
72. Letter from occupier of flat 11 thomas burt house, 41 canrobert street, dated 24 November 2015
73. Letter from occupier of Malt House, Llandyssil, dated 20 November 2015
74. Letter from occupier of Vatch Cottage, The Vatch, dated 23 November 2015
75. Letter from occupier of 31-35 Pitfield Street, First Floor, Giant Leap, dated 23 November 2015
76. Letter from occupier of 19 Albany Mansions, Albert Bridge Road, dated 25 November 2015
77. Letter from occupier of 92 Burton Road, London, dated 22 November 2015
78. Letter from occupier of Bethpage, Rougemont, dated 20 November 2015
79. Letter from occupier of 7 Lonsdale Mews, Richmond, dated 22 November 2015
80. Letter from occupier of 20 Torbay Road, London, dated 21 November 2015
81. Letter from occupier of 18 Ashmore House, 69 Russell Road, dated 21 November 2015
82. Letter from occupier of Flat 17 Williamson Court, 163a Peckham Rye, dated 24 November 2015
83. Letter from occupier of 617, 7th street, dated 20 November 2015
84. Letter from occupier of flat 1/C china wharf, 29 mill street, dated 20 November 2015
85. Letter from occupier of 68 Eccleston Square, London, dated 20 November 2015
86. Letter from occupier of Basement flat, 9 Florence Street, dated 20 November 2015
87. Letter from occupier of 1 Wyke road, Bruton, dated 20 November 2015
88. Letter from occupier of 4 Cairns house, Holloway Rd., dated 23 November 2015
89. Letter from occupier of 1 lower bury lane, Epping, dated 21 November 2015
90. Letter from occupier of 11 Barons Gate, East Barnet, dated 21 November 2015
91. Letter from occupier of Greenslade, Petersfield, dated 21 November 2015
92. Letter from occupier of 139-143 Bermondsey Street, London, dated 23 November 2015
93. Letter from occupier of 7 Crownleigh Court, Crownstone Road, dated 23 November 2015
94. Letter from occupier of 69 Mapledene Road, Hackney, dated 23 November 2015
95. Letter from occupier of Flat 23 Soho Lofts, 10 Richmond Mews, dated 20 November 2015
96. Letter from occupier of Flat 3, 56 Maple Street, dated 24 November 2015
97. Letter from occupier of 6/4 Leopold Place, Edinburgh, dated 21 November 2015
98. Letter from occupier of 505 12th st 3A, brooklyn, dated 20 November 2015
99. Letter from occupier of 181 Chudleigh Road,, Brockley, dated 21 November 2015
100. Letter from occupier of Flat 16, 5 Siddons Lane, dated 23 November 2015
101. Letter from occupier of Flat 5, 35 Belsize Park, dated 20 November 2015
102. Letter from occupier of Trerose, Point Green, dated 20 November 2015
103. Letter from occupier of Second Floor Flat, 102 Great Portland Street, dated 20 November 2015
104. Letter from occupier of 66 Cavendish Road, Flat 7, dated 20 November 2015
105. Letter from occupier of 5 Brigden st, Brighton, dated 20 November 2015
106. Letter from occupier of 161 fentiman road, London, dated 20 November 2015
107. Letter from occupier of 1st Floor 10 Fetter Lane, London, dated 20 November 2015
108. Letter from occupier of 44 Delancey Street, London, dated 21 November 2015
109. Letter from occupier of 63 Evering Road, London, dated 21 November 2015
110. Letter from occupier of 5 Thornfield Road, London, dated 23 November 2015
111. Letter from occupier of 19 SWAN YARD, LONDON, dated 21 November 2015

