



City of Westminster

Committee Agenda

Title: **Planning Applications Committee (3)**

Meeting Date: **Tuesday 28th April, 2015**

Time: **6.30 pm**

Venue: **Rooms 5, 6 & 7 - 17th Floor, City Hall**

Members: **Councillors:**

Andrew Smith (Chairman)
Peter Freeman
Louise Hyams
Barbara Grahame

Members of the public are welcome to attend the meeting and listen to the discussion Part 1 of the Agenda

Admission to the public gallery is by ticket, issued from the ground floor reception at City Hall from 6.00pm. If you have a disability and require any special assistance please contact the Committee Officer (details listed below) in advance of the meeting.



An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact the Committee Officer, Joe McBride, Committee and Governance Officer.

**Tel: 020 7641 2341; Email: jmcbride@westminster.gov.uk
Corporate Website: www.westminster.gov.uk**

Note for Members: Members are reminded that Officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. With regard to item 2, guidance on declarations of interests is included in the Code of Governance; if Members and Officers have any particular questions they should contact the Head of Legal & Democratic Services in advance of the meeting please.

AGENDA

PART 1 (IN PUBLIC)

1. MEMBERSHIP

To note any changes to the membership.

2. DECLARATIONS OF INTEREST

To receive declarations by members and officers of the existence and nature of any personal or prejudicial interests in matters on this agenda.

3. MINUTES

To sign the minutes of the last meeting as a correct record of proceedings.

4. PLANNING APPLICATIONS

Applications for decision

Schedule of Applications

- | | |
|---|--------------------------|
| 1. 27 SOHO SQUARE, W1 | (Pages 3 - 32) |
| 2. 138-142 QUEENSWAY AND REAR OF 138 - 150 QUEENSWAY, W2 | (Pages 33 - 72) |
| 3. 79 SHIRLAND ROAD, W9 | (Pages 73 - 88) |
| 4. 115 CHANCERY LANE, WC2 | (Pages 89 - 112) |
| 5. 5 RAPHAEL STREET, SW7 | (Pages 113 - 124) |
| 6. 3 CHESTER ROW, SW1 | (Pages 125 - 154) |

Exempt Information under the Local Government Act 1972

That under Section 100 (A) (4) and Schedule 12A of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business as it involves the likely disclosure of exempt information relating to the financial or business affairs of any particular person.

7. 7 CRAVEN HILL, W2

**(Pages 155 -
168)**

**Peter Large
Head of Legal & Democratic Services
20 April 2015**

This page is intentionally left blank

Agenda Item

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 28 APRIL 2015
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
1	RN 14/11672/FULL West End	27 SOHO SQUARE, W1	Triple alternative use of basement and ground floor levels as retail (Class A1), or financial and professional service (Class A2) or restaurant / cafe (Class A3) with associated shopfront alterations to all facades at ground floor level and use of first to sixth floors as 15 residential units, with associated external alterations including the creation of terraces at fourth and fifth floor level and Juliette balconies to Soho Square and Greek Street facades at first, second and third floor levels.	
<p>Recommendation</p> <p>1. Grant conditional permission, subject to a S106 legal agreement to secure the following:</p> <ul style="list-style-type: none"> • Provision of £1,350,000 towards the City Council's affordable housing fund (index linked and payable upon commencement of development); • Provision of lifetime car club membership (minimum 25 years) for all 15 flats; • The costs of monitoring the S106 agreement. <p>2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution then:</p> <p>(a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;</p> <p>(b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which 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.</p>				
2	RN 15/00703/FULL Lancaster Gate	138-142 QUEENSWAY AND REAR OF 138-150 QUEENSWAY, W2	Variation of Condition 23 (approved plans) of planning permission dated 23.06.2014 (RN: 12/06207/FULL) which amended permission dated 29.10.2009 for demolition in connection with erection of four storey mixed use building comprising 20 residential units, retail (Class A1) and basement parking (RN: 09/05653); namely, alterations to internal layout of the approved scheme involving revisions to the retail unit (including omission of mezzanine) and residential units (including reconfiguration of units, the inclusion of a single access core, ancillary private storage and residents gym); the installation of a electricity sub-station and revised cycle and refuse storage; external revisions to the approved scheme including alterations to amenity and hard/soft landscaping areas and private patios, creation of new third floor terrace, omission of rear glazed walkway, reconfiguration of terraces, revised fenestration including new windows and rooflights, installation of new canopy to residential entrance, omission of ground floor ventilation openings and replacement with brickwork, omission of photovoltaics and relocation of	

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 28 APRIL 2015
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
			satellite dish to roof; and the submission of a revised energy strategy.	
	Recommendation Grant conditional permission, subject to a Deed of Variation to the S106 legal agreement originally dated 25 September 2012 and varied on 23 June 2014.			
3	RN 15/00789/FULL Maida Vale	79 SHIRLAND ROAD, W9	Erection of two front dormer windows to front roof slope and a single dormer roof extension to rear roof slope.	
	Recommendation Grant conditional permission.			
4	RN 14/02122/FULL RN 14/02123/LBC St James's	115 CHANCERY LANE, WC2	Conversion of upper floors to three residential units with associated external works including the erection of a new roof extension incorporating new windows and a terrace to the rear at fourth floor level new vents to rear elevations to serve internally located air conditioning units, and replacement windows to the front and rear elevations.	
	Recommendation Refuse permission and listed building consent – loss of historic fabric and height, bulk and detailed design.			
5	RN 14/11396/FULL Knightsbridge And Belgravia	5 RAPHAEL STREET, SW7	Removal of Condition 2 of planning permission dated 10 December 2013 (RN:13/07366/FULL) for extension of the opening hours of the restaurant unit so as to allow it to open between 10.00 to 00.30 hours the following day on Mondays to Saturdays (no change on Sundays) on a permanent basis.	
	Recommendation Grant conditional permission.			
6	RN 14/03316/FULL RN 14/03317/LBC Knightsbridge And Belgravia	3 CHESTER ROW, SW1	Excavation to create a basement extension beneath the garden with rooflights; lowering the floor slab of the front vaults; erection of a lower ground floor rear extension, upper ground floor rear glazed infill extension, and third floor rear closet wing extension; installation of a rooflight at main roof level; hard and soft landscaping of rear garden including the removal of a Magnolia Tree and planting two replacement trees, and associated internal alterations.	
	Recommendation 1. Grant conditional permission and conditional listed building consent. 2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.			

Agenda Item 1

Item No.
1

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 April 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	27 Soho Square, London, W1D 3QR		
Proposal	Triple alternative use of basement and ground floor levels as retail (Class A1), or financial and professional service (Class A2) or restaurant / cafe (Class A3) with associated shopfront alterations to all facades at ground floor level and use of first to sixth floors as 15 residential units, with associated external alterations including the creation of terraces at fourth and fifth floor level and Juliette balconies to Soho Square and Greek Street facades at first, second and third floor levels.		
Agent	Turley		
On behalf of	Hermes Real Estate Investment Management Ltd		
Registered Number	14/11672/FULL	TP / PP No	TP/4292
Date of Application	26.11.2014	Date amended/ completed	26.11.2014
Category of Application	Major - Smallscale		
Historic Building Grade	Unlisted		
Conservation Area	Soho		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone		
Stress Area	Within West End Stress Area		
Current Licensing Position	A premises licence has not been applied for to date.		

1. RECOMMENDATION

1. Grant conditional permission, subject to a S106 legal agreement to secure the following:

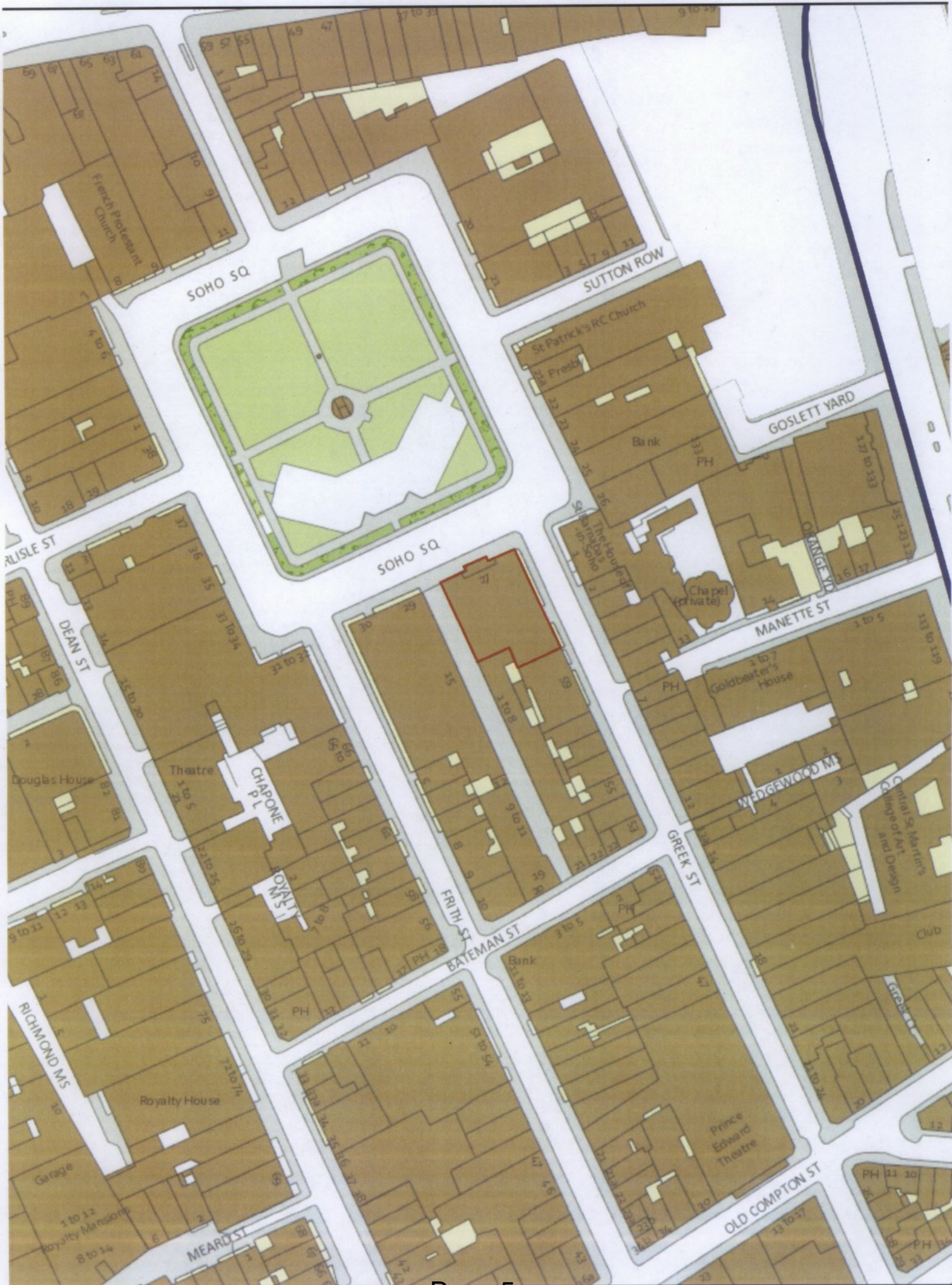
- Provision of £1,350,000 towards the City Council's affordable housing fund (index linked and payable upon commencement of development);
- Provision of lifetime car club membership (minimum 25 years) for all 15 flats;
- The costs of monitoring the S106 agreement.

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

(a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;

Item No.
1

(b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which 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.





27 Soho Square, W1

2. SUMMARY

The application site is located on the south side of Soho Square and also has frontages on Greek Street and Bateman Buildings. Part of the lower ground and ground floor are in use as a bank (Class A2), which is accessed from Greek Street. The remaining part of the lower ground floor, the ground floor and the upper six floors are in use as offices, which are accessed from Soho Square. Permission is sought for the use of the lower ground and ground floor for either retail (Class A1), restaurant (Class A3) or professional and financial purposes (Class A2). The lower floors will be divided into two separate units with access from Greek Street and Bateman Buildings. Alterations are proposed to the ground floor shopfronts. The upper floors are proposed to be used as 15 residential units, with access from Soho Square. New windows are proposed together with Juliette balconies.

The scheme includes an uplift in residential floorspace of 2,960m². This would require the provision of on-site and/or off-site affordable housing, but no affordable housing is included in the proposals and, in lieu of this, the applicant has offered to contribute to the City Council's affordable housing fund.

The key issues for consideration are:

- The lack of on-site affordable housing provision;
- The amount of payment offered towards the City Council's affordable housing fund in lieu of on-site provision;
- The use of the lower floors as two restaurant uses on the amenity of the surrounding area.

It is accepted there are physical constraints that make difficult the provision of on-site affordable housing, and that given the economic viability considerations, the financial contribution offered in lieu of on-site provision is the maximum achievable.

It is considered that the proposals are acceptable in all respects and comply with the policies set out in Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies.

3. CONSULTATIONS

CROSSRAIL

No objection.

SOHO SOCIETY

Objection on the following grounds:

- introduction of A3 within the quiet space of Soho Square is unacceptable.
- loss of offices

ENVIRONMENTAL HEALTH

No objection.

CLEANSING MANAGER

No objection.

HIGHWAYS PLANNING MANAGER

No objection.

ADJOINING OWNERS/OCCUPIERS AND ANY OTHER REPRESENTATIONS

No. Consulted: 48; Total No. Replies: 0

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site is located on the south side of Soho Square. The building also has frontages on Greek Street and Bateman Buildings. The building is unlisted and comprises lower ground, ground, and six upper levels. Part of the lower ground and ground floor is occupied by Barclays Bank (Class A2). The entrance to the bank is located on Greek Street, but it also has a small frontage facing Soho Square. The remaining lower ground floor, ground floor and upper floors are all in office use (Class B1).

The building is unusual as it comprises a taller central section with two lower, sloped sections to the sides. The elevation facing Bateman Buildings comprises five upper levels and the elevation facing Greek Street comprises four upper levels.

The nearest residential is located to the south of the property within No.59 Greek Street (a vacant hostel) and opposite the site within No.3 and 4 Greek Street.

The site is located within the Soho Conservation Area and the West End Stress Area.

4.2 Relevant History

Planning permission was granted on 18 February 1983 for the erection of a building of basement, ground and six upper floors for use as offices and six upper floors for use as offices and a residential unit at sixth floor level. This permission was implemented.

A certificate of existing lawful use was subsequently granted for office use at sixth floor level on 26 October 2011.

Planning permission was granted 13 April 2012 for the creation of two terraces at fourth floor and one terrace at fifth floor. This permission has not been implemented.

5. THE PROPOSAL

Permission is sought for the use of the part lower ground and ground floor for either retail (Class A1), restaurant (Class A3) or professional and financial services (Class A2). Two separate units will be provided, with access points from Greek Street and Bateman Buildings. Alterations are proposed to the ground floor entrances to include new shopfronts.

Permission is also sought for the use of the upper floors as 15 residential units. The entrance to the residential part of the development will be from Soho Square. Two terraces are proposed at fourth floor level and one at fifth floor level. New windows are proposed along with Juliette balconies. Plant is proposed within the existing sixth floor plant room.

6. DETAILED CONSIDERATIONS

6.1 Land Use

6.1.1 Office floorspace

The proposal includes the loss of office floorspace (approx. 3,500m²). The Soho Society has objected to this loss on the grounds that it does not comply with City Council policy encouraging mixed uses in the Central Activities Zone (CAZ). There are currently no policies within the Unitary Development Plan (UDP) or City Plan which specifically protect office floorspace. This is under review but at the present time, this application is considered to be acceptable.

6.1.2 Retail use

The proposal includes the use of the basement and ground floor for retail purposes, comprising 819m². The site is located within the West End Special Retail Policy Area, where retail growth is encouraged and it is considered that the proposal complies with Policies S6 and S7 of the City Plan.

Two individual retail units are proposed: Unit 1 has frontages on Greek Street, Soho Square and Bateman Buildings and Unit 2 has frontages on Greek Street and Bateman Buildings.

The retail use will provide an active frontage and will provide a service for workers, residents and visiting members of the public and this is welcomed.

6.1.3 Professional/Financial Use

The proposal also includes the alternative use of the basement and ground floor professional and financial use. There is an existing bank (Barclays) at part basement and ground floor, and therefore the use of the whole of the basement and ground floor as two separate units within Use Class A2 is considered acceptable.

6.1.4 Restaurant use

The proposal also includes the alternative use of the basement and ground floor for restaurant purposes. The basement and ground floor will be divided into two separate units, one comprising 438m² and the other 381m² (total restaurant floorspace 819m²). Individually the proposed restaurants would be considered under UDP Policy TACE 9, which relates to entertainment uses which may be permissible. However, as this is a proposal for change of use of all of the basement and ground floor, the total restaurant floorspace needs to be assessed.

The site is within the West End Stress Area and as the total restaurant floorspace is over 500m², Policy TACE10 of the UDP applies. This relates to entertainment uses which will be permissible only in exceptional circumstances. City Plan Policy S24 states that new large scale late-night entertainment uses of over 500m² will not generally be appropriate within Westminster.

The restaurant proposals are speculative with no end-user identified and therefore it is not possible at this time to consider the likely impact by assessing the track record of the intended occupier. However, conditions can be used to control the opening times and to limit the impact. These conditions would ensure that the restaurant use would essentially be a sit-down restaurant with any ancillary bar limited to a small part of the premises (i.e. 15%) and this bar could only be used by diners before and after meals. The opening hours would be restricted to the relatively early terminal hour of midnight with breakfast opening at 07.30hrs. Unit 1 includes one entrance door on Greek Street and Unit 2 includes two entrances on Greek Street and Bateman Buildings. These doors would be required to be self-closing to minimise noise escape. Two full height extract ducts will be incorporated within the building with the extracts terminating at high level. As the restaurant uses are speculative a condition requiring the submission of operational management plans for the individual restaurants is recommended. This is to ensure that the impact of the restaurant uses is minimised.

The Soho Society has objected to the new restaurant uses, stating that the proposal is contrary to City Council's noise policy (within Westminster's Noise Strategy) "protecting peaceful spaces". The document states that open spaces will be protected from increased noise intrusion by ensuring new development (including changes of use) do not lead to increase noise intrusion. The proposed restaurant uses do not have entrance doors opening

onto Soho Square and it is considered that any noise would be contained to the busier Greek Street.

It is important to ensure that the two restaurant units are not amalgamated to create a very large restaurant use, and a condition is recommended to secure this. On the basis of these conditions, it is considered that the proposed restaurant uses are acceptable and comply with UDP Policy TACE10 and S24 of the City Plan.

6.1.5 Residential use

The introduction of residential floorspace is considered acceptable and complies with UDP Policy H3 and S14 of the City Plan.

6.1.5i Residential (unit mix and standard of residential floorspace)

The scheme would provide 15 residential units and would be in the form of 9x2 bed, 5x3 bed and 1x4 bed units providing family-sized housing (46%), in compliance with UDP Policy H5. All the flats would comply with the minimum dwelling space standards as set out in the London Plan. Given the constraints of the retained building, the proposal is considered to optimise the use of the site and therefore complies with Policy S14.

6.1.5ii Affordable Housing

The provision of 15 new residential units and 2960m² of new residential floorspace would trigger a requirement to provide on-site affordable housing under Policy H4 and S16. Policy S16 would require a proportion of the new floorspace to be provided as affordable housing. Under the terms of the Council's Interim Affordable Housing Guidance there is a requirement to provide 740m²/9 flats of affordable housing (based on a unit size of 80m²). Where it is accepted that it would not be appropriate or practical to provide the affordable housing requirement on site, the provision of the housing on an alternative commercial site in the vicinity should be explored. Where neither on nor off-site provision is acknowledged as being impractical or inappropriate, the City Council may consider a financial contribution to the City Council's affordable housing fund in accordance with adopted formula. Given the increase in floorspace, a policy compliant contribution would be £3,096,000.

The applicant has stated that to make the most efficient use of the land, the proposed residential units are to be served by a single entrance from Soho Square and a single lift/stair core. A separate lift/stair core would be required for the on-site affordable units and considering that this is a conversion application, it is accepted that the creation of a separate core would not make the most efficient use of the land. The applicant has also stated that the affordable housing cannot be provided on-site for viability reasons. The applicant also does not own any other properties in the area which could be used for affordable housing.

There have been on-going discussions between the applicant and consultants acting for the City Council relating to the viability of the scheme. The applicant's viability report concluded that it was not viable to make any contribution to the City Council's affordable housing contribution fund.

The City Council's consultants assessed the proposals and concluded that the scheme could not provide on-site affordable housing, but could provide a financial contribution of £1.35 million. The applicant has now agreed to this figure.

6.2 Townscape and Design

The site in question is an unlisted late 20th century building located on the south side of Soho Square, within the Soho Conservation Area. The site occupies a small block as defined by Soho Square, Greek Street and Batemans Buildings.

The application seeks alterations to the existing shopfronts, replacement canopy to Soho Square, installation of projecting balconies and Juliette balconies and alterations to the fenestration.

6.2.1 Soho Square Facade

There are a number of alterations proposed to this façade; it is also proposed to replace the existing canopy to the building with a more light weight alternative and install replacement shopfronts to the ground floor. The existing canopy is a heavy addition to the building and in conjunction with the fenestration at this level creates a dense and centrally focused façade. The proposed alterations will balance out the façade and create a more open frontage. Following discussions with the City Council the shopfronts have been amended to include stall risers to retain a more traditional approach and this part of the scheme is therefore considered acceptable.

The proposed alterations to the fenestration at second and third floor are considered acceptable.

6.2.2 Greek Street and Batemans Building Facades

The main alterations to these facades are the alterations to the shopfronts and window fenestration. These are considered acceptable as they maintain the character and appearance of the building and are not considered to detrimentally affect the conservation area.

6.3 Amenity

The proposals include the creation of two external terraces at fourth floor level and one at fifth floor level. The terraces are in the same location as the consent granted in 2012 and are therefore considered acceptable.

There is an existing plant room at sixth floor level and it is proposed to retain this plant room. The proposed kitchen extract fans will terminate through the plant room and extract at roof level. Air conditioning equipment is also proposed within plant room. Environmental Health has no objection to the proposal, subject to a condition requiring the submission of a supplementary acoustic report once the plant equipment has been selected.

6.4 Transportation/Parking

6.4.1 Parking

UDP Policy TRANS23 requires sufficient off-street parking to be provided in new residential schemes to ensure that parking pressure in surrounding streets is not increased to 'stress levels'. The UDP parking standard would normally require one parking space per residential flat, which in this case, would amount to a requirement for 15 spaces. 'Stress levels' are considered to have occurred where the occupancy of on-street legal parking bays exceeds 80%.

No off-street car parking is proposed. The City Council's most recent daytime survey (2011) indicates that Resident's and Shared Use bays were 68% occupied; during the evening this

reduces to 61%. The parking levels in the area are below 'stress levels' and the addition of the residential units in this location can be absorbed into the surrounding street network. The proposal is therefore consistent with UDP Policy TRANS23.

The applicant has offered to provide Lifetime Membership (25 years) to a Car Club for all the flats. This is welcomed and secured via S106.

Adequate cycle parking is provided for the commercial and residential parts of the development. This complies with UDP Policy TRANS10.

6.4.2 Servicing

No off-street servicing is indicated within the application site. The largest regular service vehicle expected is the refuse collection vehicle. This will service the property in a similar fashion to the existing use and nearby properties. The site is located within a Controlled Parking Zone, which means that the single and double yellow lines in the vicinity allow loading and unloading to occur for larger vehicles. There is also a loading bay on Greek Street approximately 30 metres from the nearest access point.

As the occupier of the commercial units is not known, a Servicing Management Plan will be required to ensure that there will be no adverse impact on the highway network. A condition is recommended.

The Highways Planning Manager has commented that the proposed drawings appear to show alterations to the lightwells on the Greek Street elevation, which would reduce the width of the pavement. The applicant has confirmed that there are no alterations proposed to the lightwells.

6.5 Economic Considerations

Any economic benefits generated are welcomed.

6.6 Other UDP/Westminster Policy Considerations

Not applicable.

6.7 London Plan

London Plan (LP) Policy 3.8 seeks to ensure a provision of affordable housing is addressed as a strategic policy.

LP Policy 3.12 relates to the provision of affordable housing. Part B of the policy states that the site's individual circumstances will be taken into account, including viability. It has been demonstrated that it is not viable to provide affordable housing on-site.

Paragraph 3.74 states that affordable housing provision is normally required on-site. In exceptional circumstances it may be provided off site or through cash in lieu. A payment in lieu has been offered.

6.8 National Policy/Guidance considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13th November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

6.9 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;
- (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 the 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 that the overall delivery of appropriate development is not compromised.

From 06 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 06 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 has consulted on the setting of its own Community Infrastructure Levy, which is likely to be introduced later in 2015. In the interim period, the City Council has issued interim guidance on how to ensure its policies continue to be implemented and undue delay to development avoided. This includes using the full range of statutory powers available to the council and working pro-actively with applicants to continue to secure infrastructure projects by other means, such as through incorporating infrastructure into the design of schemes and co-ordinating joint approaches with developers.

For reasons outlined elsewhere in this report, a S106 legal agreement will be required to secure the following:

- £1.35 million towards the affordable housing contribution fund
- Lifetime Membership (25 years) to a Car Club, for all the flats.

The proposed development is also liable for a Mayoral CiL payment.

It is considered that the 'Heads of Terms' listed above satisfactorily address City Council policies. The planning obligations to be secured, as outlined in this report, are in accordance with the City Council's adopted City Plan and London Plan policies and they do not conflict with the Community Infrastructure Levy Regulations (2010 as amended).

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

Policy S40 of the City Plan states that all major development should maximise on-site renewable energy generation to achieve at least 20% reduction of carbon dioxide emissions. This scheme is a conversion application and therefore the potential to incorporate renewables is limited. The applicant has stated that due to the orientation and the pitch of the existing roof, PV panels are not feasible.

A CHP unit is proposed at basement level. This along with the upgrading of the building fabric, and the introduction of efficient systems providing each flat with space heating and domestic hot water will lead to a reduction of 40% in carbon emissions. This complies with Policy S40.

6.11 Access

Level access will be provided the residential entrance, with lift and stair access to all floors.

Level access is also provided for the commercial units at ground floor level.

7. Conclusion

The proposals are considered acceptable and comply with the policies set out in the UDP and City Plan.

BACKGROUND PAPERS

1. Application forms and covering letter dated 26 November 2014
2. Email from Crossrail dated 16 December 2014
3. Letter from the Soho Society dated 8 January 2015
4. Memorandum from Environmental Health dated 17 December 2014
5. Memorandum from Cleansing Manager dated 7 January 2015
6. Memorandum from Highways Planning Manager dated 10 April 2014

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT PAUL QUAYLE ON 020 7641 2547 OR BY E-MAIL – pquayle@westminster.gov.uk

DRAFT DECISION LETTER

Address: 27 Soho Square, London, W1D 3QR

Proposal: Triple alternative use of basement and ground floor levels as retail (Class A1), or financial and professional service (Class A2) or restaurant / cafe (Class A3) with associated shopfront alterations to all facades at ground floor level and use of first to sixth floors as 15 residential units, with associated external alterations including the creation of terraces at fourth and fifth floor level and Juliette balconies to Soho Square and Greek Street facades at first, second and third floor levels.

Plan Nos: 1286 D100 A, D101 A, D102 B, D103 B, D104 B, D105 B, D106, D107, D200, D300 D, D301 C, D302 E, TRANSPORT STATEMENT, ACOUSTIC REPORT, ENERGY AND SUSTAINABILITY STATEMENT

Case Officer: Helen MacKenzie

Direct Tel. No. 020 7641 2921

Recommended Condition(s) and Reason(s):

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

Reason:

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

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 If you provide an A3 use, no more than 15% of the floor area of each of the uses shall consist of a bar or bar seating. You must use the bar to serve restaurant customers only, before, during or after their meals.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 4 You must not open the restaurant premises to customers, and you must not allow customers on the premises, outside the hours 07.30 to midnight Monday to Saturday and 10.00 - 23.00 on Sundays.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 5 You must apply to us for approval of an operational management plan to show how you will prevent restaurant customers who are leaving the building from causing nuisance for people in the area, including people who live in nearby buildings. You must not start the restaurant uses until we have approved what you have sent us. You must then carry out the measures included in the management plan at all times that the restaurants are in use.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 6 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
 - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
 - (c) Manufacturer specifications of sound emissions in octave or third octave detail;
 - (d) The location of most affected noise sensitive receptor location and the most affected window of it;
 - (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;

(f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;

(g) The lowest existing L A90, 15 mins measurement recorded under (f) above;

(h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;

(i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

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

Reason:

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

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

Reason:

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

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

Reason:

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

- 10 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

- 11 Prior to occupation you shall submit and have approved in writing by the local planning authority a detailed servicing management strategy for the Class A1 and Class A3 uses, the plan should identify process, storage locations, scheduling of deliveries and staffing arrangements; as well as how delivery vehicle size will be managed and how the time the delivered items spend on the highway will be minimised.

All servicing shall be undertaken in accordance with the approved strategy unless otherwise agreed in writing by the local planning authority.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 12 You must submit detailed drawings showing the layout of the restaurant uses before the restaurants are occupied. The drawings must include, entrances, kitchen, covers, bar areas and access arrangements to the lower ground floor area.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 9 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 13 In the event that the Class A3 restaurant uses are implemented, you must provide detailed drawings (plans and section/elevation) showing the full height kitchen extract duct, with termination of extract ducts 1m above the highest part of the building), as indicated on your approved drawings. These details must be provided before the restaurant use commences and the approved duct shall thereafter be permanently retained for as long as the restaurants are in use.

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

- 14 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 15 You must apply to us for approval of detailed drawings and samples of the following parts of the development:

- shopfront (drawings and samples)
- new windows (drawings only)

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these detailed drawings. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 16 You must paint all new railings black and keep them that colour. (C26EA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 17 You must provide the environmental sustainability features (environmentally friendly features) as out in your energy and sustainability statement dated October 2014 before you start to use any part of the development,

You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44AC)

- 18 If you provide A3 uses, you must not sell any take-away food or drink on the premises, even as an ancillary part of the primary Class A3 use. (C05CB)

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not

meet TACE10 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

- 19 The three bedroom residential units shown on the approved drawings must be provided and thereafter shall be permanently retained as accommodation which (in addition to the living space) provides three separate rooms capable of being occupied as bedrooms.

Reason:

To protect family accommodation as set out in S15 of Westminster's City Plan: Strategic Policies adopted November 2013 and H 5 of our Unitary Development Plan that we adopted in January 2007. (R07DC)

- 20 In the event that Unit 1 and Unit 2 are implemented for restaurant purposes, they must not be amalgamated to create a large A3 use.

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE10 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

- 21 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 6 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

- 22 The ground floor shopfront windows must not be openable

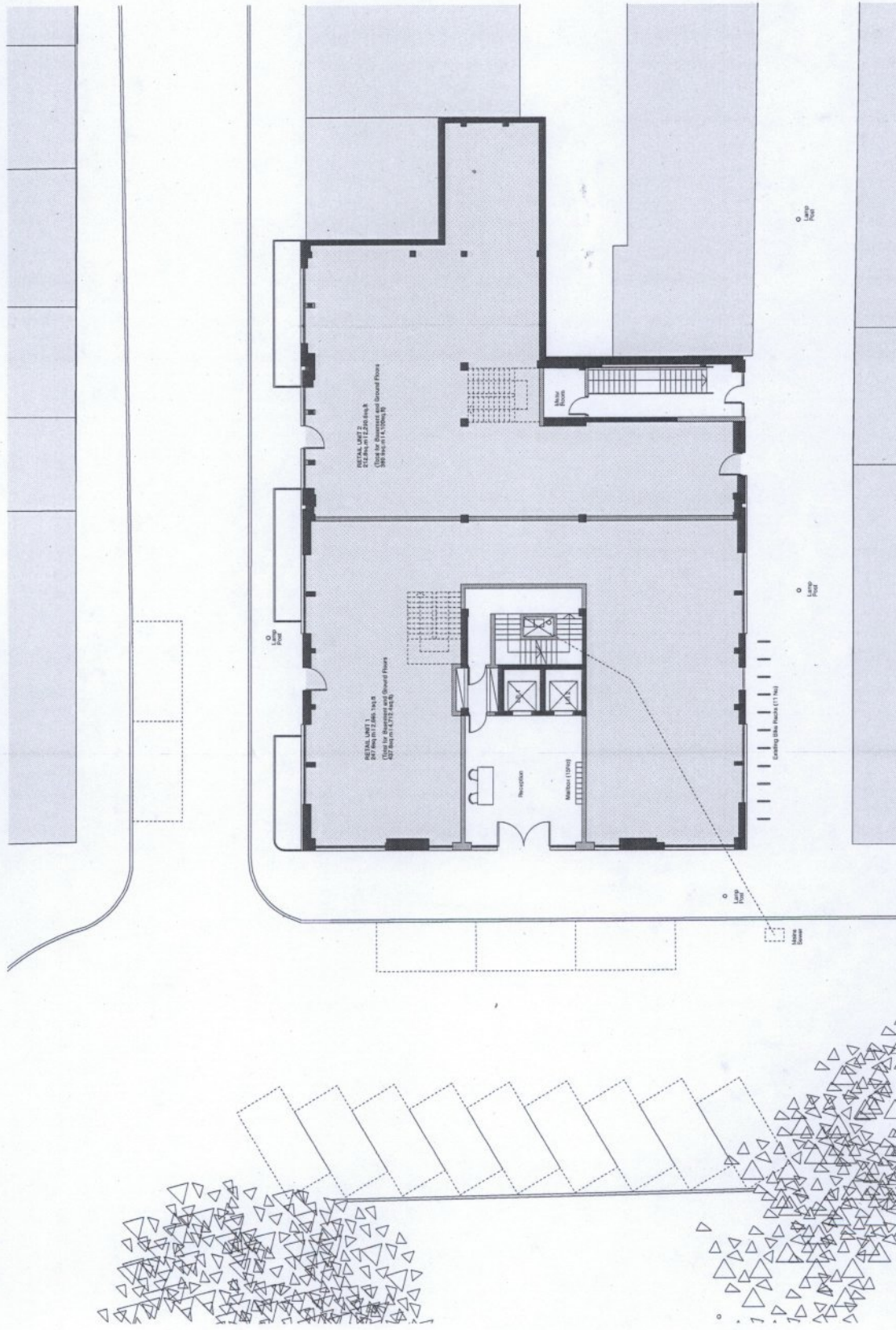
Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

Informative(s):

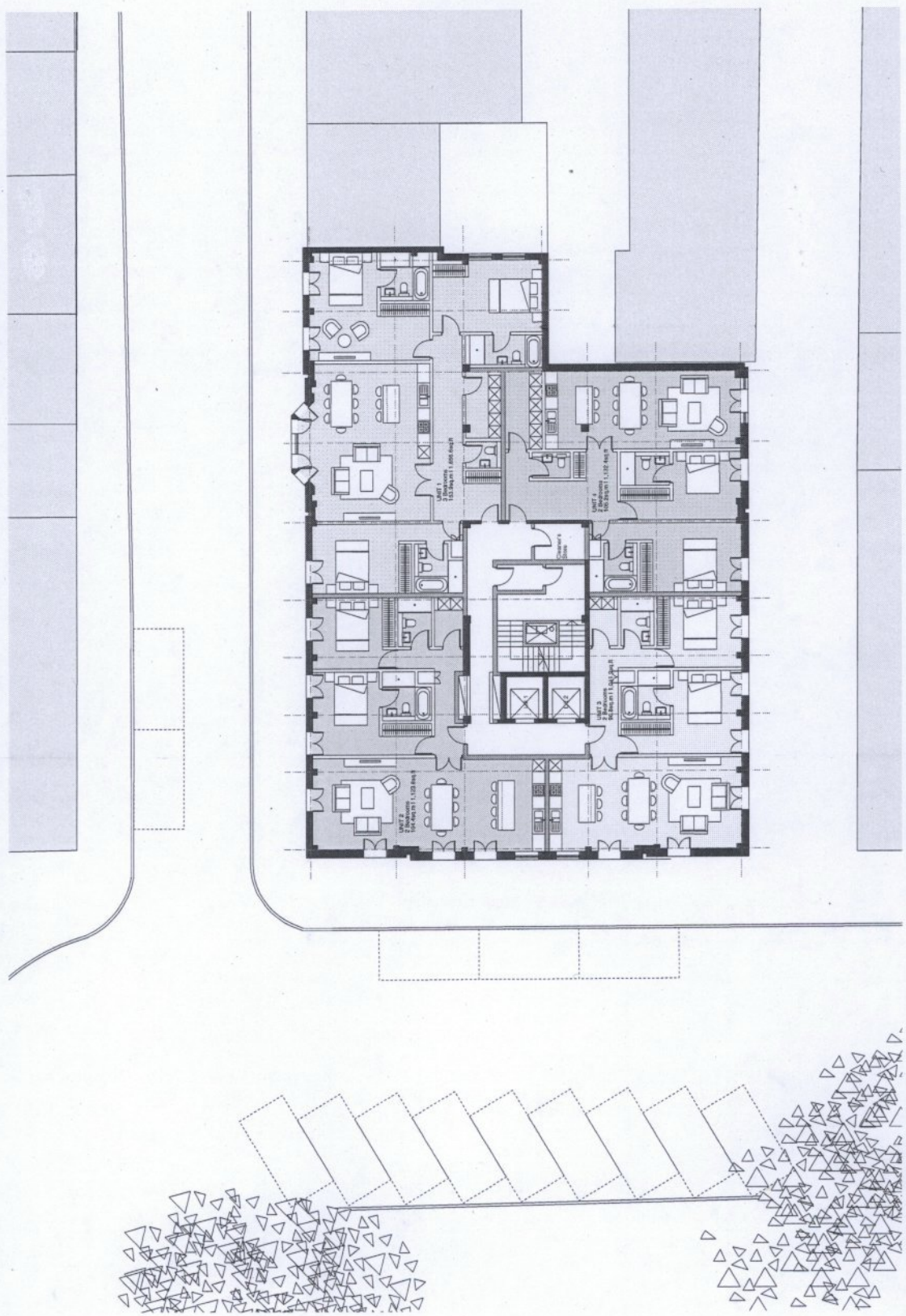
- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 Crossrail is very likely to have monitoring equipment both on the inside of the building and on its external facades. The equipment is installed under Crossrail act 2008 and records ground movements (measured automatically or manually) and is essential for the control of ground settlement impact on buildings during Crossrail's works. prior to the commencement of work on the premises please contact the Crossrail Helpdesk (helpdesk@crossrail.co.uk - Tel: 0345 602 3813) as soon as possible to obtain details of any monitoring equipment installed in order to ensure that your works do not interfere with Crossrail's monitoring equipment.
- Please also note that Crossrail currently have four grout shafts located in Soho Square to support the ground during tunnelling works for the new Tottenham Court Road station. A traffic management plan is currently in place, subject to programme changes, until 31 December 2015. The use of cranes for lifting operations will be required.
- 3 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge. If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>. **You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**
- 4 Under Part 3, Class E of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, the basement and ground floor can change between the retail/professional and financial and restaurant uses we have approved for 10 years without further planning permission. However, the actual use 10 years after the date of this permission will become the authorised use, so you will then need to apply for permission for any further change. (I62AA)
- 5 Conditions 6 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)



Ground

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.



