

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 27 September 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> West End	
<b>Royal Air Force Club</b>	<b>Royal Air Force Club, 128 Piccadilly, London, W1J 7PY</b>		
<b>Proposal</b>	Demolition of rear extension on ground, first and first floor mezzanine levels and erection of replacement extension on ground, first, first floor mezzanine and second to fifth floor levels to provide additional accommodation to existing private members' club (sui generis) and installation of plant at roof level. Internal alterations at basement level.		
<b>Agent</b>	Nicholas Taylor & Associates		
<b>On behalf of</b>	RAF Club		
<b>Registered Number</b>	16/05289/FULL & 16/05771/LBC	<b>Date amended/ completed</b>	28 June 2016
<b>Date Application Received</b>	6 June 2016		
<b>Historic Building Grade</b>	Grade II		
<b>Conservation Area</b>	Mayfair		

## 1. RECOMMENDATION

- i. Grant conditional permission.
- ii. Grant conditional listed building consent.
- iii. Agree reasons for granting listed building consent as set out in informative 1 of the decision notice.

## 2. SUMMARY

The application premises is a Grade II listed private members' club (the RAF Club) on the north side of Piccadilly. Permission and listed building consent are sought for alterations including the partial demolition of the existing "Squash Court Wing" at the rear of the club, including part of an adjacent stair, and for the erection of a replacement extension on ground, first, first floor mezzanine and second to fifth floors, with plant to the roof. This new accommodation would provide additional club bedrooms, a business lounge, a fitness suite and ancillary office accommodation for the club. Minor internal alterations are also proposed at basement level.

The key issues are:

\* the acceptability of the loss of the existing squash courts on land use and historic buildings grounds;

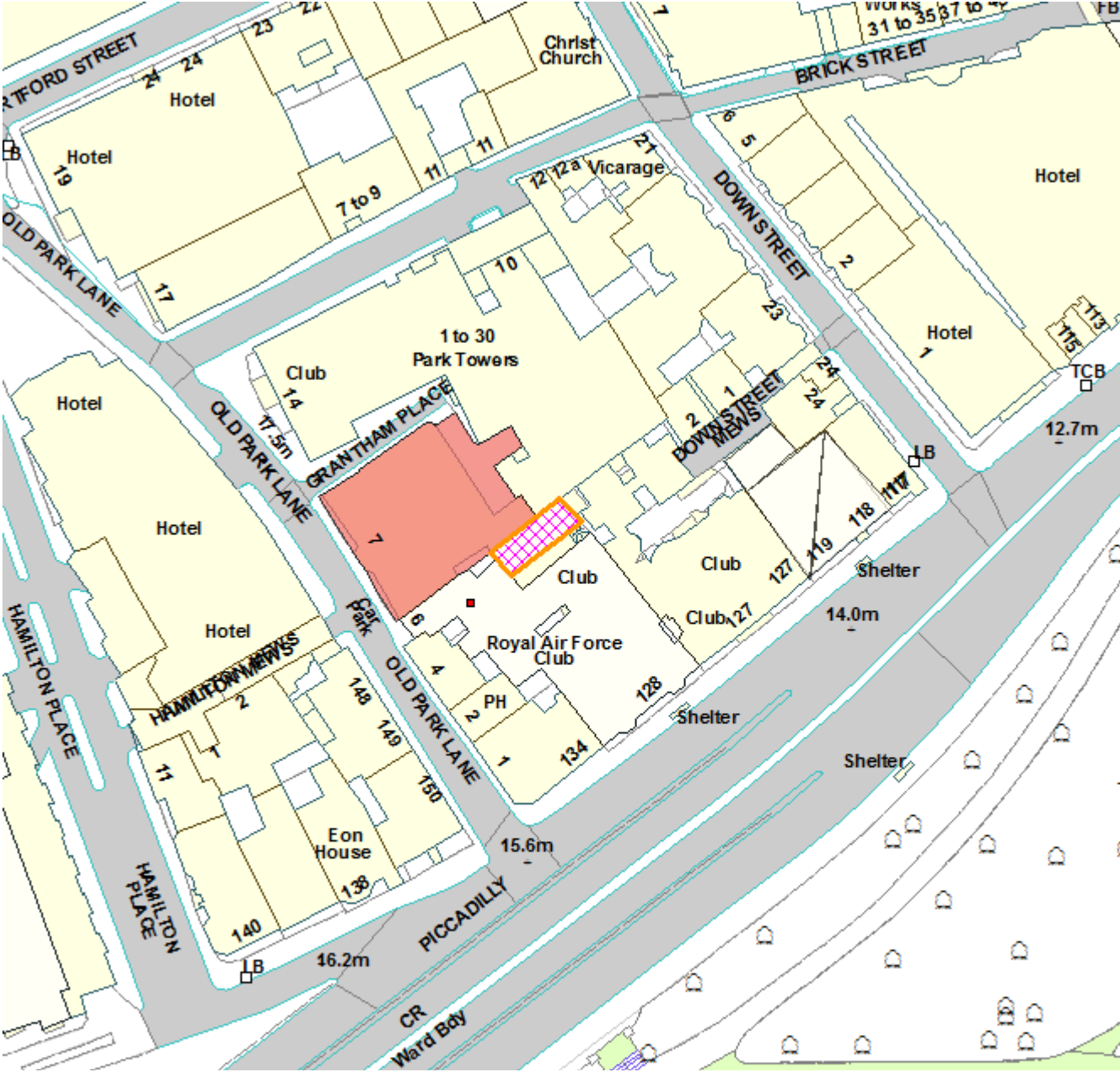
\* the impact of the proposals upon both the special interest of the listed building and the character and appearance of this part of the Mayfair conservation area

\* the impact of the proposals on neighbours' amenity.

Objections have been received on land use and historic buildings grounds, specifically to the principle of the loss of the squash courts, which objectors believe to be both a recreational and historic asset.

The proposals are considered acceptable in land use terms. As ancillary club accommodation, the squash courts cannot be protected as a sporting facility. Additionally, the courts are not considered to be of such special interest, either architecturally or historically, to support objections to their loss on historic buildings grounds. The proposed replacement extension and basement alterations, are considered acceptable in terms of their impact upon the listed building and the character and appearance of the conservation area. Subject to conditions, it is not considered that the proposals would adversely affect the amenities of neighbouring properties. The applications comply with relevant UDP and City Pan policies and are therefore recommended for approval.

3. LOCATION PLAN



4. PHOTOGRAPHS



Front Elevation



View over squash wing ( pre-construction of 3 Down Street Mews)



Existing view from Grantham Place

## 5. CONSULTATIONS

### HISTORIC ENGLAND

Do not wish to comment.

### RESIDENTS' SOCIETY OF MAYFAIR & ST. JAMES'S

Any response to be reported verbally.

### ENVIRONMENTAL HEALTH

No objection subject to conditions

### HIGHWAYS PLANNING

No objection subject to conditions

### TWENTIETH CENTURY SOCIETY

Any response to be reported verbally

### THE VICTORIAN SOCIETY

Any response to be reported verbally

### ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

### COUNCIL FOR BRITISH ARCHAEOLOGY

Any response to be reported verbally.

### SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally.

### THE GEORGIAN GROUP

Any response to be reported verbally.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 60

Total No. of replies: 340

No. of objections: 55

- Loss of an historic asset which has an association with the Bath Cup
- Loss of historic fabric (by Gradige).
- Loss of the oldest non-standard squash court outside the USA
- Loss of a sporting facility detrimental to the development of the sport, adverse impact on inter-club squash competition
- Deficiency of squash courts in the area
- Erodes the multifunctional character of the club

No. in support: 285

- Courts underutilised, are in a poor state of repair. The cost of their maintenance is not justifiable based on their limited use
- Squash courts are of a substandard size and cannot be used for competitions. No ladies' changing facilities are available in association with the courts' use.
- A number of alternative courts available in the vicinity
- The proposed gym would cater for the needs of a higher proportion of club members
- New bedroom facilities are in demand and provide affordable access to London
- Increase in revenue would contribute to the on-going maintenance of the club and secure its long term future
- Age alone does not give the squash courts historic value

ADVERTISED / SITE NOTICE:

Yes

## **6. BACKGROUND INFORMATION**

### **6.1 The Application Site**

The property is a Grade II listed building on the north side of Piccadilly, between its junctions with Down Street and Old Park Lane. There are limited views of the rear of the property from Grantham Place. The site is located within the Mayfair conservation area and the Core Central Activities Zone.

The building, which is in lawful use as a private members' club (*sui generis*), has been occupied by the RAF Club since 1922. Developed from three Portland stone mansions, dating from 1888, the building is significant for both its grand exterior, and its interiors, with remodelling by Aston Webb for the RAF club in 1918, following its acquisition

The club provides a range of facilities on basement to fifth floors. Some areas are open to members of the general public, including meeting rooms, a dining and lounge area, and function rooms. The remaining parts of the building provide a library, offices, storage and temporary overnight sleeping accommodation for club members (92 bedrooms) . A 1920s extension at the rear of the site provides two squash courts (on ground and first floors) for use by club members and their guests and club offices at first floor mezzanine level.

### **6.2 Recent Relevant History**

None.