112. Letter from occupier of 88 Nelson Road, London, dated 23 November 2015
113. Letter from occupier of 11 Meard Street, London, dated 19 November 2015
114. Letter from occupier of Greenhedges Hall, Mark Cross, dated 21 November 2015
115. Letter from occupier of 245a Langley Road, Langley, dated 24 November 2015
116. Letter from occupier of arreton cottage, richmond, dated 21 November 2015
117. Letter from occupier of 38 HOMER STREET, MARYLEBONE, dated 23 November 2015
118. Letter from occupier of 49 Baring Street, London, dated 24 November 2015
119. Letter from occupier of 30 Roma Rd, London, dated 24 November 2015
120. Letter from occupier of 25 Albion Drive, London, dated 22 November 2015
121. Letter from occupier of Apt 22 The Natilus Building, 3 Myddelton Passage, dated 22 November 2015
122. Letter from occupier of 9 Abdale Rd, Lindon, dated 20 November 2015
123. Letter from occupier of 56, Lambton Rd, dated 25 November 2015
124. Letter from occupier of 47 Romola Rd, London, dated 20 November 2015
125. Letter from occupier of 8804 Lookout Mountain Avenue, Los Angeles, dated 23 November 2015
126. Letter from occupier of 12 whitehall park road, London, dated 20 November 2015
127. Letter from occupier of Flat 8, 7 Elm Park Gardens, dated 20 November 2015
128. Letter from occupier of Flat 8, 7 Elm Park Gardens, dated 20 November 2015
129. Letter from occupier of 13 Shirley Road, London, dated 20 November 2015
130. Letter from occupier of Flat A, 1 Meard Street, dated 18 November 2015
131. Letter from occupier of One Meard Street, London, dated 18 November 2015
132. Letter from occupier of 12B Greville Place, London, dated 23 November 2015
133. Letter from occupier of 36 ellington street, london, dated 27 November 2015
134. Letter from occupier of 4 Bothwell Street, London, dated 23 November 2015
135. Letter from occupier of Wunstorfer Strasse 99, Hanover / Germany, dated 21 November 2015
136. Letter from occupier of 32 White Lion Road, Amersham, dated 26 November 2015
137. Letter from occupier of Flat 2, 23 Westbury road, Woodside Park, dated 28 November 2015
138. Letter from occupier of 85 St George's Square, London, dated 20 November 2015
139. Letter from occupier of 27 Cheyne Row, London, dated 21 November 2015
140. Letter from occupier of dove cottage, lower assendon, dated 24 November 2015
141. Letter from occupier of 39 nightingale road, London, dated 30 November 2015
142. Letter from occupier of 2 The Stadbury, Whittets Ait, dated 21 November 2015
143. Letter from occupier of 127 Queens Road, London, dated 22 November 2015
144. Letter from occupier of 13 Meard Street, London, dated 24 November 2015
145. Letter from occupier of Maconochie Photography, 4 Meard Wstreet, dated 24 November 2015
146. Letter from occupier of 68 Dean Street, London, dated 24 November 2015
147. Letter from occupier of 18 Meard Street, 1B Meard Street, dated 24 November 2015
148. Letter from occupier of Flat 1, 22 Romilly Street, dated 24 November 2015
149. Letter from occupier of Flat 1, 1 Bolingbroke Grove, dated 26 November 2015
150. Letter from occupier of 30, Bromley, dated 30 November 2015
151. Letter from occupier of 19 Denman St, London, dated 30 November 2015
152. Letter from occupier of 139 Highlever Road, London, dated 23 November 2015
153. Letter from occupier of Room S96 Second Floor, New Wing, Somerset House, dated 23 November 2015

