

CITY OF WESTMINSTER			
PLANNING SUB APPLICATIONS COMMITTEE	Date 16 May 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Marylebone High Street	
Subject of Report	19-35 Baker Street, 88-110 George Street, 69-71 Blandford Street and 30, Gloucester Place, London		
Proposal	Demolition of the existing buildings at 19-35 Baker Street, 88-110 George Street, 69-71 Blandford Street and redevelopment to create a mixed use scheme providing offices (Class B1), retail (Class A1 and flexible Class A1/A3 units) and up to 51 residential units (Class C3) within a new ground plus nine storey building (and an enclosed plant area) on Baker Street; a new stepped ground plus four to ground plus six storey building on George Street; refurbishment, extension and the change of use of the first floor from office to residential at 30 Gloucester Place; creation of a single storey basement level linking the Baker Street and George Street buildings to provide car and cycle parking, refuse and servicing; creation of a new central, publically accessible courtyard; removal of 5 trees and replacement trees across the site, a new publically accessible route at ground level connecting Baker Street and Gloucester Place; associated plant, landscaping, replacement pavements in part and other associated works.		
Agent	Gerald Eve		
On behalf of	Portman Investments (Baker Street) Limited		
Registered Number	16/11376/FULL 16/11377/LBC	Date amended/ completed	1 December 2016
Date Application Received	29 November 2016		
Historic Building Grade	30 Gloucester Place - Grade II listed. Other Buildings Unlisted		
Conservation Area	30 Gloucester Place- Portman Estate Other Buildings not within a Conservation Area.		

1. RECOMMENDATION

1. Subject to referral to the Mayor of London, grant conditional permission subject to a S106 legal agreement to secure:
 - i) provision of 10 affordable housing units at 30 Gloucester Place,(including securing rent levels) to be made ready for occupation prior to the occupation of the market housing on

- George Street (building D)
- ii) a financial contribution of £ 5 million towards the City Council's affordable housing fund (index linked and payable on commencement of development)
 - iii) costs relating to highways works around the site to facilitate the development
 - iv) provision of unallocated residential parking
 - v) lifetime car club membership (25 years) for each residential unit payable on first occupation
 - vi) a lift management and maintenance plan
 - vii) a financial contribution to the carbon offsetting fund carbon offsetting fund of £84,780 for the non-residential and £145,800 for the residential prior to commencement of development
 - viii) the applicant pays the City Council's reasonable costs of making and consulting on an Order pursuant to Section 247 of the Town and Country Planning Act (1990) (as amended) to 'stop-up' an area of public highway.
 - ix) Crossrail payment of £2,696,155 (index linked) to be paid on commencement of development
 - x) a financial contribution towards the cost of off-street tree planting on George Street, Gloucester Place and Blandford Street.
 - xi) monitoring costs

2. If the S106 legal agreement has not been completed within six weeks of the date of the Committee resolution then:

- a. The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not
 - b. The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.
3. The Committee authorises the making of a draft order pursuant to Section 247 of the Town and Country Planning Act 1990 for the stopping up of the highway required to enable the development to take place.
 4. Grant conditional listed building consent
 5. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter

2 SUMMARY

The site covers the majority of a large street block bounded by Baker Street to the east, Gloucester Place to the west, George Street to the south and Blandford Street to the north. The scheme involves a

comprehensive redevelopment of the majority of the site to provide an office led mixed-use development including publically accessible space and retail in the centre of site, replacing an existing commercial car park.

Although the scheme is an office led development it would result in the provision of 51 residential units comprising 41 market units along with 10 affordable housing units. The application also includes a financial contribution of £5m towards the City Council's Affordable Housing Fund.

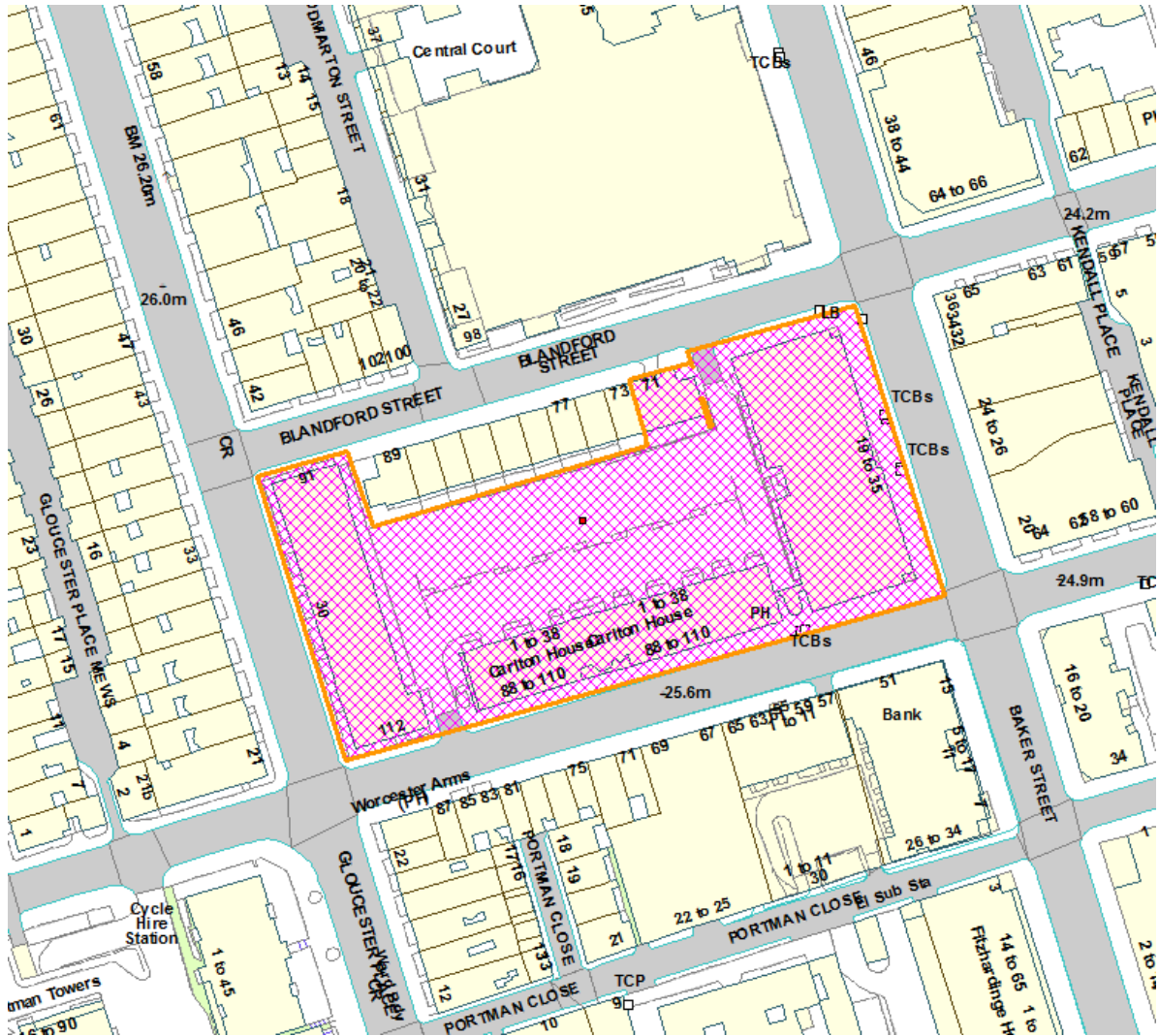
The existing buildings on Baker Street and George Street are both 1960s buildings. The Baker Street building is 7 storeys George Street is part 4 part 5 storeys. The redevelopment scheme would result in significantly larger new buildings. On Baker Street the new building is 10 storeys (11 if one includes the mezzanine) with recessed roof level plant. The new George Street building rises from 5 storeys to 7 storeys. Objections have been received from adjacent residents that the new buildings would result in an overdevelopment of the site, that the significant increase in height and bulk and mass would be result in substantial harm to the townscape and a loss of amenity. Objections are also made on a number of other grounds including that the scheme is contrary to the Council's land use policies and would adversely impact upon the highway.

The key issues for consideration are:

- The acceptability of the scheme in land use terms;
- The impact of the proposed buildings on the townscape, the setting of the Portman Estate Conservation Area and the settings of adjacent listed buildings;
- The impact on the amenity of adjacent residents particularly those residing on Blandford Street, located within the street block but are not part of the application site;
- Highway issues primarily proposed servicing arrangements.

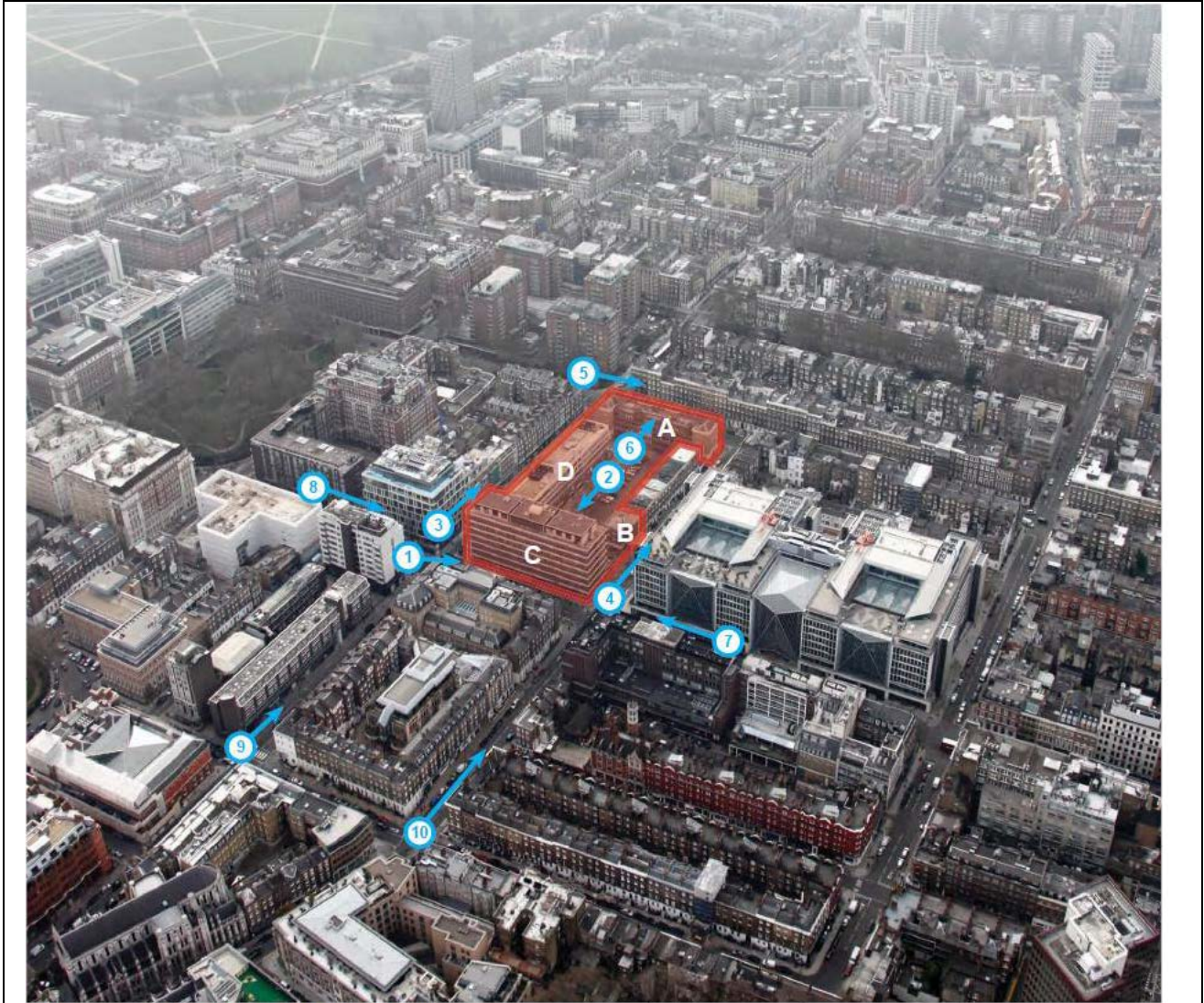
Redevelopment of the site is supported in principle. The significant increase in height and bulk of the buildings would result in some harm to the townscape in certain views including from the Portman Estate Conservation Area. This harm is considered to be less than substantial and the public benefits in providing a high quality design, which would optimise a commercial led development providing significant employment opportunities, are considered, on balance, to outweigh harm to the townscape and heritage assets. Subject to a number of safeguarding conditions the applications are considered acceptable in other respects. The application is recommended for approval subject to referral back to the Greater London Authority and subject to the completion of a legal agreement.

3 LOCATION PLAN



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4 PHOTOGRAPHS



Aerial photograph showing view locations of surrounding context



1 Building C from Baker Street



2 Building C from commercial car park



3 Building D from George Street



4 Building B from Blandford Street



5 Building A from Gloucester Place



6 Building A from commercial car park



7 Building C from Baker Street



8 Building C from Baker Street



9 Building C and D from George Street



10 Building C from Blandford Street

5 CONSULTATIONS

GREATER LONDON AUTHORITY:

Stage 1 response

Mixed use and employment: Subject to confirmation that the affordable housing provision and payment in lieu are acceptable through the viability assessment the residential provision is acceptable. Office uplift and increase in employment is strongly supported.

Retail: supported

Affordable housing: should be secured via S106 agreement

Urban Design: The height, layout, massing and architecture are supported, the residential quality is good

Historic Environment: No harm will be caused to the listed Gloucester Place building or to the Portman Estate Conservation Area

Trees: Meets the requirements of London Plan Policy 7.21

Inclusive design: Acceptable

Transport: Car parking should be reduced and short stay cycle parking increased. A financial contribution of £54k is requested through a S106 agreement to secure the extension of a Cycle Hire docking station. A travel plan, delivery and servicing plan and construction logistics plan (CLP) should all be secured by condition

Climate change: Shortfall in CO2 emissions for non-domestic buildings should be met off-site. Further detail should be provided on the applicant's overheating analysis for building D and the site heat network.