## **7. THE PROPOSAL**

The scheme involves the partial demolition of the existing rear "Squash Court Wing" (on ground, first and first floor mezzanine levels), the demolition of part of an existing stair extension at rear second to fourth floors, adjacent to the squash court wing, and the construction of a replacement extension on ground, first, first floor mezzanine and second to fifth floors, to provide 17 additional club bedrooms, with en-suite bathrooms, a business lounge, a fitness suite and offices for staff for use. A

plant enclosure would be located on the western side of the roof. Minor internal alterations are proposed at basement level

The proposal would provide 619 sqm (GEA) of new club floorspace.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The club is located within the Central Activities Zone. UDP policy CENT 1 gives priority and protection to those activities, including London clubs, which make a significant contribution to the special role of Central London. The existing use is considered contribute both to the character and function of this part of the Central Activities Zone (CAZ) and the Mayfair conservation area.

- **Loss of Squash Courts**

The applicants have advised that one of the existing courts has not been in use for a number of years and that, of the Club's 24,000 members, fewer than 50 play squash at the Club and only 6 of the 17 players who represent the Club's squash team are Club members. In addition, the upper court is in a poor state of repair and has no viewing facility. Because of these shortcomings and the courts' non-standard size, neither court is suitable for competitions. There are also no female changing facilities. The club contends that the proposed gym, with male and female changing rooms, would be used by a greater proportion of Club members than the squash courts

A significant number of objections have been received on the grounds that the demolition of the squash courts would result in the loss of a sports facility to the detriment of the character of the club, to the development of the game of squash, and squash players, and to inter-club squash competition. Objectors also state that there are few alternative squash courts in the area. However, there are alternative squash court facilities at Le Méridien, Piccadilly and Royal Automobile Club, Pall Mall, both approximately 1 km from the RAF Club..

The existing use of building is as a private members' club (sui generis). The squash courts are ancillary to this to this use and could be converted to provide any other form of ancillary club accommodation, e.g. kitchens, without the need for planning permission. In these circumstances, the loss of the existing squash courts cannot justifiably form the basis of a recommendation for refusal in land use terms and objections received on these grounds cannot be supported.

#### **8.1.2 Extension of club premises**

The scheme would provide additional club bedrooms, staff offices and three small meeting/conference rooms, available to the public. As this is a sui generis use most akin to a hotel, it is considered most appropriate to assess the proposal in relation to policies for hotel development. UDP policy TACE 2 and S23 of the City Plan state

that permission will be granted for extensions to existing hotels in streets within the Core CAZ which do not have a predominantly residential character where there would be no adverse environmental and traffic effects and where adequate on-site facilities are provided for developments including significant amounts of new visitor accommodation, including drop-off space for coaches and taxis.

Given the site location, the extension of the club is considered acceptable in principle in land use terms and would contribute to the character and function of this part of the core CAZ. The impact of the proposals upon local amenities and the local highway network is discussed in sections 8.3 and 8.4 below.

## 8.2 Townscape and Design

- **Loss of Squash Courts**

The oldest, purpose-built, squash courts in Britain today are said to be those at Elstree School, Woolhampton near Newbury, which date from the 1880s. It is acknowledged that squash courts which pre-date the 1970s are rare.

The popularity of squash exploded in the early 1920s following the first professional Squash Championship, and the standardisation of rules in 1923. In London, squash saw its first surge in popularity in London clubs. The development of the RAF club courts coincides with this. The courts are of a non-standard width, suggesting that they may predate the regularisation of the game in 1923. The RAF Club beat the Bath Club in 1929.

In addition to the RAF Club, five other London clubs include squash courts - the Naval and Military, Queens, The Oxford and Cambridge, the RAC and Lansdowne clubs, none of these courts are listed in their own right. There are four, purpose-built, listed squash courts elsewhere in the country:

- Built for the RAF at RAF Duxford, Whittlesford, Cambridge, 1935, grade II
- At Doxford Hall, Northumberland, c.1910, grade II
- At Barrington Court, Barrington, South Somerset, 1921-5 grade II
- At Rivercourt House, now Latymer Prep School, Upper Mall, Hammersmith, c.1930, grade II

Historic England identifies four types of heritage value; evidential, historical, aesthetic and communal.

### Aesthetic

The main architectural significance of the RAF club rests with the main block fronting Piccadilly (originally three mansions dating from 1888) and the central wing, which is of good architectural quality.

The 1922 extension, which houses the courts, is a building produced in a time of austerity with walls of sandy coloured blockwork, somewhat crudely laid. The interior does not contain architectural detail beyond doors and windows of the 1920s which, while of good quality, are not sufficiently noteworthy to warrant protection in their own right.



Objections have been received to the loss of historic fabric on the basis that the courts were constructed by Gradige (a developer rather than a renowned architect).

The 1922 squash court wing is not considered to be of architectural value.

#### Historic

The historic value of the courts rests in their significance as part of the development of the game of squash, and the development of the RAF club in general.

In terms of the latter, the historic value is considered to be very modest. The club was established in 1918, with sporting facilities, including billiards and squash added later. In terms of the history and development of the club, the game of squash is a minor contributor to the overall significance.

As part of their contribution to the development of the game of squash in the capital, the courts' historic value is greater. As identified above, courts of this vintage are rare, and the establishment of the game in members' clubs represents an important part of its evolution. In addition, the number of surviving courts in London clubs is limited.

A number of consultation responses identify the RAF courts as amongst the earliest examples in the country. If this was the case, their historic value would be strong. However, given the existence of other similar courts, and a small number of listed courts of much earlier date, the historic value of the RAF Club courts is considered to be moderate.

#### Communal

The large number of consultation responses from squash players, both RAF Club members, and from the wider sporting community, attests to the fact that the courts do hold communal value as a place that people perceive as a source of identity, distinctiveness, social interaction and coherence. However, this social value is considered to be comparatively modest.

#### Evidential

Listings based on evidential value are based on significant places, primarily those which increase knowledge of the past. This relates mainly to archaeology, and is not relevant in this case.

In these circumstances, the demolition of the existing squash courts is considered acceptable in historic building terms and objections to the loss of historic fabric and the historic use cannot be supported. However, it is considered appropriate to impose a condition requiring the building recording of the existing squash courts.

### **8.2.2 Proposed Extension**

The views of the extension are limited to private views from adjacent buildings and public views from the end of Grantham Place. Its height is similar to that of the existing central wing, and although it would appear somewhat taller from Grantham

Place, being closer to the plot boundary. However, the height and bulk of the proposed extension are considered acceptable.

All windows to the new extension are on the south elevation, facing into a lightwell. The Grantham Place elevation features no openings or other visual interest. Given that only a limited portion of the elevation is visible from Grantham Place, and given that the context is of a, utilitarian, backland area in which a featureless elevation is not out of place, this is considered unobjectionable in design and townscape terms.

The extension would be faced in a, natural finish, terracotta cladding system (off white), with white, glazed, terracotta tile cladding to the lightwell elevation. The roof storey would be formed in zinc. These materials are considered sympathetic to the host building (subject to colour). Samples of all facing materials are reserved by condition.

The proposed plant enclosed would be discreetly located on the western side of the roof.

Subject to conditions, the proposed extension is considered acceptable in terms of its impact on the special interest of the listed building and on upon the character and appearance of this part of the Mayfair conservation area.

### **8.2.3 Internal Alterations**

The proposed internal works at basement level are minor in nature and do not affect the special interest of the listed building.

The proposals therefore comply with S28 of Westminster's City Plan: Strategic Policies and DES 1, DES 5, DES 6; DES 9, DES 10 of Westminster's Unitary Development Plan (adopted January 2007).

## **8.3 Residential Amenity**

Policy ENV13 seeks to protect and safeguard the amenities of existing residential properties from development proposals including in relation to the levels of daylight and sunlight received, overlooking and increased sense of enclosure.

The closest residential property to the proposed extension is a residential scheme for two houses which is currently under construction at 3 Down Street Mews. Other neighbouring properties are in non-residential use.

### **8.3.1 Extension to the Club use**

Subject to conditions, it is not considered that the extension to the club use, and associated activities, would have a material impact on neighbours' amenities.

### **8.3.2 Sunlight and Daylight**

The application is supported by a daylight/sunlight report based on guidance published by the Building Research Establishment (BRE).

The reports assesses the impact of the development upon the new houses at 3 Down Street Mews, based on the approved drawings for that development.

### 8.3.2.1 Daylight

Vertical Sky Component (VSC) is the method used to measure the amount of light reaching the outside face of a window. If the VSC achieves 27% or more, the window will have the potential to provide good levels of daylight. Reductions of more than 20% should be avoided as such losses are likely to be noticeable. The BRE guidance is clear that numerical values are not intended to be prescriptive in every case and are intended to be interpreted flexibly depending on the site circumstances.

The distribution of daylight within individual rooms can also be assessed using the No-Sky Line (NSL) test. Where a significant proportion of the working plane (which can receive direct skylight) lies beyond the NSL, the distribution of daylight within the room will seem poor and supplementary electric lighting will be required. The British Standard suggests that a significant area would be more than 20%. However, it is acknowledged that if an existing building contains single aspect rooms, which are particularly deep, then a greater movement of the NSL line may be unavoidable. In all cases, testing need only be undertaken in the case of habitable rooms.

The submitted assessment shows that the proposal would result in the following reductions in VSC and NSL to windows serving the new house at 3 Down Street Mews, closest to the boundary with the application premises.