154. Letter from occupier of 64 Childebert Road, London, dated 9 December 2015
155. Letter from occupier of 3 Alcedonia, Penarth, dated 5 December 2015
156. Letter from occupier of 24 Trehurst Street, London, dated 4 December 2015
157. Letter from occupier of 12b gwydyr mansions, Hove, dated 6 December 2015
158. Letter from occupier of Studio 6, Warden Court, 5 Villa Road, dated 15 December 2015
159. Letter from occupier of 11 Palmer Drive, Andover, dated 15 December 2015
160. Letter from occupier of 70-71 Wells Street, London, dated 15 December 2015
161. Letter from occupier of 48 Harley Street, London, dated 16 December 2015
162. Letter from occupier of 92 Lots Road, London, dated 15 December 2015
163. Letter from occupier of 11 Barons Gate, East Barnet, dated 23 December 2015
164. Letter from occupier of Flat 7, Spring Apartments, 40 Nightingale Lane, dated 23 December 2015
165. Letter from occupier of 101 Hudson Apartments, Chadwell Lane, dated 22 December 2015
166. Letter from occupier of 51 Dover Road, London, dated 30 December 2015
167. Letter from occupier of 8 Brunswick Terrace, Cambridge, dated 22 December 2015
168. Letter from occupier of Flat 7, Everest Court, South Norwood Hill, dated 29 December 2015
169. Letter from occupier of 3 Castellain Road, Little Venice, dated 30 December 2015
170. Letter from occupier of Nepa UK Ltd., 7. Carlisle Street, Soho,, dated 22 December 2015
171. Letter from occupier of 42a Golborne Rd, London, dated 22 December 2015
172. Letter from occupier of 87 Franklin street, New York city, dated 22 December 2015
173. Letter from occupier of 13 cambridge road north, london, dated 22 December 2015
174. Letter from occupier of 10 balfour house, 1 forfar Road, dated 22 December 2015
175. Letter from occupier of 10 Lonsdale Road, Chiswick, dated 24 December 2015
176. Letter from occupier of 87 , Norman Road, dated 29 December 2015
177. Letter from occupier of 7 Onslow Gardens, London, dated 23 December 2015
178. Letter from occupier of 64 Hydethorpe Road, London, dated 23 December 2015
179. Letter from occupier of 25 Argyll St, London, dated 22 December 2015
180. Letter from occupier of 24 Spencer Road, London, dated 22 December 2015
181. Letter from occupier of 1133 Broadway, Ste 903, dated 22 December 2015
182. Letter from occupier of 17 The South Glade, Bexley, dated 23 December 2015
183. Letter from occupier of 8c Carlton Hill, London, dated 22 December 2015
184. Letter from occupier of 41 coniger rd, London, dated 22 December 2015
185. Letter from occupier of 9 Leslie Hill, Ballymoney, dated 22 December 2015
186. Letter from occupier of 83a Wellesley road, London, dated 22 December 2015
187. Letter from occupier of 67 Kelvin Ave, London, dated 22 December 2015
188. Letter from occupier of 15a Bartholomew Road, London, dated 22 December 2015
189. Letter from occupier of 50a, Albert St, dated 23 December 2015
190. Letter from occupier of 87 herongate rd, london, dated 22 December 2015
191. Letter from occupier of 84 Londinium Tower, 87 Mansell Street, dated 22 December 2015
192. Letter from occupier of 608a Fulham Road, London, dated 25 December 2015
193. Letter from occupier of 72 Elderfield Rd, London, dated 22 December 2015
194. Letter from occupier of Arnhem, 25 cranes drive, dated 22 December 2015
195. Letter from occupier of 54 Chandis Avenue, London, dated 22 December 2015
196. Letter from occupier of West end farm, Weston turville, dated 22 December 2015

197. Letter from occupier of 11, Teneraire street, dated 22 December 2015
198. Letter from occupier of 1 Beeley Street, Aylesbury, dated 4 January 2016
199. Letter from occupier of 33 Batoum Gardens, London, dated 27 December 2015
200. Letter from occupier of Tradewinds, Chapel Lane, Enstone, dated 5 January 2016
201. Letter from occupier of 20 Gatti's Wharf, 5 New Wharf Road, dated 22 December 2015
202. Letter from occupier of Top Flat, 7 Meard Street, dated 5 January 2016
203. Letter from occupier of 38, clapham manor street, dated 23 December 2015
204. Letter from occupier of 8C London Wharf, Wharf Place, dated 22 December 2015
205. Letter from occupier of 17 Apollo Studios, London, dated 22 December 2015
206. Letter from occupier of 71 bramfield road, London, dated 9 February 2016
207. Letter from occupier of 67 Parliament Hill, London, dated 31 December 2015
208. Letter from occupier of Flat 5,51 St.Aubyns, Brighton, dated 23 December 2015
209. Letter from occupier of 5 SHEPHERD STREET, SHEPHERD MARKET, MAYFAIR, dated 23 December 2015
210. Letter from occupier of 16 Wrexham Road, London, dated 23 December 2015
211. Letter from occupier of 24 granite apartments, 39 windmill lane, dated 25 December 2015
212. Letter from occupier of 28 Heath hurst road, London, dated 27 December 2015
213. Letter from occupier of Tullaghmore, Waldron, dated 22 December 2015
214. Letter from occupier of 20 Essex street, London, dated 22 December 2015
215. Letter from occupier of 52 Portland place, London, dated 22 December 2015
216. Letter from occupier of 40 St John's Way, London, dated 22 December 2015
217. Letter from occupier of Flat 11, The Old Kiln, dated 22 December 2015
218. Letter from occupier of 19 Verran Road, London, dated 22 December 2015
219. Letter from occupier of 17 Salcott road, London, dated 22 December 2015
220. Letter from occupier of Maynes Farm, Wittersham, dated 22 December 2015
221. Letter from occupier of Cranmere North, Drift Road, dated 22 December 2015
222. Letter from occupier of DB Chungkai, Port Medway, Station Road, dated 22 December 2015
223. Letter from occupier of 37 PERRERS Road, London, dated 23 December 2015
224. Letter from occupier of Flat 1 Montdore House, 26 Highgate Hill, dated 23 December 2015
225. Letter from occupier of 56 - 57 Eastcastle Street, London, dated 23 December 2015
226. Letter from occupier of 29 Townshend Road, Richmond, dated 18 January 2016
227. Letter from occupier of 2e the chandlery, 50 Westminster bridge road, dated 7 January 2016
228. Letter from occupier of 2 Southay, Bratton, dated 9 February 2016
229. Letter from occupier of 299 Stafford Road, Caterham, dated 6 January 2016
230. Letter from occupier of 156 Southgate Road, London, dated 18 January 2016
231. Letter from occupier of 7 Heber Mansions, Queens Club Gardens, dated 18 January 2016
232. Letter from occupier of 66 Cavendish Road, Flat 7, London, dated 18 January 2016
233. Letter from occupier of 6a bourlet close, london, dated 9 February 2016
234. Letter from occupier of William Blake House, London, dated 9 February 2016
235. Letter from occupier of 19 Eugene Cotter House, Beckway Street, dated 18 January 2016
236. Letter from occupier of 67 Finlay Street, london, dated 19 January 2016