MARYLEBONE ASSOCIATION:

Creation of new public space and pedestrian links through the site is welcomed.

Comment that the entrance from Baker Street with glazed sliding doors flanked by office receptions may not appear open to the public.

Residential amenity should be protected; the Society recommend a robust Construction Management Plan, site Waste Management Plan, and Operational Management Plan (setting out mix of retail uses, hours of operation).

Number/ ratio of independent operators should be controlled

Baker Street building C is bordering on being oversized in terms of height and depth.

Building lines appear excessive beyond the adopted highway boundary and the existing building facades.

Deficiency in short term cycle parking (shortfall of 66 spaces)

Less than 20% affordable housing provided contrary to policy.

HISTORIC ENGLAND

Authorisation to determine listed building application

Concerns regarding the bulk, scale and design of the Baker Street building

The building is considerably taller and bulkier than most buildings within the local context which results in it being visible in many townscape views within the Portman Estate Conservation Area. The use of contrasting materials and large bay windows adds to the dominance. The building is harmful to the setting of the Portman Estate Conservation Area and the setting of a number of listed terrace houses with the conservation area. The height should be reduced.

TRANSPORT FOR LONDON

Car parking provision (25 spaces for 59 residential flats) is excessive, development should be car free.

Electric vehicle charging 20% active – 20% passive should be secured via a S106 agreement

Type of cycle parking (short stay/ long stay should be clarified)

A Cycle hire docking station could potentially be extended

Construction Logistics Plan is welcomed

Provision of a facilities management and draft delivery and servicing management plan is welcomed

Travel plan is welcomed

Crossrail payment should be secured as part of the S106 agreement

ENVIRONMENTAL HEALTH

No objection subject to conditions

AFFORDABLE HOUSING SUPPLY MANAGER

Welcomes the provision of on- site affordable housing, but is disappointed that the level of affordable homes proposed is 17 % of the net increase in residential which is less than Council policy. Comment that the Financial Viability Assessment (FVA) concludes that this is the maximum number of affordable homes that could be delivered and the provision of social housing would undermine the viability and lead to an overall reduction in the number of affordable homes proposed and a reduction in the payment provided.

The rent levels of the intermediate homes should be secured as part of the S106, and tenants should come from the City Council's intermediate housing waiting list

DESIGNING OUT CRIME

Any response to be reported verbally

ARBORICULTURAL OFFICER

Objection, to the removal of trees as the replacement trees are considered to be inadequate replacements:

Birch tree on Blandford Street is an attractive specimen that should be retained;

Pear Tree on Gloucester Place, a replacement tree is unlikely to have sufficient soil depth;

Further details of trees surrounding the site are required to ensure their retention;

Replacement trees within the site (2 x cherries and 4 x silver birches) are inadequate replacements, new trees should provide equal or greater canopy cover than existing;.

Further details of landscaping, including soil depth and irrigation is required;

HIGHWAYS PLANNING MANAGER:

No objection subject to appropriate conditions including a delivery and servicing management plan (SMP).

CLEANSING:

Objection, but could be overcome by conditions

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 358

Total No. of replies: 12

No. in support: 1

Baker Street Quarter Partnership Improvement District (BID)

Regeneration of the site will provide more jobs and growth and commercial space within the wider Baker Street area consistent with the ambitions of the Central Activities Zone.

The provision of a new sustainable building with more greening and a publically accessible space will help improve air quality and contribute to the success of the Marylebone low emissions neighbourhood.

No. of objections: 11 (including an objection on behalf of 7 individual residential properties) raising some or all of the following issues

Land Use

Increase in Baker Street office building extends beyond designated CAZ frontage / Named Street

Increase in office floorspace is not justified

Retail use of central car park area outside Core CAZ is contrary to policy

Additional retail is not required

'Publically accessible space' is commercial floorspace and not meaningful 'open space'

Overconcentration of Class A3 units (potentially 10 in total)

Poor quality housing/single aspect north facing, lack of outdoor amenity space, play space shortfall in family sized residential units

Design

Overdevelopment

Scale of development on George Street is excessive

Proposed retail courtyard is alien to the existing established street pattern

The mass, height and footprint of the Baker Street building is unacceptable

Adverse impact on skyline

Alterations to the listed façade of 30 Gloucester Place are unnecessary

Amenity

Loss of daylight

Loss of sunlight

Increased sense of enclosure,

Loss of privacy/overlooking

Noise pollution

Use of courtyard for retail Class A1/A3 uses would result in late evening noise nuisance

Potential for further applications for external seating

Highways

Inappropriate servicing which is unworkable

Servicing should be located on the commercial George Street frontage

Loss of on street car parking

Adverse impact on car parking

Other

Lack of meaningful consultation and engagement with residents

Inaccurate information and misrepresentations within the application documents

Loss of trees, inadequate replacements

Inconvenience during construction and length of construction programme
Adverse impact on property values

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6 BACKGROUND INFORMATION

6.1 The Application Site

The site covers a large street block flanked by Baker Street to the east, Gloucester Place to the west, George Street to the south and Blandford Street to the north. The site comprises four buildings in office (Class B1) retail (Class A) and residential (Class C3) uses.

The eastern portion of the site is occupied by a seven storey building, with roof top plant (19-35 Baker Street building C). The southern side of the site contains a part four part five storey building (88-110 George Street building D). The length of the western boundary is occupied by a four storey building (30 Gloucester Place building A). The northern end of the site is partially occupied by a four storey building (69-71 Blandford Street building B). The northern part of the street block is also partially bounded by private residential properties (No's 73-89 Blandford Street) which are outside the application site. The centre of the site is open and in use as a surface level commercial car park.

The mixes of uses are as follows:

- i) 30 Gloucester Place (Building A) ground and 1st floors are office use (Class B1), 2nd and 3rd floors are residential (Class C3);
- ii) 69-71 Blandford Street (Building B) is a restaurant (Class A3) at basement, ground and first floor levels with two one-bedroom residential (Class C3) units above on second and third floor levels;
- iii) 19-35 Baker Street (Building C) comprises retail uses at ground floor level (Class A1) with offices (Class B1) above;
- iv) 88-110 George Street (Building D) comprises a mix of commercial uses at ground floor level with including a bar (Class A4) and estate agents (Class A2) with offices (Class B1) at 1st and 4th floors and 38 residential flats (Class C3) at 2nd and 3rd floor levels.

The central surface level car park provides 96 car parking spaces, bicycle parking, servicing and refuse storage. The car park is accessed from George Street and Blandford Street.

The eastern side of the site No 19-35 Baker Street (Building C) is on a Central Activities Zone (CAZ) frontage, the site as a whole lies outside the designated Core CAZ but is within the wider CAZ. No 30 Gloucester Place is Grade II listed and is within the Portman Estate Conservation Area. The remainder of the site is not within a Conservation Area. The wider context contains a variety of building styles, uses and heights.

6.2 Recent Relevant History

The original permissions for existing buildings B, C, and D are:

Planning permission (ref: TP/1779) was granted on 22 December 1959 for:

'The redevelopment of the site bounded by George Street, Baker Street, Blandford Street and Blandford Place, by the erection of a building of Basement, ground and seven floors for use as shops on the basement and ground floors, offices over Baker Street and flat over George Street with car-parking on the basement and ground floors and a public-house on the corner of George Street and Baker Street.'

Planning permission (ref: TP/1779) was also granted on 25 April 1969 for:

"Erection of thirteen four storey houses, a four storey block comprising shops and public house with storage beneath, offices and flats, and a multi-level underground carpark on the site bounded by George Street, Blandford Street, the rear of Nos. 19-35 Baker Street and the rear of Nos 24-40 Gloucester Place, W1."

The multi-level underground car park was never built.

Planning permission (ref: TP/1779) was granted on 18 September 1970 for:

"Alterations to the building in the course of erection on the southern section of the site bounded by George Street, Blandford Street, rear of 19- 35 Baker Street and rear of 24-40 Gloucester Place, involving the addition of a fourth floor for use as two self-contained flats."

A number of change of use and minor planning applications have also been granted for Buildings A, C and D including:

Building A – 30 Gloucester Place (including 91 Blandford Street and 112 George Street)

The building was listed, Grade II on 14 Jan 1970 (formerly listed as Nos 24 to 40 even), and sits within the Portman Estate Conservation Area.

The Grade II listing was then amended on 1 December 1987 to reflect that the listing now related to a 1972-73 facsimile rebuild of c.1790 Portman Estate terraced houses, which remained listed for group value only (with the wider Gloucester Place area).

There have been a number of subsequent minor planning and listed building consent applications.

Building C 19-35 Baker Street

On 29 October 1986 permission was granted for 'change of use ground floor and basement to office and restaurant accommodation with changes to elevations (ref: 86/03973/FULL)'.

On 14 November 1991 permission was granted for 'use of ground floor & part basement as offices" (ref: 91/02675/FULL).

On 25 August 1998 permission was granted for 'use of the basement of 19-33 Baker Street as offices (Class B1)" (ref: 98/00831/FULL)'.

On 6 May 2004 permission was granted for 'use of ground floors of Nos. 19-23, part 25 and 31-33 Baker Street for Class A1 retail purposes. Use of part ground floor of No. 25 and ground floor of No. 29 to provide enlarged office reception facilities for the Class B1 office accommodation in remainder of building. Associated external alterations" (ref: 03/08347/FULL).

On 10 June 2008 permission was granted for 'retention of ground floor as sandwich bar/ café (sui generis) use' (ref 08/03709/FULL).

Building D – 88-110 George Street

98-100 George Street; on 30 December 1993 permission was granted for 'change of use from retail shop to estate agents' (ref 93/05947/FULL).

98-100 George Street; on 27 July 1999 permission was granted for 'use of ground floor for Class A2 (Financial and Professional services) purposes (ref: 99/03989/FULL).

94-66 George Street on 28 May 2002 permission was granted for 'use of basement at No. 94 and ground floor at Nos. 94-96 for the hire of tools and equipment to members of the public and trade (sui generis) and installation of new shopfront (ref 02/01765/FULL).

92 George Street on 14 November 2005 permission was granted for 'change of use from car showroom (sui generis use) to retail (Class A1) at ground floor level for (ref 05/07660/FULL).

104 and 106 George Street on 8 September 2005 permission was granted on for 'use of basement and ground floor for retail purposes (Class A1)' (ref: 05/03714/FULL).

104 and 106 George Street on 3 June 2009 permission was granted on 3 June 2009 for "creation of two individual units at 104 and 106 George Street for the dual/alternative use of the ground floor for retail (Class A1) and/or financial and professional service purposes (Class A2) (ref: 09/02397/FULL).

94 George Street on 31 March 2009 a certificate of lawful development was granted for 'use of ground floor and basement as retail (Class A1)' ref: 09/00923/CLEUD).

96 George Street on 13 April 2009 permission was granted for 'use of the basement as retail I (Class A1)' ref 09/00552/FULL).

92 George Street on 20 March 2009 permission was granted for use of ground floor for retail purposes (Class A1)" (ref: 09/00618/FULL).

7 THE PROPOSAL

The application has been submitted as part of a joint venture between Derwent London and the Portman Estate. Planning permission is sought to demolish the northern (69-71 Blandford Street building B), eastern (19-35 Baker Street building C) and southern (88-110 George Street building D) parts of the site and redevelopment to provide two new buildings fronting onto Baker Street and George Street.

The scheme is an office led development which would provide circa 28,012 m2 offices GIA, but will include up to 51 residential dwellings with 41 market housing units on George Street and intermediate affordable housing on the 1st floor of 30 Gloucester Place. The scheme also includes restaurant and retail uses on the Baker Street and George Street frontages and a retail courtyard within the centre of the site. The retail courtyard be accessed via new pedestrian routes east west

from Baker Street to Gloucester Place and north south between Blandford Street and George Street.

The new buildings C and D are linked by a new basement with access from Blandford Street and George Street providing car and cycle parking, refuse, and delivery access to each building.

The new building on Baker Street (building C) is 11 storeys high. The 8th to 10th floors are set back. The building has four disengaged stone and precast elevations with large double height openings and recessed corners. The roof profile of the plant room is chamfered. The ground floor will provide retail (Class A) units with offices (Class B1) on the upper floors.

The new building on George Street (building D) steps up from 5 storeys at the west to 7 storeys to the east. The facades are brick with a regular pattern of windows. As with the Baker Street building the ground floor will be retail (Class A) units with up to 41 market housing units (Class C3) on the upper floors. The new retail (Class A) units will extend further into the existing car park to the rear at ground floor level than existing. Single storey retail (Class A1) units are proposed on the northern side of the site to create a new retail/ leisure courtyard. The retail units include perimeter planting, landscaping and an arbour crossing.

At 30 Gloucester Place (building A) new openings are proposed in the façade at ground floor level to provide a new route through the centre of the street block. Listed building consent is sought for these works and the internal alterations proposed in connection with the conversion the 1st floor from offices (Class B1) to 10 affordable housing units.

8 DETAILED CONSIDERATIONS

8.1 Land Use

The existing and proposed land use figures are set out in the table below:

Land Use	Existing m2 GIA	Proposed m2 GIA	Change
Office (Class B1)	10674	28012	+17338
Residential (Class C3)	4182	8772	+4590
Retail (Class A1)	3042 Including 1567 m2 at ground floor level	1919 (minimum) Including 1649 m2 at ground floor level	-1123 (maximum) + 82m at ground floor level
Bar (Class A4)	302	0	-302
Estate Agents (Class A2)	80	0	-80
Restaurant (Class A3)	650	1904 (maximum)	+952 (maximum)
Total	18930	40607	+21677

Offices

The proposed development is office led proposal and the provision of significant new office accommodation is one of the applicant's key drivers for the scheme.