DATE: 20.01.2014 BY: GSK/ME

campbell projects

PROJECT: 27 Soho Square, London W1

PROPOSED WORK: Proposed First Floor Plan

SCALE: 1:200 @ A1

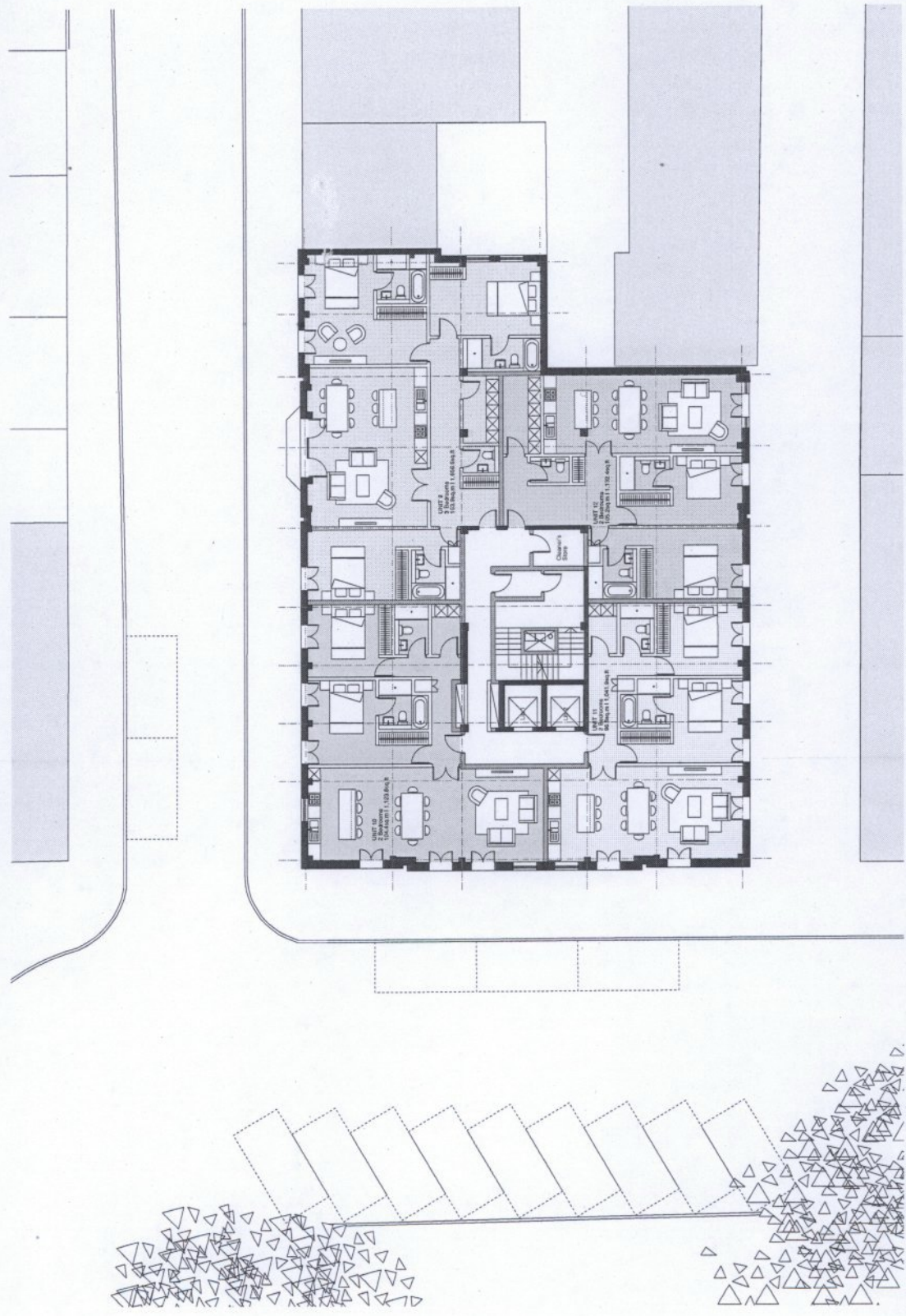
DATE: 20.01.2014

PROJECT NUMBER: 1289

DRAWING NUMBER: D102

REVISION: B

NOT TO SCALE
FOR INFORMATION ONLY
FOR REFERENCE ONLY

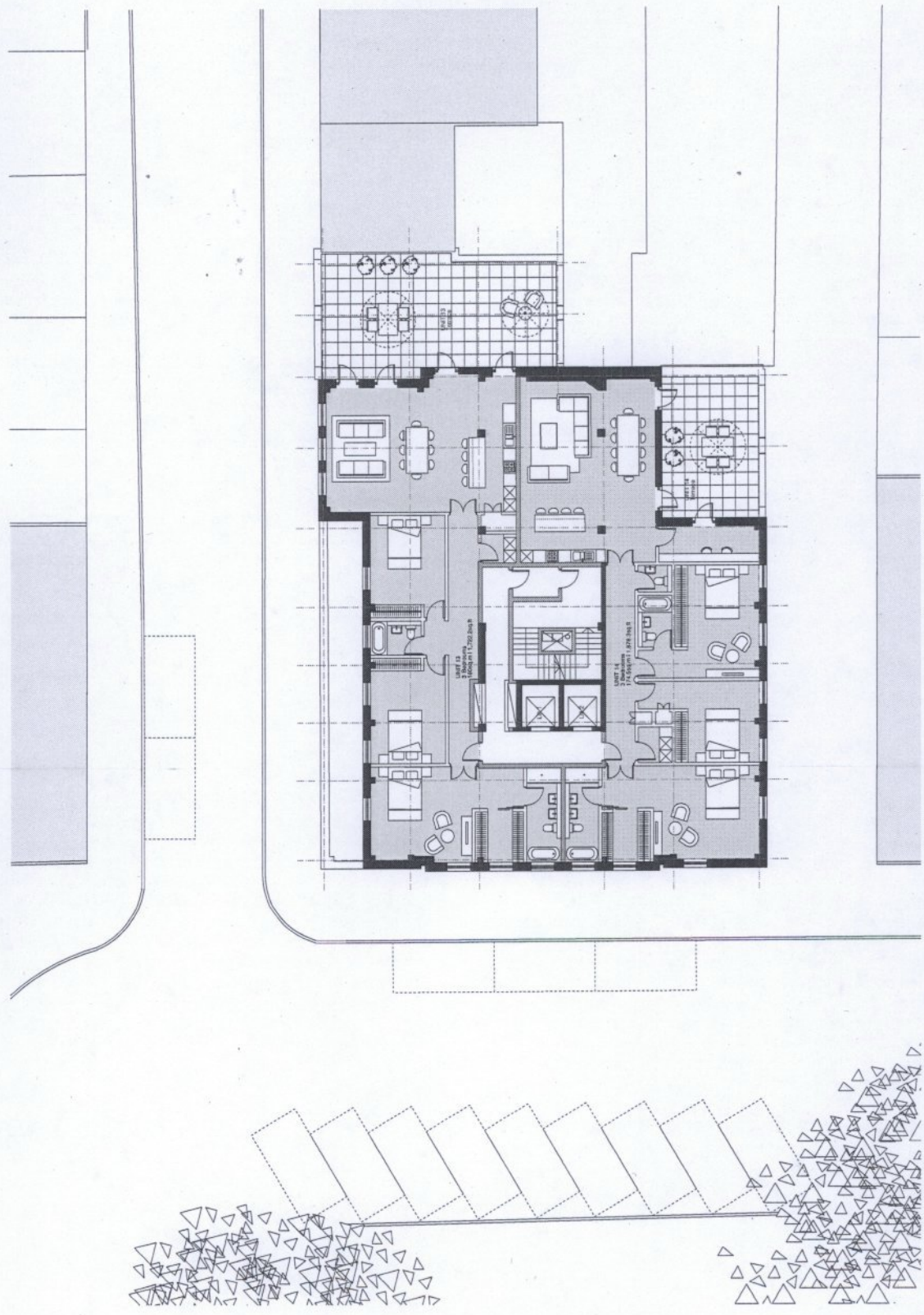


campbell architects

27 Salford Square, London W1
Proposed Third Floor Plan
Planning
1:1100 @ A1
1286
D104
B

Third Floor Plan
Scale 1:1100 @ A1

NOT TO SCALE
FOR INFORMATION ONLY
THIS PLAN IS A CONCEPTUAL PLAN



BY DATE
27/01/2014

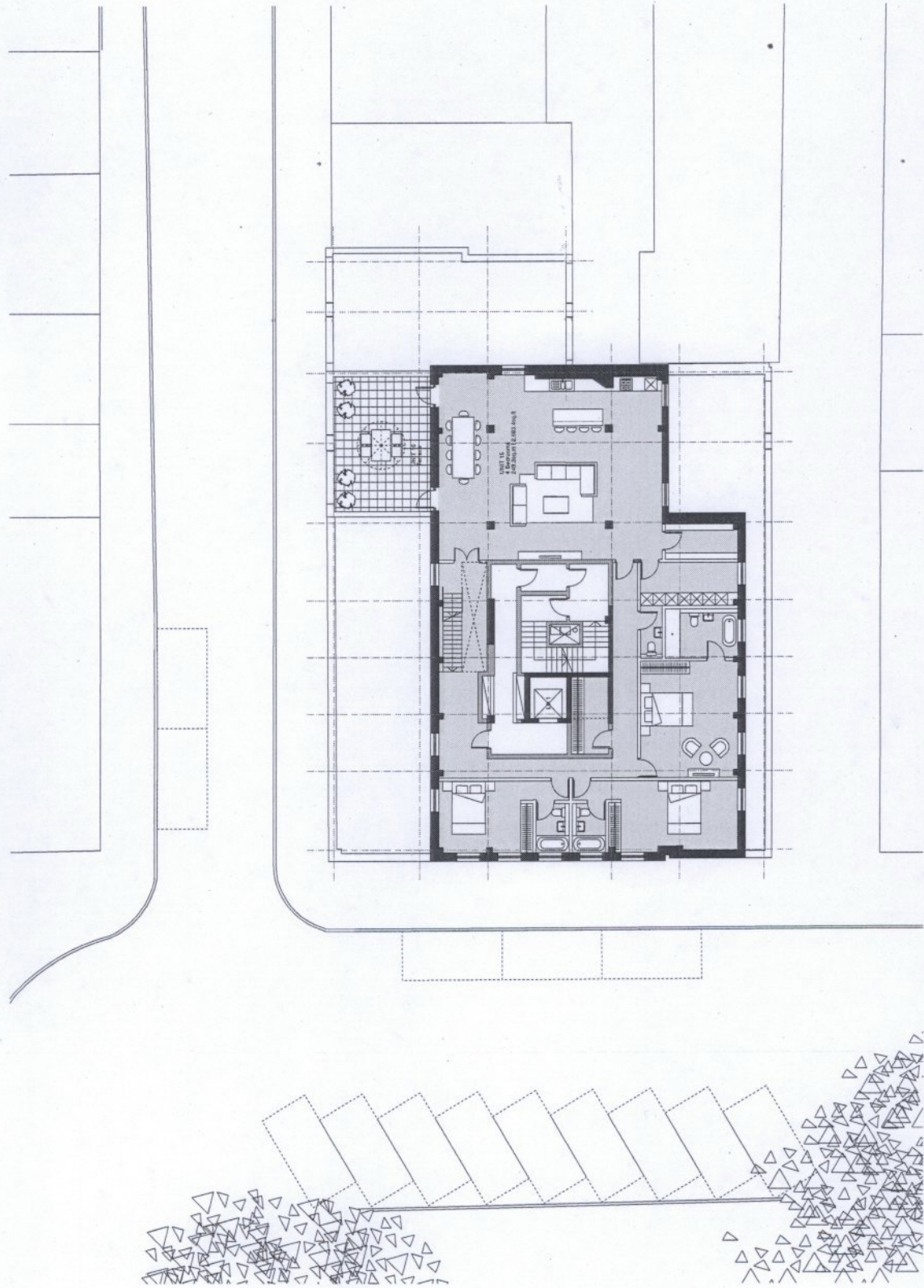
campbell architects

27 Saffron Square, London W1
Proposed Fourth Floor Plan

Planning
1:100 @ A1
30.01.2014
1286
0105
B

Fourth Floor Plan
Scale: 1:100 @ A1

NOTES:
1. All work shall be in accordance with the
2. The drawings are the property of Campbell Architects



DATE: 05/01/14
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: 1:250
PROJECT: 27 Bala Square, London W1
DRAWING NO.: Proposed Fifth Floor Plan
DISCIPLINE: Planning
NO. OF SHEETS: 11/09 @ A1
DATE: 05/01/2014
PROJECT NO.: 1256
DRAWING NO.: D106

© 2014 CAMPBELL ARCHITECTS
11, GLOUCESTER SQUARE, LONDON W1
E. TEL: 020 7493 2777



DATE	20/09/2014	BY	DM	RP	
campbell architects					
Client	Hermes Real Estate Investment Ltd				
Address	27 South Square, London W1				
Work on site	Proposed Elevation - South Square				
Project	Planning				
Scale	1:100 @ A1	Date	30/09/2014	Version	C
Project Number	1289	Drawing Number	0301	Scale	C

© 2014 Campbell Architects Ltd.
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Campbell Architects Ltd.



DATE	10/01/2014	BY	DM
PROJECT	campbell architects		
CLIENT	Harriss Real Estate Investment Ltd		
PROJECT	27 Soko Square, London W1		
DATE	10/01/2014	BY	DM
PROJECT	Proposed Elevation - Great Street		
SCALE	Planning		
SCALE	1:100 @ A1	DATE	30/03/2014
SCALE	1:200	SCALE	D

No. 27 Bona Street

No. 23 Great Street

DATE: 30/09/2014
BY: JMB
PROJECT: 27 Sude Square - Balmain Street
DRAWING: Proposed Elevation - Balmain Street



No. 27 Sude Square

No. 27 Sude Square

DATE	30/09/2014	BY	JMB
campbell architects			
CLIENT	Nemes Real Estate Investment Ltd		
PROJECT	27 Sude Square - London W1		
DRAWING TITLE	Proposed Elevation - Balmain Street		
SCALE	1:100 @ A1		
DATE	30/09/2014		
PROJECT NO.	1286		
DRAWING NO.	D302		
REVISION	E		

Agenda Item 2

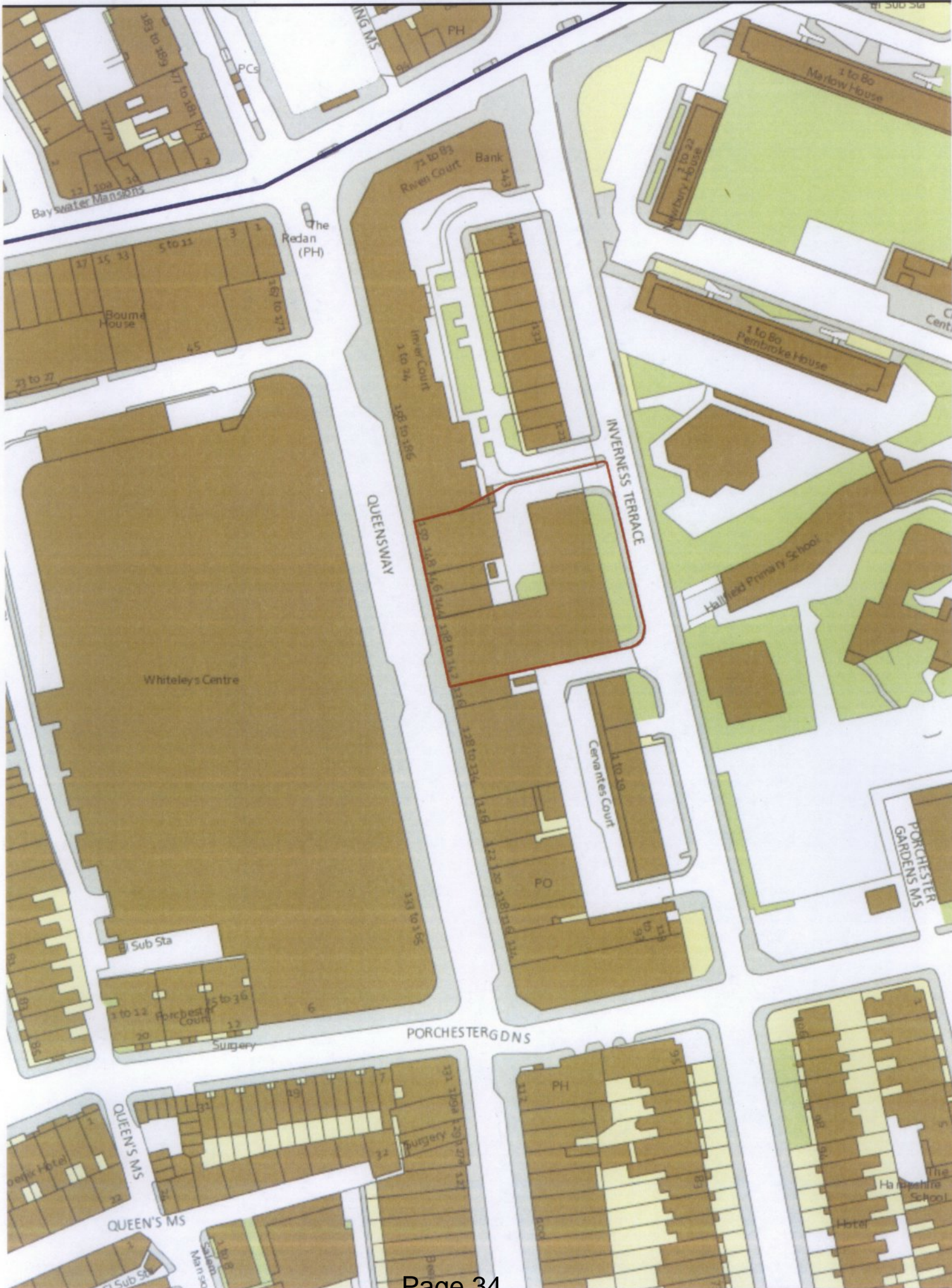
Item No.

2

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 April 2015	Classification For General Release	
Report of Director of Planning		Wards involved Lancaster Gate	
Subject of Report	138-142 Queensway and rear of 138-150 Queensway, London, W2 6LS		
Proposal	Variation of Condition 23 (approved plans) of planning permission dated 23.06.2014 (RN: 12/06207/FULL) which amended permission dated 29.10.2009 for demolition in connection with erection of four storey mixed use building comprising 20 residential units, retail (Class A1) and basement parking (RN: 09/05653); namely, alterations to internal layout of the approved scheme involving revisions to the retail unit (including omission of mezzanine) and residential units (including reconfiguration of units, the inclusion of a single access core, ancillary private storage and residents gym); the installation of a electricity sub-station and revised cycle and refuse storage; external revisions to the approved scheme including alterations to amenity and hard/soft landscaping areas and private patios, creation of new third floor terrace, omission of rear glazed walkway, reconfiguration of terraces, revised fenestration including new windows and rooflights, installation of new canopy to residential entrance, omission of ground floor ventilation openings and replacement with brickwork, omission of photovoltaics and relocation of satellite dish to roof; and the submission of a revised energy strategy.		
Agent	Savills		
On behalf of	DCD Properties Ltd		
Registered Number	15/00703/FULL	TP / PP No	TP/22292
Date of Application	28.01.2015	Date amended/ completed	02.02.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Queensway		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Within Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission, subject to a Deed of Variation to the S106 legal agreement originally dated 25 September 2012 and revised on 23 June 2014.





138-142 Queensway and rear of 138-150 Queensway, W2

2. SUMMARY

Planning permission was granted in 2009 for demolition in connection with the erection of a four storey mixed use building comprising 20 residential units, retail (Class A1) and basement parking. Subsequently amendments to the scheme were granted in June 2014 and construction is well under way. This current application seeks further minor material amendments to the scheme including and incorporating a number of external alterations to most elevations, the front curtilage and to the approved layout of gardens for existing residents to the rear; a number of internal alterations to the layout of the flats in connection with the removal of the second access stair/lift core and other amendments including the installation of an electricity sub station and revised energy strategy.

The proposal has been amended during the course of the application to seek an alternative solution to the amendments to the private gardens to be given over to existing Queensway Residents which had raised concern.

The key issues in this case are:

- The impact of the proposed amendments on the amenities currently enjoyed by existing surrounding residents.
- The impact of the proposed amendments to the appearance of the building and the conservation area.

Overall the proposed minor material amendments are considered to be acceptable and satisfy relevant Unitary Development Plan and City Plan policies and a favourable recommendation is made, subject to a Deed of Variation of the existing legal agreement in order to ensure that the planning obligations already secured are linked to this application.

3. CONSULTATIONS

ORIGINAL

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER

Any response to be reported verbally.

CLEANSING MANAGER

No objection, subject to permanency conditions for refuse and recycling and including protection of area for storage of recyclable material (cardboard and plastic) in cages.

ENVIRONMENTAL HEALTH CONSULTATION TEAM

No objection, subject to standard noise and vibration conditions.

GO GREEN PROGRAMME MANAGER

Comments made, conditions suggested.

ARBORICULTURAL OFFICER

Comments made, conditions suggested.

BUILDING CONTROL

No adverse comments.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 88; Total No. of Replies: 4.

Objections

- Amended layout to private gardens of Queensway residents results in reduced size of garden and gardens not directly aligned with properties they are associated with resulting in a loss of amenity, privacy, negative impact on quality of life.
- Corresponding patio gardens for 148A, 150A divided into three to include for 146A due to higher roof of retail unit below.
- Reduction in size of private garden for 146A Queensway is unjust and there is discrimination against 146A and 148A Queensway, if not resolved would take it to court of appeal.
- The landlord/developer owns the majority of residential units impacted by the works, but not including 146A and 148A and as beneficiaries of the works any negative impact should be borne by them and not neighbouring properties.
- Impact of additional window openings on the side flank on the adjacent 121 Inverness Terrace. Five new large vertical openings at ground floor level and four new window openings at upper level will result in loss of privacy to 121 Inverness Terrace, unless screened.

ADVERTISEMENT/SITE NOTICE: Yes

REVISED (14 day re consultation on revised including revised arrangement for rear gardens for Queensway residents, removal of boundary and treatment, extension to rear green wall).

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 88; Total No. of Replies: 2.

Happy and relieved that the revision indicates a garden for 148a Queensway.
Agree with amended plans for 146a Queensway.

4. BACKGROUND INFORMATION**4.1 The Application Site**

The site incorporates an area to the rear of Nos.138-150 Queensway which extends through to front Inverness Terrace and which is located between 121 Inverness Terrace to the north and Cervantes Court to the south. Inver Court lies adjacent to 150 Queensway to the north west of the site. The site also includes an access road to the south of the site which leads from Inverness Terrace behind Cervantes Court to the side of the main site. Apart from the commercial units on Queensway, the surrounding area is predominantly residential in nature.

The ground floor of Nos.138-142 Queensway was previously occupied by Tesco Metro extending to the rear of Queensway through to Inverness Terrace. The ground floor of Nos.144-150 Queensway is occupied as four commercial units with duplex residential flats (144a, 146A, 148A and 150A) above which can be accessed from Queensway or via a secondary deck access from the rear via Inverness Terrace.

The site is unlisted but falls within the Queensway Conservation Area. On the opposite side of Inverness Terrace is Hallfield School, a Grade II* listed building. To the west is Whiteleys, a Grade II listed building.

Works commenced to implement planning permission granted on 29 October 2009 and construction is well under way (see relevant history below) with the buildings main structure now complete.

4.2 Relevant History

Original permission

Conditional Planning permission was granted on 29 October 2009 for development involving the part demolition of a retail (Class A1) unit (leading to Inverness Terrace), demolition of warehouse structure parallel to Inverness Terrace and erection of four storey mixed use building comprising 20 residential units, retail (Class A1) and basement parking. (Site includes rear of 138-150 Queensway). This was subject to Grampian condition (No.23) which was superseded by virtue of a completed S106 legal agreement on 25 September 2012 to secure the following:

- i) Five on-site affordable housing units for social rent (2x2bed and 3x3bed).
- ii) Payment for review of parking £8,000.
- iii) Provision of Public Art to a value or not less than £60,000.
- iv) Highway works to Inverness Terrace.
- v) Private gardens at first floor level for the occupiers of the flats at 138A-150A Queensway.
- vi) Three car parking spaces reserved for the use of the occupiers of the flats at 138A-150A Queensway only.

Subsequently, approval of details in respect of a number of conditions imposed on the above permission were discharged and works to implement the above permission commenced on site.

First Variation Permission

Conditional permission was subsequently granted on 23 June 2014 for Removal of Condition 23(i) of planning permission dated 29 October 2009 for part demolition of retail (Class A1) unit (leading to Inverness Terrace), demolition of warehouse structure parallel to Inverness Terrace and erection of four storey mixed use building comprising 20 residential units, retail (Class A1) and basement parking. (RN: 09/05653); namely, removal of requirement to provide affordable housing on site (12/06207/FULL).

This permission is governed by a Deed of Variation of the original S106 legal agreement dated 25 September 2012 to secure in addition a payment of £556,788 total (£320,000 affordable housing, £236,788 streetscape) in the event that a two Core Scheme is built or £1,070,788 total (£608,000 affordable housing, £462,788 streetscape) if the scheme is subsequently revised to incorporate a single core rather than a two core arrangement), subject to being index linked and paid on completion of the agreement and on the grant of planning permission.

5. THE PROPOSAL

Planning permission is sought for a second variation to the original permission for minor material amendments to the 2014 permission in connection with the erection of a four storey mixed use building comprising 20 private residential units, retail (Class A1) and basement parking. The proposal has been amended during the course of the application to amend the provision of private gardens for existing Queensway residents, to omit the proposed curved boundary wall and to extend the area for tensile climbers on the rear elevation and to seek the

applicants agreement to further conditions in respect of soft landscaping and public art. The amendments now include:

Internal

- Revisions to layout of retail unit to include omission of mezzanine.
- Reconfiguration of residential units to include single access core. Ancillary private storage and resident's gym.
- Installation of electricity sub-station.
- Revised cycle and refuse storage.

External

- Amended layout to private gardens of 144A Queensway by the introduction of a staircase to give access to the private garden of 146A Queensway.
- Revisions to external amenity and hard and soft landscaping areas New third floor terrace;
- Omission of rear glazed walkway and reconfiguration of terraces, Revised fenestration including new windows, rooflights, new canopy to residential entrance, omission of ground floor ventilation openings and replacement with brickwork; omission of photovoltaics, relocation of satellite dish to roof.
- Revised energy strategy.

6. DETAILED CONSIDERATIONS

6.1 Land Use

This minor material amendment application does not raise any new land use issues.

6.1.1 Proposed residential

Whilst there are amendments proposed to the configuration and layout of flats within the new building, the overall total number of flats and mix of unit sizes remains the same, comprising 20 new residential units with a unit mix comprising of 6x1bedroom, 8x2bedroom, 6x3bedroom units.

The approved scheme involved a glazed walkway to the rear of the building at third floor level to provide access to three flats at this level and non-direct access to terraces. This has now been omitted from the scheme to be replaced with an open walkway with access to flats through their private terrace gardens, which results in increased privacy for future occupiers.

The aspect of the flats remains as previously approved, however four additional windows to be fixed shut and obscure glazed are proposed in the side elevation facing 121 Inverness Terrace in order to provide additional light to four flats. Furthermore, an additional external terrace is proposed to the rear at third floor level to be used by occupiers of the third floor flat.

The introduction of private storage areas and a resident's gym within the basement are not contentious.

These amendments/ additions improve the quality of these residential units and are acceptable in residential use terms.

6.1.2 Proposed Retail

The internal layout to the ground floor retail Class A1 unit has been reconfigured to suit the proposed intended tenant (Tesco) and involves the omission of a previously proposed mezzanine level and an amendment to the refuse store. These amendments are acceptable in land use terms.

6.1.3 Affordable Housing/Contributions

In granting permission in June 2014 with a payment in lieu for affordable housing, rather than an on-site provision, it was foreseeable that the applicant was likely to build a single core (lift and staircase) scheme rather than a two core scheme and this alternative arrangement formed part of the viability assessment in 2014. As such the Deed of Variation associated with the June 2014 permission incorporated two scenarios and associated financial contributions, with a requirement for additional contributions if a single core scheme was subsequently built out. This was because the removal of the second core would result in additional residential floor space and consequently higher values for the residential units created. Therefore, should permission be granted for this current scheme, the developer is already liable under the existing Deed of Variation dated 23 June 2014 to pay additional contributions.

The details are set out below:

Two core scheme: £556,788 total (£320,000 affordable housing, £236,788 streetscape).

Single core scheme: £1,070,788 total (£608,000 affordable housing, £462,788 streetscape).

As the contributions for the two-core scheme have already been paid, if permission is granted for this second variation in relation to a single core scheme, then the following additional contributions will be required under the existing legal agreement: £514,000 total (£288,000 affordable housing, £226,000 streetscape) subject to being index linked, to be paid within 15 days of the date of any decision.

Whilst the City Council's per unit sum (used for calculating payment in lieu of affordable housing) has been increased as of 1 April 2015, given that the above figures are to be index linked, it is considered appropriate in this instance not to apply the new per unit sum.

6.2 Design and Townscape

The height and footprint of the development remain very similar to that already approved. To the front elevation, it is proposed to reorganise the ground floor fenestration to take account of the electricity sub-station, single core scheme and consolidation of the refuse store. A new copper clad entrance canopy is also proposed over the now proposed single residential entrance which is acceptable in design terms.

To the front curtilage of the site, amendments to the external hard and soft landscaping is proposed to incorporate a curved metal clad "wall" and associated hard landscaping and tree planting and shrubs. The applicant suggests that this is resultant from their discussions with the South East Bayswater Residents Association (SEBRA) and Queensway Residents Association (associated with residents of 146A, 148A, and 150A Queensway etc.). Notwithstanding this, the introduction of a curved wall as a boundary to the site to Inverness Terrace is not considered appropriate to the site as its design and appearance is alien to the locality and it fails to relate to the design of the new building. For these reasons and given that the details of the hard and soft landscaping remain unacceptable to our arboricultural officer, the applicant has agreed to remove these aspects from the current scheme and agree to a condition requiring details at a later date enable the applicant to redesign this area to the satisfaction of officers.

At the rear, the omission of the third floor glazed walkway and the reconfiguration of the walkway/terrace/garden areas is a design improvement and other fenestration changes at third floor level are not contentious.

The satellite dishes previously proposed to the rear at third floor level are to be relocated to the centre of the main roof. Other amendments to the main roof include changes to the number and reconfiguration of rooflights resultant from the single core scheme. Furthermore

changes to the energy strategy has resulted in the omission of photovoltaic panels, whole house ventilation ducts and boiler flues.

