

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 13 September 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	11 Knightsbridge, London, SW1X 7LY,		
Proposal	Erection of glazed canopies and screens and public art installation to the front elevation.		
Agent	RPS CgMs		
On behalf of	Rhimesong Corporation NV		
Registered Number	16/04932/FULL	Date amended/ completed	1 June 2016
Date Application Received	25 May 2016		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		

1. RECOMMENDATION

Refuse permission – design/townscape impact.

2. SUMMARY

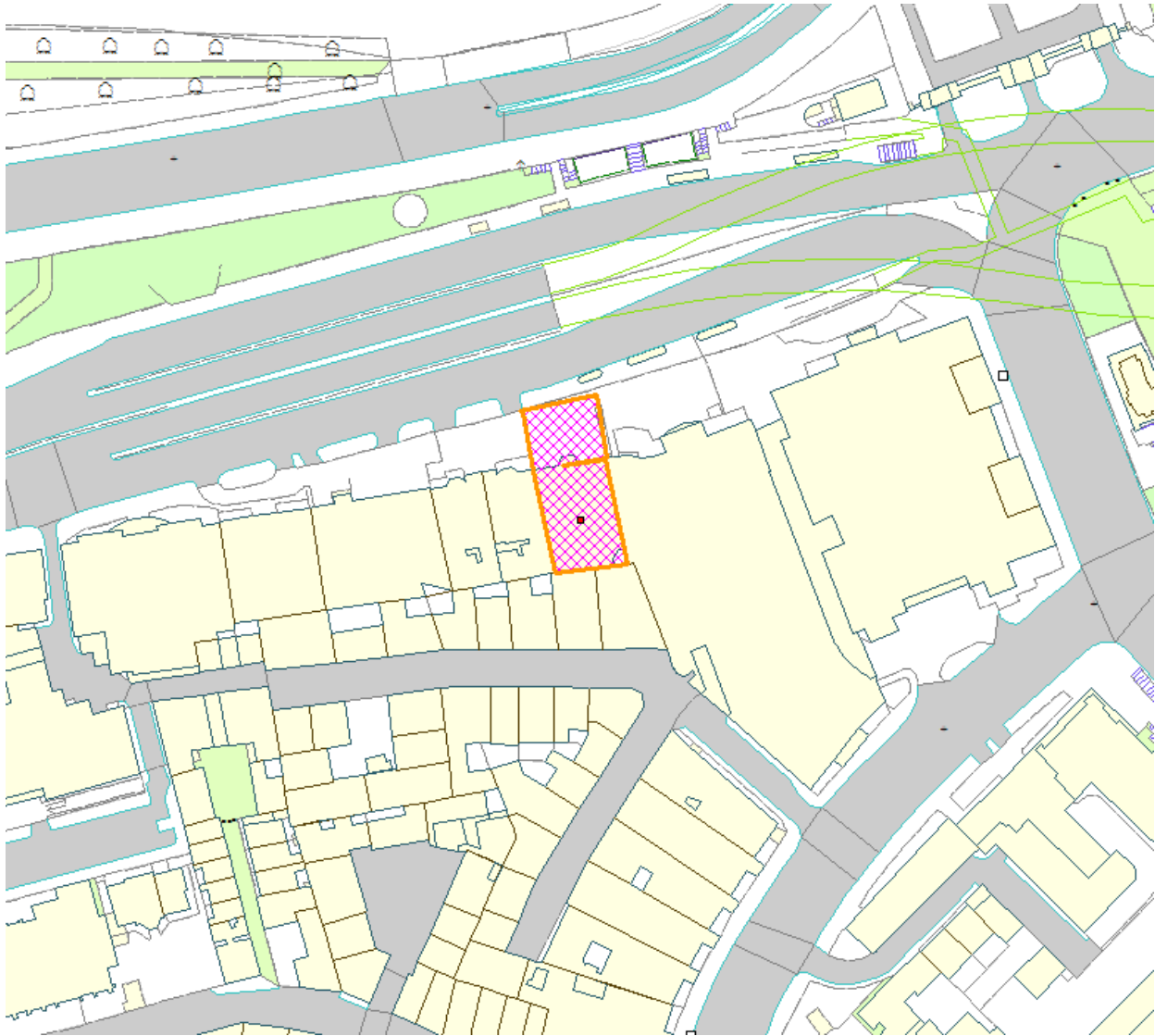
No. 11-13 Knightsbridge, The Wellesley Hotel, is located on the south side of Knightsbridge, opposite Hyde Park Corner. The site is an unlisted building of merit within the Knightsbridge Conservation Area.

Planning permission is sought for the replacement of unauthorised canopies/structures to the front elevation with glass canopies, glass screens and panels containing public art to create two enclosed cigar terraces.

The key issue in the determination of this application is the impact of the proposal on the character and appearance of the Knightsbridge Conservation Area.

The proposed glazed canopies, screens and public art are considered unacceptable in design and conservation terms, and are considered to be contrary to the City Council's design policies within Westminster's City Plan and the UDP.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION:

Any response to be reported verbally.

BELGRAVIA NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS:

No. Consulted: 20

Total No. of replies: 2

No. of objections: 1

No. in support: 1

The Knightsbridge Association object on the grounds that the proposal would neither enhance or preserve the character or appearance of the Belgravia Conservation area and is detrimental to this 'unlisted building of merit' within the Belgravia Conservation Area Audit.

The Friends of Hyde Park and Kensington Gardens support the proposal on the grounds that the proposed screen blends discreetly into the street environment, while echoing aspects of the Park, particularly in the seed-like pods which make up the screen wall.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

No. 11-13 Knightsbridge, The Wellesley Hotel, is located on the south side of Knightsbridge, opposite Hyde Park Corner. The site is an unlisted building of merit within the Knightsbridge Conservation Area.