The site is located within the Greater London Authority's (GLA) Central Activities Zone (CAZ) and the eastern frontage of the site 19 -35 Baker Street is on CAZ frontage and is a named street within Marylebone. As such commercial development is encouraged.

City Plan policy S20 states:

'The council will work to exceed the target of additional B1 office floorspace capacity for at least 58,000 new jobs (774,000 sq. m B1 office floorspace) between 2016/17 and 2036/37, an average of 2,900 new jobs per annum. New office development will be directed to Paddington, Victoria and Tottenham Court Road Opportunity Areas, the Core Central Activities Zone, the Named Streets and the North Westminster Economic Development Area...' As stated Baker Street is a named street within the adopted City Plan.

The supporting text of Policy S20 states:

'Westminster contributes approximately 9 million sq. m of office floorspace to London and the UK's stock; the largest and most diverse office agglomeration in the country and one of the most significantly globally. However, there were losses of office floorspace since 2010/11, a trend that will take some time to reverse due to the significant number of office losses granted permission between 2010/11 and September 2015...After employment capacity has recovered in line with the employment targets and an appropriate balance of uses is re-established, commercial floorspace will still be the priority in the Core CAZ, Named Streets and Opportunity Areas ... We are working and will continue to work with partners to significantly increase office floorspace, from a position of annual net losses...New offices are encouraged within these locations to retain and enhance Westminster's strategic role in London's office sector, and support London's global competitiveness...'

The applicant has submitted an economic statement (by Volerra Parnters) in support of the application which sets out an economic case for the substantial increase in office floorspace on the site. This analysis indicates that there has been a 25 % reduction in office floorspace in the Baker Street area in the last 10 years. The applicant argues that the office led development which would result in the provision of 28012 m2 (GIA) of Grade A office floorspace will make a major contribution towards the identified need in the Core CAZ/Named Streets and the west end countering the historic losses in the Baker Street area. Furthermore that the economic benefits of the development are substantial with between 1,660 and 2,465 net additional full time equivalent jobs being created.

Objections on behalf of and from Blandford Street residents' are made on the grounds that the significant increase in offices is directly contrary to Westminster City Plan policies S20 and S18. Furthermore that the applicant's justification for the significant increase in office floorspace is fundamentally flawed as the figures they refer to regarding losses in office floorspace in the Baker Street area are inaccurate.

With regards to the principle of a substantial increase in offices, as set out in the preceding paragraphs, there is a clear economic reasoning why the substantial increase in offices is supported in land use terms.

Although the objector's acknowledge that the principle of new office accommodation on the Baker Street frontage is acceptable, their objection is to the substantial increase in the footprint of the replacement office building, which will extend back into the site along Blandford Street and George Street frontages which are outside the Core Caz and are not named streets. The

objector's contend that the proposal is therefore contrary to Westminster City Plan policies S20 and S18 which direct commercial office development to the Core CAZ and named streets.

The exiting CAZ frontage boundary covers the whole of existing commercial properties which form the frontage. As buildings which comprise this frontage are redeveloped the boundary will move geographically. This has happened at other sites along Baker Street where deeper footprints have been approved.

The objection also refers to the increase in offices being contrary to London Plan policy 2.12 which states that LPAs should identify, protect and enhance predominantly residential neighbourhoods within CAZ. The objector's consider that the policy is applicable because aside from the Baker Street frontage the primary use to the west is residential with a large proportion of family dwellings. Furthermore, that the positioning of such a large commercial development deeper into the site would have a very demonstrable negative impact on existing residents.

Although residential properties comprise a significant part of the street block, in addition to the commercial offices and retail units at 19-35 Baker Street (building C) there are a number of other commercial uses on the site. Namely retail units (Class A1 and A2) , a restaurant (Class A3) and bar (Class A4) on George Street, a restaurant (Class A3) on Blandford Street, commercial offices (Class B1) on the lower ground to 1st floors of 30 Gloucester Place and the central part of the site is a commercial car park (Sui Generis).The site therefore comprises a mix of uses.

Whether the site is described as being part of a predominantly residential neighbourhood, or mixed use in character is not germane to consideration of the scheme, as residential amenity is given the same degree of protection on sites both within and outside the Core Caz. The impact of the development on residential amenity is discussed in detail in section 8.3 of this report. The provision of a larger office block on Baker Street which extends deeper into the site is however considered acceptable in land use terms policy terms.

In their stage 1 response the GLA advise that the proposed office-led mixed use development would support the strategic functions of the CAZ and other London Plan policies and is supported.

The provision of a significant quantum of commercial offices accords with the City Council's strategic objectives and policies. An office led scheme is considered to be appropriate to the site and this part of the West End. The scheme will contribute to the Core CAZ/Named Streets being a competitive business location. The significant increase in employment and jobs as part of the scheme is in accordance with City Plan and London Plan policies would be a substantial benefit.

Mixed Use

Policy S1 (2) is applicable for development within the Core CAZ, the Named Street, and Opportunity Areas, which includes net additional B1 office floorspace. As the net additional floorspace (for all uses) is more than i) 50 % of the existing building and ii) more than 400 m2 residential floorspace, or an equivalent payment in lieu is required equivalent to the net additional B1 office floorspace, less 30% of the existing building floorspace.

The existing building is 18,930 m2 GIA. The net additional floorspace (of all uses) proposed is 21,677 m2 GIA. The residential required therefore is equivalent to the net additional office (Class B1) floorspace less 30 % of the existing building floorspace. The net additional office B1 floorspace is 17,338 m2 GIA, 30 % of the existing building foorspace is 5,679 m2 GIA. Therefore

the residential floorspace required to accord with City Plan policy S1 is 11,659 m2 GIA. The total increase in residential proposed by the scheme is 4,590 m2 GIA, there is therefore a residential shortfall of 7,069 m2. This equates to a policy compliant financial payment of £12,320,796. An objection has been received that the scheme would result in 'a massive shortfall in residential'.

City Plan policy S1 C) is applicable as the increase in floorspace (of all uses) is more than 50 % of the existing building. The policy requires the quantum of residential set out above to be provided in accordance with the following cascade.

- i) on site or in the immediate site vicinity of the site;
- ii) off site, including by mixed use credits on a site in the vicinity of the development site;
- iii) off site, including mixed use credits elsewhere within the Central Activities Zone;
- iv) or an appropriate payment in lieu to the Affordable Housing Fund, which in this case would be £12,320,796.

The policy requires applicants to satisfactorily demonstrate that it is not appropriate or practicable to provide floorspace (in whole or part) at each step of the policy cascade before moving to the next step.

With regards to point i) the applicant argues that the scheme delivers the maximum amount of residential that can reasonably and viably be delivered on site. A total of 41 residential market dwellings will be provided in the new building on George Street (building D) with 10 affordable homes on Gloucester Place (building A). The new commercial building on Baker Street (building C) reflects the commercial activity of the street. The proposed residential on the first floor of Gloucester Place (building A) and within the new building on George Street (building D) are considered to be the most appropriate locations for residential.

The applicant's argument that there are practical difficulties in providing more residential on site within all the buildings and the central courtyard comprising the site are accepted. Baker Street being a busier commercial street is not considered to be the optimum location for residential. The provision of residential would require the introduction of additional circulation cores, and would require design changes as the structural grid and floor to ceiling height requirements differ between commercial offices and residential.

The George Street new building could not be increased in height or depth to provide additional residential without harm to the townscape and/or residential amenity. The proposed building is 18m deep and any increase in depth would compromise the floorplans and would encroach on the proposed retail courtyard. The height of the building is influenced by the surrounding townscape and a requirement to not adversely impact upon daylight and sunlight levels to Blandford Street residential properties to the north.

With regards to points ii) and iii) above the applicant advises that Derwent London and the Portman Estate have no other sites within the vicinity of the site that would be available within the required timescales. The applicant advises that they cannot commit with certainty to provide residential off site in accordance with parts ii) or iii) of the policy.

The final part of the cascade requires a payment in lieu of the residential floorspace. A policy compliant payment would be £12,320,796. The applicants are offering a financial contribution of £5million. This is £7,320,796 less than required by the Council's mixed use policy. The applicant

has submitted a Financial Viability Assessment (FVA) that this is the maximum level of financial contribution that can be made in order to achieve a potentially viable scheme.

The FVA has been assessed by GVA acting as independent consultants for the Council. They advise that the scheme could not support a greater level of affordable housing contribution than that offered by the applicant. This is predominantly due to the high existing land use value of the site. They also advise that the viability is likely to be further compromised due to reduced floor area efficiency and impact on yield of a mixed use residential building. A policy compliant scheme in which there is no residential shortfall would also not be viable. In the light of this advice and the weight that should be given to the fact that the scheme will deliver new modern office floorspace the quantum of residential is considered acceptable. The quality of the proposed residential and affordable housing offer are discussed below.

Residential

Housing is a priority outside of the Core CAZ, Named Streets and Opportunity Areas. In the London Plan policy 3.3 sets an annual target of 1,068 homes a year to be provided within Westminster between 2015 and 2025. City Plan policy S14 states that residential use is the priority across Westminster except where specifically stated and that the number of residential units on development sites will be optimised.

There are currently 40 flats on site made up of 19 x studio flats and 21 x one-bedroom flats. The scheme proposes 8722 m2 (GIA) of residential comprising up to 51 new residential dwellings, with 41 market housing units along George Street and 10 intermediate affordable housing units on the 1st floor of 30 Gloucester Place. This represents an increase in the number of residential units on site of 11 and an increase in residential floorspace of 4,590m2. The provision of new residential is supported by policies H3 of the UDP and S14 of the City Plan.

Housing Mix

The mix of the proposed market housing is as set out in the table below:

Units	Number	Percentage %	Area range GIA m2
1	18	44	52-61
2	14	34	100-113
3	9	22	149-79
Total	41	100	

As stated City Plan policy S14 requires the number of residential units on development sites to be optimised. Policy S15 requires an appropriate mix of unit size and type to be provided. UDP policy H5 states that the City Council will normally require at least 33% of units to be family sized.

The objection from residents living on Blandford Street is made on the grounds that the quality of the proposed residential units has been significantly undermined as a result of the focus to overdevelop the site for commercial floorspace (particularly in the central courtyard).

Specific points of objection are as follows:

- i) The proposed mix of family housing is only 18 % which is below the policy requirement of 33%, in addition the scheme would result in a loss of amenity to existing family housing on Blandford Street thus having further impacts on protecting Westminster's family housing stock;

- ii) the scheme does not comply with standard 29 of the Housing SPG which states that single aspect north facing units should be avoided;
- iii) the vast majority of the proposed dwellings do not have any private amenity space;
- iv) all single aspect dwellings have no amenity space which will result in poor quality accommodation;
- v) no play space has been provided for the development in conflict with London Plan policy 3.6 and the site is in an area of 'Open Space Deficiency'.

These points are addressed in turn:

- i) *Residential mix:* As set out in the table the scheme will result in the provision of 9 x 3 bedroom (22 %) family sized units. The policy application advises that the requirement to provide 33% family sized units will be applied flexibly and that a lesser proportion of family sized units may be acceptable in busy areas. Whilst the area is mixed use in character and Baker Street is a busy location it is considered that the applicant has not fully justified the shortfall in family sized accommodation. This shortfall is considered to be disappointing but, given the overall quantum and quality of residential that will be provided and the current lack of any family-sized units on site, it is considered that permission should not be withheld due to a shortfall in the expected number of family sized units.
- ii) *and iv) Standard of housing and compliance with London Plan:* The London Plan states that care should be taken with creating single aspect north facing flats but that this is sometimes difficult to avoid in large floorplate developments. The scheme would result in the provision of 5 single aspect north facing units. These are all one-bedroom flats. The remaining 36 flats are proposed to be dual aspect. All the flats meet the Mayor's dwelling space standards as set out in London Plan Policy 3.5. They have been designed in accordance with Lifetime Homes Standards and 10% of the units have been designed to be easily adaptable to wheelchair accessibility standards.
- iii) *Amenity space:* Roof terraces are proposed at levels 5 -7. The terraces have timber decking and perimeter evergreen hedging. All (9) of the 3 x bedroom units have access to terraces.
- iv) *No play space and Open Space Deficiency:* London Plan policy 3.6 'Children and Young People's Play and Informal Recreation Facilities' seeks to ensure that development proposals include suitable provision for play and recreation. Further details are provided in the Mayor's 'Shaping Neighbourhoods : Play and Informal recreation SPG which sets out a benchmark of 10 m2 of useable child playspace to be provided per child with under 5's child playspace to be provided on-site as a minimum. The scheme results in a requirement to provide 51 m2 play space. Given the proposed mix of accommodation the child yield for the scheme is very low, with only three children under the age of 5 expected. It is regrettable that the scheme does not include open space with child play facilities, however the development is close to Paddington Street Park, Hyde Park and Regent's Park. In their stage 1 response the Mayor has confirmed that the lack of on- site play space is acceptable in this case.

Quality of Housing

All the proposed accommodation would receive good standards of daylight and are capable of natural ventilation. UDP policy ENV6 requires new residential developments to provide adequate protection from existing background noise as well as from noise within the development itself, in this case office, retail and restaurant uses. The redevelopment will incorporate double glazed windows and sufficiently high specification building fabric necessary to meet modern performance standards. The design will ensure that satisfactory noise levels are achieved within the flats.

The scheme would result in a 4 star home quality Mark rating (which has replaced the Code of Sustainable Homes). Achieving this mark means that the home is designed to have very low running costs, with a positive impact on health and wellbeing, all with an extremely low impact upon the environment.