- Windows to two ground floor bedrooms would see VSC reductions of 40 and 52%. However, the actual losses are 0.68 and 0.93% but the proportional reductions are high because existing VSC levels are so low (2.26 and 1.04%). The NSL assessment shows that these rooms would experience reductions of 27 and 46%.
- Both windows to a first floor bedroom see a reduction in VSC of 54%. Again, the actual reductions are limited to 1.98% and 2.6% and existing VSC levels are low (4.8 and 3.67%). The assessment shows that this room would see a reduction in NSL of 33%.
- One window to a, triple aspect, living room at second floor level would see a reduction in VSC of 45%. Again, existing levels are already low (4.95%). However, two other windows to this room would be unaffected and the room would not see any overall reduction in NSL.
- Two windows to a triple aspect living room at third floor level would experience losses of VSC of 48 and 34%. However, three other windows are unaffected. This room would not see any reduction in NSL and the greater proportion of the room (96%) would continue to receive direct skylight.
- The third floor kitchen would not see any reduction in VSC. The NSL assessment shows that this room, which is also served by skylights, would

see a 27% reduction in NSL but that a significant proportion of the room (73%) would continue to receive direct skylight.

In these circumstances, given that the most significant impact is on bedroom windows, which are afforded a lesser degree of protection than principal living rooms, as the existing lighting level to these rooms are already poor, and as the principal living rooms on the upper floors would continue to be well lit, it is not considered that, in this built up central location, the losses of light to the neighbouring house would have a significant impact on the amenities of future occupiers.

### **8.3.2.2 Sunlight**

Although some windows to the new houses at 3 Down Street Mews face within 90 degrees of due south, and would normally require testing to assess the impact of the proposed extension on sunlight levels, the proposed extension is located to the north of these windows. Consequently the sunlight analysis shows that the proposal would not result in the reduction of sunlight levels received.

### **8.3.3 Sense of Enclosure**

At its highest point, the proposed extension would be approximately 6m higher than the roof ridge to the existing squash court wing. At fifth floor terrace level the extension would project approximately 4.5m above the height of the existing boundary wall with 3 Down Street Mews.

The aspect from ground and first floor bedroom windows to the adjacent house, which looks out onto a narrow lightwell, is governed by the height and proximity of the existing site boundary wall and it is not considered that the proposed increase in height would have a material increase on the sense of enclosure to these windows. In the case of second and third floor living rooms windows facing the site, the increase in height will be more apparent. However, these are triple aspect living rooms, where other windows face away from the proposed development. Consequently, it is not considered that any increased sense of enclosure to the affected windows would be so significant as to justify a recommendation for refusal.

### **8.3.4 Overlooking**

Whilst the proposed scheme introduces a number of windows, they face the existing members' club. However, the accommodation at fifth floor, which is stepped back from the boundary with the neighbouring houses, is served by an access door leading out onto a fourth floor terrace. The use of this terrace would provide opportunity to look down into the lightwell serving the adjoining house. In these circumstances, it is considered appropriate to impose an amending condition requiring the installation of some form of barrier, ideally planters, preventing access to the outer edge of the terrace, thereby minimising the potential for overlooking into the adjacent lightwell. Subject to this modification, it is not considered that the proposals would result in any material loss of privacy to neighbouring properties.

### **8.3.5 New Plant**

New plant for air conditioning and ventilation would be provided on the roof of the proposed extension. In addition, an existing low-level kitchen extract system is to be replaced by a new system discharging at roof level.

An acoustic report has been submitted as part of the application. This has been reviewed by Environmental Health Officers who raise no objection to the proposals subject to standard conditions relating to plant noise and vibration.

The application is therefore to comply with the City Council's noise policies ENV7 and ENV13 of the UDP. The proposals will not therefore materially harm the amenity of neighbouring properties.

## **8.4 Transportation/Parking**

### **8.4.1 Parking**

No car parking is provided. The site is within a Controlled Parking Zone. The site has a high level of public transport accessibility. It is therefore considered that the proposal will be unlikely to have a significant impact on on-street car parking in the area.

### **8.4.2 Servicing**

The submitted drawings indicate that there are servicing access doors in the rear of the property. Site servicing takes place from Old Park Lane. The site is located within a Controlled Parking Zone, where loading and unloading is permitted to take place on single yellow lines. The largest regular service vehicle expected to be associated with the proposed development in this location is likely to be the refuse collection or laundry vehicle. These vehicles will service the club in a similar fashion to other commercial properties in the area. Given the use of the proposed extension, it is not considered that the development would have a significant impact on existing servicing requirements or would have an adverse impact on the highway network.

### **8.4.3 Trip Generation by Mode**

The applicants have not provided any information regarding the likely increase in person trips by mode as a result of the proposal. However, given the size and nature of the development it is considered that any increase in trip patterns relating to the development this proposal is unlikely to have an adverse impact on the safety or operation of the highway or public transport network in the vicinity. Given the nature of the development, it is not considered that the scheme would result in any material increase in taxi movements or would generate coach traffic.

### **8.4.4 Waste**

The drawings submitted with the application did not indicate provision for the storage for additional waste and recyclable material. As the proposal is an extension of an existing use and the proportional uplift in area, it is considered that the existing

storage on-site is sufficient; however for avoidance of doubt, a condition has been imposed to secure details to ensure that the proposal does not have adverse impact on the highway.

#### **8.4.5 Cycle parking**

The proposed application does not include cycle parking. The Highways Planning Manager has requested that three on-site cycle spaces be provided for staff members. A condition has been added to secure these spaces.

#### **8.5 Economic Considerations**

Any economic benefits generated by the development are welcome.

#### **8.6 Access**

The existing members' club provides access for wheelchair via the Old Park Lane entrance where there is a lift to the ground floor. The proposed extension includes new to aid members with reduced mobility.

#### **8.7 London Plan**

This application raises no strategic issues.

#### **8.8 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.

#### **8.9 Planning Obligations**

The Mayoral CIL and Westminster CIL required as a result of this proposal is £34,513.00 and £113,600.00 respectively.

#### **8.10 Biodiversity**

City Plan policy S38 requires new developments to maximise opportunities to enhance biodiversity.

A condition has been imposed requiring the provision of a barrier at the edge of the proposed roof terrace, ideally in the form of planters. The planting of these external spaces would improve the site's contribution to the biodiversity of the area, which is

#### **8.11 Environmental Impact Assessment**

The proposal is of insufficient scale as to trigger an environmental assessment.

## **9 BACKGROUND PAPERS**

1. Application form

2. Letter from Historic England dated 5 July 2016
3. Memorandum from Cleansing dated 11 March 2016
4. Memorandum from Highways Planning dated 09 May 2016
5. Response from Environmental Health dated 4 August 2016
6. Letter from occupier of 2, Little Horwood Manor, Little Horwood, dated 20 July 2016
7. Letter from occupier of 51 Whitehouse Crescent, Gorebridge, dated 20 July 2016
8. Letter from occupier of 72 Wessex Gardens, Twyford, dated 20 July 2016
9. Letter from occupier of PO Box 926629, Dubai, dated 20 July 2016
10. Letter from occupier of 11 Tockenham Corner, Tockenham, dated 20 July 2016
11. Letter from occupier of 7 Brownlow Close, Newark, dated 20 July 2016
12. Letter from occupier of Harthill House, harthill Drive Redlynch, dated 20 July 2016
13. Letter from occupier of 28 Knightscroft Avenue, Rustington, dated 20 July 2016
14. Letter from occupier of 3 Swan Mead, Hemel Hempstead, dated 21 July 2016
15. Letter from occupier of 4 Beacon View, Northall, dated 21 July 2016
16. Letter from occupier of Bartons, 17 Fairway, dated 22 July 2016
17. Letter from occupier of Le Perail, I Route du Perail, dated 26 July 2016
18. Letter from occupier of Nutford Barn, Blandford Forum, dated 20 July 2016
19. Letter from occupier of 6 Loughborough Drive, Broughton, dated 24 July 2016
20. Letter from occupier of 2 The Steading, Earlsall rd, dated 20 July 2016
21. Letter from occupier of 7 Station Road, Topsham, dated 20 July 2016
22. Letter from occupier of Lower Gaskyns, Church Street, dated 20 July 2016
23. Letter from occupier of Moulin du Gavot, St Maximin, dated 20 July 2016
24. Letter from occupier of 119 Scotby Rd, Carlisle, dated 20 July 2016
25. Letter from occupier of 7 Lynwood Grove, Heaton Chapel, dated 20 July 2016
26. Letter from occupier of 3 Brokes Crescent, Reigate, dated 20 July 2016
27. Letter from occupier of 45 Tabley Road, London, dated 21 July 2016
28. Letter from occupier of Elmsdale, Alexandra Road, dated 21 July 2016
29. Letter from occupier of 22 Cedars Avenue, Rickmansworth, dated 21 July 2016
30. Letter from occupier of 56 Canwick Avenue, Bracebridge Heath, dated 20 July 2016
31. Letter from occupier of c/o Gp Capt Richards, (RAF), dated 20 July 2016
32. Letter from occupier of Housemaster's House Middleton B, Christ's Hospital, dated 20 July 2016
33. Letter from occupier of Bear Lane, Hare Hatch, dated 21 July 2016
34. Letter from occupier of 32, Priory Road, dated 1 August 2016
35. Letter from occupier of 87 Theydon Grove, Epping, dated 8 August 2016
36. Letter from occupier of 5 Warner's Grove, St Ives, dated 20 July 2016
37. Letter from occupier of 3 Swine Hill, Harlaxton, dated 20 July 2016
38. Letter from occupier of 136 Ridge Lane, Flat Rock, dated 21 July 2016
39. Letter from occupier of 12 Peverill Heights, Swanage, dated 20 July 2016
40. Letter from occupier of 12 Friars Rd, Christchurch, dated 20 July 2016
41. Letter from occupier of Flat A, 28a, Sheen Lane, dated 20 July 2016
42. Letter from occupier of Stone Hayes, Chittlehamholt, dated 20 July 2016
43. Letter from occupier of Quince Cottage, 4 The Bramblings, dated 21 July 2016
44. Letter from occupier of Roughwood House, Calthorpe Road, dated 21 July 2016
45. Letter from occupier of 5 Stable Cottages, Temple Lane, Temple, dated 22 July 2016
46. Letter from occupier of 6 Buscott Drive, Ashbourne, dated 25 July 2016
47. Letter from occupier of 206-10240 Ryan Rd, Richmond, dated 21 July 2016
48. Letter from occupier of 6 Thornes Park, Monckton Road, dated 21 July 2016
49. Letter from occupier of 9 Park Lawn Road, Weybridge, dated 23 July 2016