Overall the external alterations proposed do not significantly change the proposed design and character and appearance of the approved building.

Details of a public art scheme for the site has been approved under reference 12/06232/ADFULL on 15.10.2012. However, the proposed amendments to the Inverness Terrace elevation means that the full extent of the approved public art could not be accommodated under the current scheme, as such it is proposed to require details of a new scheme of public art, by way of condition, as agreed by the applicant.

6.3 Amenity

The most significant change to the rear elevation is the omission of the third floor glazed walkway and reconfiguration of the access walkway/terrace gardens. However, overall this does not raise any amenity issues for neighbouring residents.

The side elevation to the new building adjacent to 121 Inverness Terrace is now proposed to incorporate five vertical blind brick windows to enclose the vehicular access to the site. At both first and second floor levels two additional windows are proposed to be fixed shut and obscure glazed. Given that the amendments to this elevation are to provide blank brick windows and obscure glazed and fixed shut windows, these are not considered to result in any loss of amenity to the occupier of 121 Inverness Terrace. Therefore, notwithstanding their concern, the introduction of these amendments are not considered to be detrimental to the amenities they currently enjoy.

The additional external terrace proposed to the rear of the building at third floor level to be used by occupiers of the third floor flat, is not considered to raise amenity issues. This is due to its, size, location, set back from the edge of the flat roof and distance and relationship to existing surrounding residents.

For the reasons set out above the proposal is considered to satisfy Policy ENV13 of the UDP and S29 of the City Plan.

Whilst the proposal now incorporates an internal electricity sub-station at ground floor level with access from Inverness Terrace. The City Councils Environmental Health Consultation Team has confirmed that it would not result in any noise disturbance, as it would meet our standard noise conditions in accordance with Policy ENV6 and ENV7 of our UDP and Policy S32 of our City Plan

This application originally proposed to change the proposed layout of the private patios/gardens to 146A, 148A and 150A Queensway, which sit on top of the roof to the commercial units below. These private/patios were, under the original permission and legal agreement, proposed to provide some amenity space for these existing residents that overlook the proposed development.

The applicant had indicated that due to structural and level (this roof is higher than the others) reasons, he was no longer proposing to utilise the roof outside of 146A Queensway, but instead split the two areas for 148A and 150A Queensway into three smaller garden/patio areas for these residents. However, the result of this was that the patio/garden for use by 146A Queensway would have been located directly outside of 148A's property and part of the patio/garden for use by 148A Queensway would have been located in part, directly outside of 150As property. This understandably brought about objections from residents of 146A and 148A Queensway and on the advice of officers, the applicant was asked to consider alternative solutions.

A revised solution has now been brought forward which involves utilising a small area of the private garden proposed for 144A Queensway to provide staircase access to 146A Queensway private garden, which is considered to be a better solution. The residents of 146A and 148A Queensway are now satisfied with this arrangement and any response from 144A Queensway will be reported verbally.

6.4 Transportation/Parking

No change is proposed to the vehicular access arrangements to the site and the internal loading bay for the retail units and the basement car parking provision for the future residents remains as approved, but also incorporating three car parking spaces reserved for the occupiers of flats at 138A-150A Queensway as required under the S106 legal agreement.

The provision of cycle storage for 20 bicycles for the residential occupiers remains in numerical terms as originally proposed, but is now proposed to be provided at ground floor level rather than within the basement car park, which is acceptable.

The residential refuse storage area has been consolidated to reflect a single core and single tenure scheme and remains acceptable to our Cleansing Manager.

The amended retail refuse store is acceptable given the allocated internal areas for cage marshalling in connection with storage of recyclables of plastic and card board awaiting collection. This is subject to a condition to ensure that this allocated area is kept available for use in perpetuity.

6.5 Economic Considerations

Not applicable to this minor material amendment application.

6.6 Equalities and Diversities (including Disabled Access)

Not applicable to this minor material amendment application.

6.7 Other UDP/Westminster Policy Considerations

Not applicable

6.8 London Plan

Not applicable to this minor material amendment application.

6.9 National Policy/Guidance considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to

their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of these applications are considered to be consistent with the NPPF unless stated.

6.10 Planning Obligations/CIL

This is a minor material amendment application under S73 of the Town and Country Planning Act, which means that if permission is granted a fresh planning application will be issued. The current legal agreement has been worded in such a way as to take into account the single core scheme scenario and requires additional contributions to be paid within 15 days of granting permission. Notwithstanding this, a Deed of Variation is required to ensure that the original planning obligations (see history section of this report) are linked to this application.

As of 6 April 2015, the CIL Regulations (2010 as amended) impose restrictions on the use of planning obligations relating to infrastructure projects namely; where five or more obligations have been entered into since 2010 from the funding of the same project(s), it is unlawful to take further obligations for their funding into account as a reason for granting planning permission. In this case, the planning obligations have already been secured by the 2009 permission (as issued in 2014) and as such the considerations outlined. In this report do not conflict with the CIL regulations (as amended)

6.11 Environmental Assessment including sustainability and Biodiversity Issues

The applicant has indicated that the energy strategy proposed for the development has been revised given improvements in technology since the original permission in 2009. Originally it was proposed to incorporate a central gas boiler and solar hot water panels. It is now proposed to incorporate air source heat pumps to provide heating and hot water, whilst still achieving Code for Sustainable Homes Level 3, in line with the originally implemented permission. Whilst the level to be achieved is disappointing under current standards, given that the 2009 permission was implemented some time ago and this alternative strategy would achieve the same outcome, it is not considered that permission could be withheld on this ground. The scheme would achieve a 35% reduction on 2013 Building Regulations in accordance with the London Plan and this is to be required by condition. The City Council's Go Green Programme Manager has requested that the development connect to a District Energy Network and achieve a Code 4 for Sustainable Homes. However, given that these were not required under the original planning permission, that this proposal would achieve the same as the original proposal and that development is fully underway and will need to meet appropriate building regulations, it is not appropriate or reasonable to require this under this application

It is proposed to amend the hard and soft landscaping to the site at ground floor level to the front of the new building and also to consolidate the rear first floor podium communal gardens for future occupiers. However, the City Council's arboricultural officer has advised that the revised landscaping scheme is unsatisfactory and unacceptable. Both inappropriate planting and lack of details of quantities are proposed. New trees are proposed to be planted either too close together and or too close to existing trees. There is also the issue of tree species choice when combined with limited soil volume within the podium. Furthermore, the original scheme incorporated rain water harvesting system with a 4.6m³ tank and this needs to be re-incorporated. On officers advice the applicant has agreed to provide revised details. It is therefore considered appropriate to require full details by condition.

Whilst the City Council's arboricultural officer has requested that a pre-commencement tree protection condition be imposed, given that tree protection was already agreed as part of the original permission prior to commencement of the development it is unnecessary to require

new details, but rather to ensure the tree protection is carried out in accordance with the details previously approved (see condition 21). The same applies to their request for a review of the environmental sustainability of the roof garden and rainwater harvesting, as these details have also been previously approved, see condition 16.

7. Conclusion

The principle of the redevelopment has already been accepted by virtue of the original permission and subsequent variation permission. The amendments now proposed are not considered to raise any significant issues above and beyond those previously considered and are considered to be acceptable. As such a favourable recommendation is made. Whilst the developer is liable under the existing agreement to pay additional contributions in the event of a single core scheme such as this being granted, a Deed of Variation is still required to ensure that the original planning obligations are linked to this application.

BACKGROUND PAPERS

1. Application form.
2. Memo from Arboricultural Officer dated 17.02.2015.
3. Memo from Go Green Programme Manager dated 03.02.2015.
4. Memo from Building Control dated 13.02.2015.
5. Memo from Cleansing Manager dated 12.02.2015.
6. Memo from Environmental Health dated 04.02.2015.
7. Email from the owner/occupier of 146A Queensway dated 09.02.2015 and 12.04.2015
8. Email from the occupier of 148A Queensway dated 08.02.2015 and 10.04.2015.
9. Email from the occupier of 121 Inverness Terrace undated.
10. Email from the Queensway Residents Association c/o 142 Queensway dated 30.03.2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT CLARAGH MULHERN ON 020 7641 2535 OR BY E-MAIL – cmulhern@westminster.gov.uk

DRAFT DECISION LETTER

Address: 138-142 Queensway and rear of 138-150 Queensway, London, W2 6LS

Proposal: Variation of Condition 23 (approved plans) of planning permission dated 23.06.2014 (RN: 12/06207/FULL) which amended permission dated 29.10.2009 for demolition in connection with erection of four storey mixed use building comprising 20 residential units, retail (Class A1) and basement parking (RN: 09/05653); namely, alterations to internal layout of the approved scheme involving revisions to the of the retail unit (including omission of mezzanine) and residential units (including reconfiguration of units, the inclusion of a single access core, ancillary private storage and residents gym); the installation of an electricity sub-station and revised cycle and refuse storage; external revisions to the approved scheme including alterations to amenity and hard/soft landscaping areas and private patios, creation of new third floor terrace, omission of rear glazed walkway, reconfiguration of terraces, revised fenestration including new windows and rooflights, installation of new canopy to residential entrance, omission of ground floor ventilation openings and replacement with brickwork, omission of photovoltaics and relocation of satellite dish to roof; and the submission of a revised energy strategy.

Plan Nos: ORIGINAL:-
472_AP_(0)001;002A;003;004;005;006;1000;1001C;1002D;1003D;1004D;1006C;1007A;1008A;1009C;1010C;1011C;1012D;1013D;1014A;1015A;1016B;1018;1020A;1021B;1022B;6275/EL01;EL02; Design and Access Statement Revision A - June 2009 Formal submission.

AS SUPERSEDED BY:-
9597-PP-019A; 020D; 021C; 022A; 023A;024A; 026B; 027B; 028A; 029A; 030A; 031A; 032A; 034A; 036A;037A. L211; L212; L213; Savills letter 28.01.2015.
RBA Acoustics 4735/EBF 3 January 2012; UK Power Networks EDS07-0105 Revision D; Mendick Waring Ltd Energy Statement Oct 14.

Case Officer: Sarah Whitnall

Direct Tel. No. 020 7641 2929

Recommended Condition(s) and Reason(s):

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

You must carry out basement excavation work only:

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

Noisy work must not take place outside these hours. (C11BA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

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

Reason:

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

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

Reason:

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

- 4 i) You must carry out the development in accordance with Detailed investigation reports of Phases 1 (Desktop Study), Phase 2 (Site investigation) and Phase 3 (Remediation Strategy) approved on 04.10.2012 under reference 12/01559/ADFULL.
ii) You must apply to us for approval of Phase 4 when the development has been completed: Phase 4 Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate.

Reason:

To make sure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in STRA 34 and ENV 8 of our Unitary Development Plan that we adopted in January 2007. (R18AA)

- 5 You must put a copy of this planning permission and all its conditions at street level outside the building for as long as the work continues on site.
You must highlight on the copy of the planning permission any condition that restricts the hours of building work. (C21KA)

Reason:

To make sure people in neighbouring properties are fully aware of the conditions and to protect their rights and safety. (R21GA)

- 6 You must provide each of the 18 car parking spaces shown on the approved drawings and each of the 15 car parking space shall only be used for the parking of vehicles of people living in the residential part of this development and 3 car parking spaces shall reserved for the exclusive use of occupiers of flats at 138A-150A Queensway London, W2 only. (C22BA)

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007 and as required within the original S106 legal agreement dated 25.09.2012. (R22BB)

- 7 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other

purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

- 8 You must use the parking, access, loading, unloading and manoeuvring areas shown on the approved plans only for those purposes. (C23AA)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 9 No goods, including fuel, delivered or collected by vehicles arriving at or departing from the building shall be accepted or despatched if unloaded or loaded on the public highway. You may accept or despatch such goods only if they are unloaded or loaded within the curtilage of the building. (C23BA)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 10 All servicing (including refuse collection) of the Retail (Class A1) unit must take place between 07.00 and 19.00 hours on Monday to Saturday and 10.00 - 17.00 on Sundays and Bank Holidays. This servicing must take place within the internal loading bay with the roller shutter in the down position. Servicing includes loading and unloading goods from vehicles and putting rubbish outside the building. (C23DA)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 11 You must provide the following environmental sustainability /Biodiversity features (environmentally friendly features) before you start to use any part of the development, as set out in your application.

Bio diverse extensive green roof to main roof;
 Living wall to rear external face of stair/lift core;
 Hard and soft landscaped podium at rear first floor level, trees, shrubs, garden beds and seating areas;
 Provision of waste and recycling and compost bins for garden/organic waste;
 Rainwater collection and recycling system (from main roof) and landscaped podium used for automatic irrigation system of planted areas;
 Bird, bat and bug boxes;
 Private patio style gardens for the existing residents of first floor Queensway.

You must not remove any of these features, unless we have given you our permission in writing. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44AC)

- 12 You must carry out the development in accordance with the detailed alterations to the scheme (gable ends of the copper clad roof storey set back behind the parapet by at least 1m and pitched and the roof edge detailed in order that the supporting frame work for the living roof, the solar collectors and any other functional/technical equipment does not project above it (lift overrun and safety railings excepted) approved on 30.04.2012 under reference 12/01399/ADFULL, unless otherwise agreed in writing by us.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

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

1) the fascia's to the first floor rear windows, the spandrel panels in the lift/stair core and the lift overruns must all be clad in the same copper cladding as the roof storey;

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 14 You must carry out the development in accordance with the details of facing materials including glazing approved on 09.10.2012 under reference 12/01814/ADFULL, unless otherwise agreed in writing by us.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 15 Notwithstanding the approved drawings, you must apply to us for approval of detailed drawings of the following parts of the development:-

1) sections through all windows and doors;
2) rainwater goods with metal to match other proposed materials;
3) boundary treatment to front;

- 4) boundary treatment to rear landscaped areas;
- 5) side access gates;

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these drawings (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 16 You must carry out the development in accordance with the details of living green roof, location and design of bird bat and bug boxes and equipment associated with rainwater collection and recycling approved on 11.07.2012 under reference 12/04966/ADFULL, unless otherwise agreed in writing by us.

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44AC)

- 17 Notwithstanding that shown on the approved drawings, you must apply to us for approval of a scheme of public art.

You must not start work on the public art until we have approved what you have sent us. Before anyone moves into the building you must carry out the scheme according to the approved details.

You must maintain the approved public art and keep it on this site. You must not move or remove it. (C37AB)

Reason:

To make sure the art is provided for the public and to make sure that the appearance of the building is suitable. This is as set out in DES 7 (A) of our Unitary Development Plan that we adopted in January 2007. (R37AB)

- 18 The new individual private gardens to the flats at 138-150 Queensway must be complete and ready for use prior to the occupation of the new flats and each garden may only be used in connection with the flat which they face and must only be used incidental to the enjoyment of that flat.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 19 You must provide the waste store shown on drawing 9597-PP-020 RevB before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 20 You must not use the roofs annotated as "Semi intensive planting -Access for maintenance only" and Bio diverse/green extensive Roof " of the building for sitting out or for any other purpose unless we have given you our written approval beforehand. You can however use the roof to escape in an emergency and for maintenance. (C21AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44AC)

- 21 You must carry out the tree protection in accordance with the details set out in your Design and Access Statement Revision A- June 2009, unless otherwise agreed in writing by us.

Reason:

To protect the trees and the character and appearance of this part of the Queensway Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 22 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 1 planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Queensway Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

- 23 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by

the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

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

- 24 The area within the ground floor retail unit annotated "37m2 Cage Marshalling Zone" on drawing number 9597-PP-020 Rev B and which is for the storage of recyclable cardboard and plastic, shall only be used for this use and no other use and the cages shall only be loaded or unloaded to vehicles within the internal retail A1 loading bay.

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 25 The glass that you put in the windows of the north elevation of the building at first and second floor level as shown on drawing 9597-PP-029 Rev A must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

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

Reason:

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

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

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including

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

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

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 This permission is governed by a Deed of Variation of an existing Deed of Variation dated 23.06.2014 of the S 106 legal agreement dated 25.09.2012 between the applicant and us under Section 106 of the Town and Country Planning Act 1990. This secures:-
 i) additional affordable housing and streetscape contributions of £288,000 and £226,000 respectively, to be index linked and payable within 15 days of the grant of this permission for a single core scheme.
 ii) Payment for review of parking £8,000.
 iii) Provision of Public Art.
 iv) Highway works to Inverness Terrace.
 v) Private gardens at first floor level for the occupiers of the flats at 138A-150A Queensway.
 vi) Three car parking spaces reserved for the use of the occupiers of the flats at 138A-150A Queensway only.
- 3 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 4 Condition 22 requires details of hard and soft landscaping and should take into account the following comments:-

The landscaping includes a list of plants but no quantities. The plant schedule includes two hedges but they are not shown on plan. The tree planting in the communal garden and at street level includes tree planting that is too close to each other and too close to existing trees. The roof terrace has a group of Larch, Himalayan Birch and Broad leaved cockspur thorn at 2m, spacing. They will be touching within a short period from planting and it is not necessary or appropriate to plant so densely. Larix is also not tolerant of drought and so it is not likely to succeed in a roof garden with limited soil volume.

The original scheme included details of a rainwater harvesting system with the scheme. This included a 4.6m³ tank which would be supplemented by mains water. It is not sustainable to use mains water. A better approach would be to work out the water demand of the planting beds and calculate the volume of water required for the normal summer drought extremes. The rainwater tanks would need to be of sufficient volume to supply water for this period. The proposed tank of 4.6m³ will supply enough water for 14 days if it is supplied the monthly average of 50mm per month but containers need more irrigation than natural landscapes due to high evaporation rates.

GENERAL NOTES

All work to be carried out in strict accordance with the current Building Regulations and the complete selection of the Local Authority Building Control.
 The proposed work is to be carried out in strict accordance with the current Building Regulations and the complete selection of the Local Authority Building Control.
 All work to be carried out in strict accordance with the current Building Regulations and the complete selection of the Local Authority Building Control.
 All work to be carried out in strict accordance with the current Building Regulations and the complete selection of the Local Authority Building Control.

All existing construction levels and dimensions to be checked and confirmed to be in accordance with the current Building Regulations and the complete selection of the Local Authority Building Control.
 All new construction levels and dimensions to be checked and confirmed to be in accordance with the current Building Regulations and the complete selection of the Local Authority Building Control.
 All new construction levels and dimensions to be checked and confirmed to be in accordance with the current Building Regulations and the complete selection of the Local Authority Building Control.

Notes and Materials

1. All new construction to be in accordance with the current Building Regulations and the complete selection of the Local Authority Building Control.
2. All new construction to be in accordance with the current Building Regulations and the complete selection of the Local Authority Building Control.

Proposed Second Floor Plan

1:100@A1

156 - 196

150 A

148 A

146 A

144 A

142 A

140 A

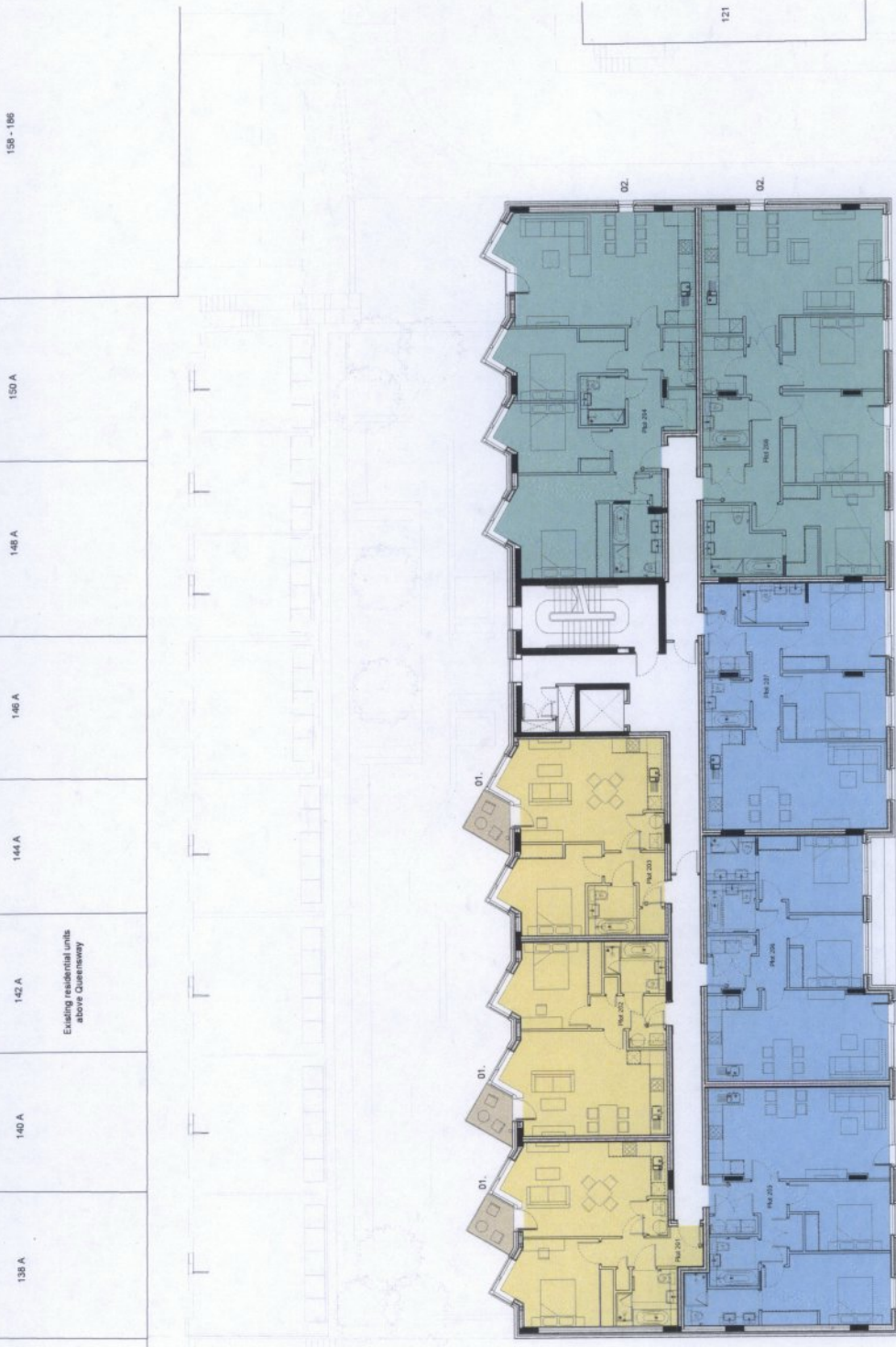
138 A

136 A

134 A

Existing residential units above Courtyard

121



darntonegs
ARCHITECTURE
 LONDON NEWCASTLE MANCHESTER

Client: DCD Properties Ltd
Project: Business Terrace
Location: Courtyard
Proposed Second Floor Plan

Scale: 1:100@A1
Date: January 2015
Drawn by: JMD
Checked by: PE
Version: A

GENERAL NOTES

Always to be given and in most circumstances will be subject to the complete satisfaction of the Local Authority Building Control. The architect is responsible for complying with all relevant Building Regulations, and all other applicable codes of practice, and all other relevant legislation, including the Environmental Protection Act 1990, and all other relevant legislation, including the Environmental Protection Act 1990, and all other relevant legislation, including the Environmental Protection Act 1990.

All dimensions and site levels must be checked on site. The drawings shall be read in conjunction with all relevant documents and specifications. The drawings shall be read in conjunction with all relevant documents and specifications.

Accommodation Schedule

- Floor Type Key**
- 1 Bed 2 Persons
 - 2 Bed 4 Persons
 - 3 Bed 6 Persons
- Notes and Materials**

1. Provide roof terrace
2. Some sections showing to roof as per landscape only
3. Planning screen for Landscape Architects' consideration



NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	15/01/2015	DA	DA
2	FOR CONSTRUCTION	15/01/2015	DA	DA

damton
eggs
ARCHITECTURE
LONDON BRISTOL MANCHESTER

Client	DCO Properties Ltd
Project	University Terrace
Location	University Terrace
Proposed	Proposed Third Floor Plan
Scale	1:100@A1
Date	January 2015
Drawn	DA
Checked	DA
Project No.	1501-03



1 Proposed Third Floor Plan
1:100@A1

GENERAL NOTES

All work to be carried out in strict accordance with the current Building Regulations and the current Building Control Authority's requirements of the Local Authority Building Control.

It is the responsibility of the contractor to ensure that all materials used are of the correct specification and that all work is carried out in accordance with the current Building Regulations and the current Building Control Authority's requirements of the Local Authority Building Control.

The drawings should be checked by the contractor to ensure that all dimensions and site levels are correct and that all work is carried out in accordance with the current Building Regulations and the current Building Control Authority's requirements of the Local Authority Building Control.

This drawing should be used for construction unless stated otherwise.

This drawing should be read in conjunction with all other drawings and specifications.

- Notes and Materials**
1. Single representative general for health and safety purposes
 2. Roof lights
 3. Lift control
 4. Roof lights turn Coils to be fixed in
 5. Access ramps
 6. Draining roof openings to be verified
 7. Details required for access and maintenance
 8. Repetitive details to be indicated unless stated otherwise
 9. Construction details to be indicated unless stated otherwise
 10. DWP Form 10
 11. Automatic opening vent
 12. Repetitive 1.000mm roof
 13. Repetitive 1.000mm roof



NO.	DATE	DESCRIPTION
01	15/01/2015	Issue for tender
02	20/01/2015	Issue for construction
03	25/01/2015	Issue for construction
04	30/01/2015	Issue for construction
05	05/02/2015	Issue for construction
06	10/02/2015	Issue for construction
07	15/02/2015	Issue for construction
08	20/02/2015	Issue for construction
09	25/02/2015	Issue for construction
10	30/02/2015	Issue for construction
11	05/03/2015	Issue for construction
12	10/03/2015	Issue for construction
13	15/03/2015	Issue for construction
14	20/03/2015	Issue for construction
15	25/03/2015	Issue for construction
16	30/03/2015	Issue for construction
17	05/04/2015	Issue for construction
18	10/04/2015	Issue for construction
19	15/04/2015	Issue for construction
20	20/04/2015	Issue for construction
21	25/04/2015	Issue for construction
22	30/04/2015	Issue for construction
23	05/05/2015	Issue for construction
24	10/05/2015	Issue for construction
25	15/05/2015	Issue for construction
26	20/05/2015	Issue for construction
27	25/05/2015	Issue for construction
28	30/05/2015	Issue for construction
29	05/06/2015	Issue for construction
30	10/06/2015	Issue for construction
31	15/06/2015	Issue for construction
32	20/06/2015	Issue for construction
33	25/06/2015	Issue for construction
34	30/06/2015	Issue for construction
35	05/07/2015	Issue for construction
36	10/07/2015	Issue for construction
37	15/07/2015	Issue for construction
38	20/07/2015	Issue for construction
39	25/07/2015	Issue for construction
40	30/07/2015	Issue for construction
41	05/08/2015	Issue for construction
42	10/08/2015	Issue for construction
43	15/08/2015	Issue for construction
44	20/08/2015	Issue for construction
45	25/08/2015	Issue for construction
46	30/08/2015	Issue for construction
47	05/09/2015	Issue for construction
48	10/09/2015	Issue for construction
49	15/09/2015	Issue for construction
50	20/09/2015	Issue for construction
51	25/09/2015	Issue for construction
52	30/09/2015	Issue for construction
53	05/10/2015	Issue for construction
54	10/10/2015	Issue for construction
55	15/10/2015	Issue for construction
56	20/10/2015	Issue for construction
57	25/10/2015	Issue for construction
58	30/10/2015	Issue for construction
59	05/11/2015	Issue for construction
60	10/11/2015	Issue for construction
61	15/11/2015	Issue for construction
62	20/11/2015	Issue for construction
63	25/11/2015	Issue for construction
64	30/11/2015	Issue for construction
65	05/12/2015	Issue for construction
66	10/12/2015	Issue for construction
67	15/12/2015	Issue for construction
68	20/12/2015	Issue for construction
69	25/12/2015	Issue for construction
70	30/12/2015	Issue for construction

damton
eggs
ARCHITECTURE

LEES LONDON BRISTOL WARRINGHAM

London Office
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

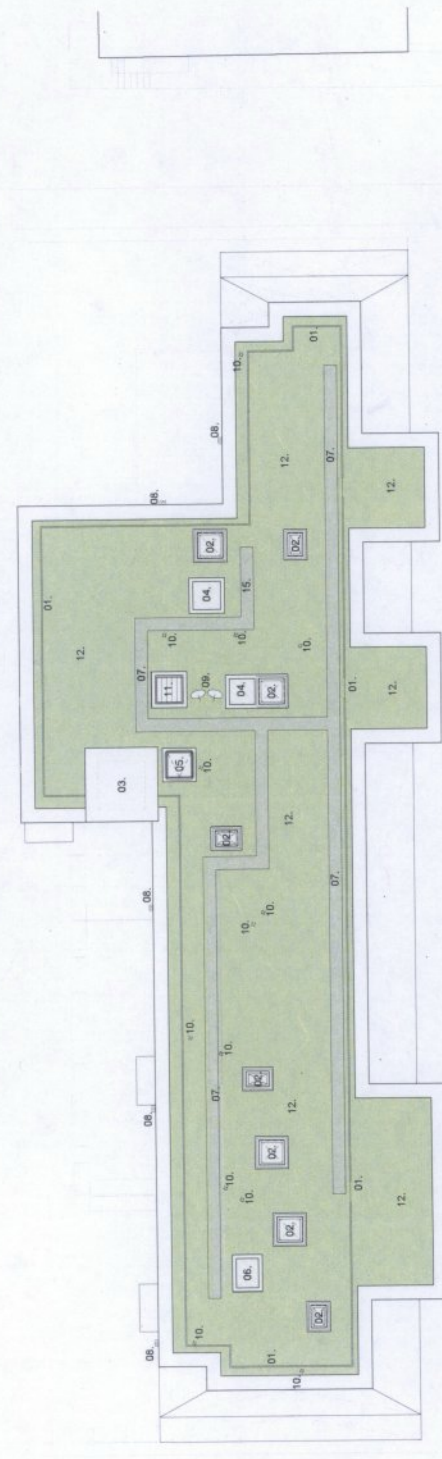
Client: DCC Properties, Ltd
Project: DCC Properties, Ltd
Location: London
Date: 15/01/2015
Scale: 1:100@A1

Author: [Name]
Check: [Name]
Date: 15/01/2015

Project: DCC Properties, Ltd
Location: London
Date: 15/01/2015

Scale: 1:100@A1
Date: 15/01/2015

Author: [Name]
Check: [Name]
Date: 15/01/2015

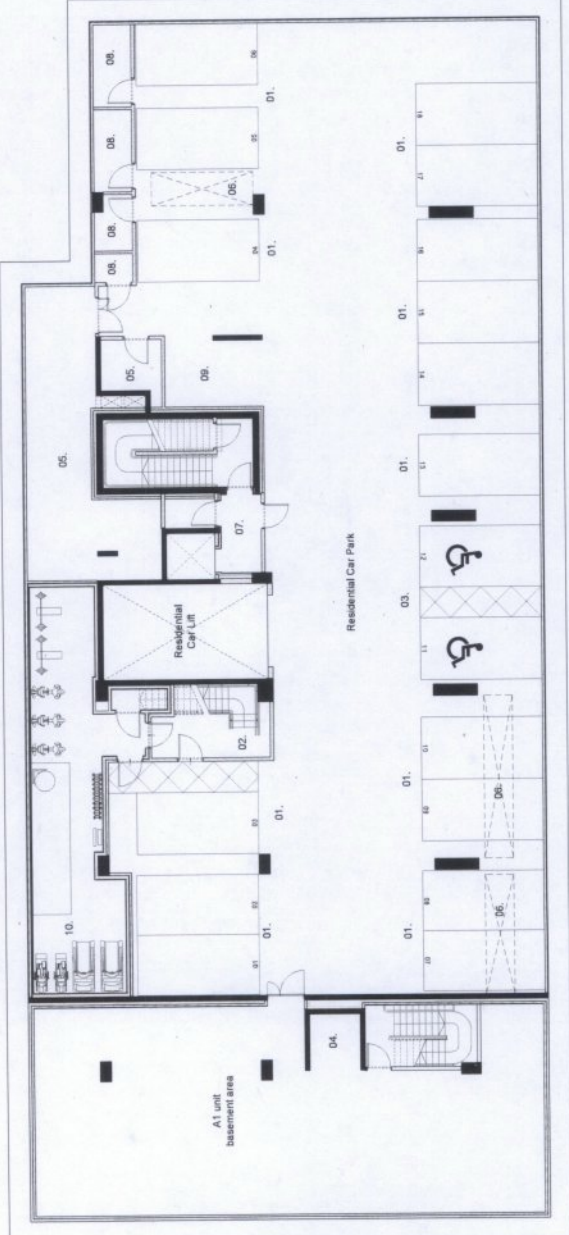


1 Proposed Roof Plan
1:100@A1



GENERAL NOTES

- All work to be carried out in strict accordance with the current Building Regulations and the requirements of the Local Authority Building Control.
- Contractors are responsible for complying with all relevant BS etc. and local Building Control and Environmental Health requirements. All work on completion to be subject to necessary certification.
- All work to be carried out in strict accordance with the relevant parts of the Building Regulations, and all work to be carried out in strict accordance with the relevant parts of the Building Regulations, and all work to be carried out in strict accordance with the relevant parts of the Building Regulations.
- All site dimensions and site levels must be checked on site.
- The drawing must not be used for construction unless issued by the relevant authority.
- This drawing should be read in conjunction with all relevant drawings and specifications.
- Accommodation Schedule**
1. MHC, Car parking spaces
 2. Store to ground floor service entrance
 3. 2nd, Disabled parking spaces
 4. National 08 route
 5. Plant rooms
 6. Offices to street above parking lift & ventilation
 7. Residential units
 8. Private lift shaft
 9. Site, Designated motorcycle parking spaces
 10. New gas



Scale: 1:50
 0 1 2 3
 Metres

DATE	11/08/11
BY	[Signature]
CHECKED	[Signature]
DATE	11/08/11
BY	[Signature]
CHECKED	[Signature]
DATE	11/08/11
BY	[Signature]
CHECKED	[Signature]

darntonegs
 ARCHITECTURE
 LEEDS LONDON BRISTOL WARRICK

11/08/11 11:00 AM 11:00 AM 11:00 AM 11:00 AM

CLIENT	DCD Properties Ltd
PROJECT	Progress 1 Project
LOCATION	[Address]
PROPOSED	Proposed Basement Plan
DATE	January 2015
SCALE	1:50
DATE	January 2015
SCALE	1:50
DATE	January 2015
SCALE	1:50

1 Proposed Basement Plan
 11/00@A1

GENERAL NOTES

All work to be carried out in strict accordance with the current Building Regulations and the Building Control Authority's Local Amending Building Code.

Services to be installed in accordance with the current Building Regulations and the Building Control Authority's Local Amending Building Code. All services shall be installed in accordance with the current Building Regulations and the Building Control Authority's Local Amending Building Code. All services shall be installed in accordance with the current Building Regulations and the Building Control Authority's Local Amending Building Code.