It is considered that the proposed residential units would provide a good quality of accommodation within an appropriately designed and sustainable building

Affordable Housing

Policy H4 of the UDP and S16 of Westminster's City Plan and Interim Guidance Note Implementation of Affordable Housing are relevant to consideration of the application. In new housing developments of either 10 or more additional units, or where over 1000m² of new residential floorspace is created, a proportion of that floorspace is expected to be provided as affordable housing.

Given the increase in new residential floorspace of 4590 m² GIA the scheme would be expected to deliver 1280 m² of affordable housing. This equates to 16 affordable housing units (based upon a unit size of 80 m²).

The scheme would result in the provision of 835 m² (17%) of affordable housing in the form of 10 intermediate rented homes on the 1st floor of Gloucester Place (Building A) above offices. The new affordable housing units will have their own separate access from the south elevation.

The affordable housing comprises a 50/50 split of 1 and 2 bed units, with 5 x 1 bed and 5 x 2 x bed units. The applicant's argument that it would be difficult to reconfigure the floor to provide 3 bedroom units is accepted.

The proposed mix of the 10 intermediate rented homes is as follows:

Dwelling size	No of Homes	Floor Area m ²
1 bed (2 person)	5	51-59
2 bed (3 person)	4	67-68
2 bed (4 person)	1	84

The objection on behalf of the Blandford Street residents is made on the grounds that the 17 % affordable housing provision is not policy compliant, being below the 30% policy requirement. Furthermore that Westminster Council's affordable housing policy and London Plan policy 3.11 require a 60:40 split for social and intermediate provision respectively. The proposal would breach this requirement as the scheme would deliver 100% intermediate housing.

The City Council's Housing Supply Manager welcomes provision of on-site affordable housing but comments that the level of affordable housing, 17 % (of the net increase in overall residential floorspace) is disappointing.

A Financial Viability Appraisal (FVA) has been submitted in support of the application. The FVA concludes that the proposed development would deliver the maximum financial contribution in lieu of the mixed use policy (as discussed above) and that the proposed 10 on site affordable housing units are the maximum that could be provided without impacting on the viability of the scheme.

As already stated the viability report has been reviewed by consultants acting on behalf of the City Council. Their advice is that the scheme could not support the provision of further affordable housing units or an additional financial contribution towards the affordable housing fund whilst ensuring that the scheme remains viable. In the light of this advice the level of affordable housing proposed is considered to be acceptable.

The applicant was asked to consider the introduction of a mixture of both social housing and intermediate housing into the scheme. However the applicant has advised that the introduction of social housing would undermine the viability of the scheme and lead to an overall reduction in the number of affordable homes proposed and a reduction in the proposed payment to the affordable housing fund.

With regards to the proposed housing tenure the Housing Supply Manager advises that in the absence of social housing provision, the intermediate rented homes proposed should have rents that are set at moderate levels so that the affordability of these units is a genuine alternative to social housing. Therefore, all 10 intermediate rented homes proposed will need to be made affordable to Westminster intermediate households whose incomes do not exceed the median Westminster intermediate household income. Which at the present time for a 1 x bed household is £33,560 per annum, equating to a rent of £180.71 per week and for 2 x beds is £38,575 per annum, equating to £201.71 per week (inclusive of service charges). The applicant has factored these rent levels into their viability assessment. The Housing Supply Manager also advises that allocation of the units should come from the City Council's intermediate housing waiting list.

It is recommended that the delivery of the 10 affordable housing units, rent levels and nomination rights will be secured as part of a S106 agreement.

Retail and Courtyard Development

The existing site includes 4074 m2 of Class A floorspace. This comprises primarily retail (Class A1) with retail units on Baker Street and George Street. As set out in the land use table the total retail (Class A1) floorspace is 3042 m2. In addition to the existing retail units (Class A1) the site includes two restaurants (Class A3), one on Blandford Street and one on George Street. There is also an Estate Agents (Class A2) and a bar (Class A4) on George street.

The scheme seeks to provide a mix of retail (Class A1) and restaurant (Class A3). The Class A units are to be located on Baker Street and George Street as existing. In addition to this the scheme also proposes to use the central courtyard as a new retail location.

The proposed retail units on Baker Street (building C) are double height spaces which could accommodate a mezzanine floor. The retail units on George Street are single storey and are

designed to be through units facing onto the courtyard. New retail on the northern side of the courtyard would also be single storey units. The new publically accessible routes through the courtyard will therefore be flanked by retail units. The applicants' supporting statement refers to the aim to provide a retail cluster which would provide an oasis in the courtyard away from the nearby busier streets of Oxford Street and Baker Street. The intention is to provide some tables and chairs. The applicant refers to this having a similar character and feel to Heddon Street and St Christopher's Place.

Strong objections have been received from Blandford Street residents that use of the existing car park for commercial floorspace (Class A1/A3) is in direct contravention to City Plan Policies S8 and S21. Furthermore, to locate such units within the 'courtyard area' would harm the amenity of existing and future residents by creating a thoroughfare directly through the middle of the development linking Baker Street and Gloucester Place under the banner of 'new high quality publically accessible space'.

City Plan policy S8 relates to developments in Marylebone and Fitzrovia. The policy states that the named streets including Baker Street are appropriate locations for residential and a range of commercial uses. Retail and other appropriate town centre uses will also be directed to Marylebone High Street and Local Shopping Centres. Outside these locations, new commercial uses will not generally be appropriate unless they provide services to support the local residential community in that part of the Central Activities Zone.

City Plan Policy S21 relates specifically to retail and states that new retail will be directed to designated shopping centres and existing A1 retail will be protected throughout Westminster except where the council considers that the unit is not viable as demonstrated by long term vacancy despite reasonable attempts to let.

The balance between retail (Class A1) and restaurant (Class A3) uses and the impact of development within the car park on residents' amenities are considered elsewhere in this report. Notwithstanding these issues, given that this part of the site is currently in use as a commercial car park which would be developed to provide commercial uses including some public seating and greening, the principle of development of this space (as part of a single comprehensive redevelopment of the majority of a street block) is considered acceptable as the proposal would result in service uses that would support the local community.

Retail (Class A1)

The ground floor retail space has the potential for 17 units. The applicant is seeking flexibility in the occupation of the units and has identified 7 units which would be used for retail Class A1 space only but a further 10 units that could be either retail (Class A1) or restaurant (Class A3). The proposed single storey pavilion units on the north side of the courtyard will be Class A1 use only. Flexibility is sought for the remaining 10 units fronting onto George Street and Baker Street.

In terms of the overall retail within the development there could potentially be a loss of 1123 m² of Class A1 floorspace. The loss of retail (Class A1) floorspace would be contrary to City Plan policy S21 referred to above. The applicant argues that the losses would be primarily storage space at basement level. The total existing retail floorspace is 3042 m² which comprises 1567 m² at ground floor level and 1475 m² at basement level. The scheme would result in the provision of a minimum of 1919 m² retail Class A1 floorspace which would include 1649 m² at ground floor level which is an increase in 82 m² in comparison with existing. As the ground floor trading area is increased it could be argued that the retail Class A1 provision would be improved.

Although the reduction in retail Class A1 floorspace is somewhat regrettable the fact that there would be no loss at ground floor level is considered to be a significant factor. In the circumstances it is considered that there would be no harm to the overall retail offer and this aspect of the application is considered to be acceptable

Restaurants (Class A3)

As stated at present the site includes a bar, and two restaurants comprising a total of 952 m². The Union Bar at 88-90 George Street is not a traditional pub and is not recognised as an Asset of Community Value. The loss of the bar is considered acceptable and would not be harmful to the character and function of the area.

The ground floor retail space (Class A) has the potential for 17 units. The applicant has identified 7 units, including all 5 units on the northern side of the site which would solely be used for retail (Class A1) purposes. These units are directly to the rear of the Blandford Street houses. The applicant is seeking flexibility with regards to how the remaining 10 units would be used, as either retail (Class A1) or restaurant (Class A3) uses. The restaurant floorspace would be restricted to a maximum of 1904 m² (GIA) which would equate to approximately 6 units. Not all 10 of the units would be used for restaurant purposes (Class A3). The proposal would however allow flexibility in the location of the restaurants and would result in a 50 % increase to the entertainment floorspace that currently exists on site.

To accommodate the restaurants across the site two extract ducts are proposed within the George Street building (D) and three extract ducts within the Baker Street building (C). The ducts will run through internal risers and terminate at roof level.

City Plan Policy S24 and UDP Policies TACE 8-10 deal with entertainment uses including restaurants. The TACE policies are on a sliding scale whereby developments where TACE 8 is applicable would be generally permissible and where TACE 10 (gross floorspace exceeds 500 m²) is applicable only in exceptional circumstances. City Plan policy S24 requires proposals for new entertainment uses to demonstrate that they are appropriate in terms of type and size of use, scale of activity, relationship to any concentrations of entertainment uses and the cumulative impacts and that they do not adversely impact on residential amenity, health and safety, local environmental quality and the character and function of the area. The proposal states that new large scale entertainment uses of over 500 m² floorspace will not generally be appropriate within Westminster.

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

The objection on behalf of the Blandford Street residents is made on the grounds that the increase in restaurant/ entertainment floorspace would result in high concentration of restaurants/cafés and the resultant increase in evening and night time activity would have a significant adverse impact on residential amenity. Noise and disturbance would potentially increase as a direct result of increased activity from customers and increased servicing. The activity would have a negative

impact on both the existing residential properties on Blandford Street and on the amenity of future occupants of the new residential on George Street (within building D).

The objection is makes the following points:

- i) that the vast majority of the flexible Class A1/ Class A3 uses would have access onto a central walkway fronting onto the rear of properties on Blandford Street;
- ii) the acoustic noise report makes no accurate assessment of noise outbreak associated with the location of commercial floorspace;
- iii) ductwork and ventilation associated with restaurant uses can cause noise with significant detriment to residents;
- iv) and the units are likely to be occupied by tenants who will more than likely to place tables and chairs in the public open space which would further exacerbate the noise levels for surrounding residents.

How the courtyard would be used by both the retail and restaurant uses can be controlled by an Operational Management Plan (OMP). This will include the extent and hours of use of the courtyard and maintenance and security/surveillance and opening hours of the retail units. The acoustic report submitted is considered to be robust and details noise limits for mechanical and electrical plant associated with the proposed development and the specification of new build to enable compliance with noise conditions. Ductwork and plant would be located at roof level of the George Street and Baker Street buildings in dedicated plant areas and not on the roof of the single storey retail units. In both instances this will be a substantial distance away from the existing residential properties. The roof level plant would include air handling units, generators, condensers, and fan units enclosed by acoustic louvre. Environmental Health raise no objection to this aspect of the development. With regards to the provision of tables and chairs in the public open space this would be controlled in the OMP.

Although the proposal would result in potentially a 50 % increase in restaurant floorsapce it would result in the removal of an existing bar (Class A4) at 88-90 George Street which is licenced until 12 midnight. The proposed restaurants would result in the provision of service uses that are not considered out of context for the size of the site. The proposed hours would be restricted to the normal core hours for licensed premises, with evening opening rather than night time use. Subject to appropriate conditions including a requirement for all the individual units to operate in accordance with an approved Operational Management Plan (OMP) the overall restaurant provision is considered to be acceptable.

Compliance with an OMP would safeguard amenity and to ensure the restaurants and retail units are properly run to minimise their environmental impact it is considered that the uses would be acceptable.

8.2 Townscape and Design

A. The site

The site comprises most of the street block defined by Baker Street, Blandford Street, George Street and Gloucester Place. It lies outside the Portman Estate Conservation Area, except for the buildings on Gloucester Place. The Portman Estate Conservation Area also lies immediately to the south and east of the site.

The existing buildings within the site are:

a. Gloucester Place (referred to as Building A in the planning application)

This is a grade 2 listed building, listed in 1970 but rebuilt as an office block in 1972-73, as a facsimile rebuild of c.1790 Portman Estate terraced houses. It is listed for 'group value' only. It forms an important part of the townscape of Gloucester Place, reflecting the appearance of the original Georgian house which dominate. Its interior is modern and not of special architectural and historic interest.

b. Blandford Street (Building B)

This forms the eastern end of the four storey terrace of post-war town houses. The majority of the houses (nos. 73-89) lie outside the site.

c. Baker Street (Building C)

This is a 1960's building with a strong horizontal emphasis, of limited architectural merit. It is the largest building on the site, comprising seven floors above street level, with a recessed plant room at roof level. The facade is approximately 26 metres above street level; the top of the roof plant is at 31 metres. On plan it is quite narrow, with a floor plate depth (above ground floor level) of around 18 metres.

d. George Street (Building D)

This is another post-war building, with a strong horizontal emphasis, but significantly lower than the Baker Street building. It is four storeys high, with a recessed top floor, which was added 10 years ago. The main parapet height is about 15 m above street level; the top of the building is about 20 m above street level.

B. Context – Building heights

The surrounding context is dominated by four to five storey buildings (mainly Georgian) towards the west end of the site, and taller buildings, up to seven and eight storeys, to the east on Baker Street. Further east, beyond Baker Street, the context is again four to five storey buildings. These domestic scale buildings typify the character and appearance of the Portman Estate Conservation Area.

To the west

There are listed Georgian terraced houses adjacent on the south side of George Street (nos. 71-87). These are four storeys high with mansard roofs. Gloucester Place is characterised by listed Georgian houses of four or five storeys. The south side of Blandford Street comprises four storey post-war town houses.