50. Letter from occupier of 43 Allard Way, Saffron Walden, dated 23 July 2016
51. Letter from occupier of 146 Wycombe Road, Prestwood, dated 26 July 2016
52. Letter from occupier of 4 Camellia Way, Wokingham, dated 27 July 2016
53. Letter from occupier of 4 Adam & Eve Mews, London, dated 27 July 2016
54. Letter from occupier of 37 Oaklands, Cirencester, dated 2 August 2016
55. Letter from occupier of Old Forge Cottage, Halnaker, dated 21 July 2016
56. Letter from occupier of 1 Rue du Pressoir, Dinan, dated 21 July 2016
57. Letter from occupier of 12 Carr Ave, Carterton, dated 21 July 2016
58. Letter from occupier of 14, Allen's Orchard, Brampton, dated 22 July 2016
59. Letter from occupier of Bryngwyn House, Llangadog, dated 24 July 2016
60. Letter from occupier of Minfor, Borth, dated 20 July 2016
61. Letter from occupier of 57 Seymour Drive, Dartmouth, dated 20 July 2016
62. Letter from occupier of 49, New Road, Chatteris, dated 20 July 2016
63. Letter from occupier of Calenzana, Frith End Rd, dated 20 July 2016
64. Letter from occupier of 8 Martin Close, Lee On The Solent, dated 20 July 2016
65. Letter from occupier of Carabrae, Tottingworth Park, Broad Oak, dated 24 July 2016
66. Letter from occupier of Penny Mead Farm, Upthorpe Road, dated 20 July 2016
67. Letter from occupier of 84 Lawrence Moorings, Sheering Mill Lane, dated 20 July 2016
68. Letter from occupier of 198 Old Woking Road, Woking, dated 20 July 2016
69. Letter from occupier of 34 Kingfisher Grove, Three Mile Cross, dated 20 July 2016
70. Letter from occupier of 38 Carlton Park Avenue, Raynes Park, dated 31 July 2016
71. Letter from occupier of 160 St Anns Hill, London, dated 2 August 2016
72. Letter from occupier of 75 Cornwall Way, Ainsdale, dated 2 August 2016
73. Letter from occupier of Flat 1, 140 Warwick Way, dated 3 August 2016
74. Letter from occupier of Oak House, 12 Proudfoot Way, dated 24 July 2016
75. Letter from occupier of Wayside House, Brenchley Road, dated 1 August 2016
76. Letter from occupier of FC321, PO Box 926629, dated 20 July 2016
77. Letter from occupier of 8, Bishop's Way, Buckden, dated 20 July 2016
78. Letter from occupier of Wheelers Farm, Warren Lane, dated 20 July 2016
79. Letter from occupier of 48 Middle Furlong, Didcot, dated 22 July 2016
80. Letter from occupier of EJSU NW Germany, Goch, dated 23 July 2016
81. Letter from occupier of Oak View College Lane, Ellisfield, dated 24 July 2016
82. Letter from occupier of 72 Sheldons Court,, Winchcombe Street, dated 20 July 2016
83. Letter from occupier of Keystone House, 158 Edwards Lane, dated 20 July 2016
84. Letter from occupier of 49 Conningsby Drive, Pershore, dated 20 July 2016
85. Letter from occupier of Trinity Hill Bungalow, Trinity Hill, Medstead, dated 20 July 2016
86. Letter from occupier of Darlington House, Darlington Place, dated 20 July 2016
87. Letter from occupier of Primrose Cottage, Donnington, dated 20 July 2016
88. Letter from occupier of Mill Lade Cottage, Tilquhillie, dated 20 July 2016
89. Letter from occupier of 43 Arbory Street, Castletown, dated 20 July 2016
90. Letter from occupier of 104A Kelmscott Road, London, dated 3 August 2016
91. Letter from occupier of 5 Shenstone Close, Wokingham, dated 21 July 2016
92. Letter from occupier of Kon. Wilhelminalaan 1-b, Schalkhaar, dated 22 July 2016
93. Letter from occupier of PLP, J5 Division, Shape, dated 20 July 2016
94. Letter from occupier of Rosebine Cottage, 25 Main Street, dated 20 July 2016
95. Letter from occupier of Brookfield House, Green Lane, Ivinghoe, dated 20 July 2016
96. Letter from occupier of 46 Milbank Way, Steventon, dated 20 July 2016
97. Letter from occupier of Villa 6b, 38 Street, Al Garhood, dated 20 July 2016



98. Letter from occupier of 4 Windsor Quay, Farm Yard, dated 20 July 2016
99. Letter from occupier of Bentworth Hall West Wing, Bentworth, dated 20 July 2016
100. Letter from occupier of 34 Tor O Moor Road, Woodhall Spa, dated 20 July 2016
101. Letter from occupier of 35 Briar Vale, Whitley Bay, dated 20 July 2016
102. Letter from occupier of 85 Charlwood Street, LONDON, dated 20 July 2016
103. Letter from occupier of 12 Pinfold, Walnut Tree, dated 20 July 2016
104. Letter from occupier of 36 Bradnam Beeches, Walters Ash, dated 20 July 2016
105. Letter from occupier of 7 Cleveland Road, Chichester, dated 20 July 2016
106. Letter from occupier of 163, London, dated 20 July 2016
107. Letter from occupier of PO Box 5362, West End, dated 20 July 2016
108. Letter from occupier of 14 Abelia Close, West End, dated 21 July 2016
109. Letter from occupier of Brambles, Cox Green, Rudgwick, dated 21 July 2016
110. Letter from occupier of 37 Wainfleet Road, Harrogate, dated 22 July 2016
111. Letter from occupier of 16 Birch Close, Milton, dated 24 July 2016
112. Letter from occupier of 3 Brierville, Durham, dated 25 July 2016
113. Letter from occupier of 4 Copenhagen Gardens, London, dated 28 July 2016
114. Letter from occupier of 24 Highgrove Meadows, Priorslee, dated 27 July 2016
115. Letter from occupier of White House, Abberton, dated 2 August 2016
116. Letter from occupier of East Lodge, Frittenden, dated 1 August 2016
117. Letter from occupier of 18 Wycombe Place, London, dated 1 August 2016
118. Letter from occupier of 97 Green Lane, Edgware, dated 1 August 2016
119. Letter from occupier of 32A Storey's Way, Cambridge, dated 2 August 2016
120. Letter from occupier of 132 Vestry Road, London, dated 3 August 2016
121. Letter from occupier of Flat 342, Eden House, Water Gardens Square, dated 3 August 2016
122. Letter from occupier of 117 Hughenden Road, High Wycombe, dated 20 July 2016
123. Letter from occupier of 25 Lexham Gardens, London, dated 8 August 2016
124. Letter from occupier of 5 Hawkshead Road, London, dated 28 July 2016
125. Letter from occupier of 4 Fearn's Mead, Warley, dated 11 August 2016
126. Letter from occupier of Park Cottage, Frog Lane, Kingsdon, dated 20 July 2016
127. Letter from occupier of 19 Southfield Drive, YEOVIL, dated 20 July 2016
128. Letter from occupier of 3 Windmill Field, Abbeymead, dated 20 July 2016
129. Letter from occupier of Beech House, Upper Anstey Lane, dated 20 July 2016
130. Letter from occupier of 22 Brands Close, Ramsey, dated 20 July 2016
131. Letter from occupier of 4 Beaufort Drive, Bourne, dated 20 July 2016
132. Letter from occupier of The Coach House, Middle Street, dated 21 July 2016
133. Letter from occupier of 41 Gwell an nans, Probus, dated 21 July 2016
134. Letter from occupier of Birch House, Poppy Close, dated 21 July 2016
135. Letter from occupier of 38 Trenchard Avenue, Wendover, dated 25 August 2016
136. Letter from occupier of 39, Sibsey Road, Boston, dated 25 July 2016
137. Letter from occupier of 61 St Leonards Street, Stamford, dated 21 July 2016
138. Letter from occupier of 26 Fenwick Road, London, dated 2 August 2016
139. Letter from occupier of 52a Leander Road, London, dated 3 August 2016
140. Letter from occupier of 18 Old Tannery Drive, Lowdham, dated 22 July 2016
141. Letter from occupier of 24 Chester Terrace, Brighton, dated 19 July 2016
142. Letter from occupier of 4 The Atrium, Torquay, dated 20 July 2016
143. Letter from occupier of The Gable House, Mill Road, Horstead, dated 20 July 2016
144. Letter from occupier of 3 Succoth Place, Edinburgh, dated 20 July 2016
145. Letter from occupier of 14 Bloomfield Grove, Bath, dated 20 July 2016
146. Letter from occupier of Alfriston House, Trinity, Jersey, dated 20 July 2016