Notes and Materials

1. All brick elevation with red brick course
2. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
3. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
4. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
5. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
6. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
7. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
8. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
9. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
10. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
11. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
12. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
13. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
14. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
15. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
16. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
17. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
18. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
19. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
20. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
21. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave
22. Bay windows with aluminium glazing to any work exceeding with standard panels to match main roof eave

NO.	DESCRIPTION	DATE	BY
1	Issue for tender	11/08/15	JD
2	Issue for tender	11/08/15	JD
3	Issue for tender	11/08/15	JD
4	Issue for tender	11/08/15	JD
5	Issue for tender	11/08/15	JD
6	Issue for tender	11/08/15	JD
7	Issue for tender	11/08/15	JD
8	Issue for tender	11/08/15	JD
9	Issue for tender	11/08/15	JD
10	Issue for tender	11/08/15	JD
11	Issue for tender	11/08/15	JD
12	Issue for tender	11/08/15	JD
13	Issue for tender	11/08/15	JD
14	Issue for tender	11/08/15	JD
15	Issue for tender	11/08/15	JD
16	Issue for tender	11/08/15	JD
17	Issue for tender	11/08/15	JD
18	Issue for tender	11/08/15	JD
19	Issue for tender	11/08/15	JD
20	Issue for tender	11/08/15	JD
21	Issue for tender	11/08/15	JD
22	Issue for tender	11/08/15	JD

darntonegs
ARCHITECTURE
LEBS LONDON HEBEL WARRICK

PROJECT: University
Client: University
Proposed West Elevation

DATE: 11/08/15

NO: January 2015
MAD
JF

SCALE: 1:100 @ A1

© COPYRIGHT: All Rights Reserved.
No part of this drawing may be reproduced without the written permission of darntonegs architecture.



1 Proposed West Elevation
Scale: 1:100 @ A1

GENERAL NOTES

1. The architect is responsible for the design and construction of the building in accordance with the Building Regulations and the Local Authority Building Control. Satisfaction of the Local Authority Building Control is a condition of completion and release of any necessary. The architect is responsible for the design and construction of the building in accordance with the Building Regulations and the Local Authority Building Control. Satisfaction of the Local Authority Building Control is a condition of completion and release of any necessary.

1. Buff from elevation with vertical course
2. Buff from elevation with vertical course
3. Buff from elevation with vertical course
4. Buff from elevation with vertical course
5. Buff from elevation with vertical course
6. Buff from elevation with vertical course
7. Buff from elevation with vertical course
8. Buff from elevation with vertical course
9. Buff from elevation with vertical course
10. Buff from elevation with vertical course
11. Buff from elevation with vertical course
12. Buff from elevation with vertical course
13. Buff from elevation with vertical course
14. Buff from elevation with vertical course
15. Buff from elevation with vertical course
16. Buff from elevation with vertical course
17. Buff from elevation with vertical course
18. Buff from elevation with vertical course
19. Buff from elevation with vertical course
20. Buff from elevation with vertical course
21. Buff from elevation with vertical course
22. Buff from elevation with vertical course

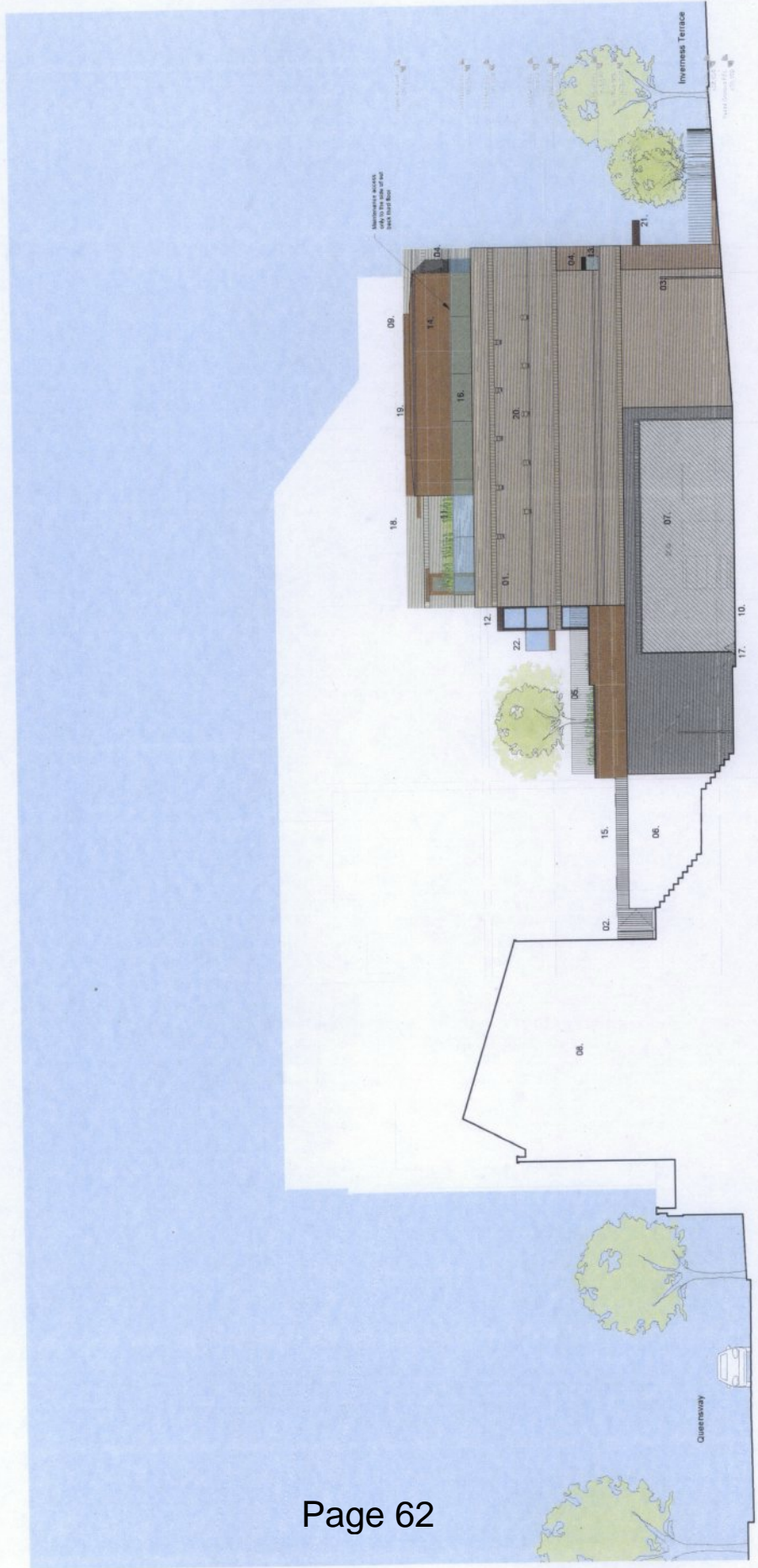
Notes and Remarks

1. Buff from elevation with vertical course
2. Buff from elevation with vertical course
3. Buff from elevation with vertical course
4. Buff from elevation with vertical course
5. Buff from elevation with vertical course
6. Buff from elevation with vertical course
7. Buff from elevation with vertical course
8. Buff from elevation with vertical course
9. Buff from elevation with vertical course
10. Buff from elevation with vertical course
11. Buff from elevation with vertical course
12. Buff from elevation with vertical course
13. Buff from elevation with vertical course
14. Buff from elevation with vertical course
15. Buff from elevation with vertical course
16. Buff from elevation with vertical course
17. Buff from elevation with vertical course
18. Buff from elevation with vertical course
19. Buff from elevation with vertical course
20. Buff from elevation with vertical course
21. Buff from elevation with vertical course
22. Buff from elevation with vertical course

DATE	11/08/11
BY	11/08/11
FOR	11/08/11
BY	11/08/11
FOR	11/08/11
BY	11/08/11
FOR	11/08/11

darntonegs
ARCHITECTURE
LONDON BRISTOL WARWICK

DATE	11/08/11
BY	11/08/11
FOR	11/08/11
BY	11/08/11
FOR	11/08/11
BY	11/08/11
FOR	11/08/11



Accommodation Schedule

A1 Unit (Ground Floor Level)
Use Class as Existing

Residential Access to Private Dwellings Above

Residential Access to Affordable Dwellings Above

Notes and Materials

1. New Secure Vehicular and Pedestrian Access Gates
2. Secure Vehicular Access to A1 Loading Bay
3. Basement Vents
4. Private Residential Access
5. Refuse Store
6. Affordable Residential Access
7. Secure Residential & A1 Vehicular Access Gates
8. Secure Access to Dwellings Over Queensway
9. Location for Public A1 Installation
10. Ventilation and Light Voids Through Slab Above
11. Planters with Native Low Growing Species
12. Dry Riser Location
13. New Ramp to Private Road and Dropped Curbs
14. Street Lamp Relained
15. Street Lamp Relained
16. Street Trees to be Protected During Construction
17. Zebra Crossing between Pedestrian Pavements
18. Number of Existing Street Parking Bays Retained

Revisions:

Date:	Rev:	Note:	Checked:
31/10/08	A	General Updates	
01/04/09	B	Zebra Crossing & A1 Release Blins Added	
18/05/09	C	Street Lamp & Parking Bays Retained. Pavement to A1 unit extended.	

APPROVED

Notes:

Unless indicated, this drawing is for information only. Do not scale, use figured dimensions only. All dimensions to be checked on site.



PLANNING APPLICATION ISSUE

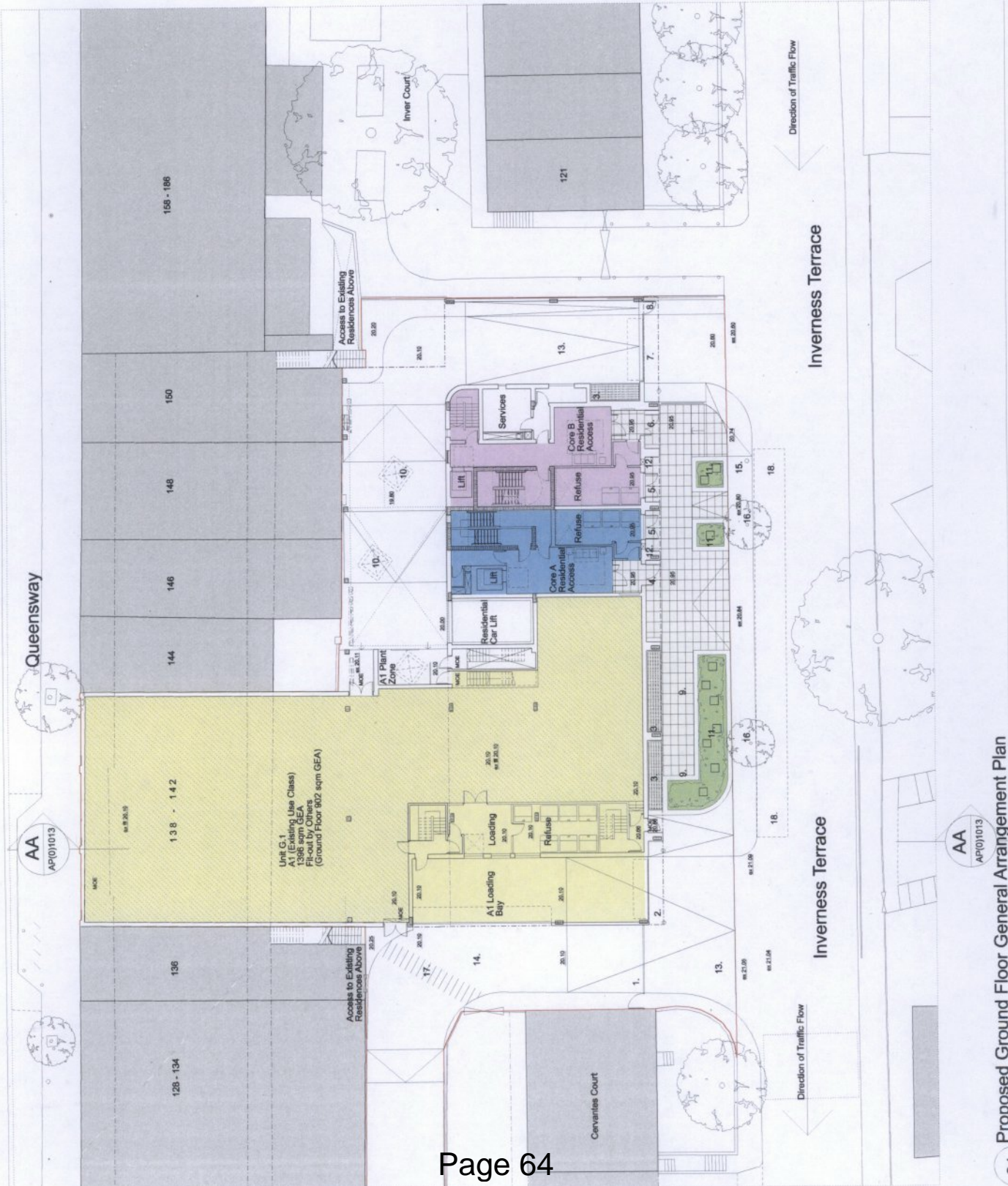
Dwg original size: A2

Cartwright Pickard Architects Ltd.
1 Canal Side Studios
8-14 St. Pancras Way
London WC2A 0LG
Tel: 020 7554 3630
Fax: 020 7388 9312
Email: mail@cartwrightpickard.com

Project: Queensway / Inverness Terrace
Location: W2
Client: DCD Properties
Dwg Title: Proposed Ground Floor General Arrangement Plan

Scale: 1:200 @ A2 Date: February 2009

Dwg. No: 472_AP_(01)001 Rev: C



Accommodation Schedule

- Private 1 Bedroom 2 Person Dwelling
- Private 2 Bedroom 4 Person Dwelling
- Affordable 2 Bedroom 4 Person Dwelling
- Affordable 3 Bedroom 5 Person Wheelchair Family Dwelling

Notes and Materials

1. Ventilation and Light Voids Through Slab to Vehicular Service Zone Below
2. Soft Landscaping Planted with Majority of UK Native Species
3. Common Seating Areas
4. Composite Bins for Garden Waste
5. Angled Bays to Mitigate Overlooking To Existing Residents Over Queensway
6. Rainwater Outlets to Hard & Soft Landscaping Fed to Basement Collection Tanks For Landscaping Irrigation With Mains Water Backup
7. Stainless Steel Tensile Wire for Creation of Living Wall
8. New Gated Access Points Through Parapet Walls
9. New Security Gate and Fencing
10. Non Habitable Obscured Window to Gable Wall

Date:	Rev:	Note:	Checked:
22/08/08	A	Units 106 & 107 Revised	SC
31/10/08	B	General Updates, 5th Storey Omitted	SC
13/01/09	C	Landscaping & Unit 106 Revised	SC
03/04/09	D	Balcony Omitted North West Elevation	SC

APPROVED

Notes:
 Unless indicated, this drawing is for information only.
 Do not scale, use figured dimensions only.
 All dimensions to be checked on site.



PLANNING APPLICATION ISSUE

Dwg original size: A2

Cartwright Pickard Architects Ltd.
 1 Canal Side Studios
 8-14 St. Andrew's Way
 London, NW10 6AG
 Tel: 020 7554 3830
 Fax: 020 7388 9312
 Email: mail@cartwrightpickard.com

Project: Queensway / Inverness Terrace
Client: DCD Properties
Dwg Title: Proposed First Floor General Arrangement Plan

Scale: 1:200 @ A2 **Date:** February 2009

Dwg. No: 472_AP_(0)1002 **Rev:** D



Accommodation Schedule

- Private 1 Bedroom 2 Person Dwelling
- Private 2 Bedroom 4 Person Dwelling
- Affordable 2 Bedroom 4 Person Dwelling
- Affordable 3 Bedroom 5 Person Wheelchair Family Dwelling

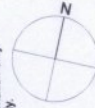
Notes and Materials

1. Non Habitable Obscured Window to Gable Wall

Date:	Rev:	Note:	Checked:
22/03/08	A	Units 205 & 207 revised	SC
31/10/08	B	General Updates, 5th Storey Omitted	SC
16/01/09	C	Landscaping & Unit 108 Revised	SC
03/04/09	D	Balcony Omitted North West Elevation	SC

APPROVED

Notes:
 Unless indicated, this drawing is for information only.
 Do not scale, use figured dimensions only.
 All dimensions to be checked on site.



PLANNING APPLICATION ISSUE

Dwg original size: A2

Cartwright Pickard Architects Ltd.
 1 Canal Side Studios
 8-14 St. Pancras Way
 London, NW1 0QG
 Tel: 020 7554 3630
 Fax: 020 7386 9512
 Email: mail@cartwrightpickard.com

Project: Queensway / Inverness Terrace
Client: DCD Properties
Dwg Title: Proposed Second Floor General Arrangement Plan

Scale: 1:200 @ A2 **Date:** February 2009

Dwg. No: 472_AP_(0)1003 **Rev:** D



Accommodation Schedule

- Private 3 Bedroom 6 Person Family Dwelling
- Affordable 3 Bedroom 5 Person Wheelchair Family Dwelling

Notes and Materials

1. Private Roof Terrace with Area of Semi Intensive Planting
2. Semi Intensive Planting to Roof. Access for Maintenance Only
3. Planting Screen
4. Non Habitable Obscured Window to Gable Wall (Floor Below)
5. Position of Communal Satellite Dish

Date:	Rev:	Note:	Checked:
31/10/08	A	General Updates. 5th Storey Omitted	SC
08/12/08	B	North East Corner revised	SC
16/01/09	C	Landscaping & Unit 108 Revised	SC
03/04/09	D	Position of Satellite Dish Shown	SC

APPROVED

Notes:
Unless indicated, this drawing is for information only.
Do not scale, use figured dimensions only.
All dimensions to be checked on site



PLANNING APPLICATION ISSUE

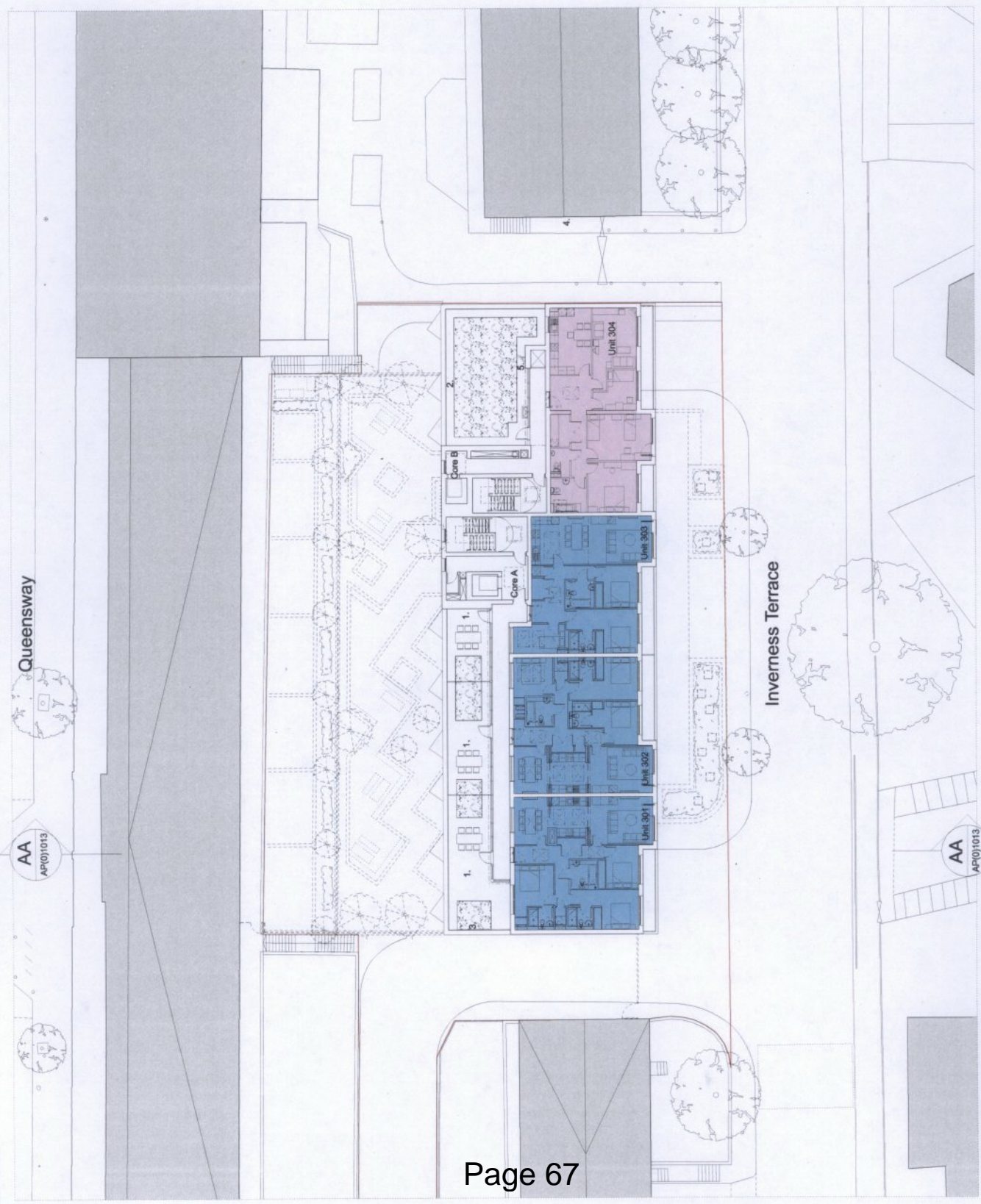
Dwg original size: A2

Cartwright Pickard Architects Ltd.
1 Canal Side Studios
8-14 St. Pancras Way
London, NW1 0CG
Tel: 020 7554 3630
Fax: 020 7386 9312
Email: mail@cartwrightpickard.com

Project: Queensway / Inverness Terrace
London W2
Client: DCD Properties
Dwg Title: Proposed Third Floor General Arrangement Plan

Scale: 1:200 @ A2 Date: February 2009

Dwg. No: 472_AP_(0)1004 Rev: D



01 Proposed Third Floor General Arrangement Plan

Notes and Materials

1. Bio Diverse / Green Extensive Roof
2. Simple Maintenance Guardrail for Health and Safety Purposes
3. Roof Lights
4. Lift Overrun
5. Fan System for Fan Assisted Smoke Ventilation
6. Access Hatches
7. Central Boiler Flue
8. SVP's not Indicated
9. Rainwater Outlets led to Basement Holding Tanks for Rainwater Irrigation System to Landscaped Areas
10. Solar Hot Water Panels

Revisions:	Date:	Rev:	Note:	Checked
	31/10/08	A	5th Storey Omitted	SC
	16/10/08	B	Solar Hot Water Panels Shown	SC
	03/04/09	C	Shallow Roof Pitch Shown	SC

APPROVED

Notes:
Unless indicated, this drawing is for information only.
Do not scale, use figured dimensions only.
All dimensions to be checked on site.



PLANNING APPLICATION ISSUE

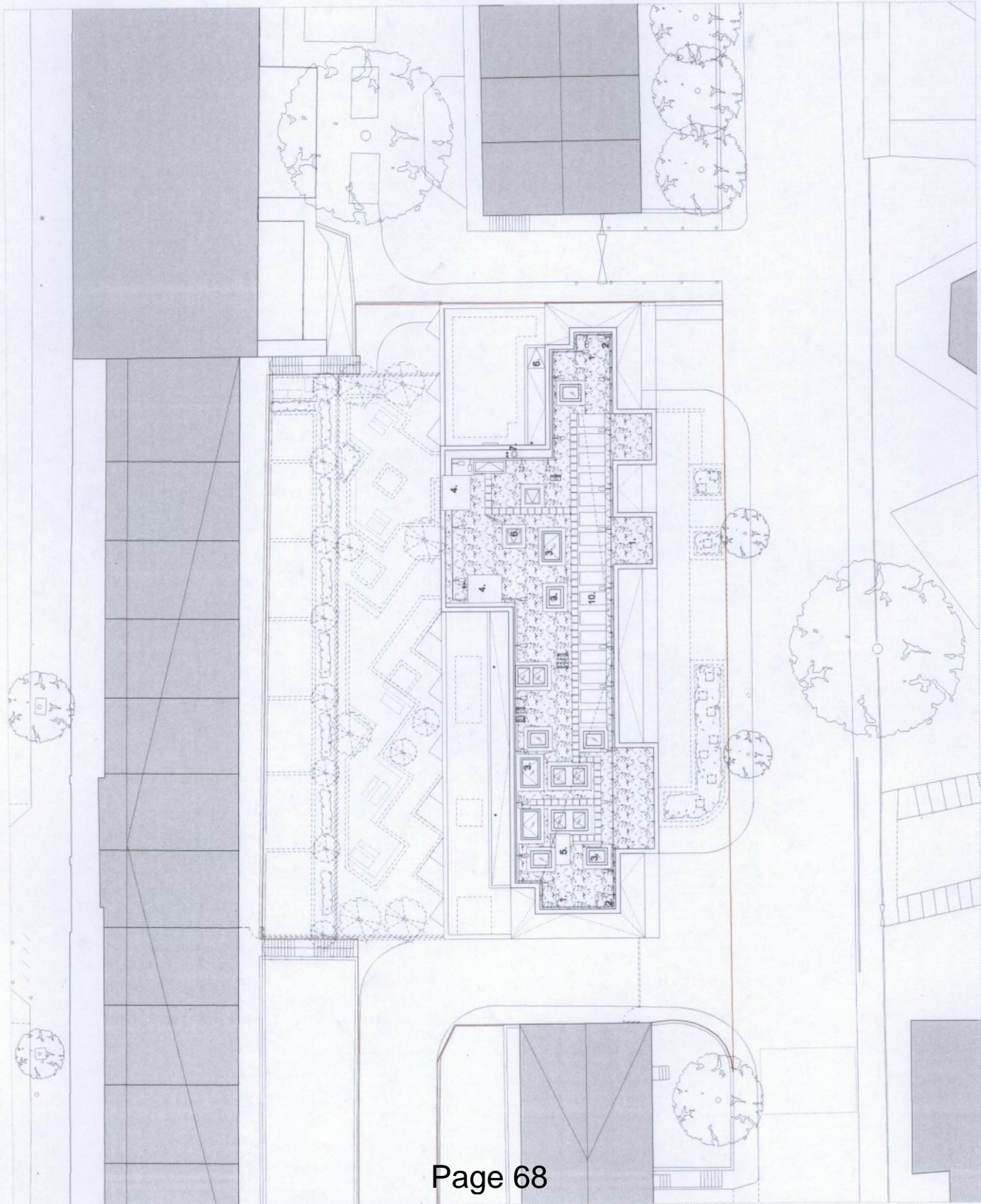
Dwg original size: A2

Cartwright Pickard Architects Ltd.
1 Canal Side Studios
8-14 St. Pancras Way
London, NW1 0QG
Tel: 020 7568 3830
Fax: 020 7568 9812
Email: mail@cartwrightpickard.com

Project: Queensway / Inverness Terrace
London W2
Client: DCD Properties
Dwg Title: Proposed Roof Plan

Scale: 1:200 @ A2 Date: February 2009

Dwg. No: 472_AL_(0)1006 Rev: C




Accommodation Schedule

1. 18No. Carparking Spaces Including 2No. Disable Spaces
2. 5No. designated Motorcycle Parking Spaces
3. 27No. Bicycle Storage Spaces
4. Grilles to Street Above Providing Light & Ventilation
5. Stair to Ground Floor Service Undercroft
6. Car Lift Machine Room
7. Rainwater Collection Tank & Motor Room
8. Notional Lift Zone
9. Existing Tree Above

Revisions:	Date:	Rev:	Note:	Checked
	31/10/08	A	General Updates	SC

APPROVED

Notes:
 Unless indicated, this drawing is for information only.
 Do not scale, use figured dimensions only.
 All dimensions to be checked on site



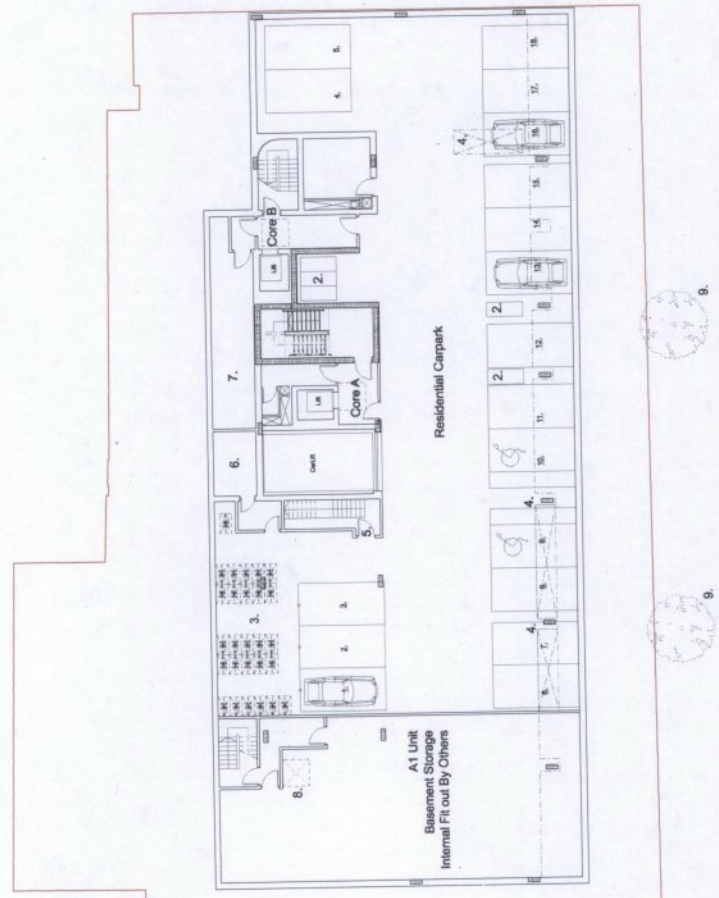
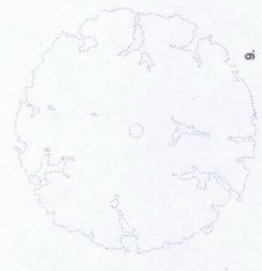
PLANNING APPLICATION ISSUE

Dwg original size: A2
 Cartwright Pickard Architects Ltd.
 1 Canal Side Studios
 8-14 St. Pancras Way
 London NW1 0QG
 Tel: 020 7554 3830
 Fax: 020 7388 9312
 Email: mail@cartwrightpickard.com

Project: Queensway / Inverness Terrace
 London W2
 Client: DCD Properties
 Dwg Title: Proposed General Arrangement
 Basement Plan

Scale: 1:200 @ A2 Date: February 2009

Dwg. No: 472_AP_(0)1007 Rev: A



Notes and Materials

1. Secure Vehicular and Pedestrian Access Gates to Private Road
2. Secure Vehicular Metal Mesh Access Gates to A1 Loading Bay to Match Metal Cladding
3. Recessed Balconies
4. Buff Brick Elevation with Running Soldier Course
5. Metal Cladding Panels
6. Residential Entrance Portico's with Timber Entrance Doors and Portland Stone
7. Metal Mesh Doors to Refuse Store to Match Cladding
8. Up and Over Secure Residential Vehicular Metal Mesh Access Gates to Match Metal Cladding
9. Secure Metal Mesh Pedestrian Access to Existing Dwellings Over Queensway
10. Buff Brick Planters with Low Growing Native UK Species
11. Single Maintenance Guardrail To Roof For Health & Safety Purposes
12. Composite Metal and Timber Window System
13. Bollard Protection to Building
14. Public Art Installation. E.g. Sculptural Illuminated Totem Poles
15. Bio Diverse / Green Roof
16. Solar Hot Water Panels Beyond

Revisions:		Checked
Date:	Rev:	Note:
31/10/08	A	General Updates. 5th Storey Omitted
03/12/08	B	General Updates. Material Alternations.
01/04/09	C	Roofline, Public Artwork, Residential Entrance Alterations

APPROVED

Notes:
Unless indicated, this drawing is for information only.
Do not scale, use figured dimensions only.
All dimensions to be checked on site

PLANNING APPLICATION ISSUE

Dwg original size: A2
Cartwright Pickard Architects Ltd.
8 Canal Side Studios
11th St. Inverness
Inverness, NW1 8QG
Tel: 020 7554 3830
Fax: 020 7388 9312
Email: mail@cartwrightpickard.com

Project: Queensway / Inverness Terrace
London W2
Client: DCD Properties
Dwg Title: Proposed East Elevation
(Inverness Terrace)

Scale: 1:200 @A2 Date: February 2009
Dwg. No: 472_AP_(0)1009 Rev: C



Notes and Materials

1. Buff Brick Elevation
2. Bay Windows with Obscured Glazing to any windows orientated Window Panels to Mitigate Overlooking
3. Projecting Balconies with Obscured Glazing to any North East Orientated Glazed Panels to Mitigate Overlooking
4. Access to Top Floor Dwellings
5. Private Roof Terraces with Glass Balustrades and Semi Intensive Planting
6. Common Landscaped Amenity Podium, Predominant of UK Native Species, etc.
7. Tree Pits where Trees Indicated to Accommodate Root Ball. Trees to be Fitted with Bird Boxes.
8. Stainless Steel Terraces, Wipes for Creation of Living Wall Through Vine Planting
9. Rainwater Goods to match Metal Cladding fed to Collection For Landscape Irrigation
10. Vehicular Undercroft for Access to Residential Car Lift and Rear of Existing A1 Units
11. Ventilation and Light Voids Through Landscaped Podium Above
12. Secure Vehicular Access Gates, Up and Over Metal Mesh to Match East Elevation Metal Cladding
13. Secure Pedestrian Access Gate to Existing Dwellings over Queensway, Metal Mesh to Match East Elevation Metal Cladding
14. Simple Metal Guardrail for Health and Safety Purposes
15. Secure Vehicular and Pedestrian Access Gates to Private Road
16. Obscured Glazing to Stair and Lift Cores
17. Blk Diverse / Green Extensive Roof
18. Metal Cladding Panels
19. Residential Carlift
20. A1 Unit
21. Broken Line Indicates Existing Road Levels

Date:	Rev:	Note:	Checked
31/10/08	A	General Updates. 5th Storey Omitted	SC
03/12/08	B	General Updates. Material Alteration	SC
01/04/09	C	Window Sizes Increased, Roofline Aligned, SC 2No Balconies Omitted	SC

APPROVED

Notes:
 Unless indicated, this drawing is for information only.
 Do not scale, use figured dimensions only.
 All dimensions to be checked on site.