Baker Street and to the east

Looking north and south along Baker Street there appears to be a reasonably consistent parapet line, especially on the west side. North of the site (Building C) on Baker Street no.55 has facades seven storey high. Its height and bulk are similar to those of the existing Building C. No. 55 was refurbished and extended 10 years ago. The 1960's building opposite, Accurist House (no. 38-44), on the east side, has facades five storeys high, with a recessed floor above.

Directly opposite the site, on the east side of Baker Street, is a modern office development in a Georgian style (nos. 20-30). The street facades are 4 and 5 storeys high with a mansard roof. At the north end of this block are two late eighteenth century Georgian houses, listed grade 2.

South of the site the buildings are only slightly higher than those to the north. The building on the west side (no. 7-15) is recent, built in 2011. It is seven storeys high, with a recessed top floor. The massing of this new building was designed to relate closely to its neighbours, including Building C. Opposite this on the east side of the street is an undistinguished eight storey block (nos. 16-20) dating from the 1960's.

C. The proposals – urban design and conservation issues

a. Demolition

All the existing buildings are to be demolished, with the exception of the Gloucester Place listed building (Building A). The loss of the buildings is not contentious and in any case, since they are outside the Portman Estate Conservation Area, they can be demolished without planning permission.

b. Plan form

The new buildings broadly follow the historic building lines on the main streets. On Baker Street the new building is slightly forward of the existing building line at street level, but the upper floors are on the same line as the existing building. The projection at ground floor level raises highways issues, more than urban design issues, and is dealt with elsewhere in the report.

New routes are proposed through the block. These routes are not on any clear pedestrian desire lines, and without the proposed uses in the courtyard, the routes would be unlikely to be heavily used. The routes are required to access a new semi-public space in the centre of the block from the surrounding streets. The new space is intended to enhance the attractiveness of this part of Baker Street, creating a new semi-public place for people to use and enjoy. The proposed space is considered an enhancement, compared with the existing car park, and is considered uncontroversial in principle in urban design terms. The amenity impacts of the courtyard are dealt with elsewhere in this report.

The route east to west is lined with restaurants / shops, and, under the main office building, by office entrances on the south side. The route northwards is relatively narrow and not lined with active frontages. The route south is wider and has restaurants / shops on both sides.

The retail / restaurant units on George Street also front onto the courtyard. This means they have two frontages, which are often difficult to make work successfully in practice. Retailers usually only want one entrance, and use the rear of the shop for back of house activities. This is a point made by objectors. (If they are restaurants then having two entrances – front and rear – is likely to be less of a problem). To be successful, with active frontages on both George Street and the courtyard, some form of management agreement would be necessary.

c. Massing

On Baker Street the new office building is 11 storeys high, with the 10th, 11th and roof level plant set back progressively. The total height is approximately 46 m above street level. This is to be compared with the existing building height of 31 m, an increase of approximately 15 metres, the equivalent of about 4 office storeys. The proposed main parapet level is at 37 m above street level, compared to 26 m existing. The office building is significantly deeper on plan than existing; it is approximately 46 m compared to 18 m existing. The increase in the depth of the plan coupled with the additional height means that the new building is very significantly more bulky than the existing building, and others in the surrounding area.

On George Street the residential buildings step down from 7 to 6, to 5 storeys (approximately 25 m to 18 m) from east to west. These are significantly higher than the buildings on the south side of the street.

d. Design of the new buildings .

Baker Street – Building C

The buildings facades take the form of stone and precast framed structures, separated by recessed glazed bays. The 8th and 9th floors are set back with terraces in front of the facade, and the top floor is taken up with the plant, and is surrounded by a flat bio-diverse roof.

The facades have wide stone piers, spanned by large pre-cast concrete lintels. Within each opening are double height glazed bays, each measuring 6.5 m by 6.5 m. This allows 8 storeys to be articulated as four. The upper floors, at roof level, are fully glazed, with clear and opaque glazing.

The Courtyard buildings

These are single storey structures, with glazed shopfronts and bio-diverse roofs.

George Street – Building D

The building is divided into 5 sections, each 4 bays wide. The facades are of brick, with arched window openings, and metalwork balconettes. Each section is separated by a recessed glazed bay, breaking down the massing and giving the façade a regular rhythm. Although not designed on Georgian principles, the facades do make some reference to the historic terraces in the area through the use of brickwork and a regular fenestration pattern, albeit without the vertical hierarchy found in Georgian facades. It is considered that close adherence to Georgian design principles is not essential in this context.

It is considered that the new buildings (C and D) are of high intrinsic design quality, setting aside the issue of height and the architectural relationship to the surrounding area.

Gloucester Place – Building A

Three new openings are proposed in the Gloucester Place facade at ground floor level to provide a new route into the middle of the street block. A ramp would be installed behind the railings on the south side of the entrance. Such openings are alien to the Georgian buildings in Gloucester Place. However, if the concept of the east-west route and the semi-public space is accepted, then the facade alterations have been designed in a way which respects the Georgian architecture, although alien to the domestic character of Gloucester Place, with its painted timber doors and sash windows at ground floor level. There is no loss of historic fabric as this is a 'replica' rebuild.

e. Impact on views

The main impact of the proposed scheme is from the increase in height of the office building and how this is seen in views from surrounding streets.

Baker Street

In views from the south, from the south east corner of Portman Square northwards, the new building is clearly visible, and appears significantly taller than the existing buildings, breaking through the relatively consistent parapet line. These are shown in Views 1, 2 and 3 in the planning application document, 'Townscape, Heritage and Visual Assessment'. The document describes the impacts as being enhancements to the views.

The applicants argument that this site is the middle of Baker Street and so justifies a prominent, landmark building, is not accepted. When one walks along Baker Street it is not at all apparent that the site is in the middle of the street. In any case, it is only in the middle of the street if Baker Street is regarded as running from Oxford Street to the Marylebone Road, taking in Orchard Street and Portman Square. The latter do not read as being part of Baker Street, which appears to end at the north side of Portman Square.

George Street and Blandford Street

It is the views eastwards and westwards, along George Street and Blandford Street, where the development is seen in conjunction with the Georgian terraces (some of which are listed buildings), that the visual impact is very significant. In these views the new building C looms above the small scale terraces and harms their settings. For example, Views 7, 8 and 12 on Blandford Street and 5 and 16 on George Street.

The submitted report describes these impacts as enhancements to the townscape. This is not accepted. It is considered that this juxtaposition of the new building C with the domestic scale of the Georgian houses is uncharacteristic of this part of Marylebone and the Portman Estate Conservation Area. The impacts are clearly harmful in urban design and conservation terms.

The proposed new buildings fail to preserve or enhance the setting of the adjacent Portman Estate Conservation Area, harm the setting of adjacent listed buildings and harm local views. This is contrary to some of the City Council's urban design and conservation policies, notably S25 and S28 of the City Plan and DES 1, DES 9 and DES 10 of the Unitary Development Plan.

D. Consultation responses with respect to urban design and conservation matters

A full and detailed townscape and heritage assessment has been submitted on behalf of the objectors in Blandford Street. This is a comprehensive report and is highly critical of the proposal and the documents submitted by the applicants. The report focuses on five aspects of the proposals which have a significant impact on townscape and heritage of the area. These are:

1. The scale of development in George Street
2. The proposed retail courtyard
3. The mass height and foot print of the proposed office building on Baker Street
4. The proposed service arrangements
5. Alleged inaccuracies and misrepresentations in the submitted documents

Many of the points raised by the objectors' report are dealt with in the urban design and conservation section above. It is considered that their objections to the height and bulk of the Baker Street building are particularly sustainable.

Historic England share officers' concerns about the height and bulk of Building C and its impact on the surrounding historic environment. They consider that the height should be reduced. The Marylebone Association is also concerned, but not as strongly; they consider that Building C is bordering on the oversized.

E. Conclusion – Urban design and conservation issues

It is concluded that, setting aside the height and bulk of the Baker Street building (Building C), this is a high quality development. The proposals could be acceptable in urban design and conservation terms if the height and bulk of Building C was reduced, so that it related more closely to the existing buildings on Baker Street.

The height and bulk of the Baker Street building causes harm to the setting of the adjacent conservation area and listed buildings. This harm is considered less than substantial in terms of the NPPF. Planning permission should only be granted if that harm is outweighed by public benefits.

8.3 Residential Amenity

City Plan Policy S29 seeks to safeguard the amenity of existing residents. Policy ENV13 of the UDP seeks to protect and improve the residential environment and resist proposals which would result in a material loss of daylight and sunlight and/or a significant increase in sense of enclosure or overlooking.

The objection from Blandford Street residents (7 houses No's 73,75,77,79,83,87 and 89) is made on the grounds of loss of daylight and sunlight, overlooking and loss of privacy and noise nuisance from external residential terraces.

Daylight and Sunlight

Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight' (2011). The applicant has undertaken a daylight and sunlight assessment in accordance with the BRE guidelines. The properties tested are: 36 Baker Street, 32-34 Baker Street, 18 Baker Street, 55 George Street, 67-69 George Street, 71-87 George Street, 24 Gloucester Place, 30 Gloucester Place, 73-89 Blandford Street, and 98 Blandford Street.

With regard to daylight, Vertical Sky Component (VSC) is the most commonly used method for calculating daylight levels and is a measure of the amount of sky visible from the centre point of a window on its outside face. This method does not need to rely on internal calculations, which means it is not necessary to gain access to the affected properties. If the VSC achieves 27% or more, then the BRE advises that the windows will have the potential to provide good levels of daylight. If, however, the light received by an affected window, with the new development in place, is both less than 27% and would be reduced by 20% or more as a result of the proposed development, then the loss would be noticeable.

In terms of sunlight, the BRE guidelines state that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH) including at least 5% during the winter months (21 September to 21 March) then the room should receive enough sunlight. The BRE guide suggests that any reduction in sunlight below this level should be kept to a minimum. If the proposed sunlight is below 25% (and 5% in winter) *and* the loss is greater than 20% of the original sunlight hours either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight. Windows are tested if they face within 90 degrees of due south.

The distribution of daylight within individual rooms can also be assessed using the No-Sky Line (NSL) test, which analyses the daylight penetration within a room. The BRE guideline states that 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.

This objection on behalf of the Blandford Street residents' is made from Delva Patman Redler Chartered Surveyors. Their objection does not dispute the figures in the applicants Daylight and Sunlight report (by Point 2 surveyors) but concludes that the scheme fails the daylight and sunlight standards as set out by the British Research Establishment and the standards that the City Council should require. Delva Patman Redler advise that the principle cause for the reduction in sky visibility is the height and proximity of the taller proposed building on George Street exacerbated by the height and proximity of the building proposed on Baker Street. They conclude that a reduction in the height of the George Street block would greatly improve daylight to the Blandford Street houses.

The following section provides a summary of the daylight and sunlight report and the impact of the respective properties. Although there are a significant number of breaches to BRE guidelines (discussed in further detail below) the impact on any of the surrounding properties tested is not considered to be great enough that any losses to daylight and sunlight would result in a material and substantial loss of amenity. Any loss of amenity is not considered to be significant enough to outweigh the wider benefits of the scheme.

The properties assessed are:

i) 36 Baker Street:

All windows tested comply with guidelines.

ii) 32-34 Baker Street:

11 windows have been tested which shows that in the case of 8 windows the losses in VSC levels are greater than 20% which breaches in BRE guidelines. However all these breaches are marginal, ranging between 21- 24 %. This is not considered to have a significant adverse effect upon daylight to the buildings.

With regards to sunlight 7 out of the 11 windows comply with the guidelines. Where there are breaches the rooms have more than one window. When sunlight to the rooms are considered rather than individual windows each room meets the APSH criteria and the building will continue to receive good levels of sunlight.

iii) 18 Baker Street:

The property is located to the south east of the site. The analysis shows that 11 out of 14 windows meet the VSC criteria. The three windows that do not are all overhung by balconies on the floor above which restricts light, as the balcony cuts out the top part of the sky. All rooms tested meet the No skyline criteria.

There would be no breach in Sunlight guidelines

iv) 55 George Street

The proposed development would have the greatest impact on this property. The analysis shows that all the windows which face the site will breach BRE criteria.. The majority of the losses range between 37-53 %. The typical existing VSC levels are around 27 % which would be reduced to around 15 %. This indicates that the windows currently receive a good level of daylight and the loss of daylight would certainly be noticeable, but the retained values are still reasonable and not uncommon for typical values found at other premises in the surrounding area. The windows retain VSC values of between 11-21%.

Of 13 habitable rooms included in the NSL assessment, there would be an improvement to two rooms seven comply with the guidance, three would experience a modest breach of the BRE criteria (22% -26 %) and 1 ground floor window will experience a noticeable change 54%.

No 55 George Street faces onto the southern flank elevation of the new office building at 19-35 Baker Street. There is significant increase in height which would have a noticeable impact to the daylighting levels at flats at 55 George Street. However, it is not considered that the impact would be so great that permission should be withheld because of the breaches.

The property along with remaining properties on George Street are north facing and sunlight does not need to be tested.

v) 67-69 George Street

The building is in use as offices on the ground and 1st floors with residential on the 2nd to 4th floors. 14 out of 17 windows tested breach BRE guidelines, with reductions in VSC levels ranging between 30-41%. Although these figures appear significant the existing VSC levels are high the highest being 30%. The retained values range between 15% -20% which are typical of the area. Although there would be a noticeable impact on this property it is considered that the impact would be so significant that permission should be withheld.

vi) 71-87 George Street

These buildings comprise retail uses on the basement and ground floors with residential on the 1st to 4th floors. 37 out of 75 windows will meet the VSC criteria. At No's 75-87 breaches in the guidelines range between 20%-24% which marginally exceeds the guidelines. At No's 71-73 (which faces onto the highest element of the proposed residential building on George Street) the VSC reductions range from 21% to 29%.

Analysis of the data shows that where there are larger percentage reductions in VSC values the retained values remain typical of residential in the area. The table below provides a breakdown of the retained VSC values for windows in 71-81 George Street that breach guidance.