147. Letter from occupier of The Knipp, School lane, dated 20 July 2016
148. Letter from occupier of 479A Kingston Road, London, dated 19 July 2016
149. Letter from occupier of 58 Kinnoul Road, London, dated 1 August 2016
150. Letter from occupier of 54 Hugh Street, London, dated 1 August 2016
151. Letter from occupier of 30 West Street, Dorking, dated 2 August 2016
152. Letter from occupier of Flat 4, Craven Hill Gardens, dated 30 July 2016
153. Letter from occupier of 1 The Forty, Bishopstone, dated 20 July 2016
154. Letter from occupier of 29 Thornton Crescent, Wendover, dated 1 August 2016
155. Letter from occupier of 6 Clarence House, Rushcroft Road, dated 3 August 2016
156. Letter from occupier of 18 Queen St, Billingham, dated 3 August 2016
157. Letter from occupier of 46 West End Drive, Ilkeston, dated 1 August 2016
158. Letter from occupier of 6 Netheravon Close, Salisbury, dated 18 July 2016
159. Letter from occupier of 119 Salisbury Avenue, Cheltenham, dated 20 July 2016
160. Letter from occupier of The Laurels, Vale Avenue, dated 20 July 2016
161. Letter from occupier of The Folly, Wield Road, Medstead, dated 20 July 2016
162. Letter from occupier of Bailey Lodge, Culmstock Road, dated 20 July 2016
163. Letter from occupier of Parbrook Farm House, Parbrook, dated 20 July 2016
164. Letter from occupier of 7 Saxon Road, Southport, dated 20 July 2016
165. Letter from occupier of 18 Ford Crescent, Bradworthy, dated 20 July 2016
166. Letter from occupier of The Officers' Mess, RAF Linton on Ouse, dated 20 July 2016
167. Letter from occupier of 43 Church Rd, Wheatley, dated 20 July 2016
168. Letter from occupier of White Cottage, Marlow, dated 20 July 2016
169. Letter from occupier of 34 Third Avenue, Watford, dated 20 July 2016
170. Letter from occupier of 7 Rose Cottage Lane, Staplefield, dated 21 July 2016
171. Letter from occupier of 11 Chichester Close, Bury St Edmunds, dated 21 July 2016
172. Letter from occupier of 9 Grenville Court, Ponteland, dated 21 July 2016
173. Letter from occupier of Hoarstone Cottage, Hundley Way, Charlbury, dated 21 July 2016
174. Letter from occupier of 14 Park Avenue, Clitheroe, dated 21 July 2016
175. Letter from occupier of 10 Penmorvah, Mylor Bridge, dated 22 July 2016
176. Letter from occupier of Panfield, Hornbury Hill, Minety, dated 23 July 2016
177. Letter from occupier of Flat 6, 14 Hermand Street, dated 24 July 2016
178. Letter from occupier of Officers' Mess, RAF Lossiemouth, dated 25 July 2016
179. Letter from occupier of 17 The Steadings, Ford, dated 25 July 2016
180. Letter from occupier of West Knighton House, West Knighton, dated 27 July 2016
181. Letter from occupier of 6 Littledown Road, Cheltenham, dated 20 July 2016
182. Letter from occupier of 69 Elmhurst Way, Carterton, dated 20 July 2016
183. Letter from occupier of 8 Herkomer Road, Bushey, dated 20 July 2016
184. Letter from occupier of 11 Pirleyhill Gardens, Falkirk, dated 20 July 2016
185. Letter from occupier of Holly Cottage, Duke St, Stanton, dated 22 July 2016
186. Letter from occupier of 41 Chadwick Place, Long Ditton, dated 22 July 2016
187. Letter from occupier of St John's College, Cambridge, dated 23 July 2016
188. Letter from occupier of 34 Oliffe Close, Aylesbury, dated 23 July 2016
189. Letter from occupier of 5217 88th Ave SE, Seattle, Washington, USA, dated 24 July 2016
190. Letter from occupier of 10 Daws Hill Lane, High Wycombe, dated 24 July 2016
191. Letter from occupier of Warren House, Warren Road, Little Horwood, dated 27 July 2016
192. Letter from occupier of 39 Stockwell Road, London, dated 1 August 2016
193. Letter from occupier of 28 Shelley House, Churchill Gardens, dated 19 July 2016

194. Letter from occupier of 28 Shelley House, Churchill Gardens, dated 29 July 2016
195. Letter from occupier of 4 Kent Mews, Stapleton, dated 20 July 2016
196. Letter from occupier of Sycamore, Marlborough Road, dated 20 July 2016
197. Letter from occupier of 12 Tall Trees, Baunton Lane, dated 20 July 2016
198. Letter from occupier of Pen-y-coed, 6 Arnhem Drive, dated 20 July 2016
199. Letter from occupier of 20 Eliot Close, Newport Pagnell, dated 20 July 2016
200. Letter from occupier of 12 Abrahams Close, Trowbridge, dated 20 July 2016
201. Letter from occupier of San Lorenzo In Bibbiano 14, San Leo Bastia, PG, dated 20 July 2016
202. Letter from occupier of 9 Church View, Llanblethian, dated 20 July 2016
203. Letter from occupier of 19 Clos du Vivier, La Grande Route de Rozel, dated 21 July 2016
204. Letter from occupier of High Onn Manor, Stafford, dated 28 July 2016
205. Letter from occupier of 1B Ryelaw Road, Church Crookham, dated 6 August 2016
206. Letter from occupier of Crowlands, Chapel Lane, dated 22 July 2016
207. Letter from occupier of Hamilton House, Radnage, dated 21 July 2016
208. Letter from occupier of 41, Bramble Bank, dated 20 July 2016
209. Letter from occupier of 6 Anson Avenue, Wiltshire, dated 20 July 2016
210. Letter from occupier of 4 The Paddock, Lymm, dated 20 July 2016
211. Letter from occupier of Greenmount, Hungerford Hill, Hyde, dated 20 July 2016
212. Letter from occupier of Lincoln house, school lane, dated 20 July 2016
213. Letter from occupier of 10 Chaldon Way, Coulsdon, dated 20 July 2016
214. Letter from occupier of 37 Oaklands, Cirencester, dated 20 July 2016
215. Letter from occupier of 10 The Street, Lydiard Millicent, dated 20 July 2016
216. Letter from occupier of 29 Baldwin Way, Swindon, dated 20 July 2016
217. Letter from occupier of 1 Rosemary Close, Abbeydale, dated 20 July 2016
218. Letter from occupier of 4 Fielden Road, Benson, dated 20 July 2016
219. Letter from occupier of Northwood HQ, Northwood, dated 20 July 2016
220. Letter from occupier of The Old Stables, 5B North End, dated 21 July 2016
221. Letter from occupier of 3 Warren Close, Churchdown, dated 21 July 2016
222. Letter from occupier of Southbank, 95 Medstead Road, dated 24 July 2016
223. Letter from occupier of 9 Primrose Mansions, London, dated 1 August 2016
224. Letter from occupier of Tawny Wood, East Hill Road, dated 11 August 2016
225. Letter from occupier of Ivors, High Cross Road, dated 11 August 2016
226. Letter from occupier of Tollymore, Mill Road, Little Melton, dated 2 August 2016
227. Letter from occupier of Flat 4 Gateway House, 2a Balham Hill Rd, dated 3 August 2016
228. Letter from occupier of 1 Kelham Gardens, Marlborough, Wiltshire, dated 2 August 2016
229. Letter from occupier of 111 Altenbug Gardens, London, dated 3 August 2016
230. Letter from occupier of 77 Tennyson Street, London, dated 19 July 2016
231. Letter from occupier of RAF Scampton, Lincoln, dated 19 July 2016
232. Letter from occupier of 62 The Ridgeway, Southborough, dated 20 July 2016
233. Letter from occupier of 2 Wingfield Avenue, Worcester, dated 20 July 2016
234. Letter from occupier of 45 Mill Road, Lewes, dated 20 July 2016
235. Letter from occupier of 9 Oxborough Close, Widnes, dated 20 July 2016
236. Letter from occupier of 39, Station Road, Barnes, dated 20 July 2016
237. Letter from occupier of 36 Hampton Park Road, Hereford, dated 20 July 2016
238. Letter from occupier of Ballarat House, Frog Street, dated 18 August 2016
239. Letter from occupier of Hadley House, Smallbrook Gardens, Staverton, dated 21

## July 2016

- 240. Letter from occupier of 1 Woodbridge Road, Knowle dated 21 July 2016
- 241. Letter from occupier of Brosiweg 18, Dornach, dated 25 July 2016
- 242. Letter from occupier of Beggars Roost, Farnham Road, Odiham, dated 20 July 2016
- 243. Letter from occupier of 2 Springfield Place, Packhorse Road, dated 21 July 2016
- 244. Letter from occupier of 4 The Old Orchard, Burwash, dated 27 July 2016
- 245. Letter from occupier of Grove lodge, 20 Grove road, dated 28 July 2016
- 246. Letter from occupier of 76C Grove Park Road, London, dated 20 July 2016
- 247. Letter from occupier of Apartment 15, Albert Bridge Road, dated 20 July 2016
- 248. Letter from occupier of Watercombe House, Huish Champflower, dated 20 July 2016
- 249. Letter from occupier of The Bath House, Bath Street, dated 20 July 2016
- 250. Letter from occupier of Cleveland, The Hill, Stanstead, dated 20 July 2016
- 251. Letter from occupier of 49 Shaftesbury Way, Twickenham, dated 20 July 2016
- 252. Letter from occupier of 55 Chiltley Way, Liphook, dated 20 July 2016
- 253. Letter from occupier of 24 Barn Owl Way, Washingborough, dated 20 July 2016
- 254. Letter from occupier of 26 Grimms Meadow, Walter's Ash, dated 20 July 2016
- 255. Letter from occupier of The Firs, Keinton Mandeville dated 20 July 2016
- 256. Letter from occupier of Green Oak House, Coldharbour Lane, Patching, dated 1