PLANNING APPLICATION ISSUE
 Dwg original size: A2

Cartwright Pickard Architects Ltd.
 8 Canal Side Studios
 9-14 St. Andrew's Alley
 London NW1 0QG
 Tel: 020 7554 3830
 Fax: 020 7358 9312
 Email: mail@cartwrightpickard.com

Project: Queensway / Inverness Terrace
Client: DCD Properties
Dwg Title: Proposed West Elevation

Scale: 1:200 @ A2 **Date:** February 2009
Dwg. No: 472_AP_(0)1010 **Rev:** C



Notes and Materials

1. Buff Brick Elevation with Running Soldier Course
2. New Security Gate and Fence to Existing Dwellings over Queensway
3. Secure Vehicular and Pedestrian Gates
4. Recessed Balconies
5. Common Landscaped Amenity Space
6. Existing Access to Dwellings Above Queensway
7. Secure Open Grille Shutter to A1 Loading Bay
8. Existing Dwellings Above Queensway
9. Simple Maintenance Guardrail To Roof For Health & Safety Purposes
10. Bollard Protection to Building
11. New Road and Ramp Works to Form New Levels
12. Private Terraces to Top Floor Dwellings with Semi Intensive Planting
13. Bio Diverse / Green Extensive Roof
14. Angled Bays to West Elevation
15. Projecting Balconies to West Elevation
16. Planting Screen
17. Metal Cladding Panels
18. Private Patio Gardens
19. Public Artwork Installation.
Eg: Illuminated Totem Poles

Revisions:	Date:	Rev:	Note:	Checked
311008	A	General Updates.	5th Storey Omitted	SC
031208	B	General Updates.	Material Alteration	SC
010409	C	Roofscape & Bay Windows Updated	Brick Soldier Course Shown	SC

APPROVED

Notes:
Unless indicated, this drawing is for information only.
Do not scale, use figured dimensions only.
All dimensions to be checked on site

PLANNING APPLICATION ISSUE

Dwg original size: A2

Cartwright Pickard Architects Ltd.
1 Canal Side Studios
8-14 St. Pancras Way
London NW1 0QG
Tel: 020 7554 3830
Fax: 020 7388 9312
Email: mail@cartwrightpickard.com

Project: Queensway / Inverness Terrace
Client: DCD Properties
Dwg Title: Proposed South Elevation

Scale: 1:200 @ A2 **Date:** February 2009
Dwg. No.: 472_AP_(0)1011 **Rev:** C



Agenda Item 3

Item No.

3

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 April 2015	Classification For General Release	
Report of Director of Planning	Wards involved Maida Vale		
Subject of Report	79 Shirland Road, London, W9 2EL		
Proposal	Erection of two front dormer windows to front roof slope and a single dormer roof extension to rear roof slope.		
Agent	Nu Space		
On behalf of	Mrs Amanda Wong		
Registered Number	15/00789/FULL	TP / PP No	TP/12964 : PP-03949286
Date of Application	30.01.2015	Date amended/ completed	03.02.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Maida Vale		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





79 Shirland Road, W9

2. SUMMARY

Permission is sought for the insertion of two dormer windows to the front roofslope and one dormer window to the rear roofslope, in connection with the enlargement of the top floor flat.

The key issues are:

- The impact on the appearance of the building.
- The impact on the amenity of neighbouring residents.

The proposed development accords with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan) and is therefore considered to be acceptable in land use, design and amenity terms. As such, the application is recommended for approval subject to the conditions set out in the draft decision letter.

3. CONSULTATIONS

COUNCILLOR PRENDERGAST:

Request that application is reported to Committee for determination.

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY:

- Note that others in terrace have dormers, therefore, powerless to object
- Windows should be conditioned to match existing
- Rear dormer should be more sympathetic to remainder of elevation
- Please take neighbours' views into consideration.

ADJOINING OWNERS/OCCUPIERS:

Total no. consulted: 24

Total no. responses: 2

Object

- No neighbour notification sent
- Noise and disturbance will be detrimental
- House is 160 years old and crumbling
- Foundations will not take more loading from building above
- Tall tree grows outside the building above current roof and has conservation order on it
- Extension will affect privacy and right to light
- Plans not in keeping with area
- Adjoining properties in same row have roof extensions without obtaining planning permission
- Severe subsidence and dry rot is present in the building

ADVETRTISEMENT/ SITE NOTICE/PRESS:

Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site is a second floor flat in an unlisted four storey Victorian terraced property located on the north side of Shirland Road between the junctions of Sutherland Avenue and Elgin Avenue. The building is not listed and lies outside of a conservation area.

4.2 Relevant History

14/10530/FULL

Mansard roof extension with 2 front dormers and single rear dormer with Juliette balcony and use of rear first floor flat roof as a terrace with 1.7 metre high obscure glass balustrade (Flat C).

Application Refused 29 December 2014

5. THE PROPOSAL

Permission is sought for the insertion of two dormers to the front roofslope and one dormer window to the rear roofslope, balcony in connection with the enlargement of the top floor flat.

The application is a resubmission of a previous proposal for which permission was refused in 2014, for a flat top mansard roof extension, incorporating 2no. front dormers, 1no. rear dormer with juliet balcony and use of the first floor closet wing as a roof terrace. The application was refused on 29 December 2014 on the basis of the overlooking impact and loss of privacy from the proposed roof terrace to the top of the closet wing and the size, bulk and design of the mansard roof extension, dormers and the structures associated with the roof terrace.

The mansard roof extension and roof terrace are omitted from this application, and the dormers are reduced in size.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The enlargement of the existing dwelling is acceptable in land use terms and would accord with Policy H3 of the UDP.

6.2 Design and Townscape

The building forms part of a Victorian terrace with a pitch roof incorporating a central expanse of flat roof. Many of the properties in the terrace have been extended at roof level: 17 out of 22 have dormer windows on the front and rear roofslopes, and the majority have been in place for a number of years, although they vary in quality, scale and number (No.73 - 04/03892/FULL, No. 79 - 08/01782/FULL and No. 77D - 12/11447/FULL). The principle of dormer windows is therefore acceptable. The placing of two dormer windows to follow the vertical arrangement of windows below on the front elevation is considered to be an acceptable form found elsewhere in the terrace. The dormers will be tile hung in slate with timber frames and sash windows. A condition is recommended requiring the front dormers to be reduced in width so that they are narrower than the windows below.

To the rear, the roofline of the terrace is much altered and contains many examples of larger dormer windows. The rear roofline is not visible from street views and faces the BBC studios in Delaware Road, the brick flank wall of which abuts rear gardens of the terrace. The rear roofline is therefore only visible in views from private rear gardens. The five rooflights will not be visible in views, given their elevated position and profile on the central expanse of the roof.

The previous scheme proposed a larger, top heavy dormer, incorporating a juliet balcony. Following amendments to the scheme, the juliet balcony is removed from the scheme and the design reflects others in the terrace. The overall scale, form and height of the rear dormer is much reduced from the refused scheme. Given the presence of larger dormers on the rear roofslope, the proposal is acceptable in design terms, in accordance with Policy DES1 and DES6 of the UDP, and S28 of the City Plan.

The Paddington Waterways and Maida Vale Society comments that there are other properties in the terrace with dormer windows and do not therefore object to the principle. They add that the windows should be conditioned to match the existing, with no increase in height to the ridge, and the rear dormer should be more sympathetic to the form, scale and design to the remainder of the elevation. For clarification, the proposal does not seek to increase the ridge height of the terrace and a condition is recommended to secure matching external materials and timber window frames. The juliet balcony is omitted and the rear dormer is now more sympathetic to the rest of the terrace.

6.3 Amenity

Following consultation with neighbours, objections have been received from a flat within the application property regarding loss of sunlight/daylight to rear garden, loss of privacy from overlooking and the structural integrity of the terrace.

Whilst it is acknowledged that construction works may cause some inconvenience to local residents, this is not a reasonable ground to refuse permission and the hours of construction activity may be controlled by condition.

The introduction of a rear dormer window will marginally increase overlooking to rear gardens in the terrace, but gardens are already heavily overlooked by windows in the terrace, including dormer windows immediately adjoining at No's 75 and 77 and existing windows at lower levels. Although the objector cites that these neighbouring dormers are unauthorised, a review of the planning history shows that the dormers are authorised. A refusal on these grounds is therefore not sustained. The rear juliet balcony has since been omitted from the proposed scheme and the use of the flat roof area of the rear closet wing as a roof terrace is omitted from the current application. In relation to loss of light to rear gardens, the proposal does not seek to raise the ridge height of the terrace, and the scale and size of the rear dormer is such that there is unlikely to be a perceptible loss of daylight or sunlight to neighbouring properties.

The proposal is therefore considered to be acceptable in amenity terms, in accordance with Policy ENV 13 of the UDP and Policy S29 of the City Plan.

6.4 Transportation / Parking

Not applicable.

6.5 Economic Considerations

Not applicable.

6.6 Equalities and Diversities (including Access)

No alteration to existing means of access to the private dwelling is proposed.

6.7 Other City Plan/ UDP/ Westminster Considerations

None relevant.

6.8 London Plan

The application does not raise strategic issues.

6.9 Other UDP/Westminster Policy Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

6.10 Planning Obligations

The proposal is of insufficient scale to generate the need for planning obligations.

6.11 Environmental Assessment including Sustainability and Biodiversity issues

None relevant.

6.12 Other Issues

An objection has been received regarding lack of neighbour notification, the impact on a street tree to the front of the building, dry rot and subsidence.

The application has been subject to publicity in the press and with a site notice in the normal way, and a total of 24 neighbours were consulted on the application. A further neighbour notification has been sent to the objector on 25 February 2015.

The street tree to the front of the property is not protected by a Tree Preservation Order; nor is it protected through Conservation Area legislation, as the site is not located in a Conservation Area. In any event the alterations at roof level are very unlikely to have an impact on this tree.

Although some cracks were observed in the rear elevation of the terrace at ground floor level, there is no evidence submitted to indicate that the building is structurally unsound, and dry rot/subsidence is not reasonable grounds to refuse planning permission. Such matters would be dealt with under party wall agreements and the Building Regulations.

7. CONCLUSION

In summary, the proposed development is to be acceptable in land use, design, amenity, and environment terms and would accord with the relevant policies in the UDP and City Plan. Therefore, subject to the conditions set out in the draft decision letter, it is recommended that permission is granted.

BACKGROUND PAPERS

1. Application form.
2. Email from Councillor Prendergast dated 25 March 2015.
2. Letter from the Paddington Waterways and Maida Vale Society dated 11 February 2015.
3. Email from the owner of flat at No. 79 Shirland Road dated 24 February 2015, 26 February 2015.
4. Email on behalf of a flat owner at No. 79 Shirland Road dated 23 February 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT CLARAGH MULHERN ON 020 7641 2535 OR BY E-MAIL – cmulhern@westminster.gov.uk

DRAFT DECISION LETTER

Address: 79 Shirland Road, London, W9 2EL

Proposal: Erection of two front dormer windows to front roof slope and a single dormer roof extension to rear roof slope.

Plan Nos: Design and Access Statement, 101(P), 102(P), 103(P), 104(P) A, 105(P) A.

Case Officer: Katherine Rawlins

Direct Tel. No. 020 7641 6204

Recommended Condition(s) and Reason(s):

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

Reason:

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

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S26 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 The windows in the front dormers must be vertical sliding sashes formed of painted timber to match the colour of the existing lower floor level windows in the building. The windows in the rear dormer must be formed of painted timber to match the colour of the existing lower floor level windows in the building.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

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

- Reduced width of dormer windows to front elevation.

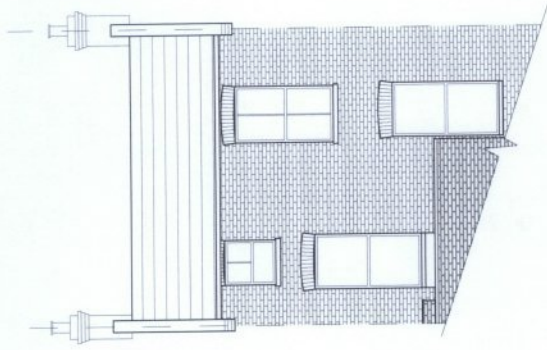
You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

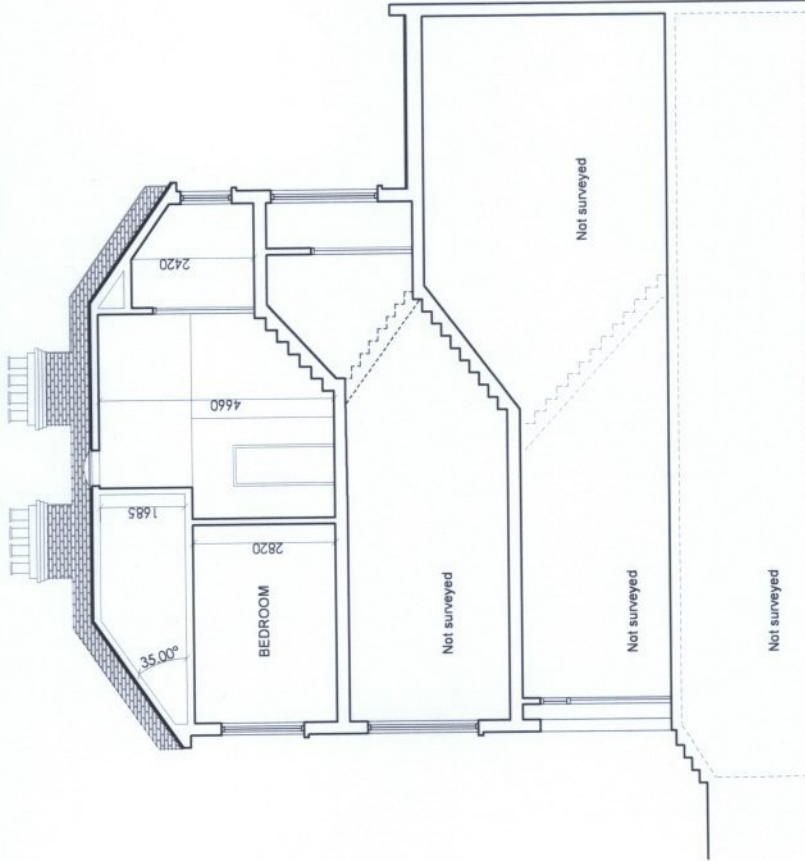
To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

Informative(s):

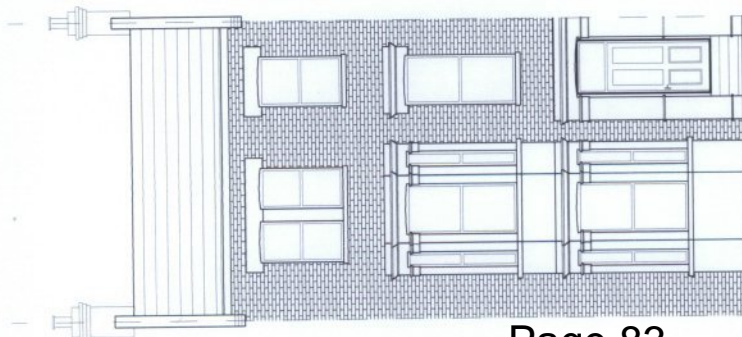
- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 With regard to Condition 6, you are advised that the dormer windows should be narrower than the existing windows at the floor level below. You should refer to the planning permission granted on 05 April 2013 in respect of 77D Shirland Road (RN 12/11447).



Rear Elevation



Section A - A

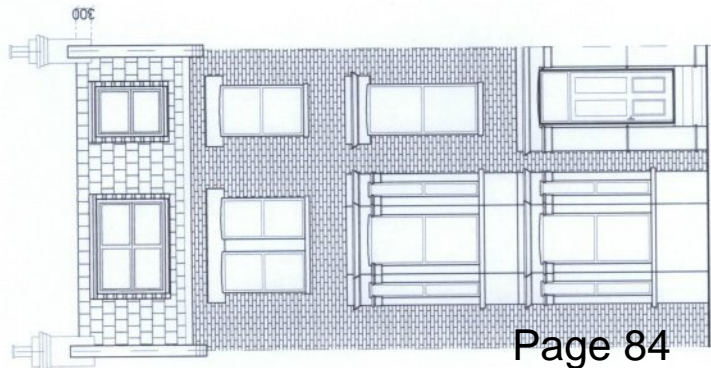


Front Elevation

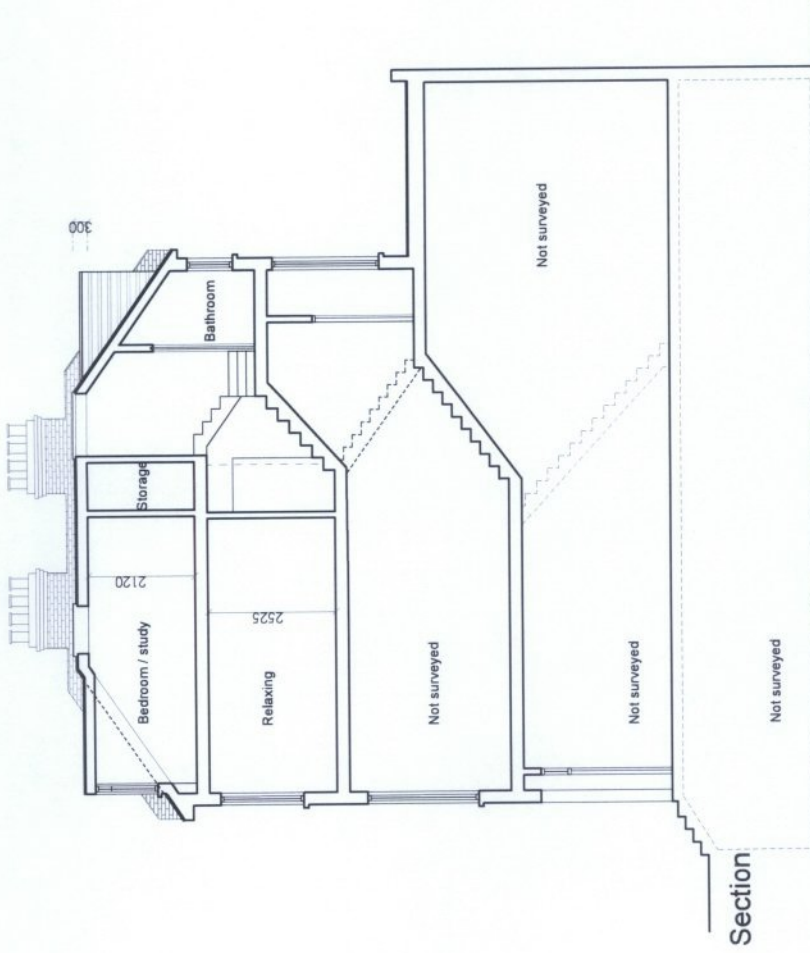


Client	AMANDA WONG	Checked	SWR
Project	79C SHIRLAND ROAD LONDON W9 2EL	Scale	1:100 @ A3
Job Title	LOFT CONVERSION	Date	Sept 2014
Drawing Title	Existing Elevations and Section A-A	Drawing No.	103 (P)
		Amendment	

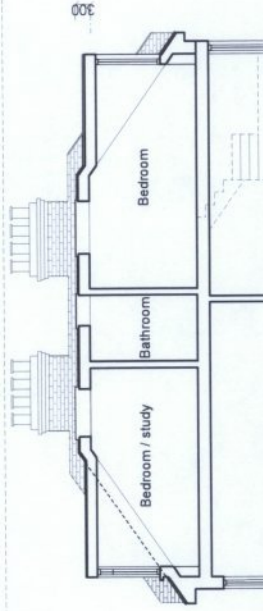




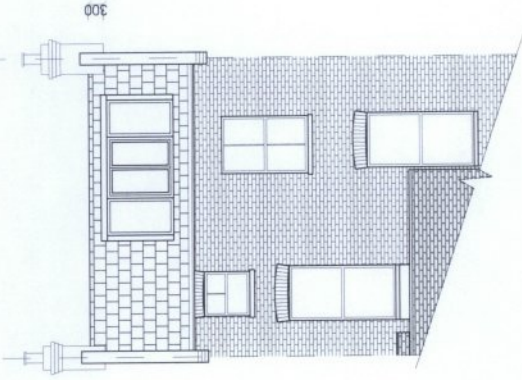
Front Elevation




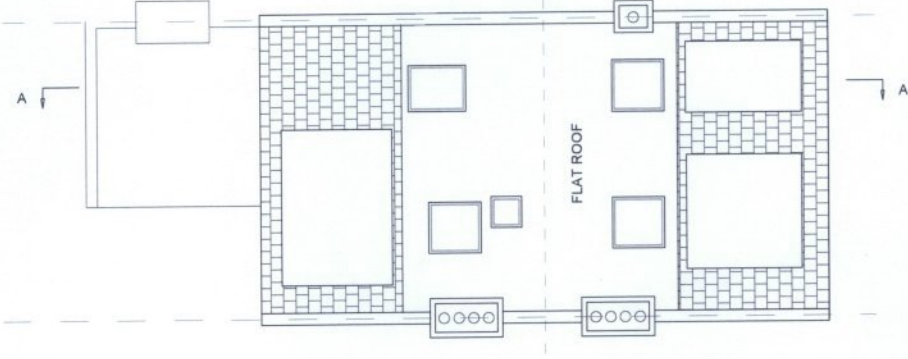
Section



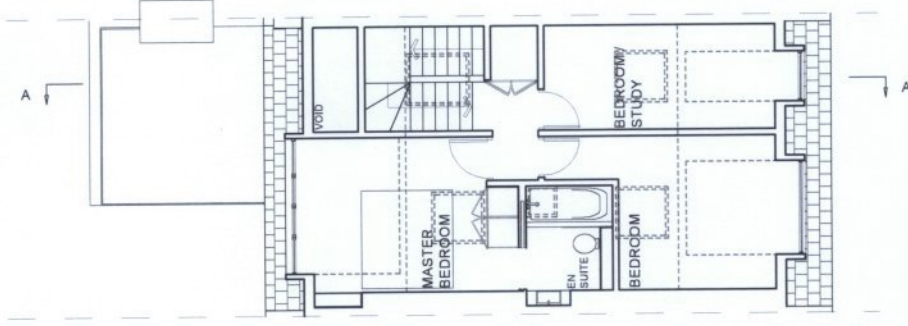
Section (through windows)



Client	AMANDA WONG	 nuspace LONDON 08770 609 1014 www.nuspace.co.uk	Checked	il	
Project	79C SHIRLAND ROAD LONDON W9 2EL		Drawn	UW	Scale
Job Title	LOFT CONVERSION	Date	Sep 2014	Amendment	A
Drawing Title	Proposed Elevations and Section A-A				



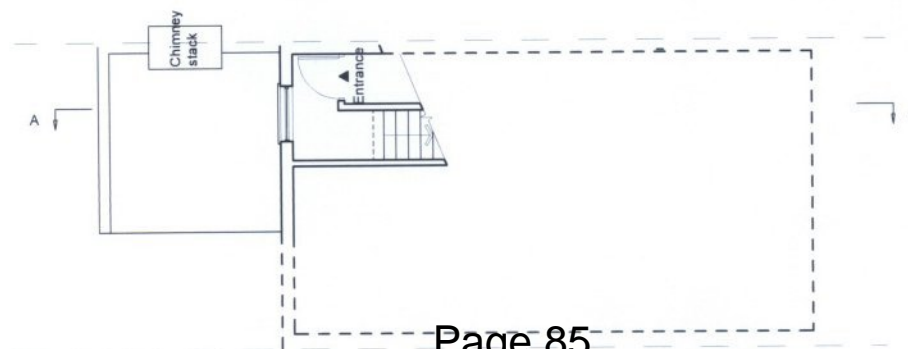
Loft Plan




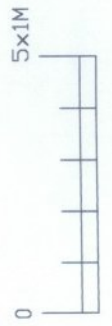
Second Floor Plan



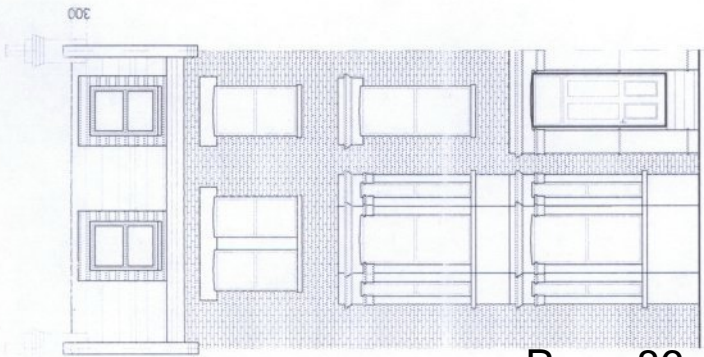
First Floor Plan



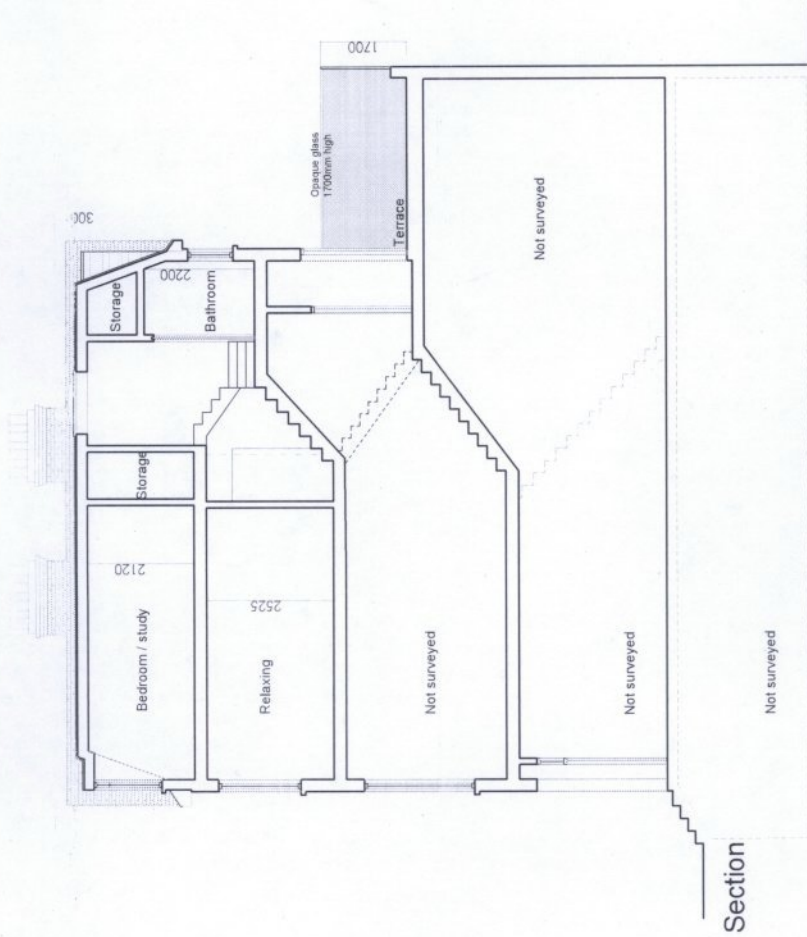
Client	AMANDA WONG	 nuspace 78C SHIRLAND ROAD LONDON W8 2EL 0870 608 1014 www.nuspace.co.uk	
Project	78C SHIRLAND ROAD LONDON W8 2EL		
Job Title	LOFT CONVERSION	Proposed Plans Drawing Title	
Drawing Title	Proposed Plans		
Drawn	uw	Checked	ll
Date	Sept 2014	Scale	1:100 @ A3
Drawing No.	104 (P)	Amendment	A



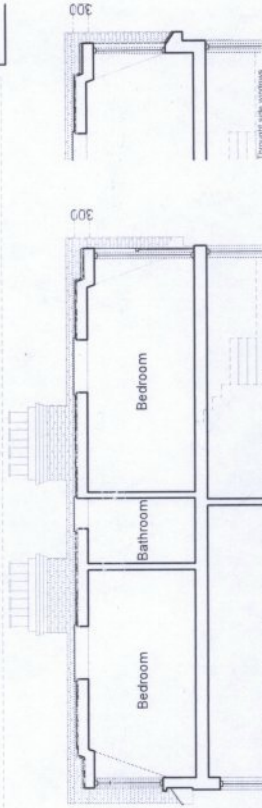
14/105301 Ful - Refund 29.12.2014.



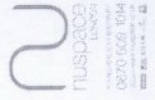
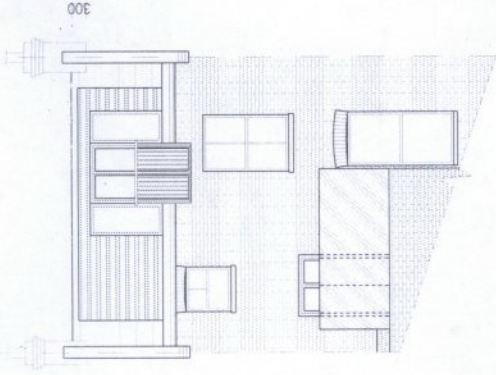
Front Elevation



Section



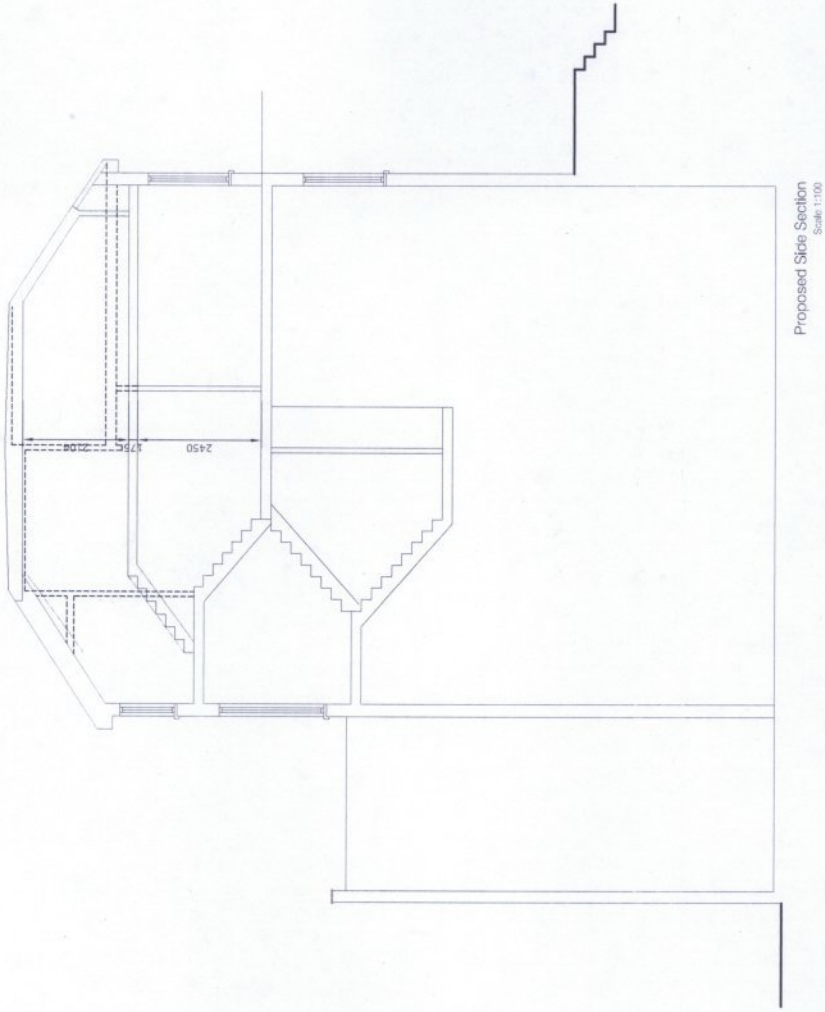
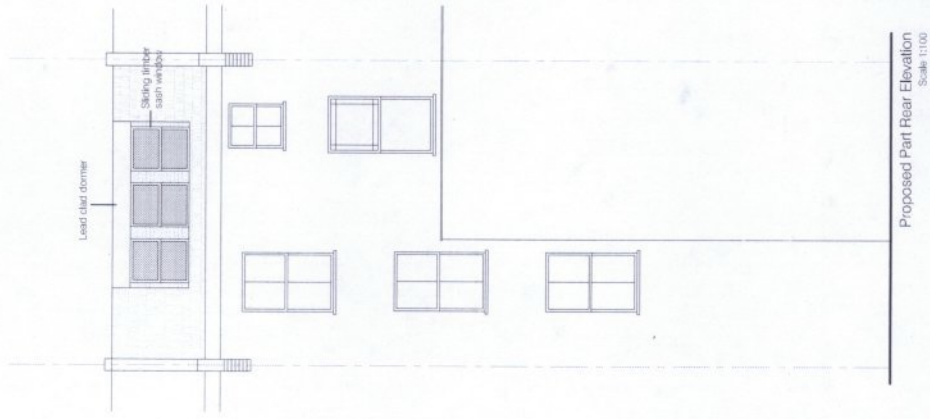
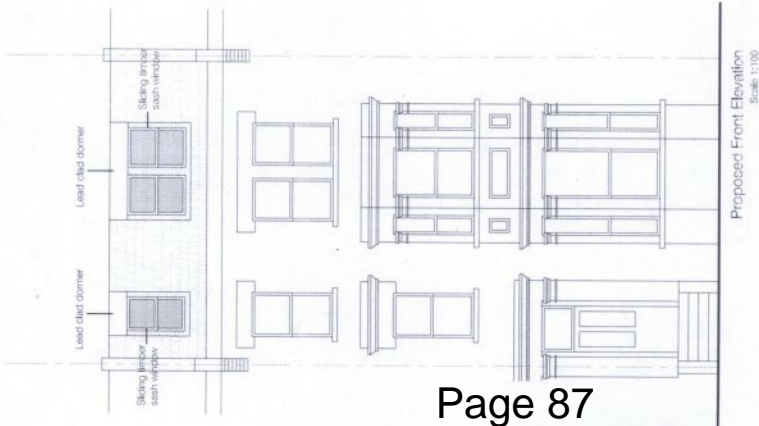
Section (through Juliette balcony and side windows)



Client	AMANDA WONG	Checked	
Project	79C SHIRLAND ROAD LONDON W9 2EL	Scale	1:100 @ A3
Job Title	LOFT CONVERSION	Amendment	A
Drawing Title	Proposed Elevations and Section A-A	Drawn	uw
Date	Sept 2014	Drawn	uw
Drawing No.	105 (P)	Date	Sept 2014

No. 77D
 Please note that construction must only commence once planning, building control and any other approvals have been received. It is the responsibility of the owner/contractor to commence prior to these approvals.

12/114471 Full Approved 5. 4. 2013



<p>PROPOSED GENERAL NOTE This specification has been developed with the client's best interests in mind. It is intended to provide a guide to the construction of the building and is not intended to be a contract document. It is the responsibility of the contractor to ensure that the building is constructed in accordance with the specification and to obtain all necessary approvals from the relevant authorities.</p>		<p>Scale: A3 @ 1:100 Date: / / Drawn by: / / Checked by: / /</p>		<p>Client: AKURALE LIMITED Proposed Elevations/Section 77D - 77D 77D, Shipland Road, London, W9 2EL</p>		<p>Contract No: SR77D-1004 Drawn by: / /</p>	
<p>0 5 10 Meters 1:100</p>		<p>CONSTRUCT 360 15 Church Avenue, London, W9 2EL Tel: 020 8 946 8011 Email: info@construct360.com</p>		<p>DomiMoveExtend.com 77D - 77D</p>		<p>Copyright ©</p>	

This page is intentionally left blank

Agenda Item 4

Item No.