237. Letter from occupier of 40b, Buckingham Place, dated 18 January 2016
238. Letter from occupier of 40 Military Road, London, dated 10 February 2016
239. Letter from occupier of Shwe Phyu Plaza, Mandalay, dated 19 January 2016
240. Letter from occupier of Shwe Phyu Plaza, Mandalay, dated 19 January 2016
241. Letter from occupier of 3 Blythwood Road, London, dated 19 January 2016
242. Letter from occupier of 44 Disraeli Road, London, dated 18 January 2016
243. Letter from occupier of 135 Lee Park, Blackheath, dated 18 January 2016
244. Letter from occupier of 37 Clapham Common Northside, London, dated 18 January 2016
245. Letter from occupier of 58 Ellerdale Street, London, dated 13 February 2016
246. Letter from occupier of 98 Hayes Lane, Beckenham, dated 18 January 2016
247. Letter from occupier of 19 Purley Avenue, London, dated 9 February 2016
248. Letter from occupier of 58 Ellerdale Street, London, dated 13 February 2016
249. Letter from occupier of 76 Kings Road, Richmond, dated 19 January 2016
250. Letter from occupier of 33 South Street, Middle Barton, dated 18 January 2016
251. Letter from occupier of 19 Silver Crescent, Chiswick, dated 18 January 2016
252. Letter from occupier of 19c Swains Lane, 19c Swains Lane, dated 19 January 2016
253. Letter from occupier of 63 Moor Lane, Strensall, dated 19 January 2016
254. Letter from occupier of 2 Francis Bentley Mews, Clapham Old Town, dated 18 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)