## August 2016

- 257. Letter from occupier of 16 Dartmoor Drive, Huntingdon, dated 20 July 2016
- 258. Letter from occupier of Well Cottage, Bow Brickhill, dated 20 July 2016
- 259. Letter from occupier of Damson House, Northwood Green, dated 20 July 2016
- 260. Letter from occupier of Willow Tree Cottage, Pendock, dated 20 July 2016
- 261. Letter from occupier of 35 Towles Pastures, Castle Donington, dated 20 July 2016
- 262. Letter from occupier of 5 Linden Lea, Down Ampney, dated 20 July 2016
- 263. Letter from occupier of Higher Yartyford, Membury, dated 20 July 2016
- 264. Letter from occupier of Southwinds, 2 Nile Street, dated 20 July 2016
- 265. Letter from occupier of 2 Fairlawn, Swindon, dated 21 July 2016
- 266. Letter from occupier of 57 Wilton Avenue, London, dated 21 July 2016
- 267. Letter from occupier of 6 Bernersmede, 61 Blackheath Park, dated 21 July 2016
- 268. Letter from occupier of 12 Norfolk Court, 16 The Avenue, dated 21 July 2016
- 269. Letter from occupier of 1 Burton St, Shrewsbury, dated 21 July 2016
- 270. Letter from occupier of 9 Bluebell Crescent, Woodley, dated 2 August 2016
- 271. Letter from occupier of MOD Main Building, Whitehall, dated 2 August 2016
- 272. Letter from occupier of 15 van rappardstraat, Amsterdam, dated 3 August 2016
- 273. Letter from occupier of Cysgod y Graig, Clawddnewydd, dated 20 July 2016
- 274. Letter from occupier of 2 Conniston Close, Marlow, dated 22 July 2016
- 275. Letter from occupier of 3 Roman Way, Longtown, dated 23 July 2016
- 276. Letter from occupier of Romany, Tavistock, dated 23 July 2016
- 277. Letter from occupier of 5 Lower Shrubbery, Radley College, dated 25 July 2016
- 278. Letter from occupier of 26 Old School Lane, Clifton, dated 25 July 2016
- 279. Letter from occupier of 4 Oakwood Drive, Melksham, dated 26 July 2016
- 280. Letter from occupier of London, London, dated 1 August 2016
- 281. Letter from occupier of 4, Bewley Mews, Bewley Lane, Lacock, dated 22 July 2016
- 282. Letter from occupier of Woodgate, Wilderness Lane, dated 20 July 2016
- 283. Letter from occupier of Sandlings, Aldeburgh, dated 20 July 2016
- 284. Letter from occupier of 21 St Mary's Cr, Rogiet, dated 20 July 2016
- 285. Letter from occupier of 18, Townsend Close, dated 20 July 2016
- 286. Letter from occupier of 5205824S, Gp Capt, British Loan Service Team, dated 21

## July 2016

287. Letter from occupier of 111 Rivermead Court, Ranelagh Gardens, dated 30 July 2016
288. Letter from occupier of 18 Park Crescent, Twickenham, dated 2 August 2016
289. Letter from occupier of Moertsjoegraend 11, Taeby, dated 21 July 2016
290. Letter from occupier of 1 The Grove, Crowborough, dated 24 July 2016
291. Letter from occupier of 1 Church Road, Stevington, dated 15 August 2016
292. Letter from occupier of 11 Wangara Street, Canberra, dated 25 July 2016
293. Letter from occupier of 15 Tudor Walk, Honington, dated 22 July 2016
294. Letter from occupier of 30 Sydnal Lane, RAF Cosford, dated 20 July 2016
295. Letter from occupier of The Manse, 10 The Chiping, dated 20 July 2016
296. Letter from occupier of Moorside, Intake Lane, dated 20 July 2016
297. Letter from occupier of 73a brook street, Wymeswold, dated 20 July 2016
298. Letter from occupier of 41 Walsingham Road, Enfield, dated 20 July 2016
299. Letter from occupier of 11 Cromer Road, Aylsham, dated 20 July 2016
300. Letter from occupier of 12 Mill Paddock, Letcombe Regis, dated 20 July 2016
301. Letter from occupier of 3 Rosehill Way, Leven Bank Estate, dated 20 July 2016
302. Letter from occupier of 24 Brampton Drive, Carterton, dated 21 July 2016
303. Letter from occupier of 16 Durfold Road, Horsham, dated 21 July 2016
304. Letter from occupier of Fermoor, 24 Swanton Drive, dated 20 July 2016
305. Letter from occupier of 24 Fleming Court, London, dated 4 August 2016
306. Letter from occupier of 25 Ringwood Way, Hampton, dated 21 July 2016
307. Letter from occupier of 5 Cotswold Avenue, Sticker, dated 22 July 2016
308. Letter from occupier of 10 OAKLANDS WAY, TADWORTH, dated 24 July 2016
309. Letter from occupier of Minstead Cottage., Magnolia Close, dated 24 July 2016
310. Letter from occupier of 9 Harewood Drive, Cold Ash, dated 20 July 2016
311. Letter from occupier of 150 Furzebrook Road, Wareham, dated 10 August 2016
312. Letter from occupier of 350 Church St., Fredericton, NB Canada, dated 20 July 2016
313. Letter from occupier of 39 chelmer way, ely, dated 20 July 2016
314. Letter from occupier of 14 Southwood Close, Worcester Park, dated 17 July 2016
315. Letter from occupier of 39 Station Road, Wallingford, dated 20 July 2016
316. Letter from occupier of 42 Cheyne Walk, London, dated 21 July 2016
317. Letter from occupier of 43 Riverview, Long Bennington, dated 22 July 2016
318. Letter from occupier of 375 Swain's Drive, Peachtree City, GA, dated 24 July 2016
319. Letter from occupier of 10 Devonshire Road, Horsham, dated 20 July 2016
320. Letter from occupier of 130 Great Meadow Road, Bradley Stoke, dated 20 July 2016
321. Letter from occupier of 17 Weavers Row, Halstead, dated 21 July 2016
322. Letter from occupier of 5, Northumberland St, Alnwick, dated 21 July 2016
323. Letter from occupier of 2 norwich road, holt, dated 21 July 2016
324. Letter from occupier of Forge Cottage, Keevil, dated 22 July 2016
325. Letter from occupier of 8700003C Sqn Ldr C M Collins, JPSU, dated 30 July 2016
326. Letter from occupier of 4 Old Rectory Gardens, Stanton, dated 24 July 2016
327. Letter from occupier of 13 Scholars Way, Amersham, dated 20 July 2016
328. Letter from occupier of 27 Auckland Road, London, dated 1 August 2016
329. Letter from occupier of 27 Auckland Road, London, dated 1 August 2016
330. Letter from occupier of 80 Brook Street, Lye, dated 20 July 2016
331. Letter from occupier of 16 Autumn Walk, Wargrave, dated 20 July 2016
332. Letter from occupier of 23 Mayford Grange, 99 Westfield Rd, dated 20 July 2016
333. Letter from occupier of 41, Ball Road, Pewsey, dated 20 July 2016
334. Letter from occupier of 16 Cairnside, High Wycombe, dated 20 July 2016