		Retained VSC %			
	15-17.5 %	17.6-20%	20.1-22.5%	22.6-25%	25.1-27%
No of windows	8	10	8	8	4

Although the various heights of buildings means that there are significant differences in the VSC values of buildings across the Portman Estate a VSC value of 15 % is typical of the surrounding area.

vii) 24 Gloucester Place

All windows tested comply with guidelines

viii) 30 Gloucester Place

There are eight duplex flats at 2nd and 3rd floor levels of the building. 27 out of 34 windows tested meet the VSC criteria. Of the 7 windows which fail, 5 would experience losses of less than 30 % and the retained values are around 25 %. The two other windows are a kitchen window and a bedroom which would see reduction of 37 % and 50 %. In the case of the kitchen an existing VSC level of 14 % is reduced to 8 % which is a 37 % reduction but the actual loss is 5 %. With regards to the bedroom a VSC of 35 % would be reduced to 17 %. This retained level of daylight (VSC) to a bedroom is considered acceptable.

ix) Blandford Street properties

The houses at No's 73 -89 Blandford Street are the closest to the application site as they form part of the street block but lie outside the site. As stated, objections have been received on behalf of 7 of 9 houses (No's 73,75,77,79,83,87,89), that the scheme is a substantial overdevelopment of the site which would result in a material loss of amenity to residents.

The daylight and sunlight report submitted with the application shows that most of the windows in houses tested would comply with guidelines. As however is the case with a number of other surrounding properties there are some breaches to the guidelines. In all cases where there are breaches in BRE guidelines the objection from Delva Patman Redler on behalf of the 7 houses is that the breaches are unacceptable.

The applicant argues there are two important characteristics of the Blandford Street houses which present a situation which challenges the ability of the development to strictly adhere to the technical specification required by the BRE. These characteristics are:

some of the windows in the houses have recessed windows below overhanging projections or are set back beneath very deep inset balconies. The façade means that the overhang blocks out the top part of the sky. The design means that the windows have low existing VSC values. This is demonstrated by comparing existing VSC values for windows inset with windows at the same level on the face of the building. At first floor level inset windows typically have values of 8%-10% whereas windows at the same level which are not overhung have values of 30 % VSC. The design therefore creates a position in which very small absolute changes in light exceed the 20 % percentage reduction and technically breach BRE guidelines;

the Blandford Street houses overlook an open and underdeveloped car park which is unusual street pattern. It is therefore somewhat inevitable that any redevelopment will have an impact on the daylight and sunlight to the Blandford Street houses.

The impact on the each of the individual properties assessed are summarised as follows:

a) 89 Blandford Street

The applicants initial daylight/sunlight report referred to the ground floor as commercial offices which were excluded from the assessment. An objection was received from the owner/occupier of the premises which advised that although one of the ground floor rooms is used as study it is not in commercial office use. A subsequent site visit confirmed that the property is a residential

dwelling and the rear ground floor has a study and dining room window facing the site. The objection from Delva Patman Redler also refers to the fact that the premises is a single dwelling and that the ground floor habitable rooms should be assessed.

The daylight and sunlight report has subsequently been updated to include the rear ground floor windows of No 89. In response to further consultation the owner/ occupier of the premises strongly objects to the loss of light.

The revised assessment tests 11 windows that serve accommodation across ground-3rd floors. Nine of windows meet the VSC criteria. A ground floor dining room window is heavily recessed and has an existing VSC value of 3.09%. This is despite it looking over the undeveloped carpark which illustrates the effect the overhang is having on the ability of the window to receive direct skylight. The VSC to this window is reduced to 1.12%, i.e. an absolute change of 1.97%. In terms of NSL, there will be a 41% change which is beyond the BRE target.

The 1st floor is a dual aspect living room with windows facing over the site as well as Blandford Street. The 2nd and 3rd floors are used as bedrooms.

A 1st floor window serving a living room also does not meet the guidelines. The window is overhung as it is setback from the external façade of the building in order to provide an inset balcony. The window has an existing VSC value of 8.23% despite it looking over the undeveloped carpark element of the site. The adjacent window that also serves the living room but is located on the outer façade of the building has an existing VSC value of 28.19%. This shows the effect that the recessed balconies upon existing light levels. The window experiences a 28.68% reduction from the existing value which exceeds the BRE criteria. The loss is largely attributed to the fact the existing VSC is so low. In such circumstances, even modest absolute changes in VSC are disproportionately high when the actual quantum of light loss is not that significant. The No Skyline result for the living room shows that there will be a 9.7% change in the No Sky contour which is well within the 20% reduction permitted by the BRE guidelines.

With regards to sunlight, all of the windows meet the BRE guidance. The living/dining room, which has the highest requirement for sunlight retains a total APSH of 64% which is significantly above the BRE target of 25%.

b) 87 Blandford Street

Of 8 windows were tested, 7 meet the VSC criteria. The one failure is a 1st floor living room window which would experience a 38 % reduction in VSC. This can be attributed to the fact that the window is set within a deep recess. This results in a low existing VSC of 9.08% being reduced to 5.63 %. There is therefore a small absolute change in VSC but a disproportionately high percentage reduction.

The sunlight analysis shows a similar impact that 7 windows meet the APSH criteria. The one window that fails is the recessed living room window, however there is a second window which serves the 1st floor living room and the room will continue to receive good levels of sunlight.

c) 85 Blandford Street

There are 6 windows at the rear of the property. 3 windows tested meet the BRE criteria and 3 fail. One of these windows is a ground floor window in which an existing VSC level of 29.81 % would be reduced to 23.76 % a loss 20.30 %, just marginally over 20 % guideline. The other two windows which fail are at ground and first floors. Although the percentage reductions are 39.71 % and

49.25 % respectively, again this can be attributed to the fact that the windows are recessed and have very low existing VSC values of 8.99 % and 4.67 % (reduced to 5.42 % and 2.37 % respectively).

With regards to sunlight 5 of the 6 windows tested meet the criteria. The one window that fails serves a 1st floor living room. The room is supplied by a second window which would retain a total of 60% APSH. The sunlight to the room is acceptable.

d) 83 Blandford Street

The ground floor has a conservatory which extends close to the rear boundary wall. The 1st to 3rd floors are bedrooms. Of the 10 windows assessed at the property 6 meet the criteria. 2 windows within the ground floor conservatory breach the BRE criteria but these are small secondary windows. At first floor level there are 2 windows serving a bedroom that fail. They will experience losses of 21% - 23%. This is only marginally in excess of the guidelines, furthermore the retained values are 23 % which is considered to be a good level of daylight.

There would be no material breach to sunlight.

e) 81 Blandford Street

11 windows have been assessed of which 6 breach the technical criteria. At 1st floor level there are 2 living room windows where the losses in VSC values are 25 % and 26.5 % respectively. The retained values are however typically 22% which is considered acceptable. With regards to bedrooms at 2nd and 3rd floor levels the analysis shows that the windows will experience a 21%-23% reduction. Again this is only marginally above the criteria and the retained VSC values are between 24 % and 26 %.

There would be no material breach to sunlight.

f) 79 Blandford Street

The ground floor has a kitchen and dining area. The rest of the property follows the layout of the majority of the houses in the terrace with a large dual aspect living room at 1st floor and bedrooms on the 2nd and 3rd floors. The results of the report show that all windows will experience VSC losses in excess of the 20 % BRE guideline with losses ranging between 21% to 31%. The retained values are however good being between 20 % and 26 %. The ground floor windows that serve the kitchen and dining area retain VSC values between 16% and 17 %. The overall level of daylight to the property is considered acceptable.

There would be no material breach to sunlight.

g) 77 Blandford Street

There are 7 windows at the rear of the property serving habitable rooms. Again all the windows assessed would experience reductions in VSC levels in breach of guidelines. The windows on the face of the building retain VSC values of 18% to 24% which are comparable to the other properties in the area. The other windows in which there is both a significant percentage reductions in VSC values of between 36 % to 73 % and low retained VSC values are all attributed to the overhangs. In the circumstance the impact on the building is not considered to be excessive.

h) 75 Blandford Street

The ground floor windows are a study and toilet. The 1st floor has an open plan living/ dining room with bedrooms above. The assessment shows that in the case of all rooms at the rear there would be a breach to guidelines. Where windows are at the face of the building and are not obstructed by projections above, losses range between 36 % and 39 % with retained values ranging between 17 % and 21%. Recessed windows serving a living room at 1st floor level and a bedroom at 3rd floor level experience larger percentage reductions in VSC levels however this is a consequence of the overhang and existing low levels of VSC. There are three windows serving a study which are overhung by the floor above. Two of these windows have a VSC less than 1%the third window has a VSC of 8% which will be reduced to 4%. Although there would be an impact on the property it is not considered that this would be so severe to adversely impact on living conditions.

With regards to sunlight the living room would retain 56% APSH which is more than double the BRE requirement.

i) 73 Blandford Street

The ground floor is in use as a games room/ playroom the 1st floor is a single aspect living room. The floors above are bedrooms. The report shows that all windows in the rear of the property will breach BRE criteria. The windows on the face of the building will experience losses in VSC values ranging between 41% and 49 %. The existing VSC levels for these windows range between 26% to 30%. The retained values will be reduced to 13%-14.79%. The house is the closest to rear of the proposed new Baker Street building and directly opposite the highest part of the residential at George Street. The impact of the scheme would be noticeable at No 73 Blandford Street. However, as is the case with the other Blandford Street houses which abut the site the resulting VSC levels are not uncommon for residential properties in the area. Most of the windows affected are bedrooms. Furthermore all the rooms tested meet the NSL criteria. In the circumstances the losses to daylight are considered acceptable.

With regards to sunlight all habitable rooms retain 38% to 49 % APSH which is significantly above the BRE target of 25 %.

98 Blandford Street

All windows tested comply with guidelines.

Sense of enclosure

Given that the houses at No's 73-89 Blandford Street are part of the street block and abut the site. The scale of the proposed development would result in an increased sense of enclosure experienced in the rear aspect of these houses. This enclosure would be as a result of the increased height and depth of the commercial building (C) on Baker Street and the single storey ground floor retail units which will effectively abut the rear boundary wall of the houses. Any increased enclosure would be most noticeable at No 73 Blandford Street which is furthest east and closet to the new Baker Street building.

The roof profile of the ground floor units at the northern edge of the site has been amended since the initial submission to reduce the bulk on the boundary. This has been amended since the initial submission to reduce the bulk on the boundary. As revised the rear will effectively increase the boundary wall by 0.68m and pitch away from the wall a distance of 2.35m to a maximum height approximately 3m above the boundary wall.

As already stated objections have been received that the rear of the retail units would result in an enclosure that would be harmful living conditions. Further to revised consultation Blandford Street residents maintain their strong objections that the revision in no way overcomes the objections and the development would result in a substantial loss of amenity.

At present the houses overlook an open car park and development on the northern boundary and development close to the boundary wall would result in an enclosure to ground floor rooms of the existing houses. This increase in bulk and mass is not however considered to be so great that it would adversely impact on living conditions of the houses. Any loss to residential amenity due to increased sense of enclosure from all the new buildings is not considered to be substantial enough to warrant refusal of the application.

Overlooking / loss of privacy

City plan policy S29 seeks to protect the health and well-being of Westminster residents and UDP policy ENV13 states that developments should not result in a significant increase in overlooking.

The objection on behalf of Blandford Street residents is made on the grounds that 'the location of a large commercial building on a much larger office footprint adjacent to the existing residential units on Blandford Street with the rear building line being a matter of meters from the rear gardens and fenestration would result in overlooking and a loss of privacy. The objection states that the applicant has failed to demonstrate that the operation and function of the larger building would not be harmful to amenity with the lack of any detailed sight line analysis from window to window by floor level. Furthermore that direct overlooking from the rear windows of the new office building is intensified by the external terraces at 8th floor level looking back towards Gloucester Place.

Part of the western rear elevation of the commercial Baker Street building (building C) includes vertical louvres to be incorporated into the west façade of the building. The louvres will sit within the recessed glazing bays so as not to project beyond the face of the façade. The louvres will be located on floors 1 to 6, which will prevent any overlooking. It is recommended that details of the louvres are secured by condition. Levels 8 and 9 of the office building (Building C) are set back from the main façade and include terraces. Given the height of these terraces they would not result in any direct overlooking into residential properties.

The new residential on George Street (building D) is approximately 30m away from the existing residential properties in Blandford Street. This is a greater distance than the usual street width in the area. The rear aspect of the premises and terraces would not therefore result in overlooking and a loss of privacy. Given the distance separation between the terraces and the objector's properties it is considered that use of the terraces as outdoor amenity space would not result in undue noise nuisance.

8.4 Transportation/Parking

The application includes a Transport Assessment prepared by Arup. Residents of 73-79 Blandford Street instructed Transport Planning Associates (TPA) to review the transportation and highways aspects of the application. They consider that the application in its current form is fundamentally flawed from a highways perspective. The specific objections are:

- i) that the service yard is inadequate for both the size of vehicles and the volume of deliveries anticipated;

- ii) increased trip generation would adversely impact on highways safety;
- iii) the development has not adequately taken into account the Baker Street two-way scheme.

The Blandford Street residents also object to the location of the proposed service yard on the grounds that its use would result in noise nuisance and servicing should be located on George Street which has more commercial uses whilst Blandford Street is primarily residential. The impact of noise from use of the service yard is considered in section 8.7 (Noise) of this report.

Car Parking

The existing car park has 96 car parking spaces. These are all commercial spaces and the existing 40 flats have no car parking. The scheme will provide 25 car parking spaces at basement level for the 51 flats. Access to the basement car parking will be from George Street via a lift. There is space for a single car to wait off the highway should one arrive when the lift is in use, which is considered acceptable.