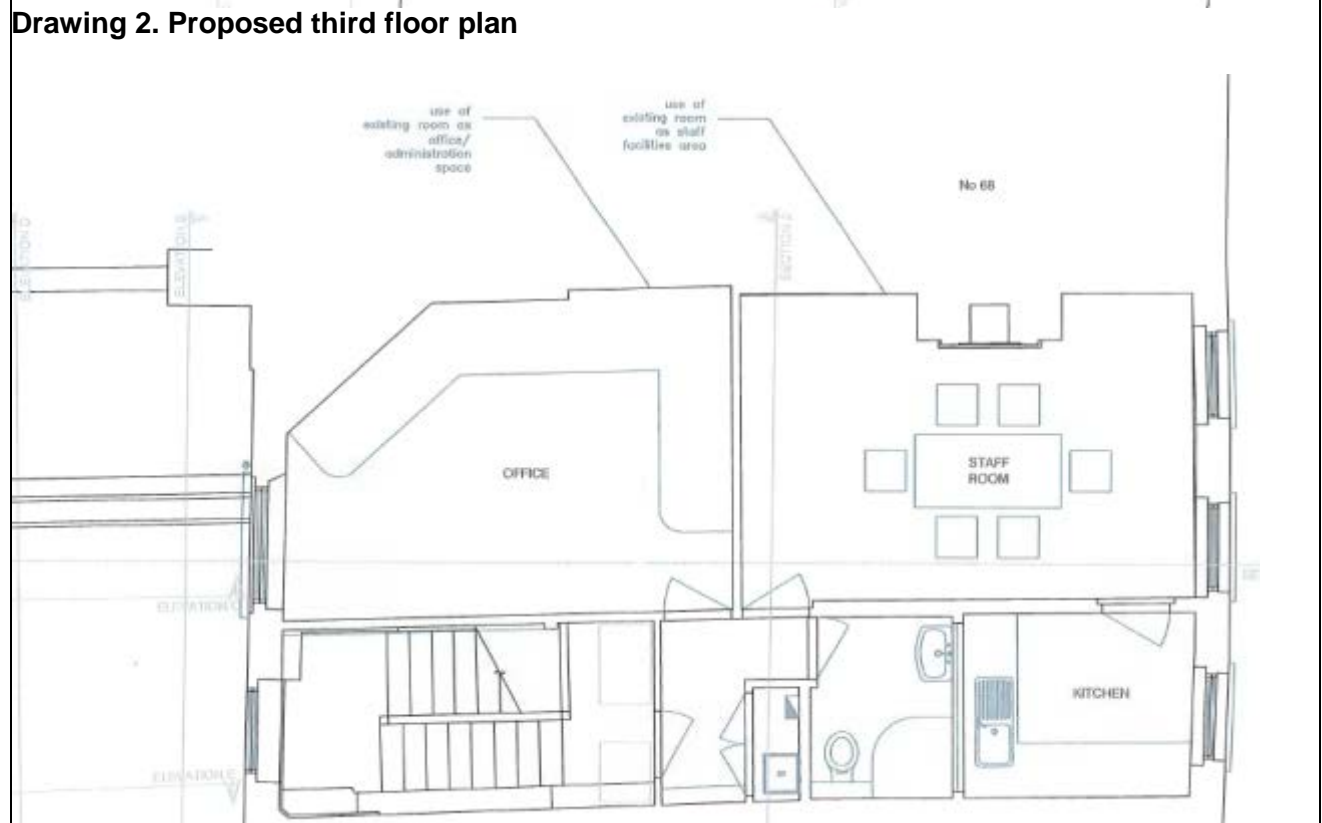
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT LINDSAY JENKINS ON 020 7641 5707 OR BY EMAIL AT CentralPlanningTeam@westminster.gov.uk

10. KEY DRAWINGS

Drawing 1. Proposed second floor plan



Drawing 2. Proposed third floor plan



DRAFT DECISION LETTER

Address: 67 Dean Street, London, W1D 4QH,

Proposal: Use of the second and third floors as extension to existing private members club (sui generis) at basement, ground and first floor levels and internal alterations.

Reference: 15/09628/FULL

Plan Nos: 282-012 P2, 282-013 P2, 282-014 P2, 282-015 P2, 282-016 P2, 282-211, 282-311.

Case Officer: Lindsay Jenkins

Direct Tel. No. 020 7641 5707

Recommended Condition(s) and Reason(s):

Reason:

1. Your development would lead to a loss of housing which would not meet S14 of Westminster's City Plan: Strategic Policies adopted November 2013. We do not consider that the circumstances of your case justify an exception to our policy. (X04AB)

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 so far as practicable. 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. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

DRAFT DECISION LETTER

Address: 67 Dean Street, London, W1D 4QH,

Proposal: Internal alterations at second and third floor levels.

Plan Nos: 282-012 P2, 282-013 P2, 282-014 P2, 282-015 P2, 282-016 P2, 282-211, 282 PL 075, PL 301, PL 302, PL 303, PL 304, PL 305, PL 306, PL 307, PL 308.

Case Officer: Lindsay Jenkins

Direct Tel. No. 020 7641 5707

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

Reason:

- 1 Your drawings do not include enough details of the proposed internal works for us to assess how your plans would affect the building.

We believe that the work could harm the special interest of the building. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 10 of our Unitary Development Plan that we adopted in January 2007 and the advice set out in our 'Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings'. (X22BB)

Reason:

- 2 Because of materials, detailed design, impact on plan form and fabric the bathroom works to the rear closet wing would harm the special interest, character and appearance of this grade II STAR listed building. This would be against the advice 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 the advice set out in paragraph 2.4 of our 'Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings'. (X18AB)

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 so far as practicable. 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. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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.