6.2 Recent Relevant History

15/01009/FULL

Erection of glazed canopies and enclosures to the front elevation at ground floor level.
Application refused 19 May 2015 on design grounds.

11/04878/FULL

Erection of canopies over outdoor seating areas and minor works to the front elevation, forecourt treatment and boundaries.

Application Permitted 2 September 2011

7. THE PROPOSAL

The proposal seeks the erection of glazed canopies and screens and public art installation to the front elevation. These would replace the unauthorised solid canopies which

incorporate underside heaters and lighting, the glazed panels between the canopies of the entrance portico and the plastic green hedging within permanent planters.

The intention of the proposal is to enclose two terraces to the front of the property for use as cigar terraces.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The lawful use of the property is a hotel and there are no land use implications as a result of semi-enclosing the terraces.

8.2 Townscape and Design

The glass canopies would extend directly over the seating areas to the front of the premises which will be enclosed on all exposed sides by glass screens as well as vertical bronze fin panels on the flanking sides of the terraces. Directly to the front of the premises, two extensive pieces of public art will serve to partially conceal the glass screens and terraces behind.

Canopies:

The proposed canopies will be composed of five glass panes supported by four glass beam supports. Measuring approximately 6.69m x 4.7m the glass canopies are larger than those which have been installed, and are materially different from the retractable fabric awnings approved in 2011.

Screens:

Surrounding the exposed sides of the terraces, glass screens approximately 3m in height, serve to enclose the seating area, with only a modest gap of 1m between the canopies to provide ventilation (to enable their use for smoking/cigar terraces). On the flank sides of the terraces, vertical fins of bronze approximately 1.68m in height will provide additional screening and privacy.

Public Art:

Two panels of public art designed by artist Lee Simmons are proposed to be sited directly in front of the terraces and glass screens either side of the entrance portico, above a new granite dwarf wall. The screens will have an approximate height of 1.8m at their highest point.

Influenced by nature and Hyde Park, the art work comprises screens containing approximately 15,000 individual cast buds, which are a subtle reference to the Leslie Green façade, specifically the egg and dart detailing under the window arches. The buds could be capable of changing angles offering a potential for movement and will be cast in either bronze or aluminium to display neutral tones.

The City Council has repeatedly advised that the formalisation and enclosure of the terraces will be resisted in principle due to the concealment of the front facade of this building of merit and the introduction of visual townscape clutter.

Permission has previously been refused in May 2015 for unauthorised canopies and structures to the front elevation of the property. This included glass canopies and enclosures, which are comparable to that currently proposed, though incorporating retractable sun blinds. The scheme was refused due to its harmful impact on the character and appearance of the Knightsbridge Conservation Area.

Officers have consistently sought a scheme with less permanence, encouraging traditional retracting awnings and limited screening to provide a more exposed frontage and informal dining area. Whilst the public art appears to exhibit design quality, it is considered poorly placed on the hotel's forecourt which is often occupied by parked vehicles which would restrict public access.

8.3 Residential Amenity

The proposals raise no residential amenity concerns.

8.4 Transportation/Parking

Not relevant

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

Proposals do not raise any access issues

8.7 Other UDP/Westminster Policy Considerations

The proposals are not considered to raise other UDP/Westminster policy issues.

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

Not Applicable

8.11 Environmental Impact Assessment

Not applicable

8.12 Other Issues

An enforcement notice has been issued requiring the removal of the existing unauthorised solid canopies, underside heaters and lighting, the glazed panels between the canopies of the entrance portico and the plastic green hedging within permanent planters. The time for compliance is nine months from the date the notice took effect on 16 August 2016.

9. BACKGROUND PAPERS

1. Application form.
2. Response from The Knightsbridge Association dated 9 June 2016
3. Response from Friends of Hyde Park and Kensington Gardens dated 20 June 2016

(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 THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk.

01 Section AA

Existing entrance portico beyond
Existing grille
Glass canopy tilt to fall
Motorised retractable blind for solar shading
Dark bronze metal-tilt panel
Glass beam
Ultra low glare outdoor heaters suspended from a pair of dark bronze metal supports
Existing door into entrance portico

02 Section BB

Glass wind screen beyond
Carved glass panels
Artwork by Lee Simmons
Artwork by Lee Simmons
Gravel court wall

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FOR PLANNING

make

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Arch Investments Ltd
11 Berkeley Street
London
W1J 6QP

Project: The Wellesley Hotel Cliper Terraces
Drawing No: North-south cross sections

Scale: 1:20
Paper Size: A1
Date: 23.01.15
Project No: 1087
Draw No: A-7201
Rev No: 01



DRAFT DECISION LETTER

Address: 11 Knightsbridge, London, SW1X 7LY,

Proposal: Erection of glazed canopies and screens and public art installation to the front elevation.

Reference: 16/04932/FULL

Plan Nos: Site Location Plan; (PA)229; A-7200-01; A-7201-01; A-7100-01; A-7001-01; A-7000-01; LJS_WELL_19-05-16; LJS_WELL_20-05-16.
Design and Access Statement May 2016 Rev 02; The Wellesley Hotel Terraces Lee Simmons May 2016.

Case Officer: Jennie Humphrey

Direct Tel. No. 020 7641 4100

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

Because of their location, design and appearance the canopies, screens and public art would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Knightsbridge Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES1, DES5, DES9 and DES7 of our Unitary Development Plan that we adopted in January 2007. (X16AC)

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.