4

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 April 2015	Classification For General Release	
Report of Director of Planning	Wards involved St James's		
Subject of Report	115 Chancery Lane, London, WC2A 1PP		
Proposal	Conversion of upper floors to three residential units with associated external works including the erection of a new roof extension incorporating new windows and a terrace to the rear at fourth floor level new vents to rear elevations to serve internally located air conditioning units, and replacement windows to the front and rear elevations.		
Agent	Planning Potential Ltd.		
On behalf of	Ede & Ravenscroft Ltd		
Registered Number	14/02122/FULL 14/02123/LBC	TP / PP No	TP/21717
Date of Application	06.03.2014	Date amended/ completed	07.04.2014
Category of Application	Minor		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Strand		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Refuse permission and listed building consent – loss of historic fabric and height, bulk and detailed design.





115 Chancery Lane, WC2

2. SUMMARY

This application relates to 115 Chancery Lane, a Grade II listed building located within the Strand Conservation Area and the Core Central Activities Zone (CAZ). The lower ground and ground floors of the building are in use as a restaurant, with the upper floors (1st-3rd) in office (B1) use.

Planning permission and listed building consent is sought for the conversion of the upper floors to provide three residential units (2 x 1bed; 1 x 2bed) with associated internal and external works including the erection of a new roof extension incorporating new windows and a terrace to the rear at fourth floor level; new vents to rear elevations to serve internally located air conditioning units and replacement windows to the front and rear elevations.

The key issues in this case are:

- The impact of the works on the character and appearance of the Grade II listed building and the Strand Conservation Area.
- The impact of the proposed roof extension on the amenity of nearby buildings.

The roof extension, due to the loss of the historic roof form and detailed design of the proposed replacement are considered to be unacceptable on design and listed building grounds and contrary to Policies DES1: Principles of Urban Design and Conservation, DES10: Listed Building and DES6: Roof level Alterations and Extensions.

3. CONSULTATIONS

COUNCILLOR TIM MITCHELL

Requests that the application be referred to Committee.

WESTMINSTER SOCIETY

No objection.

ENGLISH HERITAGE

Objection. The loss of the existing historic, hipped roof form is not justified. Its loss would be to the detriment of the architectural integrity of the listed building in terms of its character and appearance. It will cause harm to the special interest of the building.

ENVIRONMENTAL HEALTH OFFICER

No objection, subject to the recommended conditions.

HIGHWAYS PLANNING MANAGER

No objections subject to the recommended conditions.

CLEANSING OFFICER

No objection subject to the recommended condition.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 14; Total No. of Replies: 1.

A letter of objection has been received from the restaurant at basement and ground floor levels. The concerns raised are as follows:

Land Use

- The change of use of the upper floors is not justified.
- The introduction of residential uses on the upper floors may compromise the existing restaurant use at ground and basement level.

Design

- Alterations to the rear roof light at ground floor level will reduce the amount of light to the ground floor restaurant.
- NOTE: Alterations to the rear glazed lantern roof have since been omitted.

Other

- Works will have a huge negative affect on business.
- No provision for a refuse store.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION**4.1 The Application Site**

The application relates to 115 Chancery Lane, a Grade II listed building located within the Strand Conservation Area and the Core Central Activities Zone (Core CAZ). The lower ground and ground floors of the building are in use as a restaurant, with the upper floors (1st-3rd) in office (B1) use.

4.2 Relevant History**14/05186/FULL and 14/02123/LBC**

Conversion of upper floors to three residential units (use class C3) and associated external and internal works. PERMITTED on 25.11.2014.

10/07731/FULL and 10/07182/LBC

Replacement of existing plant and ducting and installation of air conditioning units and associated mechanical plant within two lightwell areas and on the main roof at rear ground floor level. PERMITTED on 23.11.2010.

05/06045/FULL

Use of part ground floor as either restaurant (Class A3) or office (Class B1). PERMITTED on 17.10.2005

5. THE PROPOSAL

Planning permission and listed building consent are sought for the conversion of the upper floors to provide three residential units (2 x 1bed; 1 x 2bed) with associated internal and external works, including the erection of a new roof extension incorporating new windows and a terrace to the rear at fourth floor level; new vents to the rear elevations to serve internally located A/C units and replacement windows to the front and rear elevations.

6. DETAILED CONSIDERATIONS**6.1 Land Use**

The upper floors of the building are currently vacant but were previously in office use (Class B1). The applications seek permission for three residential flats located on the upper floors of the building. The two flats (2x1bedroom) located on first and second floors measure approximately 50m² and the two bedroom duplex flat at third-fourth floors measures approximately 80m². In terms of the change of use from B1 to C3, there are currently no policies to protect offices, and the provision of additional residential accommodation within core CAZ is welcomed under Policy H3 of the UDP and S14 of Westminster's City Plan. The new flats would be accessed via the existing entrance and staircase which is separated from the restaurant use at ground/basement level.

The size and outlook of the proposed residential units is in compliance with Policy H3 and the London Plan space standards which seeks a minimum of 37m² for a 1bed flat and 50m² for a 2bed flat.

Policy H5 sets out the importance of providing a range of accommodation sizes including a 33% provision of accommodation suitable for families for all new residential development. Whilst the application does not comply with this part of Policy H5 as no 3-bed flats are provided, the scheme is considered acceptable in the context of the plan form and layout of this listed building.

The existing restaurant has raised concerns in terms of the proposal threatening the viability or the operation of the restaurant given the introduction of a noise sensitive use on the upper floors. A noise impact report has been submitted as part of the application whereby the internal noise standards in terms of the transmission of noise between floors has been assessed. Environmental Health have examined the report and concluded that mitigation measures can be incorporated and that such details should be conditioned for later approval. Had the application been recommended for approval, conditions would have been recommended to address these issues.

In addition to this, a letter has been received on behalf of the owners of the property stating that an agreement has been met with the restaurant at basement and ground floors in relation to the practical considerations in terms of how and when the insulation works would be carried out.

6.2 Townscape and Design

Located on the west side of Chancery Lane, No. 115 is a mid-nineteenth century; Grade II listed building located within the Strand Conservation Area. Comprising basement, ground and three upper storeys, the building terminates with a parapet and substantial cornice which conceals a pitched roof behind.

The plan form of the upper floors lends itself to residential conversion with very limited intervention required. Subject to the retention of internal features and details, such as fire surrounds, cornices, skirtings and historic doors and the windows, the internal works are acceptable on listed building grounds.

The scheme includes the replacement of non-original casement windows to the rear and the installation of traditional sashes. The provision of secondary glazing is likely to be acceptable subject to their detailed design – which can be conditioned.

With regards to the roof extension, the property retains what appears to be an original, if not traditional roof form, which is inherent to the architectural composition and appearance of the building. The loss of the existing roof would be contrary to Policy DES6: Roof Level Alterations and extensions, which states that permission will generally be refused for roof alterations where the proposals seek the loss of a roof of historic significance.

Notwithstanding the principle objection of the loss of the existing roof, the detailed design of the proposed roof extension is also considered unacceptable. The alterations would retain the front pitched section of the original roof but replace the rear section with a vertical continuation of the brick facade to the rear. There are a number of issues arising from this approach, the non-traditional hybrid form and the extension of the rear facade would be visually incongruous and harmful to the original architectural composition of the building. By virtue of its hybrids design and boxy form, the roof would become an incongruous architectural feature of the building, diminishing the building's original form.

Associated with the provision of a roof extension is the construction of an additional staircase from third to proposed fourth floor level, proposed to be positioned within the front room. The introduction of a stair case in this location is considered to be harmful to the original plan form and internal circulation.

The scheme raises a number of unacceptable issues on listed building grounds, firstly the loss of the existing roof form and secondly the detailed design of the proposed extension. The works would not only fail to preserve or enhance the special interest of the building, but would cause substantial harm through the loss of the existing roof form.

In summary the conversion of the building and the proposed internal works are acceptable, subject to the retention of the internal features. However, the roof extension proposals are considered unacceptable and contrary to Policies DES1: Principles of Urban Design and Conservation, DES10: Listed Building and DES6: Roof level Alterations and Extensions.

6.3 Amenity

The Council's records do not indicate any residential occupiers within close proximity to the site and the external alterations proposed are not considered to unduly harm the amenity of any neighbouring properties in terms of loss of light, sense of enclosure and overlooking.

Whilst the proposed roof level alterations incorporate an increase in height to the rear, this increase is minimal when viewed in the context of neighbouring buildings. The small roof terrace proposed on the flat roof of the existing rear extension at fourth floor level in association with the top floor duplex flat measures approximately 3.5m². The size and location of the terrace is not considered contentious in amenity terms and does not provide any additional views that cannot already be obtained from existing rear windows of the property.

The proposal incorporates the introduction of small external vents to the rear elevation to serve internal A/C units. The noise implications of this for neighbouring properties have been assessed by the Council Environmental Health Team who do not object, subject to the imposition of standard noise conditions.

6.4 Transportation/Parking

The Council's Highways Planning Manager raises no objections to the proposal given the proximity to excellent public transport connections, but has requested the provision of off-street cycle spaces and waste storage. Whilst a condition is recommended seeking details of internal waste storage arrangements for the each residential unit, it is not considered reasonable to condition the provision of internal cycle storage in this Grade II listed building.

The proposal is therefore considered acceptable in highway and transportation grounds in accordance with Policy TRANS23 of our UDP

6.5 Access

Not applicable.

6.6 Economic Considerations

Not applicable.

6.7 Other UDP/Westminster Policy Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be

applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of these applications are considered to be consistent with the NPPF unless stated otherwise.

6.8 London Plan

The proposal does not raise strategic issues.

6.9 Planning Obligations

Not applicable.

6.10 Environmental Assessment Including Sustainability and Biodiversity Issues

The proposal is of an insufficient scale to require an environmental assessment.

7. CONCLUSIONS

Whilst the principle of conversion of the upper floors to residential is considered acceptable in policy terms, the proposed roof extension is considered unacceptable in listed building and design terms and is recommended for refusal.

BACKGROUND PAPERS

1. Application forms
2. Email from Councillor Mitchell dated 22.06.14
3. Letter from English Heritage dated 23.07.14
4. Memo from Westminster Society dated 29.04.14
5. Memo from Environmental Health Officer dated 10.09.14
6. Memo from Refuse Officer dated 29.04.14
7. Memo from Highways Planning Manager dated 27.11.14
8. Letter from the Director of Cigalow dated 19.03.14
9. Letter from the Director of Cigalow dated 09.05.14
10. Letter from Gawn Associates dated 19.03.2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY E-MAIL – mmason@westminster.gov.uk

DRAFT DECISION LETTER

- Address:** 115 Chancery Lane, London, WC2A 1PP
- Proposal:** Conversion of upper floors to three residential units with associated external works including the erection of a new roof extension incorporating new windows and a terrace to the rear at fourth floor level new vents to rear elevations to serve internally located air conditioning units, and replacement windows to the front and rear elevations.
- Plan Nos:** AR 07 130Rev A; AR 07 099 revA; AR 07 100; AR 07 101; AR 07 102; AR 07 103; AR 07 104 RevB; AR 07 110 RevA; AR 07 120RevA; AR-07-121RevA; AR 07 122, AR 07 199RevA; AR 07 200RevA; AR 07 201RevC; AR 07 202RevC; AR 07 203RevG; AR 07 204Rev I; AR 07 210Rev I; AR 07 220Rev I; AR 07 221RevH; Design and Access Statement (dated April 2014); Noise Impact Assessment dated 01.04.14 (ref 8198/0684/RDC/2); Noise Impact Assessment Addendum (dated 25.07.14), letter from Gawn Associates dated 19 March 2015.
- Case Officer:** Hannah Stutchbury **Direct Tel. No.** 020 7641 5944

Recommended Reason for Refusal:

- Reason:**
- 1 Because of the loss of historic fabric and the height, bulk and detailed design of the roof alterations, the works would harm the special architectural and historic interest and appearance of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Strand Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES6, DES10 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

DRAFT DECISION LETTER

Address: 115 Chancery Lane, London, WC2A 1PP

Proposal: Conversion of upper floors to three residential units with associated internal and external works including the erection of a new roof extension incorporating new windows and a terrace to the rear at fourth floor level; new vents to rear elevations to serve internally located A/C units and replacement windows to the front and rear elevations.

Plan Nos: AR 07 130Rev A; AR 07 099 revA; AR 07 100; AR 07 101; AR 07 102; AR 07 103; AR 07 104 RevB; AR 07 110 RevA; AR 07 120RevA; AR-07-121RevA; AR 07 122; AR 07 199RevA; AR 07 200RevA; AR 07 201RevC; AR 07 202RevC; AR 07 203RevG; AR 07 204Rev I; AR 07 210Rev I; AR 07 220Rev I; AR 07 221RevH; Design and Access Statement (dated April 2014); Noise Impact Assessment dated 01.04.14 (ref 8198/0684/RDC/2); Noise Impact Assessment Addendum (dated 25.07.14), letter from Gawn Associates dated 19 March 2015.

Case Officer: Hannah Stutchbury

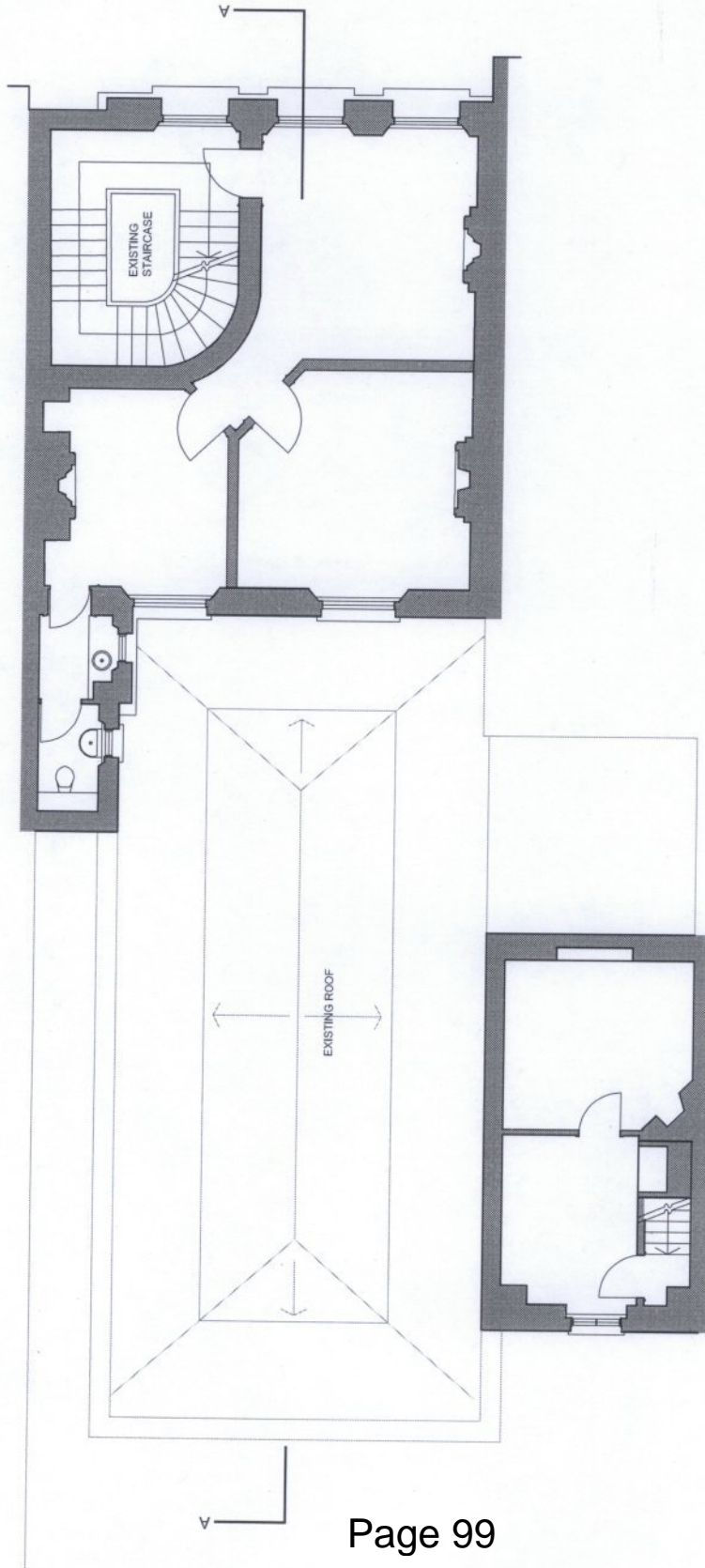
Direct Tel. No. 020 7641 5944

Recommended Reason for Refusal:**Reason:**

- 1 Because of the loss of historic fabric and the height, bulk and detailed design of the roof alterations the works would harm the special architectural and historic interest of this grade II listed building. This would not meet S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and, DES10 of our Unitary Development Plan that we adopted in January 2007. The proposals would be contrary to the City Councils SPG Repairs and Alterations to Listed Buildings.

Informative(s):

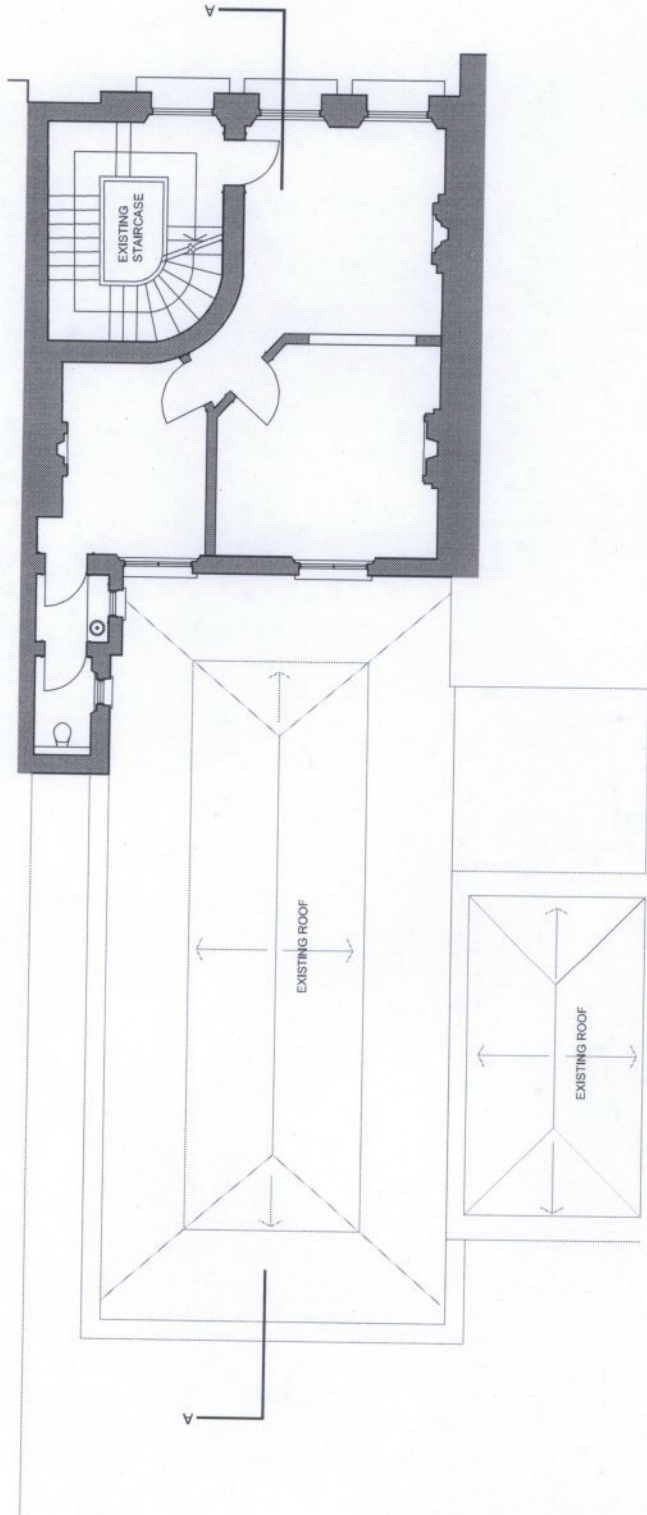
- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre-application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.



EXISTING FIRST FLOOR PLAN

Drawn By	Checked By	Authorised By	Project No.	Rev	Date
YY	DE	AM	21132-01-AP-07-101		
22/11/13	1:100@A3				

© Copyright 2008 - Aukett Fitzroy Robinson Ltd
4-Mar-14 2:03 PM By Yu Yongchen



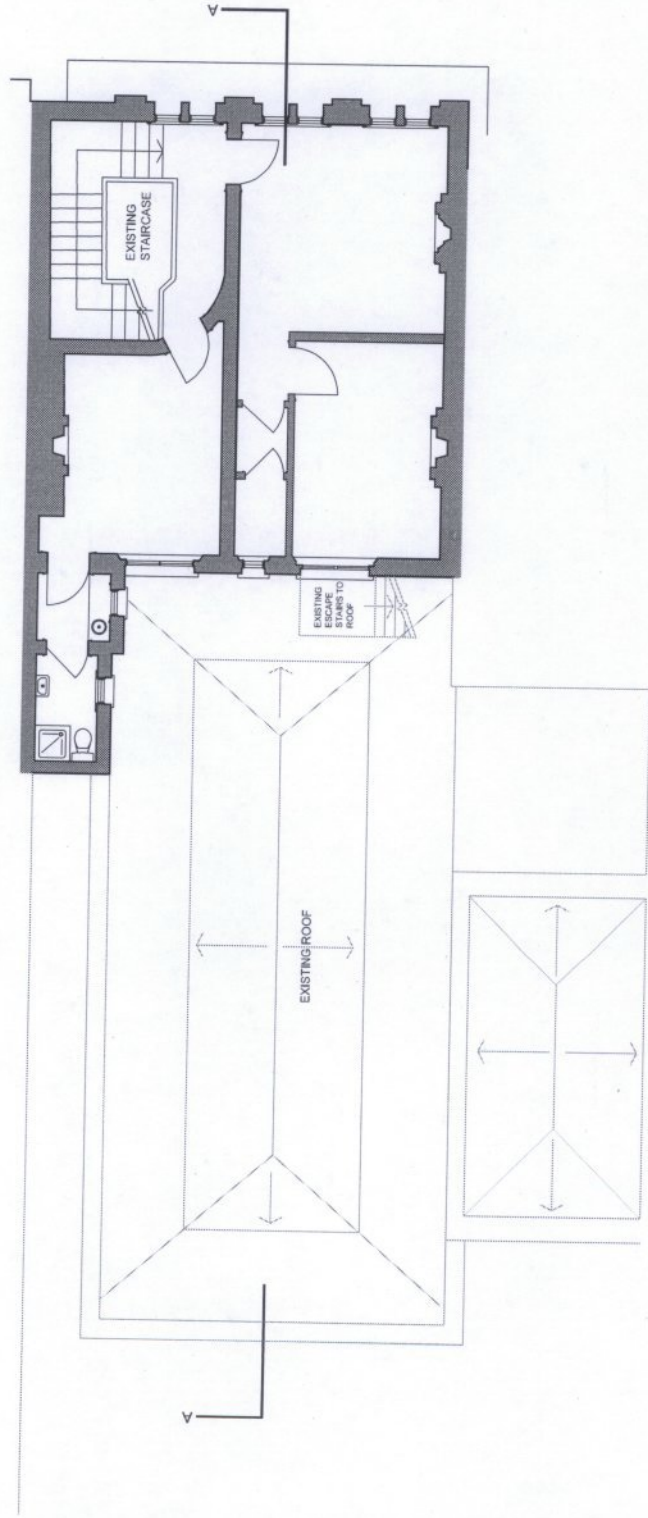
115 CHANCERY LANE

Revisions By: Authorised

EXISTING SECOND FLOOR PLAN

Drawn By	Checked By	Auto checked By	Revised By	Rev / Description
YY	DE	AM		
Date	Scale	Drawn by I.D.	Rev	Rev date
22/1/13	1:100@A3	21132-01-AR-07-102		

© Copyright 2008 - Aukett Fitzroy Robinson Ltd
4.Mir-14 2:03 PM By: Yo Yongshen



115 CHANCERY LANE

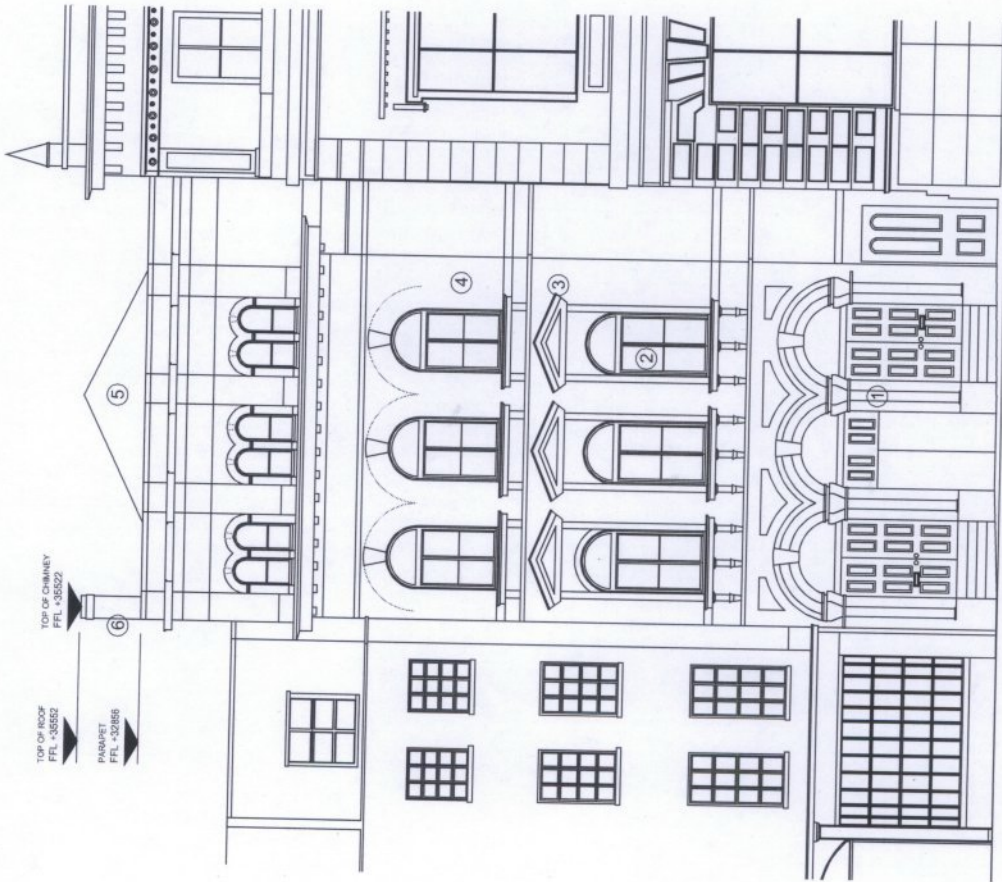
Redactions By Authorised

EXISTING THIRD FLOOR PLAN

Year/No.	Checked By	Approved By	Revised By	Rev. Number
YY	DE	AM		
22/11/13	1:100@A3	21132-01-AR-07-103		
© Copyright 2006 - Aukett Fitzroy Robinson Ltd				
4-MB-14 2:03 PM By Yu Hongbin				

KEY

1. EXISTING PAINTED STONEMARK
2. EXISTING SINGLE GLAZED WINDOWS
3. EXISTING STONE MOULDINGS
4. EXISTING BRICKWORK
5. EXISTING FOURTH FLOOR EXTENSION
6. EXISTING CHIMNEY



A. 3-JUN-14 ELEVATION AMENDED

YY

Revised

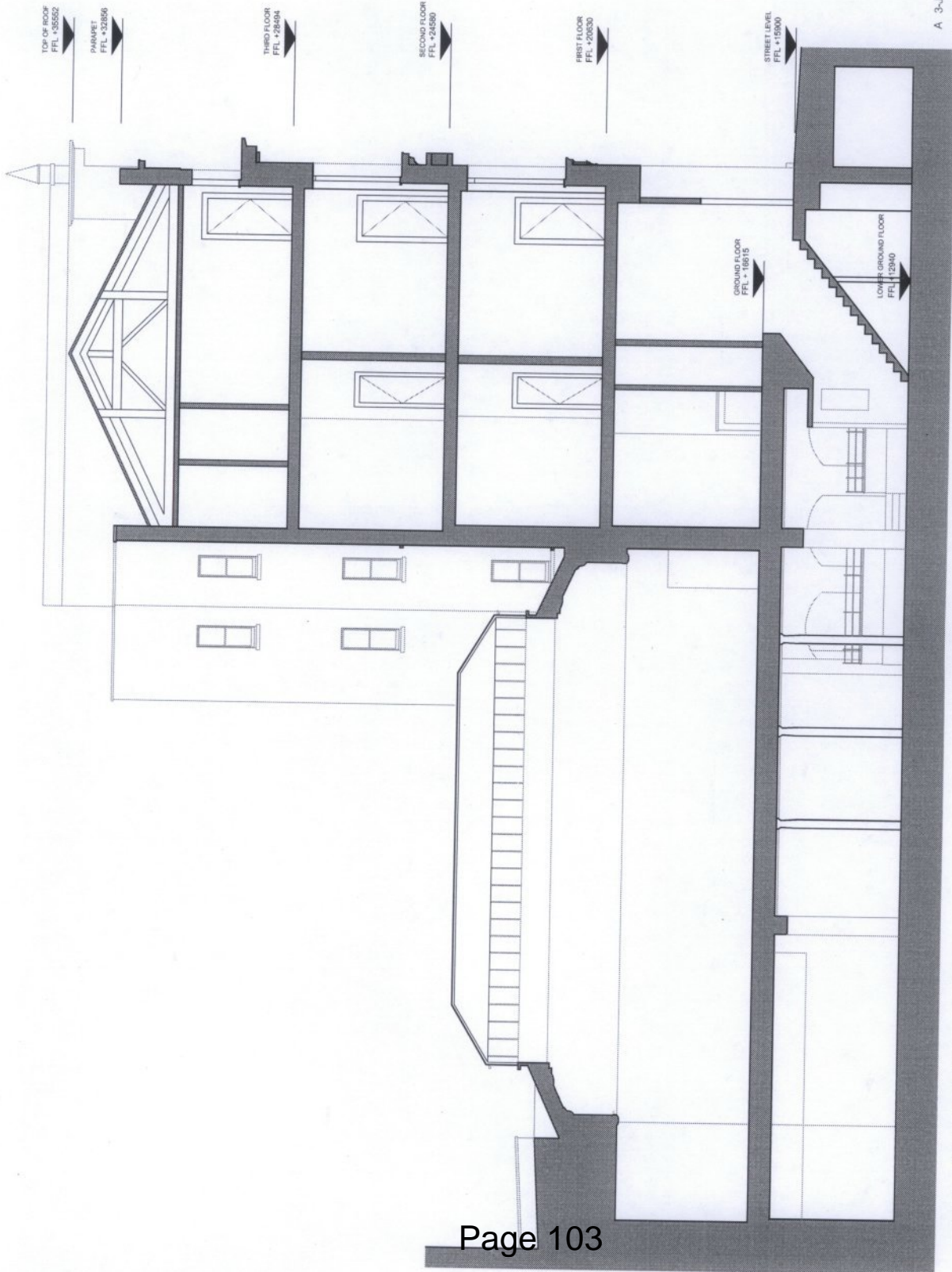
By: Authorised

EXISTING FRONT (EAST) ELEVATION

Drawn By:	Checked By:	Authorised By:	Project No.:	Issue No.:	Date:	Time:
YY	DE	AM	YY	AM	YY	AM
22/11/13	1:100@A3	21132-01-AR-07-120	A	A	03-01-14	

© Copyright 2006 - Aukett Fitzroy Robinson Ltd
4-Min-14 2:05 PM By: Yu Tongkuan

115 CHANCERY LANE



115 CHANCERY LANE

A 3-Jan-14 Section Amended

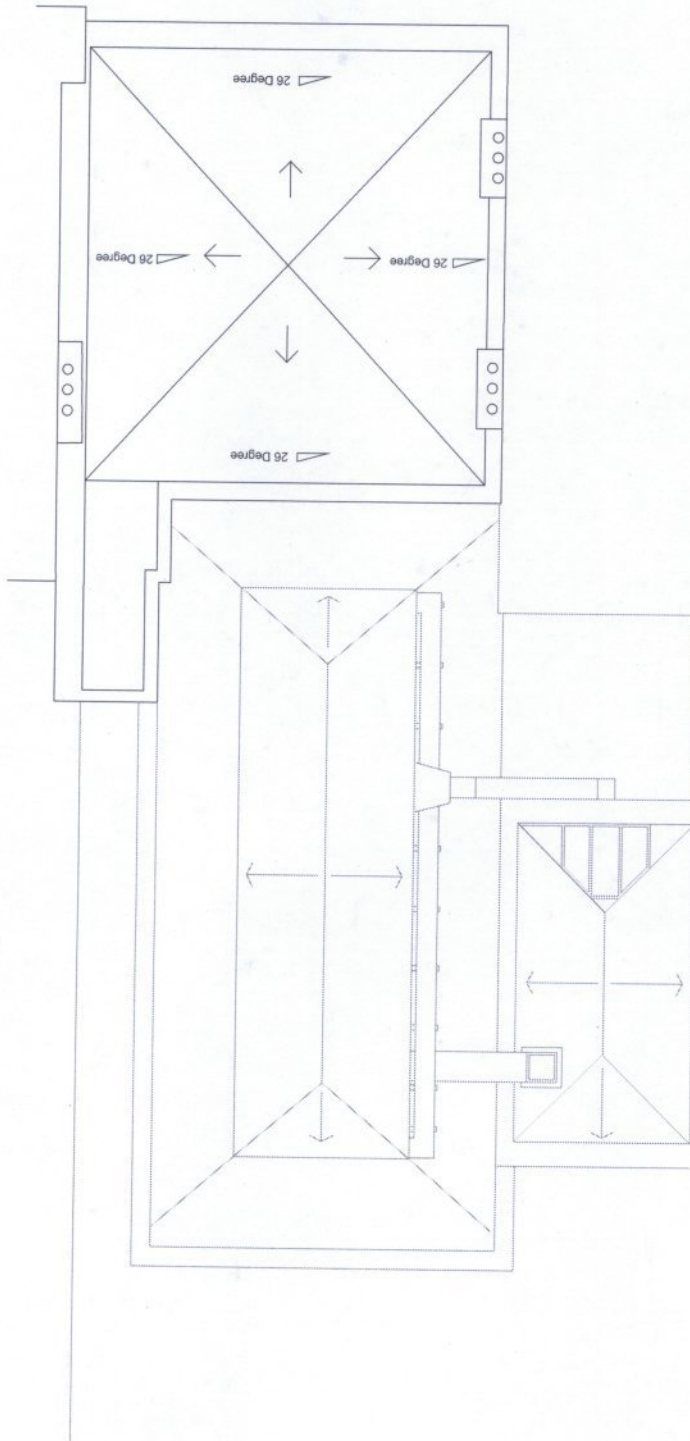
YY By Authorised

Revisions

EXISTING SECTION A-A

Drawn By:	Checked By:	Authorised By:	Scale:	Project No.:	Issue No.:	Date:
YY	DE	AM	1:100@A3	21132-01-AR-07-110	A	03-01-14
22/11/13						