The Highways Planning Manager has confirmed that the loss of the existing commercial car parking is acceptable.

UDP policy TRANS 23 sets out the maximum parking provision to be achieved in residential developments, which is between 1 and 1.5 spaces per dwelling depending on the sizes of the units involved. The proposed 51 residential units range in size, the proposed 25 car parking spaces does not exceed the maximum prescribed by the policy.

This proposal would result in a ratio of 0.4 parking spaces per dwelling, which in a central London location well served by public transport is considered to be an acceptable level.

The GLA consider that the development should be car-free. It is however likely that a significant number of the residents would still be car owners even if no on-site parking was offered, which would place unacceptable stress on on-street parking in and around the site which would worsen the surrounding living environment and local highway conditions. For this reason a car parking free development has not been pursued.

The applicant is offering unallocated parking. This should mean that 25 spaces are sufficient to serve the development without residents having to park on-street. If the parking was allocated this would effectively mean that 25 properties would be sold with parking and the remainder would not and residents who wanted to own cars would have to park on the street. The proposed parking provision for the residential part of the development is an improvement on existing where 40 units do not have any off street parking. The proposed electric vehicle charging points (EVCP's) are London Plan policy compliant.

Cycle Parking

The current development has no cycle parking and the proposal includes 480 cycle spaces, comprising 448 long stay cycle parking spaces and 32 short stay spaces.

The GLA advise that to comply with London Plan standards a minimum of 486 cycle spaces should be provided comprising 413 long stay and 73 short stay. The provision of 35 long stay cycle parking spaces in excess of the London Plan requirement is welcomed. There would

however be a shortfall of short stay spaces. The GLA suggest that the applicant enters into a section 106 agreement to provide the shortfall of short stay cycle parking in the surrounding area. The applicant has offered to fund further facilities in the vicinity of the development. In the light of the proposed Baker Street two-way scheme this may prove difficult. Given the existing position the cycle parking as proposed is considered acceptable.

Servicing

UDP policy TRANS 20 requires new developments to provide adequate off-street servicing. The development includes a servicing bay in off Blandford Street which would accommodate the majority of servicing. There would be limited on-street servicing on George Street. The service yard will include three bays which are large enough to accommodate 8m vehicles. Changes to on-street parking will be required to accommodate the entrance to the service yard.

Size of service yard

The Transport Assessment submitted in support of the application includes a swept path analysis for the service yard. TPA object on the grounds that 'the swept path analysis illustrates an 8m vehicle colliding with the yard wall opposite loading bays as part of a four point turn. Therefore the analysis provided by Arup illustrates that the yard is not fit for purpose'. TPA state that 'given that turning within the service yard is clearly not practical for 8m vehicles that service vehicles would seek to reverse into the yard from Blandford Street which would introduce considerable risks to the safety of highway users both in terms of pedestrians and vehicles'. They also state that the swept path analysis also fails to account for parking in the vicinity on Blandford Street.

They also object on the grounds that it is unrealistic to expect the development to be serviced by vehicles limited to 8m. They state that many retailers operate with vehicles larger than 8m. They reference Tesco Stores Ltd who operate an Express store on George Street within the application site being serviced by a vehicle 10m in length. They advise that the smallest vehicle in their fleet is 8.4m in length and 2.55m wide.

With regards to the size of the service yard, in response to the objection the applicant's transport consultants (ARUP) have reviewed the swept path analysis. A revised swept path has been submitted which demonstrates that an 8m vehicle would maintain a greater clearance to the walls and structural elements of the service yard. Furthermore that the development's Facilities Management (FM) team will be responsible for ensuring that vehicles do not reverse into or out of the site.

Having assessed the information provided the Highways Planning Manager advises that 8m vehicles would be able to enter and leave the site in forward gear and the service yard is workable.

With regards to the size of service vehicles the applicant states that food retail convenience stores are not part of their retail strategy. They aim to create a retail destination with a range of independent operators. The servicing strategy would be communicated to suppliers who would consequently be aware that only vehicles 8m in length can be accommodated on the site.

The Servicing Management Plan will stipulate that only vehicles 8m in length can be accommodated on site. A condition is recommended which would prevent any of the units being used as a food supermarket. Subject to this condition it is considered that the service yard is fit for purpose.

Service yard capacity

The Transport Assessment predicts that the development would generate 94 servicing trips over a day with 11 in the peak hour. The draft servicing management plan (SMP) assumes a turnaround time for 8m and 6m vehicles that would use the service yard of 20 minutes and 15 minutes, respectively. The objection from TPA is that on the suggested turnaround times the service yard could not cater for the volume of deliveries expected in the peak hour and there would be frequent on street deliveries during peak hours, with a number of vehicles waiting on Blandford Street for access to the yard. The objector refers to deliveries to Tesco Express store on site taking up to 40 minutes each.

The applicant has submitted servicing details of a mixed use development at 55 Baker Street as justification for the estimated dwell times at the development site. This sets out that the dwell times for 6m and 8m vans are 8 minutes and 10 minutes, respectively. They consider that the assumptions in their Transport Assessment are robust. The applicant's draft delivery and servicing management plan submitted in support of the application advises that it is not expected that vehicles would occupy the loading bays for the full 15 or 20 minutes in allocated slots.

The Highways Planning Manager has confirmed that a servicing management plan should, amongst other things, include a restriction on the size of delivery vehicles, a restriction on the number of deliveries that are received from the street and maximising the number that are received from the delivery bay, and management of arrivals to the delivery bay so that not too many vehicles arrive at the same time.

A condition is recommended requiring the development to operate in accordance with a Servicing Management Plan. On this basis the Highways Planning Manager advises that servicing arrangements are considered acceptable.

Highways Safety

TPA has raised that there have been ten pedestrian accidents in the vicinity of the development over the last five years and say that the development should address this, particularly given that the development is expected to draw more people, particularly pedestrians, into the area. However, officers feel it is difficult to make a connection between any of the accidents that have occurred and the existing and proposed developments on this site. Also, the design of the two-way scheme for Baker Street has sought to improve conditions for pedestrians.

Baker Street Two Way scheme

TPA note that the scheme includes the widening of the footway on the north side of Blandford Street near its junction with Baker Street and an advanced stop line for cyclists at this location too, which may not be compatible with the proposals to site the servicing access in this part of Blandford Street. The applicant advises that the scheme is compatible with the Baker Street Two way scheme, but their transport consultants (ARUP) have been asked to specifically address this issue. Their response will be verbally reported to the Sub-Committee, however the Highways Planning Manager has confirmed that there is a workable solution.

Stopping up

The proposed scheme would bring the ground floor building line forward and hence reduce the footway width, at several locations. The Highways Planning Manager has objected to this saying that UDP policy TRANS 3 states that developments should improve conditions for pedestrians. By reducing the width of the available footway, the Highways Planning Manager argues that the proposal does the opposite. He has therefore objected to this aspect of the proposals, particularly with regard to Baker Street which is clearly busy with pedestrians. The applicant has been asked to provide further justification for bringing the ground floor building line forward. This issue remains unresolved but is not considered to be fundamental to the principle of development and can be satisfactorily dealt with through the imposition of an appropriate condition.

8.5 Economic Considerations

The economic benefits of the scheme are substantial. Baker Street is a major commercial street within the West End. The Baker Street Quarter Partnership Business Improvement District (BID) who represent over 220 nearby businesses and enterprises support the application. They state that 'regeneration of the site will open up the underutilised location and provide more jobs, growth and commercial space for the wider Baker Street area. These will help offset some of the loss over the past decade of commercial space to residential use in the Baker Street area'.

An Economic Statement has been submitted in support of the application. This concludes that there would be significant economic benefits including an estimated provision of between 1,585 and 2,060 jobs directly on site, just under 90% (between 1,585 and 2,060) would be office based employment.

The economic benefits are a significant public benefit of the scheme.

8.6 Accessibility

Residential

There are three entrances to the market residential building on George Street and one to the affordable housing on Gloucester Place. All entrances have level doors and fire exits meet the requirements of part M of building regulations. 10% of the proposed residential accommodation are wheelchair adaptable in accordance with guidelines. The basement residential parking will be accessed via a car lift, three disabled car parking spaces are provided.

Offices

The new Baker Street office entrance comprises a large automatic sliding door entering into a large foyer entrances and exits are level in line with building regulations requirements. 30 Gloucester Place (Building A) is a listed building. The design has been targeted to be in compliant with the building regulations in terms of access. However due to the constraints of the listed building especially the width of the lightwells, the gradient of the ramp has taken precedent over the width. The design of the ramps is considered acceptable.

Generally across the site existing pavement levels rise from Baker Street to Gloucester Place with an approximate increase of 1m. The scheme does not propose to adjust the existing pavement levels at the perimeter of the site, although as part of the construction of the scheme and the Baker Street –Two Way scheme paving will be replaced where it interfaces with paved areas

within the proposed new public realm. This will ensure that new areas of paving are smooth, evenly laid and new dropped kerbs or crossing points are designed to meet standards.

Retail

Within the publically accessible courtyard all threshold levels will be flush. Changes in levels in and giving access to the courtyard will have building regulations compliant ramps.

UKPN Access

There are two existing UKPN sub stations on the site at 19-35 Baker Street (Building C), and a Low Voltage –only Substation at 88-110 George Street (Building D). One of the sub stations at Baker Street will be removed. The scheme will include the two new substations both of which have vehicle access for irregular maintenance.

8.7 Other UDP/Westminster Policy Considerations

Archaeology

An Archaeological Impact Assessment prepared by MOLA has been submitted with the application to assess the impact of the proposed development on existing archaeological remains.

The site is not within an Area of Special Archaeological Priority. The potential archaeological remains comprise buried footings and cellars of late 18th Century Portman Estate terraced houses, stabling, mews, yard surfaces, drains and rubbish cess pits. The site is considered to have a low potential for remains dating from the prehistoric to later medieval periods. Within the central car park area archaeological survival is expected to be high owing to the lack of development here. No archaeological survival is expected in the footprint of the existing buildings (60 % of the site) as they have single level basements which would have removed earlier remains.

A condition requiring a two-stage process of archaeological investigation and evaluation is recommended.

Trees

There are a number of trees surrounding the site and 4 trees within planters located in the car park at the centre of the site. The proposal includes the removal of 5 trees in total, comprising the 4 false acacias in the car park and 1 x Silver Birch on Blandford Street (all covered by TPOs). The 4 x trees within the site would be replaced with 6 trees comprising 4 x Silver Birch and 2 x Cherries. The proposal is also seeks to retain 13 street trees and provide 12 new trees (6 on-site and 6 off-site). The scheme also includes soft landscaping to residential and office terraces and the arbour crossing covered in evergreen climbing plants and seasonal flowers in the courtyard. An arboriculture report (by The Landscape Partnership) has been submitted as part of the application.

The objection on behalf of Blandford Street residents is that the loss of the trees (5 of which are covered by a TPO) is contrary to London Plan policy 7.21 which seeks to protect, maintain and enhance all trees, and City Plan policy CM 28.1 which requires that basement developments do not impact on trees of townscape, ecological or amenity value.

The Council's arboriculture officer objects to the application. In summary the objection is made on the following grounds;

- The proposed replacement trees within the site are inadequate replacements for the existing trees;
- Insufficient information has been provided with regards to the practical replacement of the pear tree on Gloucester Place;
- Risks to surrounding street trees and offsite trees (T21 and T22) in Blandford Street;
- Insufficient information about proposed soil volumes and sustainable irrigation for new trees and landscaping;
- Insufficient soil volume to support proposed planting for the 'arbour';
- Inappropriate/ impractical landscaping and tree species; and
- Street tree planting by applicant as a substitute for replacement planting on this site is not sustainable.

In response to the objection by the Council's arboriculture officer the applicant argues that the proposed scheme would result in the provision of a significant increase in greenery with a greater number of trees and increase overall canopy cover. In addition the Portman Estate (applicant) has made a significant contribution to street tree planting. This argument is acknowledged, however in the light of the objections it is considered that the acceptability of the proposed tree strategy remains unresolved. It is not however considered that permission for this large scale development scheme should be withheld on this basis. It is however recommended that any permission is subject to detailed conditions which would ensure that the tree planting and landscaping is an improvement to the existing position and appropriate to the scale of the development, ensuring that a valuable amenity is provided.

Sustainability

Policy S28 of the City Plan requires developments to incorporate exemplary standards of sustainable and inclusive urban design and architecture. Policy S39 of the City Plan states that major developments should be designed to link to and extend existing heat and energy networks in the vicinity except where the Council considers that it is not practical or viable to do so. Wherever possible, de-centralised energy generation through CHP systems should be supplemented by on site renewable energy generation.

Policy S40 considers renewable energy and states that all major development throughout Westminster should maximise on-site renewable energy generation to achieve at least 20% reduction of carbon dioxide emissions, and where feasible, towards zero carbon emissions, except where the Council considers that it is not appropriate or practicable due to the local historic environment, air quality and/or site constraints. The NPPF establishes a presumption in favour of sustainable development. London Plan Policy 5.3 also requires developments to achieve the highest standards of sustainable design, with Policy 5.2 seeking to minimise carbon emissions through a 'Be Lean, Be Clean and Be Green' energy hierarchy. A Sustainability Appraisal (including a BREEAM) and an Energy Strategy have been submitted as part of the application.

Energy

The Energy Statement concludes that there would be an estimated 30% reduction in regulated carbon dioxide emissions from the non-domestic aspect of the development and an estimated 24% reduction from the proposed residential buildings. London Plan policy 5.2 requires 35 %

savings. For the domestic buildings the London Plan requirement for zero carbon homes has not been met, equivalent to 55 tonnes CO₂ per annum. The applicant advises that all possible measures have been explored to make the proposed scheme as energy efficient as possible. The GLA in their stage 1 response confirm that there is little further potential for carbon dioxide reductions on-site. They have requested that the shortfall is met through a financial contribution to the Council's carbon offsetting fund. It is recommended that an offset contribution of £84,780 for the non-residential and £145,800 for the residential is secured by S106 agreement.