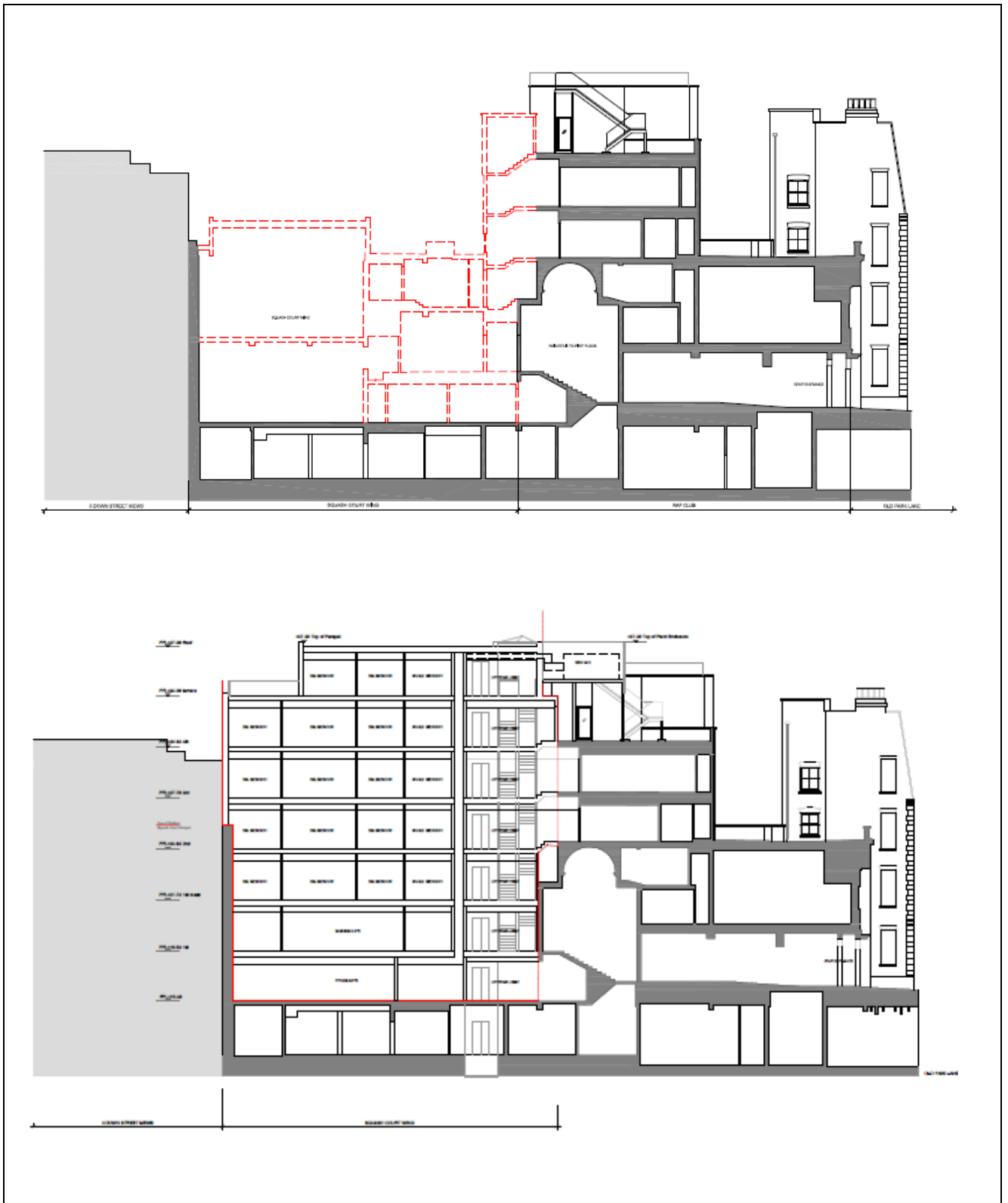
335. Letter from occupier of The Laurels, Beat Lane, Rushton Spencer, dated 21 July 2016
336. Letter from occupier of 7 Nettleham Close, Lincoln, dated 19 July 2016
337. Letter from occupier of 61 Harbour Passage East, Hilton Head, SC USA, dated 24 July 2016
338. Letter from occupier of Little Dorrit, Nup End Lane, dated 23 July 2016
339. Letter from occupier of Cumberland House, St Mary's Rd, Manton, dated 21 July 2016
340. Letter from occupier of Wester Overton, Pluscarden, dated 25 July 2016
341. Letter from occupier of 8701131M, Chaplaincy, dated 21 July 2016
342. Letter from occupier of 146 Lynn Road, Ely, dated 1 August 2016
343. Letter from occupier of 32 Priory Road, Hampton, dated 1 August 2016
344. Letter from occupier of 48 Park Road, Brentwood, dated 2 August 2016
345. Letter from occupier of 52 Allington Road, Newick, dated 22 July 2016
346. Letter from occupier of 32 Bridewell Place London, dated 12 September 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)

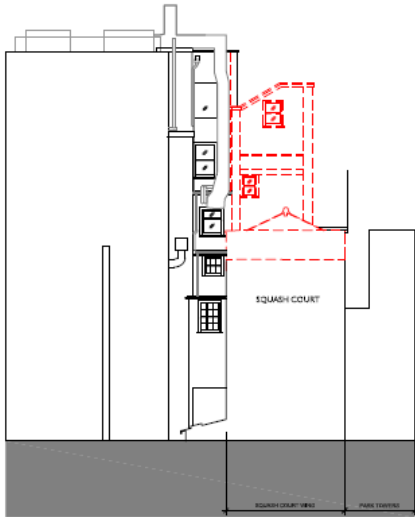
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARA SPURRIER BY EMAIL AT [SSPURRIER@WESTMINSTER.GOV.UK](mailto:SSPURRIER@WESTMINSTER.GOV.UK)

10 KEY DRAWINGS





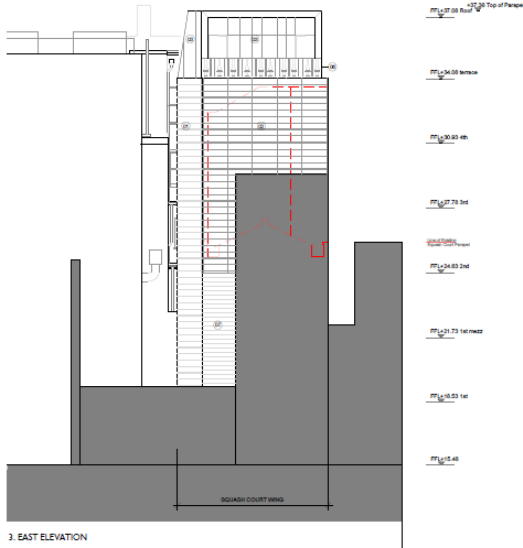




3. EAST ELEVATION



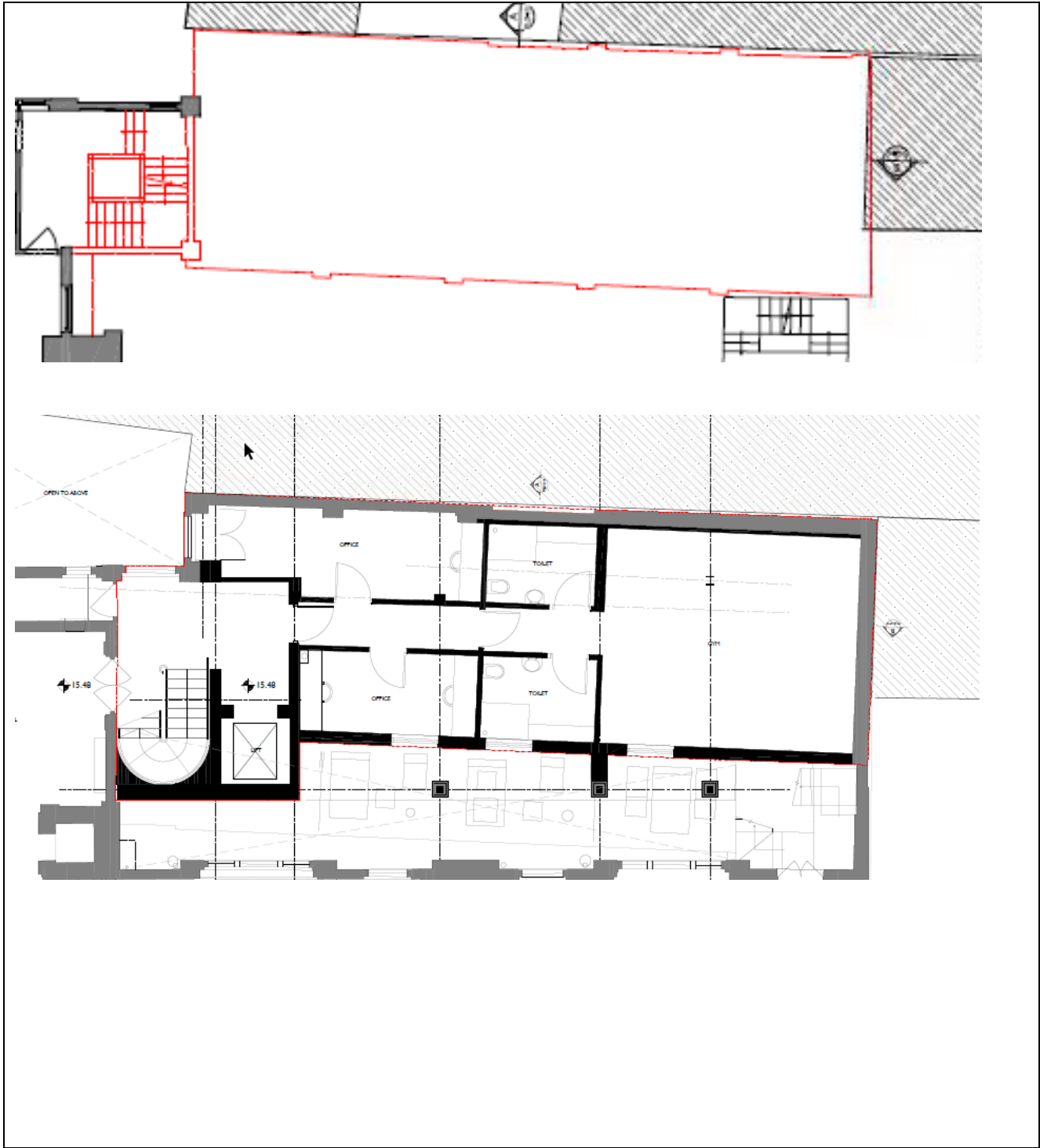
4. WEST ELEVATION



3. EAST ELEVATION



4. WEST ELEVATION





**DRAFT DECISION LETTER**

- Address:** Royal Air Force Club, 128 Piccadilly, London, W1J 7PY,
- Proposal:** Demolition of ground, first and first floor mezzanine levels and erection of replacement extension on ground, first, first floor mezzanine and second to fifth floor level to provide additional accommodation to existing private members' club (sui generis) and installation of plant at roof level.
- Reference:** 16/05289/FULL
- Plan Nos:** PL(2-)100, PL(2-)101, PL(2-)102, PL(2-)103, PL(2-)104, PL(2-)105, PL(2-)106, PL(2-)107, PL(2-)108 PL(2-)111A, PL(2-)112 A, PL(2-)20 A, PL(2-)21 A.PL(2)02 A, PL(2)03 A, PL(2)04 A, PL(2)05 A, PL(2)06 A, PL(2)02 A, PL(2)03 A, PL(2)04 A, PL(2)05 A, PL(2)06 A, PL(2)07 A, PL(2)08 A, PL(2)08 A, PL(2)09 A, PL(2)10 A, PL(2)11 A, PL(2)12 A, PL(2)21 A, PL(2)22 A.