© Copyright 2008 - Aukett Fitzroy Robinson Ltd
4-Mar-14 2:04 PM By Yo Yongshan



B. 3-Mar-14 Roof Detail Amended
 A. 3-Jan-14 Chimney Size Amended

YY YY
 By Author/led

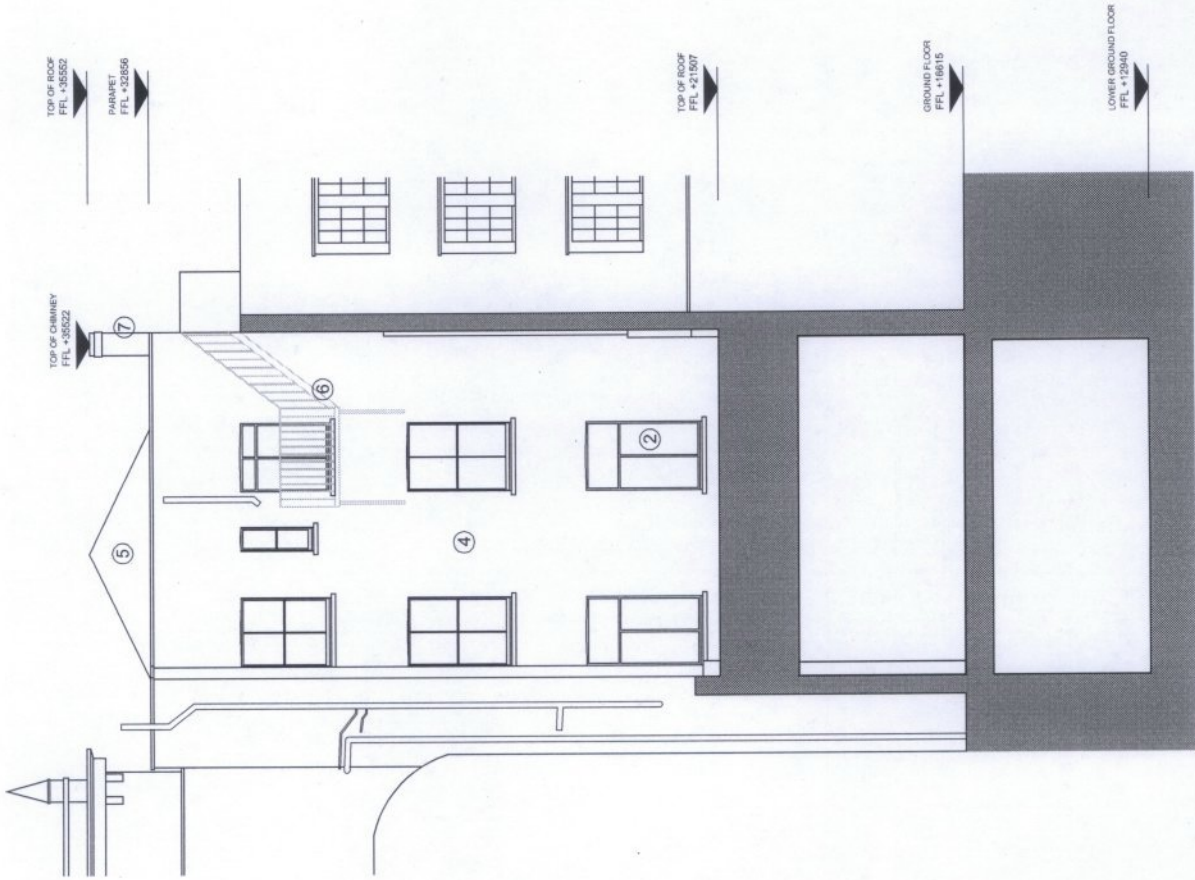
Revisions

EXISTING ROOF PLAN

Drawn By	Checked By	Auto checked By	Revised By	Rev. Description
YY	DE	AM	YY	A.M
22/11/13	1:100@A3	21.132-01-AR-07-104	B	03-03-14
© Copyright 2006 - Aukett Fitzroy Robinson Ltd				
4-Apr-14 8:22 PM By Yu Yongshen				

KEY

1. EXISTING SINGLE GLAZED WINDOWS
2. EXISTING SINGLE GLAZED WINDOWS
- 3.
4. EXISTING BRICKWORK
5. EXISTING FOURTH ROOF
6. EXISTING FIRE ESCAPE STAIRS
7. EXISTING CHIMNEY

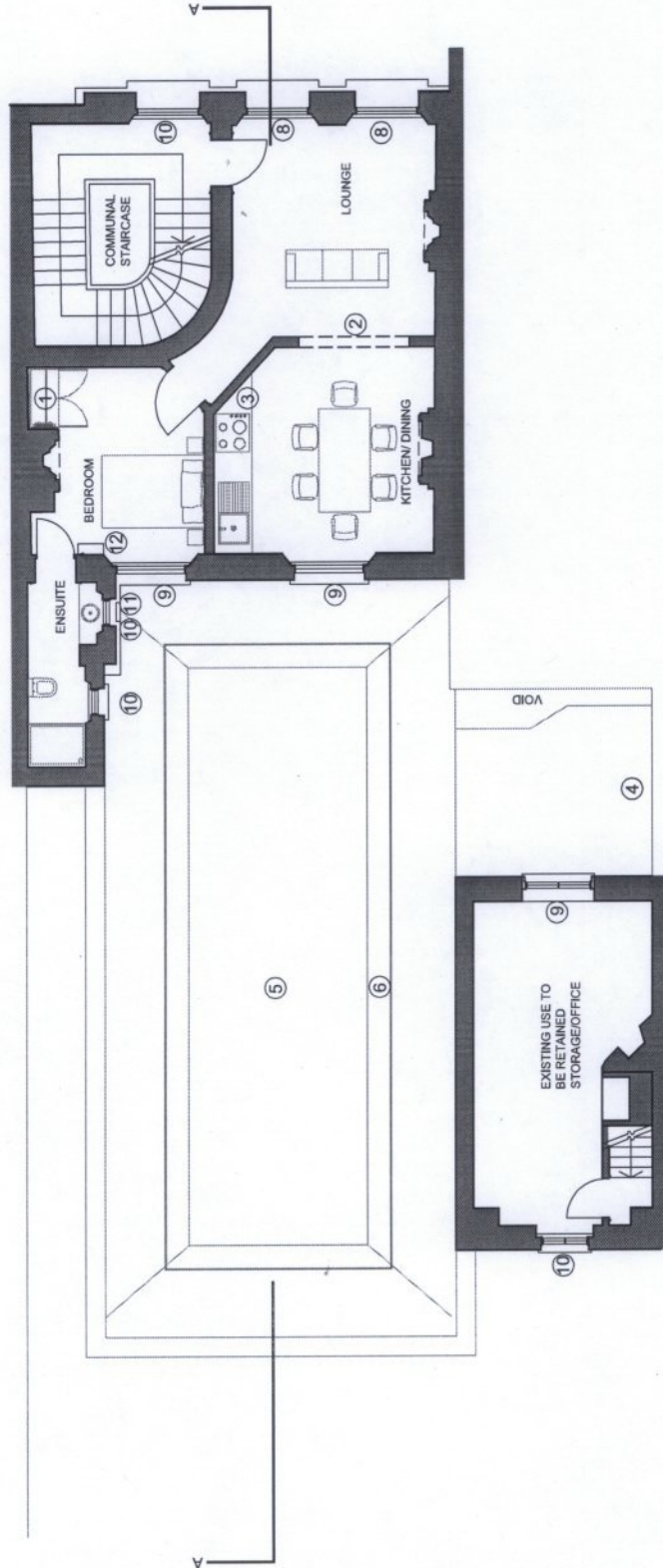


115 CHANCERY LANE

A 4-Apr-14 TEXT AMENDED
 Revisions
 Y1 By Authorised

Drawn By	Checked By	Published By	Revised By	Rev. Number	By	Date
Y1	DE	AM	Y1	JK		
22/11/13	1:100@A3	21132-01-AR-07-121	A			04/APR/14

© Copyright 2006 - Aukett Fitzroy Robinson Ltd
 4-Apr-14 3:13 PM By Yu Tonghan



1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED HANDSAFE SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTORY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE.
21. EXISTING PAINT TO BE REMOVED & STONEWORK RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOULDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
23. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
24. EXISTING ROOF RETAINED.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED.

- Revisions
- | | | | |
|---|-----------|--|----|
| A | 4-Apr-14 | PRIVATE DINING ROOM & TEXT AMENDED | YY |
| B | 5-Sep-14 | NOTES ADDED/AMENDED, AC UNIT & GRILL SHOWN | SK |
| C | 28-Nov-14 | NOTES AMENDED | SK |

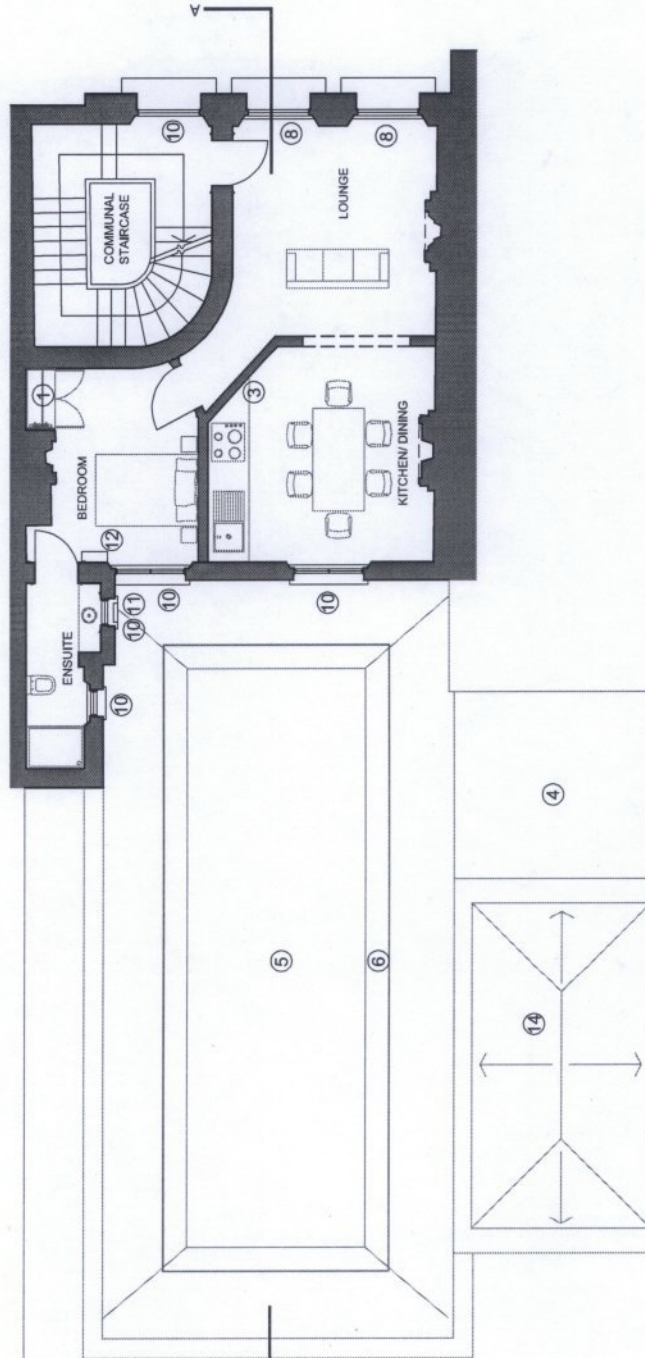
By Authorised

PROPOSED FIRST FLOOR PLAN

Version No.	Revised By	Authorised By	Revised No.	Revised Date
YY	DE	AM	SK	AJM
22/11/13	1:1000/A3	21132-01-AF1-07-201	C	05-Sept-14

© Copyright 2006 - Aukett Fitzroy Robinson Ltd

115 CHANCERY LANE



1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED MANSUPE SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING CHIMNEY STACK RETAINED.
17. EXISTING FIRE ESCAPE STAIRS RETAINED.
18. EXISTING CLEARSTORY WINDOWS RETAINED.
19. EXISTING ROOF PROFILE.
20. EXISTING PAINT TO BE REMOVED & STONEWORK RESTORED TO MATCH ORIGINAL.
21. EXISTING STONE MOULDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
22. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
23. EXISTING ROOF RETAINED.
24. RIDGE OF NEW ROOF AT REAR.
25. NEW PARAPET TO MATCH EXISTING.
26. EXISTING FIRE ESCAPE STAIRS REMOVED.
27. ROOF TERRACE.
28. NEW DOOR TO ROOF TERRACE.
29. WALL EXTENDED.
- 30.

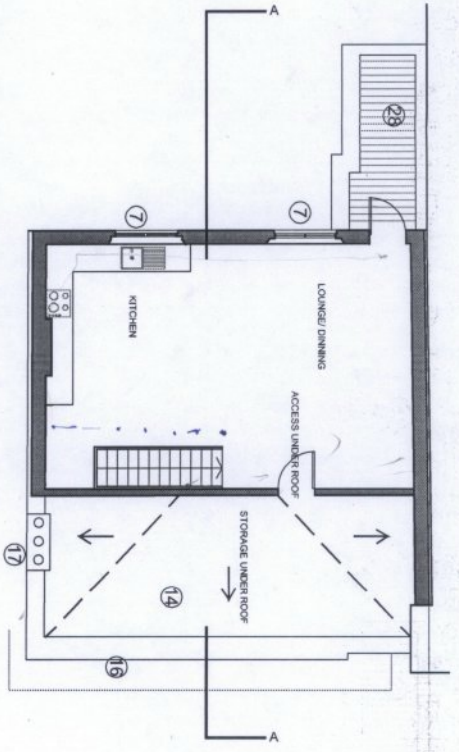
- Revisions
- | | | | |
|---|-----------|---|----|
| C | 28-Nov-14 | NOTES AMENDED | SK |
| B | 5-Sep-14 | NOTES ADDED/AMENDED | SK |
| A | 12-Apr-14 | PROPOSED NEW DECK REMOVED, TEXT AMENDED | JK |
- By Authorised

115 CHANCERY LANE

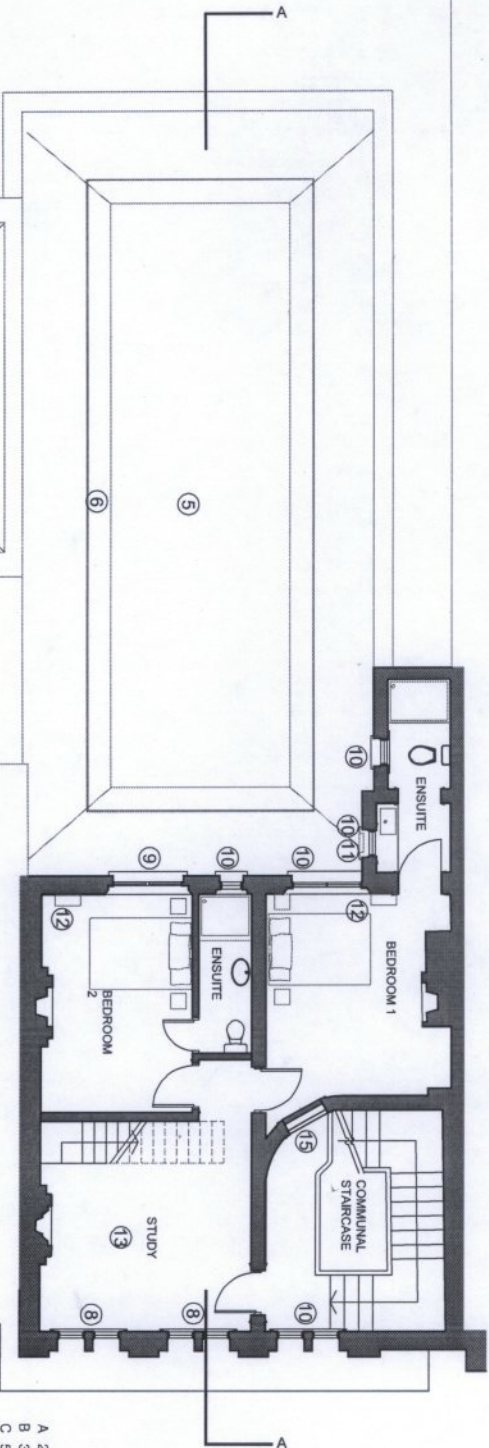
PROPOSED SECOND FLOOR PLAN

Drawn By:	Checked By:	Authorised By:	Revision No.:	Rev. Authorised By:
YY	DE	AM	SK	AJM
22/11/13	1:100@A3	21/12/01-4F-07-202	C	28-11-14

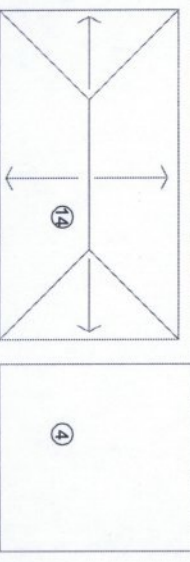
© Copyright 2006 - Aukett Fitzroy Robinson Ltd 28-Nov-14 10:33 AM By: Shapur Keshvari



PROPOSED FOURTH FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL, STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR
3. EXISTING DOOR REMOVED & WALL FILLED IN
4. REDUNDANT PLANT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLANT FOR MAINTENANCE ACCESS AND ASSOCIATED PUMPSET SYSTEM & SAFETY FALLINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO A/C UNIT.
12. PROPOSED A/C UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED.
15. DOOR REINFORCED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTOREY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE
21. EXISTING PAINT TO BE REMOVED & STONEWORK RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOUNDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
23. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
24. EXISTING ROOF RETAINED.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED.

Revisions

PROPOSED THIRD & FOURTH FLOOR PLAN

115 CHANCERY LANE

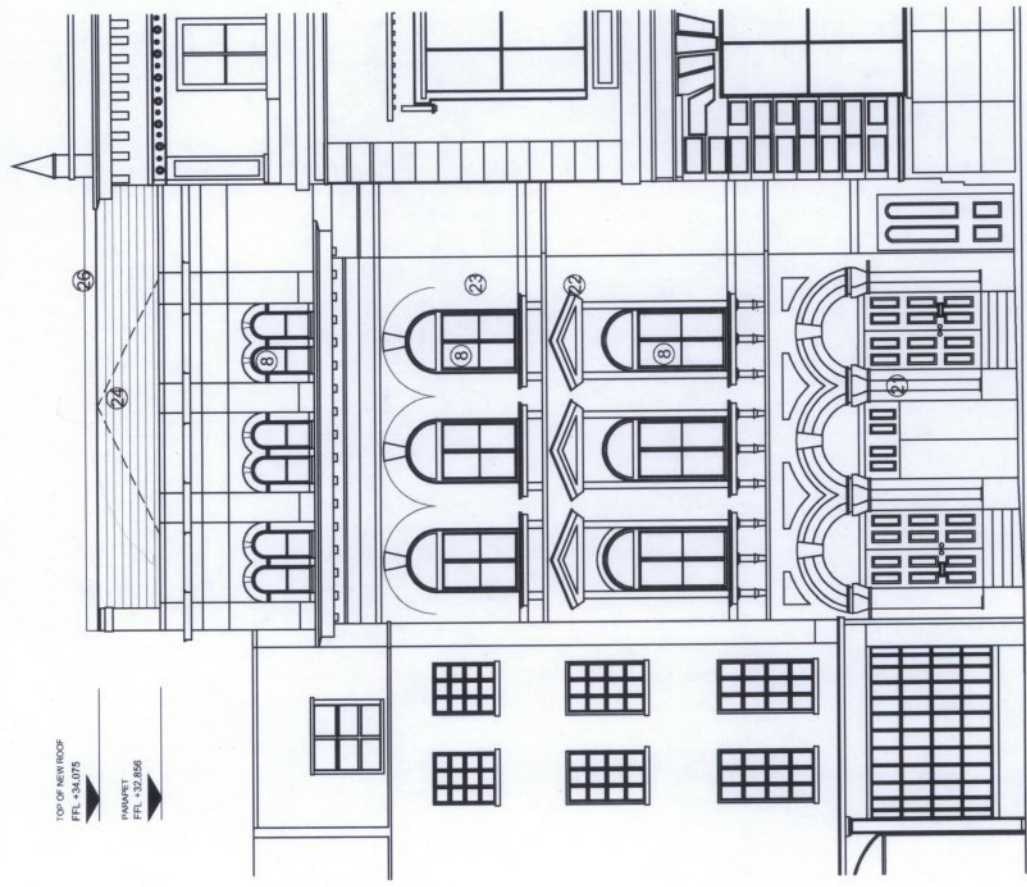
Drawn By	Checked By	Authorised By	Scale	Date
YY	DM	SK	1:100@A3	22/11/13
YY	AM	AM	2132-01-AR-07-203	
		G		

© Copyright 2009 - Aukett Fitzroy Robinson Ltd
28-Nov-14 10:26 AM By: Shajiq Keshava

1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED MANSARD SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED & EXTENDED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTORY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE.
21. EXISTING PAINT TO BE REMOVED & STONEWORK RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOULDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
23. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
24. EXISTING ROOF PARTIALLY RETAINED & EXTENDED ON THE LINE & PITCH OF THE EXISTING TO FORM NEW MICRO PITCH TO FRONT.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO REAR FACADE TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED.
31. NEW PROPOSED FLAT ROOF.

- Revisions
- | | | | |
|----|-----------|--|----|
| YY | 3-Jun-14 | ELEVATION AMENDED TO REFLECT LAYOUT CHANGES | YY |
| C | 5-Mar-14 | CHIMNEY OMITTED | JK |
| D | 4-Apr-14 | TEXT AMENDED | YY |
| E | 23-May-14 | FRONT ROOF SLOPE RETAINED | SK |
| F | 5-Sep-14 | NOTES ADDED/AMENDED | SK |
| G | 28-Nov-14 | NOTES AMENDED | SK |
| H | 3-Dec-14 | HATCHING SHOWN ON ROOF PITCH & NOTES AMENDED | SK |
| I | 4-Dec-14 | NOTES AMENDED | SK |
- By: Authorised

PROPOSED FRONT (EAST) ELEVATION



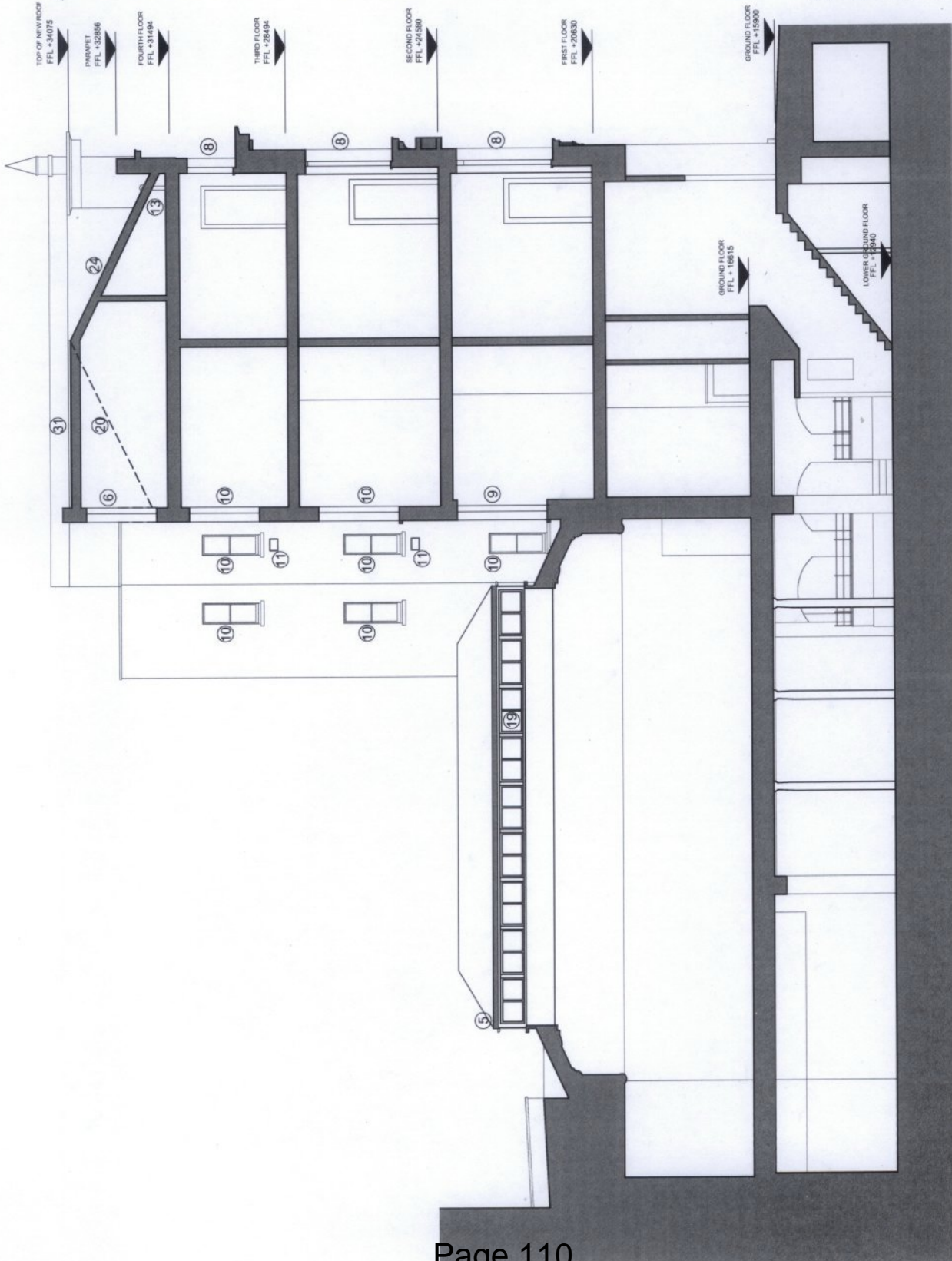
TOP OF NEW ROOF
FL - 34.075

PARAPET
FL - 32.866

Drawn By:	Checked By:	Authorised By:	Scale:	Date:
YY	DE	AM	SK	22/11/13
22/11/13	1:100@A3	21132-01-AR-07-220	1	04-Dec-14

© Copyright 2006 - Aukett Fitzroy Robinson Ltd

115 CHANCERY LANE



1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED MANSARD SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED & EXTENDED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTORY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE.
21. EXISTING PAINT TO BE REWOULDED & STONERWORK RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOULDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
23. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
24. EXISTING ROOF PARTIALLY RETAINED & EXTENDED ON THE LINE & PITCH OF THE EXISTING TO FORM NEW WIND PITCH TO FRONT.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED.
31. NEW PROPOSED FLAT ROOF.

- JK
YY
E
F
G
H
I
- 4-Apr-14 TEXT AMENDED
23-May-14 FRONT ROOF SLOPE RETAINED NOTES ADDED/AMENDED, A/C GRILL & STUDY VENT SHOWN, GLAZED PITCHED ROOF REMOVED REPLACED BY FLAT ROOF.
5-Sep-14
28-Nov-14 NOTES AMENDED
3-Dec-14 INTERNAL WALL INDICATED IN LOFT ROOM & NOTES AMENDED
4-Dec-14 NOTES AMENDED.

Revisions By Authorised

PROPOSED SECTION A-A

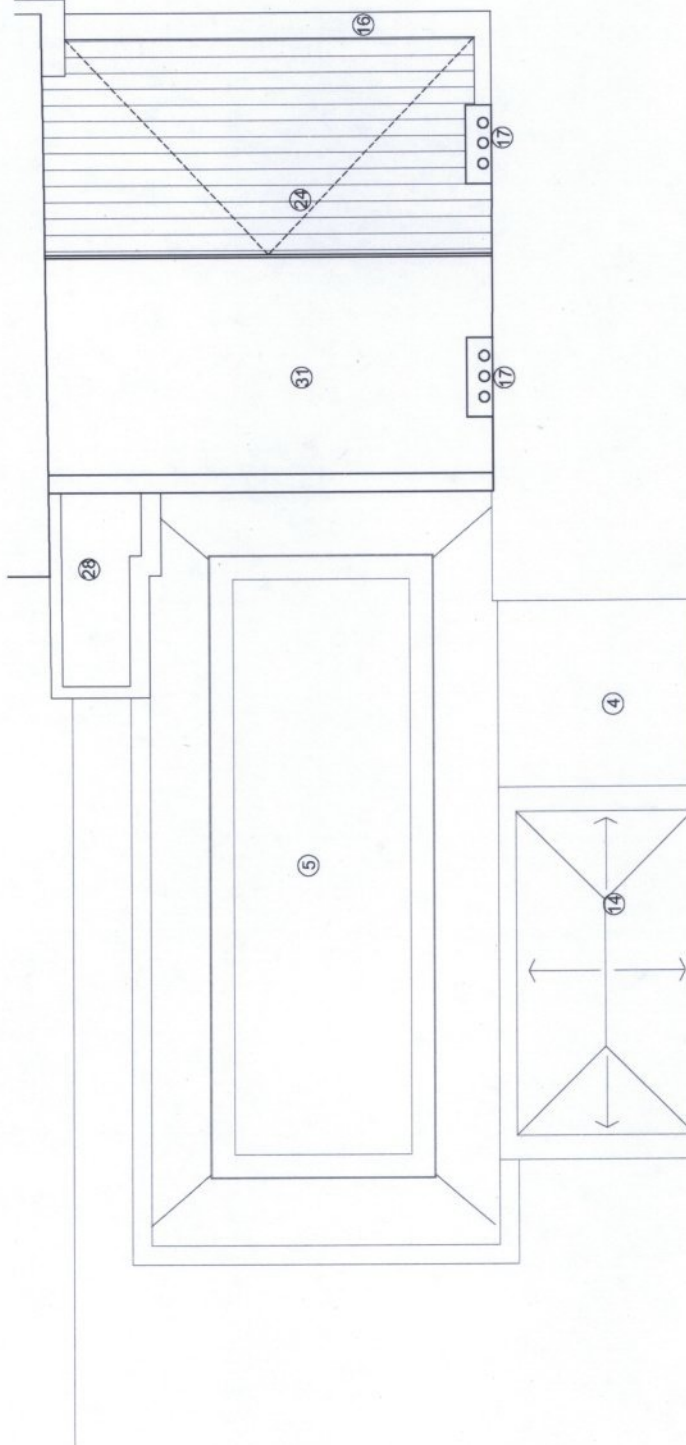
115 CHANCERY LANE

Drawn By	Checked By	Authorised By	Number	Date
YY	DE	AM	SK	AM
22/11/13	1:100/GAS	2113E-01-AR-07-210	I	04-Dec-14

© Copyright 2008 - Aukett Fitzroy Robinson Ltd
4-Dec-14 11:05:AM By Shepur Keeniv



1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL, STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT ROOMED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED MANSARD SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED & EXTENDED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTORY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE.
21. EXISTING PAINT TO BE REMOVED & STONEMARK RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOUNDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
23. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
24. EXISTING ROOF PARTIALLY RETAINED & EXTENDED ON THE LINE & PITCH OF THE EXISTING TO FORM NEW WIND PITCH TO FRONT.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED.
31. NEW PROPOSED FLAT ROOF.



Drawn By	Checked By	Authorised By	Issue No	Issue Date
YY	DE	AM	SK	04-Dec-14
22/11/13	11:00@AS	21132-01-AR-07-204	1	04-Dec-14

Revisions	By	Authorised
C 5-Mar-14	ROOF CHIMNEY OMITTED	YY
D 04/04/2014	ANNOTATION AMENDED	YY
E 23/05/2014	HALF OF THE ORIGINAL ROOF RETAINED	YY
F 05-Sept-14	NOTES ADDED/AMENDED & PLATFORM SHOWN	SK
G 28-Nov-14	NOTES AMENDED	SK
H 03-Dec-14	NOTES AMENDED	SK
I 04-Dec-14	NOTE AMENDED	SK

PROPOSED ROOF PLAN

115 CHANCERY LANE

1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED MANSARD SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTOREY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE.
21. EXISTING PAINT TO BE REMOVED & STONENWORK RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOULDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
23. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
24. EXISTING ROOF RETAINED.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED.

Revision No.	Description	Author	Checked	Date
A	23-Dec-13 ELEVATION AMENDED	TH		
B	3-Jan-14 ELEVATION AMENDED	YY		
C	6-Jan-14 ELEVATION AMENDED	TH		
D	5-Mar-14 CHIMNEY OMITTED	YY		
E	4-Apr-14 TEXT AMENDED	JK		
F	23-May-14 ELEVATION AMENDED	YY		
G	5-Sep-14 NUMBERED REFERENCES AMENDED, CHIMNEY & PARAPET SHOWN	SK		
H	28-Nov-14 NOTES AMENDED	SK		

Revisions By: AUF/RS/SC

PROPOSED REAR (WEST) ELEVATION



Drawn No.	Checked No.	Author	Checked	Date
YY	DE	AM	SK	
22/11/13	1:10@AS	21/12/01-AR-07-221	H	28-Nov-14

© Copyright 2006 - Aukett Fitzroy Robinson Ltd 28-Nov-14 10:21 AM By: Shapur Keshvari

Agenda Item 5

Item No.

5

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 April 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	5 Raphael Street, London, SW7 1DL		
Proposal	Removal of Condition 2 of planning permission dated 10 December 2013 (RN:13/07366/FULL) for extension of the opening hours of the restaurant unit so as to allow it to open between 10.00 to 00.30 hours the following day on Mondays to Saturdays (no change on Sundays) on a permanent basis.		
Agent	Thomas & Thomas Partners LLP		
On behalf of	Azumi Ltd		
Registered Number	14/11396/FULL	TP / PP No	TP/1182
Date of Application	18.11.2014	Date amended/ completed	03.12.2014
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area			
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Core Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Opening hours	10.00-00.30	Monday – Saturday 12.00 – 00.00 Sunday

1. RECOMMENDATION

Grant conditional permission.





5 Raphael Street, SW7

2. SUMMARY

Planning permission was granted to extend the opening hours of Zuma restaurant by an additional half an hour to allow the restaurant to open between 10.00 hours and 00.30 hours Monday to Saturday in December 2013 for a temporary period of 1 year. The temporary period has now expired and the applicant now seeks permission to extend the opening hours on a permanent basis.

The key issue in this case is:

- The impact of increasing the hours of opening on residential amenity.

Since the extended opening hours have been in operation, there has been no record of complaints to the Council's Environmental Health Noise Team citing noise disturbance during the restaurant opening hours.