Sustainability Performance

Some of the key proposed sustainability measures are:

- Provision of secure cycle storage
- A centralised heating plant located in the basement which would provide heating for the Baker Street building and cooling all buildings on site
- Grey water recycling system in Baker Street and George Street Buildings
- 1,447m² of biodiverse green roof including 688 m² for the Baker Street Building

The sustainability appraisal includes a BREEAM 2014 pre-assessment. This confirms that the scheme has targeted sufficient credits to achieve an 'excellent' rating (76.43%). All the credits that are mandatory for an 'excellent' rating have been targeted. It is recommended that a condition is imposed which requires the development to achieve BREEAM 'excellent' rating.

Noise and Air Quality

UDP policies ENV6 and ENV7 deal with the subject of noise and vibration both from new uses, internal activity and the operation of plant, and seek to protect occupants of adjoining noise sensitive properties. The policies require the potential for any disturbance to be ameliorated through operational controls and/or attenuation measures. Policy S32 of the City Plan requires disturbance from noise and vibration to be contained.

The roof level plant area is understood to include air handling units, generators, condensers and fan units enclosed by an acoustic louvre. The applicant's acoustic consultant advises that any plant which is considered to be a source of noise impact can be mitigated at the source using acoustic attenuators. This will be refined during the design process.

The application is supported by an acoustic report by Arup dated 22 November 2016. This report refers to a noise survey which established a lowest daytime background noise level of 57 dB L_{A90} (15 min) and a lowest night-time background noise level of 47dB L_{A90} (15 min).

The development site has been assessed as being in an area in which existing ambient noise levels are above WHO Guideline Levels (L_{Aeq,16hrs} of 55dB daytime (07.00-23.00hrs) and L_{Aeq,8hrs} 45dB night time (23.00-07.00hrs). Where the ambient noise levels are above WHO guideline levels the plant is required to operate at least 10 dB below the lowest background.

An objection has been received on behalf of Blandford Street residents that the acoustic noise report is flawed because background noise levels have been taken from the four street facades and in the central car park however only the data from the street level facades have been provided. In addition, background noise readings have not been taken from the rear of Blandford Street properties.

In response to this objection a further noise survey was undertaken taking readings from the rear of the Blandford Street properties. An addendum report dated 20 April 2017 has been submitted. These measurements have been assessed by Environmental Health together with the previous long-term measurement data. The updated acoustic report states that the appropriate design levels are 40 dB L_{PA} during the daytime and 35 dB L_{PA} overnight at noise sensitive receptors to the rear of Blandford Street.

Environmental Health have confirmed that the measured background noise levels and proposed design levels are representative of the noise climate for this area. They have confirmed that they have no objection to the application on environmental noise or nuisance grounds and any noise can be satisfactorily controlled and/or mitigated by condition.

The Air Quality assessment submitted with the application considers the impact of potential dust generation during the construction period, the suitability of the site for the proposed uses and the potential impact of traffic and energy-related emissions associated with the proposed development once operational. The Air Quality assessment concludes that the development is air quality neutral in terms of its on-going operational impact. The mitigation of dust etc during demolition and construction will be managed through compliance with the City Council's Code of Construction Practice.

Basement

Basement developments need to be assessed against City Plan Policy CM28.1

The site includes one storey basements under the existing buildings which will be deepened and extended to the whole site under the existing car park. The basement will mainly accommodate car parking and plant. 30 Gloucester Place (Building A) will be refurbished from basement to first floors and will be linked to the rest of the development at ground floor level. The existing residential properties at 73-89 Blandford Street to the north are not part of the site but would be subject to party wall agreements.

The extent of the basement complies with policy.

Structural issues

A Basement Impact Assessment and Structural Method Statement have been submitted as part of the application. This includes a structural engineer's report and supporting geotechnical survey explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The level of analysis and detail submitted with the application is substantial and has been prepared by a suitably qualified Structural Engineer. Whilst this satisfies the policy for the purposes of determining this planning application, detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control. Accordingly should permission be granted, the Construction Methodology will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with it.

As such it is considered that the construction methodology and appendices have provided sufficient consideration of structural issues at this stage and this is as far as this matter can reasonably be taken as part of the consideration of the planning application.

The site is located outside the surface water flood risk hotspot.

Construction impact

The development will be required by condition to comply with the City Council's new Code of Construction Practice (CoCP) which requires the submission of and approval by the Environmental Sciences Team of a detailed (SEMP) prior to the commencement of works and payment of all costs arising from site inspections and monitoring by the Code of Construction Practice Team. The CoCP also requires the developer to undertake community liaison, informing neighbours about key stages of the development and giving contact details for site personnel, and to ensure that contractors and sub-contractors also comply with the code requirements.

8.8 London Plan

The application is referable to the London Mayor. The Stage 1 response has been received. This response is summarised in section 5 (Consultations) section of this report. The GLA recommendation advises the City Council that the application does not yet comply with the London Plan, but that the possible remedies could address these deficiencies (ref consultation section for details).

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

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

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

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

From 6 April 2015, the Community Infrastructure Levy Regulations (2010 as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of

infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 6 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under Section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

The City Council adopted its own Community Infrastructure Levy on the 1st May 2016.

The applicant has offered to enter into a S106 legal agreement to secure the following:

- i) provision of 10 affordable housing units at 30 Gloucester Place, (including securing rent levels) to be made ready for occupation prior to the occupation of the market housing on George Street (building D)
- ii) a financial contribution of £ 5 million towards the City Council's affordable housing fund (index linked and payable on commencement of development)
- iii) costs relating to highways works around the site to facilitate the development
- iv) provision of unallocated residential parking
- v) lifetime car club membership (25 years) for each residential unit payable on first occupation
- vi) a lift management and maintenance plan
- vii) a financial contribution to the carbon offsetting fund carbon offsetting fund of £84,780 for the non-residential and £145,800 for the residential prior to commencement of development
- viii) the applicant pays the City Council's reasonable costs of making and consulting on an Order pursuant to Section 247 of the Town and Country Planning Act (1990) (as amended) to 'stop-up' an area of public highway.
- ix) Crossrail payment of £2,696,155 (index linked) to be paid on commencement of development
- x) a financial contribution towards the cost of off-street tree planting on George Street, Gloucester Place and Blandford Street.
- xi) monitoring costs

In addition, the estimated Mayoral CIL payment is £2,696,155 and the Westminster CIL payment is £4,408,348. These figures will be verified in due course.

8.11 Environmental Impact Assessment

The proposal has been assessed against Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 the development would not require an Environmental Impact Assessment (EIA).

8.12 Other Issues

Refuse /Recycling

The application proposes three waste stores at basement level. Two waste stores are dedicated for residential and one for the commercial waste. The Cleansing Manager advises that waste stores are large enough to accommodate waste generated on site. The residual waste is shown as having a greater capacity than the recycling. Also the location of the residential lift would impede access to a car lift. It is considered that both these issues could be satisfactorily resolved through minor amendments to the refuse provision which could be secured by condition.

Crime and security

It is recommended that the use of the courtyard is controlled by a courtyard management plan. The proposed courtyard will be gated overnight to provide a secure environment. The hours that the courtyard will be open will be controlled by a courtyard management plan. Subject to a robust management plan it is considered that the development would not increase the potential for crime or anti- social behaviour.

Statement of Community Involvement

The applicant has submitted a Statement of Community Involvement which summarises the consultation process they have carried out with stakeholders and neighbours prior to submitting the application.

Two public exhibitions were held during the pre-application process in April 2016 and September 2016. The statement of community involvement summarises that extensive consultation has been undertaken and the scheme has responded in accordance with the Localism Act 2011 and policies within the NPPF. Strong objections have been received on behalf of residents of Blandford Street that there has been a lack of effective consultation by the applicant. During the exhibitions crucial information including the height of the building on Baker Street was not disclosed and therefore no meaningful conversation could take place.

9 BACKGROUND PAPERS

1. Application form and letter from Gerald Eve dated 9 March 2017
2. Letter from Greater London Authority dated 30 January 2017 and Energy Memorandum dated 18 January 2017
3. Letters from Historic England dated 9 and 10 January 2017
4. Letter from Transport for London dated 13 January 2017
5. Email from Marylebone Association dated 16 March 2017
6. Memorandum from Cleansing dated 9 January 2017
7. Memorandum from Highways Planning Manager dated 5 April 2017
8. Memorandum from Housing Supply Manager dated 28 April 2017
9. Memorandum from Environmental Health dated 4 May 2017
10. Memorandum from Tree Section dated 2 May 2017
11. Letter from Baker Street Quarter Partnership, dated 22 March 2017
12. Letter from GL Hearn (on behalf of No's 73,75,77,79,83,87 and 89 Blandford Street including dated 27 February 2017
13. Letters from occupier of 87-89 Blandford Street, London, dated 20 February and 2nd April

2017

14. Letter from occupier of Flat 15, 81 George Street, London, dated 20 January 2017
15. 2 x Letters from occupier of Flat A, 102 Blandford Street, dated 22 January 2017
16. Letter from occupier of 61 Blandford Street, Marylebone, dated 13 February 2017
17. Letter from occupier of 87-89 Blandford Street, London, dated 20 February 2017
18. Letter from Transport for London dated 13 January 2017
19. Letters from occupier of 75 Blandford Street dated 24 April, 25 April, 2 May and 8 May 2017
20. Letter from occupier 9 St Andrews Mansions dated 22 April 2017
21. Letter from occupier 10 Wendover Court dated 28 April 2017

(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: MARK HOLLINGTON BY EMAIL AT mhollington2@westminster.gov.uk

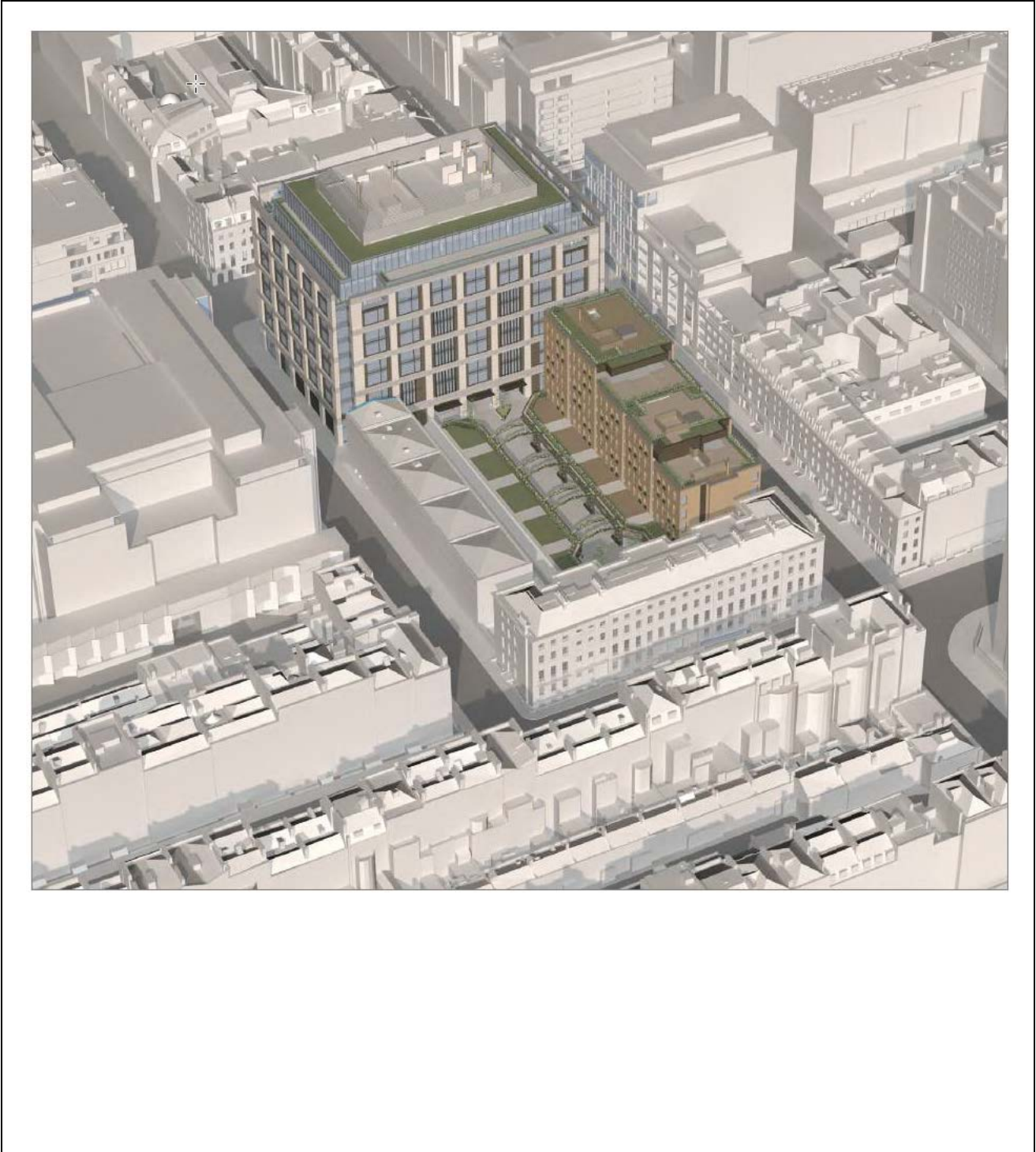
10 KEY DRAWINGS













SERVICING AND EXISTING STREET PARKING