**Case Officer:** Damian Lavelle

**Direct Tel. No.** 020 7641 5974

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

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

**Reason:**

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

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

**You must carry out piling, excavation and demolition work only:**

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

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

**Reason:**

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

3 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing LA90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of

Westminster's City Plan (July 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 4 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 5 You must put up the plant screen/enclosure shown on the approved drawings before you use the machinery. You must then maintain it in the form shown for as long as the machinery remains in place.

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

Reason:

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

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

Reason:

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

- 8 Non-residential guests shall not be permitted within the fitness suite, meeting rooms or offices premises before 07:00 or after 23:00 each day. (C12AD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 and ENV 7; of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 9 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 11 (a) You must apply to us for approval of a written scheme of investigation for a programme of building recording of the existing squash courts. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us.

(b) You must then carry out the building recording according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, to Historic England, and to the Greater London Sites and Monuments Record, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST.

(c) You must not use any part of the new building until we have confirmed that you have carried out the building recording according to this approved scheme.

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (July 2016) and DES 11 of our Unitary Development Plan that we

adopted in January 2007. (R32BC)

- 12 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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

-Measures to prevent access to the edge of the fifth floor terrace.

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

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 14 The terrace at fifth floor level must only be used in connection with the proposed accommodation and shall not be used for entertainment purposes.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

- 15 You must apply to us for approval of details for the storage of three cycles spaces for the private members club use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.



- 16 You must apply to us for approval of details of how waste is going to be stored on the site. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the waste store in line with the approved details, and clearly mark it and make it available at all times to everyone using the ^IN;. You must not use the waste store for any other purpose. (C14CD)

**Reason:**

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (July 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

**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 (July 2016), 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 encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 3 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:

\* Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;

\* This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at [www.hse.gov.uk/risk/index.htm](http://www.hse.gov.uk/risk/index.htm).

It is now possible for local authorities to prosecute any of the relevant parties with respect to non-compliance with the CDM Regulations after the completion of a building project, particularly if such non-compliance has resulted in a death or major injury.

- 4 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following.

- \* Window cleaning - where possible, install windows that can be cleaned safely from within the building.
- \* Internal atria - design these spaces so that glazing can be safely cleaned and maintained.
- \* Lighting - ensure luminaires can be safely accessed for replacement.
- \* Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission).

More guidance can be found on the Health and Safety Executive website at [www.hse.gov.uk/falls/index.htm](http://www.hse.gov.uk/falls/index.htm).

Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)

- 5 You must ensure that the environment within a workplace meets the minimum standard set out in the Workplace (Health, Safety and Welfare) Regulations 1992 with respect to lighting, heating and ventilation. Detailed information about these regulations can be found at [www.hse.gov.uk/pubns/indg244.pdf](http://www.hse.gov.uk/pubns/indg244.pdf). (I80DB)

- 6 Asbestos is the largest single cause of work-related death. People most at risk are those working in the construction industry who may inadvertently disturb asbestos containing materials (ACM<sub>2</sub>s). Where building work is planned it is essential that building owners or occupiers, who have relevant information about the location of ACM<sub>2</sub>s, supply this information to the main contractor (or the co-ordinator if a CDM project) prior to work commencing. For more information, visit the Health and Safety Executive website at [www.hse.gov.uk/asbestos/regulations.htm](http://www.hse.gov.uk/asbestos/regulations.htm) (I80AB)

- 7 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained.
- Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:
- \* Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;

- \* Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;
- \* Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained;
- \* Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;
- \* Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.

- 8 Buildings must be provided with appropriate welfare facilities for staff who work in them and for visiting members of the public.

Detailed advice on the provision of sanitary conveniences, washing facilities and the provision of drinking water can be found in guidance attached to the Workplace (Health, Safety and Welfare) Regulations 1992. [www.opsi.gov.uk/SI/si1992/Uksi\\_19923004\\_en\\_1.htm](http://www.opsi.gov.uk/SI/si1992/Uksi_19923004_en_1.htm)

The following are available from the British Standards Institute - see <http://shop.bsigroup.com/>:

BS 6465-1:2006: Sanitary installations. Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances

BS 6465-3:2006: Sanitary installations. Code of practice for the selection, installation and maintenance of sanitary and associated appliances. (I80HA)

- 9 Manual-handling accidents account for 38% of all reported accidents. Careful consideration at the design stage can eliminate or reduce the need for manual handling within buildings, for example the location of delivery areas in relation to store rooms and access to and the position of plant rooms.

There is more guidance on the Health and Safety Executive website at <http://www.hse.gov.uk/msd/index.htm>. (I80EB)

- 10 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)

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

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

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

Phone: 020 7641 2000

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

- 12 Your proposals include demolition works. If the estimated cost of the whole project exceeds £300,000 (excluding VAT), the Site Waste Management Plan (SWMP) Regulations 2008 require you to prepare an SWMP before works begin, to keep the Plan at the site for inspection, and to retain the Plan for two years afterwards. One of the duties set out in the Regulations is that the developer or principal contractor "must ensure, so far as is reasonably practicable, that waste produced during construction is re-used, recycled or recovered" (para 4 of the Schedule to the Regulations). Failure to comply with this duty is an offence. Even if the estimated cost of the project is less than £300,000, the City Council strongly encourages you to re-use, recycle or recover as much as possible of the construction waste, to minimise the environmental damage caused by the works. The Regulations can be viewed at [www.opsi.gov.uk](http://www.opsi.gov.uk).
- 13 Conditions 3 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 14 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 15 Please contact our Environmental Health Service (020 7641 2000) to make sure you meet their requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990. (I07AA)
- 16 Please contact our Environmental Health Service (020 7641 2971) to register your food business and to make sure that all ventilation and other equipment will meet our standards. Under environmental health law we may ask you to carry out other work if your business causes noise, smells or other types of nuisance. (I06AA)

- 17 One or more of the uses we have approved are referred to as being 'sui generis'. This means that the use or uses are not in any particular class. Any future plans to materially (significantly) change the use that we have approved will need planning permission. (I78AA)
- 18 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 19 The following guidance is recommended with regard to the provision of adequate natural ventilation:
- o Natural ventilation should allow for cooling in summer months.
  - o Low-level background ventilation should be designed to prevent excessive heat loss or draughts.
  - o It should be controllable, and properly installed.
- 20 The following guidance is recommended with regard to the provision of adequate heating:
- o The heating system should be appropriate to the design, layout and construction to allow for the whole of the dwellings to be adequately and efficiently heated.
  - o Heating should be controllable by the occupants.
- The heating system should take into account the structural thermal insulation properties of the property to minimise heat loss.
- 21 The preferred means of protecting the amenity of the future occupants of 3 Down Street Mews from the terrace at fifth floor level are fixed planters.

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:** Royal Air Force Club, 128 Piccadilly, London, W1J 7PY

**Proposal:** Demolition of ground, first and first floor mezzanine levels and erection of replacement extension on ground, first, first floor mezzanine and second to fifth floor level to provide additional accommodation to existing private members' club (sui generis) and installation of plant at roof level. Minor internal alterations at basement level.

**Plan Nos:** PL(2-)100, PL(2-)101, PL(2-)102, PL(2-)103, PL(2-)104, PL(2-)105, PL(2-)106, PL(2-)107, PL(2-)108 PL(2-)111A, PL(2-)112 A, PL(2-)20 A, PL(2-)21 A. PL(2)02 A, PL(2)03 A, PL(2)04 A, PL(2)05 A, PL(2)06 A, PL(2)02 A, PL(2)03 A, PL(2)04 A, PL(2)05 A, PL(2)06 A, PL(2)07 A, PL(2)08 A, PL(2)08 A, PL(2)09 A, PL(2)10 A, PL(2)11 A, PL(2)12 A, PL(2)21 A, PL(2)22 A.

**Case Officer:** Damian Lavelle

**Direct Tel. No.** 020 7641 5974

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

- 1 The works 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 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 Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) 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 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 Mayfair Conservation Area.

This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 (a) You must apply to us for approval of a written scheme of investigation for a programme of building recording of the existing squash courts. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us.
- (b) You must then carry out the building recording according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, to Historic England, and to the Greater London Sites and Monuments Record, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST.
- (c) You must not use any part of the new building until we have confirmed that you have carried out the building recording according to this approved scheme.

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (July 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

- 5 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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 Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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

- Means of protecting the amenity of the future occupants of 3 Down Street Mews from the terrace at fifth floor level.

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

Reason:

To protect neighbouring residents from noise nuisance, as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13AC)

**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 (July 2016), 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 paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.