The applicant has submitted an Operational Management Statement which states that the maximum number of covers will remain as existing (193), no bookings will be taken beyond 22.00 (as existing) to allow existing customers more time to finish their meal and allow for a more gradual and controlled dispersal of customers during the later hours of trading. It also sets out their operational procedures to protect the amenity of local residents. Provided that the restaurant continues to run as set out in the Operational Management Statement, the extension of the restaurant closing time from midnight to 00.30 on a permanent basis is unlikely to result in any significant loss of amenity to surrounding residents. It is recommended that the Operational Management Statement be secured by condition, with a requirement to seek approval from the Council should any changes be sought in the future.

3. CONSULTATIONS

KNIGHTSBRIDGE ASSOCIATION

Objection. Noise disturbance to residents within 199 Knightsbridge, Lancelot Place and the Trevor's. The planning inspector's decision dated 4 April 2003 remains relevant, namely the noise, disturbance and degradation of resident's amenity that would follow from any extension of opening hours. Since 2003, the number and size of limousines has, if anything, increased bringing with it increased 'potential for significant disturbance after midnight' as referred to in the planning inspectors decision. The parking situation in the Trevor's resulting from chauffer driven cars seeking parking spaces while waiting to collect clientele has also deteriorated over the 12 years since 2003.

HIGHWAYS PLANNING MANAGER

No objection.

ENVIRONMENTAL HEALTH

No objection. Since permission was granted for extended opening hours in 2013 there have been no recorded noise complaints which specifically relate to the operation of Zuma during trading hours.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 352; Total No. of Replies: 2

Objections have been received from and on behalf of Knightsbridge Residents Management Company (KRMC), 199 Knightsbridge and Trevor Square on the following grounds:

Amenity

- Zuma customers use Trevor Square, Trevor Street and Trevor Place to park their cars and are often noisy, holding loud conversations near their cars. This disturbs the sleep of residents.
- Residents in 199 Knightsbridge experience significant levels of noise from visitors and vehicles to the restaurant and cars collecting patrons.
- The area has a substantial residential population, with 199 Knightsbridge accommodating over 200 households.
- Whilst recognising that the current operator (Zuma) has operated under similar operating hours under a temporary 1 year permission, the permission would relate to 5 Raphael Street and would not be personal to Zuma. Another restaurant could occupy the unit differently and in a way that was more harmful to surrounding residents. A permanent permission could therefore lead to permanent adverse impacts.
- There has been correspondence with the Council about out of hours deliveries to Zuma.
- KRMC would accept a continuation of the extended opening hours on a temporary period of 1 year, to continually review the impact on residents and prevent issues exacerbating.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The restaurant premises are located at ground floor level on the south side of Raphael Street. It has been occupied by a restaurant called Zuma since May 2002.

On the north side of Raphael Street is 199 Knightsbridge, a residential block of 200 flats. Immediately to the west, 70 Brompton Road (known more fully as 68-76 Brompton Road/10 Lancelot Place) comprises 52 residential flats and beyond are residential houses in Lancelot Place and the Trevor's.

The premises fall within the Core Central Activities Zone (Core CAZ), but do not lie within a stress area or a conservation area.

4.2 Relevant History

Planning permission was granted on 15 May 2000 for a scheme of alteration and refurbishment of 44-58 Brompton Road, 1 Knightsbridge Green and 1-5 Raphael Street to provide retail, restaurant and office uses. Condition 14 attached to the permission stated that:

'The A3 use on Raphael Street hereby permitted shall not be carried out except between the hours of 10.00 hours and 00.00 hours (midnight) on Monday to Saturday excluding Bank Holidays and 10.00 hours to 23.00 hours on Sundays and Bank Holidays'.

An application to vary Condition 14 of the 2000 permission to extend the opening hours of the restaurant to between 10.00 to 01.00 hours on Mondays to Saturdays excluding Bank Holidays was refused on 26 June 2002, on amenity grounds, by reason of increased pedestrian and vehicular activity and resultant noise late at night, to residents particularly on Lancelot Place, Raphael Street and Knightsbridge Green.

An appeal was lodged against this decision and the Inspector amended the condition to state: 'No customers shall be on the A3 premises at 5 Raphael Street outside the following times: 10.00 hours to 00.00 hours (midnight) on Monday to Saturdays excluding Bank Holidays and 10.00 hours to 23.00 hours Sundays and Bank Holidays.

In considering the appeal the Inspector concluded (based on the current capacity of the restaurant at around 175 customers):

- The character of Raphael Street is changing from being dominated by large scale office blocks to have a strong residential presence. Raphael Street together with Lancelot Place and the Trevor's are in distinct contrast to the main arteries of Knightsbridge and Brompton Road which is reflected in noise levels during the day and at night.
- The opening hours of the appeal premises should respond to their location off the main thoroughfares in a developing residential block.
- At issue is the effect of patrons leaving the restaurant, rather than noise and disturbance from within the building.
- The concentration of activity around the entrance to Zuma and the associated noise events would be in close proximity to a considerable number of habitable rooms in the new residential blocks. There would be potential for significant disturbance after midnight.
- Whilst the development site at 70 Brompton Road has a car park at basement level which will be accessed via a ramp and includes an ancillary health club, this would not be available to the wider public, and any disturbance arising from the scheme would not be comparable in time, type and volume to that associated with Zuma.
- Traffic movements and customers walking to their cars or home between midnight until after 01.00 hours would unduly disturb residents of Lancelot Place and Trevor Street.
- The proposed extension to the hours of opening would lead to a significant reduction in the amenity of existing and new residential accommodation.
- The condition on opening hours is reasonable and necessary to safeguard the living conditions of nearby existing and future residents from undue noise disturbance.

Two further applications to extend the opening hours of the restaurant were subsequently refused. In March 2005 planning permission was refused to extend the opening hours of the restaurant until 01.00 daily. In order to try to overcome objections expressed by the Inspector, the applicant proposed a solution whereby the main front door to the restaurant on to Raphael Street would be closed at midnight and all remaining customers would leave by 01.00 hours from the rear into an existing service yard. However, it was considered that this solution did not address the previous objections raised by the Council or the Inspectorate at appeal, and the application was refused on amenity grounds.

Planning permission was again refused in September 2005 to extend the opening hours of the restaurant until 01.00 hours Monday to Saturday and 10.00 hours and 00.00 hours (midnight) on Sundays, with customers exiting onto Knightsbridge Green between 00.00 (midnight) and 01.00 the following day Mondays to Saturdays. This time the applicant proposed a solution whereby the main front door to the restaurant on Raphael Street would be closed at midnight and all remaining customers would leave by 01.00, through an existing internal corridor route through the building and exit directly onto Knightsbridge Green, thus removing the concentration of activity from around the entrance of Zuma.

Again it was considered that the proposed extension of opening hours would be likely to result in a loss of amenity for occupiers of residential properties in the vicinity, by reason of increased pedestrian and vehicular activity and resultant noise late at night.

In December 2013, planning permission was granted for the extension of the opening hours of the restaurant unit so as to allow it to open between 10.00 to 00.30 hours the following day on Mondays to Saturdays (no change on Sundays) for a temporary period of 1 year.

5. THE PROPOSAL

Planning permission is sought for the removal of Condition 2 of planning permission dated 10 December 2013 (RN: 13/07366/FULL) for the extension of the opening hours of the restaurant unit so as to allow it to open between 10.00 to 00.30 hours the following day on Mondays to Saturdays on a permanent basis.

6. DETAILED CONSIDERATIONS

6.1 Land Use

Zuma is a very popular and successful restaurant. Objections have been received from the Knightsbridge Association and from and on behalf of residential occupiers within 199 Knightsbridge (Knightsbridge Residents Management Company (KRMC) and Trevor Square to the extension of the opening hours on a permanent basis on the grounds that customers outside the premises and associated vehicle/taxis movements cause noise disturbance to residents late at night. KRMC state that they would accept a continuation of the extended opening hours on a temporary period of 1 year, to continually review the impact on residents and prevent issues exacerbating.

As part of the 2013 consent to allow for an extension to the opening hours by half an hour the Council's Environmental Health Noise Team carried out attended noise monitoring outside the premises using a sound level meter and personal observation on 18 November 2013, for a 90 minute period between 23.15 and 00.45 hours.

It was noted that Raphael Street is a relatively quiet, one way street, with cobbled stone. The cobbled stone has an adverse impact on noise levels when there is passing traffic. Some of the high measured noise levels were due to passing vehicles which cannot be attributed to Zuma, but in the majority of instances where high L_{Amax} levels were measured, it did appear to be associated with Zuma including noise from vehicles collecting customers and from loud voices and laughter. A number of private hire and chauffer driven cars did leave engines running and this is likely to cause some annoyance to adjacent residents.

However, the dispersal of customers during the monitoring session was fairly well spread from 23.30 until 00.30 and appeared well managed with few customers loitering outside once they had left the restaurant. Many of the customers use pre-booked taxis, private hire cars/minibuses or chauffer driven cars and in this respect dispersal appeared to be managed well. Customers only left the premises when their transport had arrived, and those who left on foot tended to do so quickly and quietly. The Environmental Health officer concluded that the noise impact from the proposed extended opening hours is likely to be minimal and raised no objection to the application.

Since the 2013 consent one complaint has been received to the Council's 24 hour noise team in June 2014 about an early morning delivery (0455hrs) to the restaurant. The applicant states that as a result the supplier who was delivering tofu has been changed. There have been no recent complaints to the Noise Team citing noise disturbance during the restaurant opening hours.

The applicant has submitted an Operational Management Statement in support of their application outlining how the restaurant will continue to operate and sets out a number of commitments including:-

- The existing number of covers of 193 at any one time will not change.
- Reservations will continue to only be taken up to 22.00 hours with the additional half an hour to allow existing customers more time to finish their meal. The additional time will also promote a more gradual and controlled dispersal of customers during the latter hours of trading.
- Extensive employee induction and on-going refresher training covering responsibilities in the local area and towards local residents.
- Responsible management of customers inside and outside the restaurant. The main entrance/exit managed by reception staff at all times. Controlled management of the arrival of customers to avoid queuing on Raphael Street.
- No drinking on Raphael Street. Only customers using the demised external terrace area permitted to drink outside and no drinking outside whatsoever after 22.30 hours.
- Controlling and supervising customer smoking with smokers not permitted to take drinks outside at any time.
- Dispersal policy to ensure quiet, controlled and swift dispersal of customers.
- Customers and drivers reminded not to leave their engines running and to keep noise to a minimum.
- All staff familiar with public transport links so they can advise customers as required.
- The restaurant operates a private car booking service, and customers wait inside until their car arrives.
- Black cabs are readily available in the new Raphael Street taxi ranks. If there are no black cabs available customers are asked to wait inside until a cab becomes available or assist customers booking a car.
- The restaurant operates a car valet service whereby cars are taken by staff from the main entrance to a private car park within the building which enables customers to arrive and leave the restaurant as quickly as possible without using up on street parking spaces.
- Closing procedure ensuring all customers are off the premises by the authorised closing time.

It is therefore considered that provided the restaurant continues to run as set out in the Operational Management Statement, the extension of the restaurant closing time from midnight to 00.30 on a permanent basis is unlikely to result in any significant loss of amenity to surrounding residents. It is recommended that the operational management statement be secured by condition, with a requirement to seek approval from the Council should any changes in the future be sought, which would include any change in ownership.

6.2 Townscape and Design

Not applicable.

6.3 Amenity (Sunlight/Daylight/Sense of Enclosure)

Not applicable (please see Land Use section above).

6.4 Transportation/Servicing

The Highways Planning Manager raises no objection to the proposal.

6.5 Economic Considerations

The proposal is in accordance with the UDP and the economic benefits generated are welcomed.

6.6 Access

Access into and out of the building will remain unchanged.

6.7 Other UDP/Westminster Policy Considerations

Not applicable.

6.8 London Plan

The proposal does not raise strategic issues and does not have significant implications for the London Plan.

6.9 Planning Obligations

Not applicable.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

The proposal is of an insufficient scale to require an environmental assessment.

6.11 Other Issues

Not applicable.

7. Conclusion

Prior to the December 2013 consent, the Council's Environmental Health Noise Team carried out attended noise monitoring outside the restaurant on 18 November 2013, for a 90 minute period between 23.15 and 00.45 hours and concluded that the noise impact from the restaurant opening for an additional half an hour was likely to be minimal. Since the extended opening hours have been in operation there has been no record of complaints to the Noise Team citing noise disturbance during the restaurant opening hours.

The applicant has submitted an Operational Management Statement which states that the maximum number of covers will remain as existing (193), no bookings will be taken beyond 22.00 (as existing) to allow existing customers more time to finish their meal and allow for a more gradual and controlled dispersal of customers during the later hours of trading. It also sets out their operational procedures to protect the amenity of local residents. Provided the restaurant continues to run as set out in the Operational Management Statement, the extension of the restaurant closing time from midnight to 00.30 on a permanent basis is unlikely to result in any significant loss of amenity to surrounding residents. It is recommended that the Operational Management Statement be secured by condition, with a requirement to seek approval from the Council should any changes in the future be sought.

Whilst objections have been raised on amenity grounds, it is not considered that the impact of the additional half hour is sufficient to justify a reason for refusal on planning grounds. Subject to conditions, approval is therefore recommended.

BACKGROUND PAPERS

1. Application form.
2. Memorandum from Environmental Health dated 13 January 2015.
3. Memorandum from Highways Planning Manager dated 9 January 2015.
4. Letter from Knightsbridge Association dated 14 January 2015.
5. Letter from occupier, 1 Trevor Square, SW7 dated 7 January 2015.
6. Letter from Turley Associates, on behalf of The Knightsbridge Residents Management Company Ltd (199 Knightsbridge, SW7) dated 13 January 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY E-MAIL – mmason@westminster.gov.uk

DRAFT DECISION LETTER

Address: 5 Raphael Street, London, SW7 1DL,

Proposal: Removal of Condition 2 of planning permission dated 10 December 2013 (RN:13/07366/FULL) for extension of the opening hours of the restaurant unit so as to allow it to open between 10.00 to 00.30 hours the following day on Mondays to Saturdays (no change on Sundays) on a permanent basis.

Plan Nos: Site location plan; unnumbered floorplan and Operational Management Statement dated October 2014.

Case Officer: Julia Asghar

Direct Tel. No. 020 7641 2518

Recommended Condition(s) and Reason(s):

- 1 ~~Customers shall not be permitted within the restaurant premises before 10.00 or after 00.30 the following day Monday to Saturday and before 10.00 or after 23.00 on Sundays.~~
(C12BD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and TACE 10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 2 You must carry out the measures included in your Operational Management Statement dated October 2014 at all times that the restaurant is in use. Should any changes be required you must apply to us for an alternative Operational Management Statement prior to making any changes. If we approve an alternative Operational Management Statement you must then carry out the measures at all times the restaurant is in use.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE TACE10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

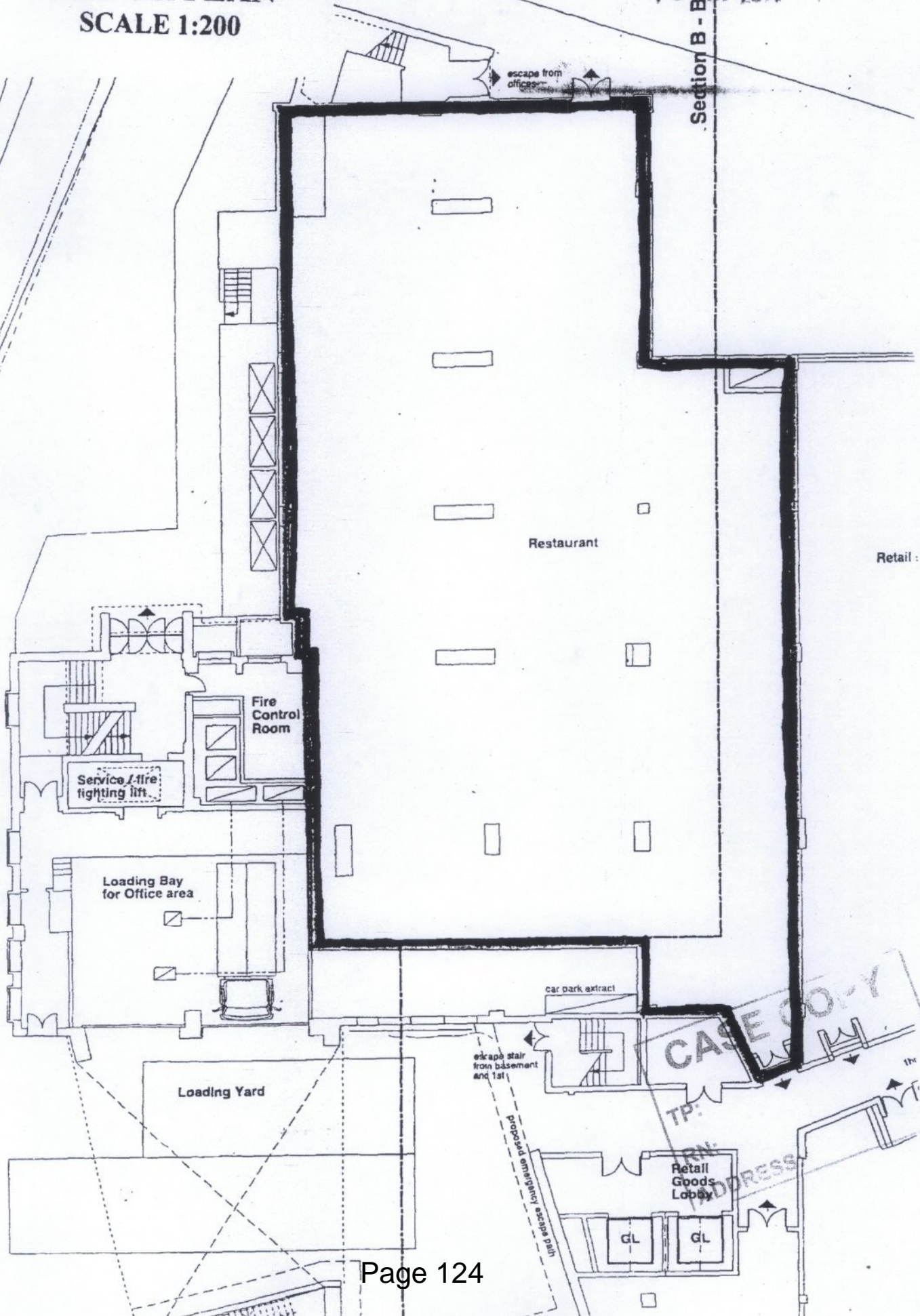
Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the Nation Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

FLOOR PLAN
SCALE 1:200

18 NOV 2014

Section B - B



Agenda Item 6

Item No.

6

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 April 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	3 Chester Row, London, SW1W 9JF		
Proposal	Excavation to create a basement extension beneath the garden with rooflights; lowering the floor slab of the front vaults; erection of a lower ground floor rear extension, upper ground floor rear glazed infill extension, and third floor rear closet wing extension; installation of a rooflight at main roof level; hard and soft landscaping of rear garden including the removal of a Magnolia Tree and planting two replacement trees, and associated internal alterations.		
Agent	Adjaye Associates		
On behalf of	Mr Michael Hue-Williams		
Registered Number	14/03316/FULL 14/03317/LBC	TP / PP No	TP/17365
Date of Application	07.04.2014	Date amended/ completed	13.04.2015
Category of Application	Other		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Belgravia		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

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





3 Chester Row, SW1

2. SUMMARY

No. 3 Chester Row is a five storey mid terrace town house which is Grade II listed and located within the Belgravia Conservation Area.

Planning permission and listed building consent are sought for excavation to create a basement extension beneath the garden with rooflights; lowering the floor slab of the front vaults; erection of a lower ground floor rear extension, upper ground floor rear glazed infill extension, and third floor rear closet wing extension; installation of a new rooflight at main roof level; hard and soft landscaping of the rear garden including the removal of a Magnolia Tree and planting two replacement trees, and associated internal alterations.

The key issues in this case are:

- The impact on the character and appearance of the listed building and Belgravia Conservation Area.
- The impacts on the amenity of neighbouring residents.
- The impact on trees and planting.

The proposed development is considered to be acceptable in land use, design and amenity terms and would accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan). As such, it is recommended that conditional planning permission is granted.

3. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION

Objection on following grounds:

- Opening rooflight could provide nuisance to neighbours;
- Concern about increase in height of party wall adjacent no.1 Chester Row;
- Concern about overlooking of no.1 Chester Row.

BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The rear basement extension is to be constructed using RC underpinning which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

HIGHWAYS PLANNING MANAGER

No objection.

ARBORICULTURAL MANAGER

No objection subject to condition to secure landscaping details including the provision of replacement trees.

ENGLISH HERITAGE:

Authorisation to determine as seen fit.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 30; Total No. of Replies: 5.

Five objections on some or all of the following grounds:

Amenity

- Overlooking of No.1 Chester Row from the upper ground floor rear glazed infill extension. Obscure glass should be installed if the Council is minded to grant permission.
- Light pollution from rooflights in garden.
- Noise pollution from basement use in light of rooflight.

Design

- Rooflights in garden adversely affect the character and appearance of the conservation area.
- Basement excavation will adversely affect the architectural features of the listed building.
- No sustainable design measures are proposed.

Trees

- The Magnolia tree is a magnificent specimen and should be protected.

Other

- Noise, vibration, dust and disturbance from building works for a prolonged period of time.
- Construction traffic generated by construction vehicles will create noise and reduce residents car parking.
- Concern following skip collapse in road outside no.5 Chester Row.
- Subterranean development at No.5 Chester Row caused disruption and damage to surrounding properties.
- Destabilise ground conditions/structural damage to adjoining properties.
- Impact on the water table/geological and soil conditions.
- Structural concern about lowering the lower ground floor level by 300 mm (It was originally proposed to lower the lower ground floor slab by 300 mm how this is no longer proposed and the demolition drawings have been updated to reflect this change).

ADVERTISEMENT/ SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

3 Chester Row is a five storey mid terrace town house which is Grade II listed and located within the Belgravia Conservation Area.

4.2 Relevant History

02 December 2010: Listed building consent granted for reconstruction of damaged basement vault roof (10/10296/LBC).

5. THE PROPOSAL

Planning permission and listed building consent are sought for excavation to create a basement extension beneath the rear garden with rooflights; lowering the floor slab of the front vaults; erection of a lower ground floor rear extension, upper ground floor rear glazed infill extension, and third floor rear closet wing extension; installation of a new rooflight at main roof level; hard and soft landscaping of the rear garden including the removal of a Magnolia Tree and planting two replacement trees, and associated internal alterations.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The new basement floor would create ancillary residential accommodation in the form of a library/cinema room, shower room, and store room. In land use terms the creation of a larger single family dwellinghouse is considered to be acceptable in accordance with Policy H3 of the UDP and Policy S14 of the City Plan.

6.2 Townscape and Design

Formation of basement

The proposed basement will have no external visual impact apart from two rear walk on rooflights which are positioned adjacent to the rear elevation and boundary walls. Objections have been received that the rooflights will adversely affect the conservation area, however, given their location it is considered difficult to argue they will have a negative impact. Also the works are not considered to adversely affect the significance of the listed building.

There has been an objection that the basement will have a negative impact on the hierarchy and important features of the listed building. The hierarchy of the structure can provide a reason to resist a basement, however, this is usually where the dwelling is a simple two storey structure and the basement (maybe a double basement) would vastly alter the amount of living accommodation. At no.3 the building is constructed over numerous floors and the basement therefore does not contribute as greatly.

Lower ground floor rear extension

The proposed lower ground floor extension is to extend past the line of the existing closet wing however in this case and in light of the neighbouring extension approved and built at no.5, it is considered to be acceptable. The extension does not wrap around the whole of the closet wing as at No. 5 and therefore does still allow for the wing to be read as a separate and traditional element.

Upper ground floor rear glazed infill extension

Lightweight extensions at this level are common additions. The proposals are not consider to adversely affect the significance of the listed building and are therefore acceptable in principle, subject to the design detail of the structure which shall be conditioned.

There is an objection that the glazed infill extension/ winter garden is unacceptable in design terms, as no.1 Chester Row was advised that a two storey extension was unacceptable in 2006. The application at no.1 Chester Row sought to erect a two storey rear extension across the full width of the property. There is very little similarity between what was proposed in 2006 and the 'winter garden' extension now proposed at the application site, which sits within the depth of the existing closet wing projection.

Third floor rear closet wing extension

Neighbouring properties have similar extensions at this level and therefore this is also considered acceptable at this site.

Lowering of floor within front vaults

The front vault floor is to be lowered by 600mm. It was originally proposed to lower the entire lower ground floor slab by 300mm however this is no longer proposed. The lower ground floor will be lowered only locally on the side of No.5 to ease access into the utility area under the vaults. This is to avoid underpinning of the shared wall with No.1. Underpinning on the side of No.5 already exists. The works are generally considered acceptable as they are not considered to unduly affect the character of the listed building.

6.3 Amenity (Daylight/Sunlight/Noise/Sense of Enclosure)

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

An objection has been raised by No.1 Chester Row on grounds of overlooking from the upper ground floor rear glazed infill extension referred to as a winter garden on the drawings. The winter garden is set back within the recess between the existing closet wings of Nos.1 and 3. In this location it is considered that any overlooking of no.1 would be at an oblique angle. The applicant has offered to install sight control glass in the winter garden to address concerns from neighbours.

It is considered that there would be an unacceptable level of overlooking should the roof of the new rear lower ground floor extension be used as a roof terrace. No safety railings are proposed around the new extension and access from the 'winter garden' is restricted by fixed frameless glass. A condition is recommended to prevent the use of the lower ground floor extension's roof for sitting out or for any other purpose except for emergency or maintenance purposes.

The new lower ground floor extension would project an additional 3.5m along the boundary with no.1 and increase the height of the boundary wall by 0.5m. However the extension abuts the flank elevation of No.1's closet wing and lower ground floor extension and it is therefore not considered that No.1 would experience any significant loss of light or increase in sense of enclosure.

The third floor closet wing extension is not considered to raise any amenity issues.

An objection has been raised on grounds of light pollution from the rooflights in the rear garden. Given the size and location of the rooflights it is not considered that they would cause harm to neighbouring residents in terms of light pollution.

There has also been an objection on grounds of noise disturbance from the basement use in light of the rooflights to be installed in the garden. It is not considered that permission could reasonably be withheld on this ground given that this is a residential extension used for domestic purposes.

The proposal is considered to comply with Policies S29 and S32 in the City Plan and Policies ENV6 and ENV 13 in the UDP.

6.4 Transportation/Parking

The premises will remain as an existing single family dwelling and there will be no additional impact on on-street parking in the area.

6.5 Access

There are no changes to the existing access into the single family dwelling house.

6.6 Economic Considerations

The economic benefits generated by the development are welcomed.

6.7 Other UDP/Westminster Policy Considerations

Whilst it is inevitable that the development of the site would result in some disturbance to neighbouring occupiers, it is not considered that it would be reasonable to impose more stringent hours of work controls than would normally be imposed in relation to this type of development.

It is acknowledged that the new accommodation at basement level may not meet recommended guidelines with regards to natural light and ventilation. The plans show that the new accommodation will provide a library/ cinema room, shower room, and store room and will not be used for primary habitable purposes, such as a bedroom. The proposals are acceptable on the basis that the new basement is used as ancillary accommodation in connection with a large single family dwellinghouse.

The proposal does not raise strategic issues.

6.8 London Plan

The proposal does not raise strategic issues.

6.9 National Policy/ Guidance Considerations

Central Government's NPPF came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. The City Plan was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

6.10 Planning Obligations

The proposal does not trigger any requirement for Planning Obligations.

6.11 Environmental Assessment including Biodiversity and Trees

The proposal would mean the loss of a mature Magnolia tree and its replacement with two new trees to be planted in the rear garden. Objections have been raised to the proposed the loss of the Magnolia tree which neighbouring residents consider should be protected.

The Arboricultural Manager advises that the loss of this tree could be tolerated with suitable replacement planting and a suitable environment for the replacements to grow in. This would give a change in the landscape in that the proposed new planting would be screening the end of the garden bordering 6 Gerald Road and not the rear of 3 Chester Row. The landscaping proposals are not fully detailed but this aspect of the scheme can be conditioned. The species of tree proposed are small and planted close together, so whether it is better to plant a single larger tree or two small trees can be looked at with the landscape details. Subject to this condition the proposed removal of the tree is considered acceptable.

To achieve sufficient landscaping, a minimum 1m soil plus 200mm drainage layer will provide sufficient soil volumes to allow for new tree and shrub planting. In this case this soil depth is only provided above half of the basement. This level of provision however could be considered acceptable in this case. The proposal retains 50% of the garden area, and in order to achieve the recommended soil depth above the entire basement it would be necessary to excavate deeper into the garden. The area above the basement which does not provide the recommended soil depth is expected to still be a permeable surface and will be looked at with the landscaping details.

6.12 Other Issues

Objections have been received from neighbours on grounds of impact on the water table, geological and soil conditions, and also the structural stability of surrounding properties. Neighbours are concerned because a recent subterranean development at No.5 Chester Row caused disruption and damage to surrounding properties following a skip collapse in the road outside No.5 Chester Row.

Building Control officers advise that the neighbouring skip collapse was due to a double sized skip and a weakened vault.

6.12.1 Basement Excavation

The impact of the basement excavation is at the heart of concerns expressed by objectors. They are concerned that the excavation of new basements is a risky construction process with potential harm to the property and adjoining buildings.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the NPPF March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It

advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures. To address this, the applicant has provided a structural engineer's report 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 purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

This report has been considered by our Building Control officers who advised that the structural approach and consideration of the local hydrology appears satisfactory. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

The Council adopted its supplementary planning document on basement extension in November 2014. The document is a material consideration in assessing basement extension; however, the document does not include any new planning policy which restricts the extent to which basements can be constructed but supports the implementation of adopted policies in the Council's development plan. It provides guidance on information that needs to be submitted and how planning applications will be assessed in relation to the adopted policy framework. The Council has yet to formally introduce a basement policy which limits the extent to which basements can be built. The Council can only assess the proposed basement in terms of ensuring it can be undertaken without causing harm to adjoining properties.

6.12.2 Construction Management

The Construction Management Plan (CMP) submitted as part of the application is considered acceptable. The document demonstrates how the basement will be excavated and the proposed measures to minimise disruption are considered appropriate to this site. A condition is recommended to ensure that the proposed works are carried out in compliance with the CMP.

Objections have been raised on grounds that the proposals will result in noise, dust and disturbance to site neighbours. Whilst it is recognised that there will inevitably be an element of disturbance to residents, particularly during the construction of the new basements, conditions are recommended to restrict the hours of building works in order to mitigate the impact on nearby residential occupiers. It is considered that works can be adequately controlled by use of the City Council's standard hours of work condition, which includes additional controls to prevent excavation works at weekends and on bank holidays. It is not considered reasonable however, to restrict all construction works to Monday to Friday only.

An Informative is also recommended to encourage the applicant to join the nationally recognised Considerate Constructors Scheme as well as keeping residents informed concerning the works.

7. CONCLUSION

For the reasons set out in this report, the proposed development is considered acceptable, subject to the recommended conditions, and would accord with the relevant land use, design, and amenity policies within the UDP and City Plan.

BACKGROUND PAPERS

1. Application forms.
2. Emails from Building Control dated 08.04.2015 and 08.04.2015.
3. Memo from Highways Planning Manager received 13.05.2014.
4. Memo from Arboricultural Manager dated 15.12.2014.
5. Letter from English Heritage dated 11.12.2014 and 17.12.2014.
6. Letters from Charles Russell LLP on behalf of the owner/occupier of 1 Chester Row dated 21.05.2014 and 07.11.2014.
7. Letter and email from owner/ occupier of 69A Elizabeth Street dated 21.11.2014 and 05.11.2014.
8. Email from owner/ occupier of 11 Chester Row dated 20.05.2014.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY E-MAIL – mmason@westminster.gov.uk

DRAFT DECISION LETTER

Address: 3 Chester Row, London, SW1W 9JF

Proposal: Excavation to create a basement extension beneath the garden with rooflights; lowering the floor slab of the front vaults; erection of a lower ground floor rear extension, upper ground floor rear glazed infill extension, and third floor rear closet wing extension; installation of a rooflight at main roof level; hard and soft landscaping of rear garden including the removal of a Magnolia Tree and planting two replacement trees, and associated internal alterations.

Plan Nos: 10-001, 10-0002, 10-101B, 10-102, 10-103, 10-104B, 10-105B, 10-106B, 11-101B, 11-102A, 11-103, 12-101B, 12-102B, 13-101B; Design and Access Statement by Adjaye Associates; Statement of Significance by AHP; Tree Survey, Arboricultural Report by Phelps Associates; Construction Method Statement; Desk Study and Ground Investigation Report by GEA;
For information purposes only - Structural Survey and Methodology Statement by Fluid Structures. (See Informative 7).

Case Officer: David Dorward

Direct Tel. No. 020 7641 2408

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

You must carry out basement excavation work only:

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

Noisy work must not take place outside these hours. (C11BA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must not use the roof of the lower ground extension as a balcony or for any other purpose. You can however use the roof to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our

Unitary Development Plan that we adopted in January 2007. (R21AC)

- 4 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must apply to us for approval of detailed drawings at a scale of 1:10 with sections at 1:5 of the following parts of the development:
- i. Windows
 - ii. Doors
 - iii. Lower ground floor extension, including the proposed finish
 - iv. Upper ground floor extension, including the proposed finish

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within one planting of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within five years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Belgravia Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 3 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 4 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 5 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 6 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.
Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

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

Phone: 020 7641 2000

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

- 7 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

DRAFT DECISION LETTER

Address: 3 Chester Row, London, SW1W 9JF

Proposal: Formation of a basement extension beneath the garden. Erection of a half width extension at rear lower ground floor level and glazed infill extension at upper ground floor level and single storey extension at rear third floor level. Lowering of existing lower ground floor to improve floor to ceiling height and convert the vault spaces into an utility room. Associated internal alterations and reconfiguration of garden area including new steps and soft landscaping.

Plan Nos: 10-001, 10-0002, 10-101B, 10-102, 10-103, 10-104B, 10-105B, 10-106B, 11-101B, 11-102A, 11-103, 12-101B, 12-102B, 13-101B; Design and Access Statement by Adjaye Associates; Statement of Significance by AHP; Tree Survey, Arboricultural Report by Phelps Associates; Construction Method Statement; Desk Study and Ground Investigation Report by GEA; For information purposes only - Structural Survey and Methodology Statement by Fluid Structures. (See Informative 6).

Case Officer: David Dorward

Direct Tel. No. 020 7641 2408

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

Reason:

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

- 4 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

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

- 5 You must apply to us for approval of detailed drawings at a scale of 1:10 with sections at 1:5 of the following parts of the development:
- i. Windows
 - ii. Doors
 - iii. Lower ground floor extension, including the proposed finish
 - iv. Upper ground floor extension, including the proposed finish
 - v. Replacement staircase from second to third floors

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)

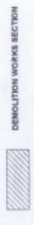
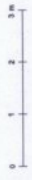
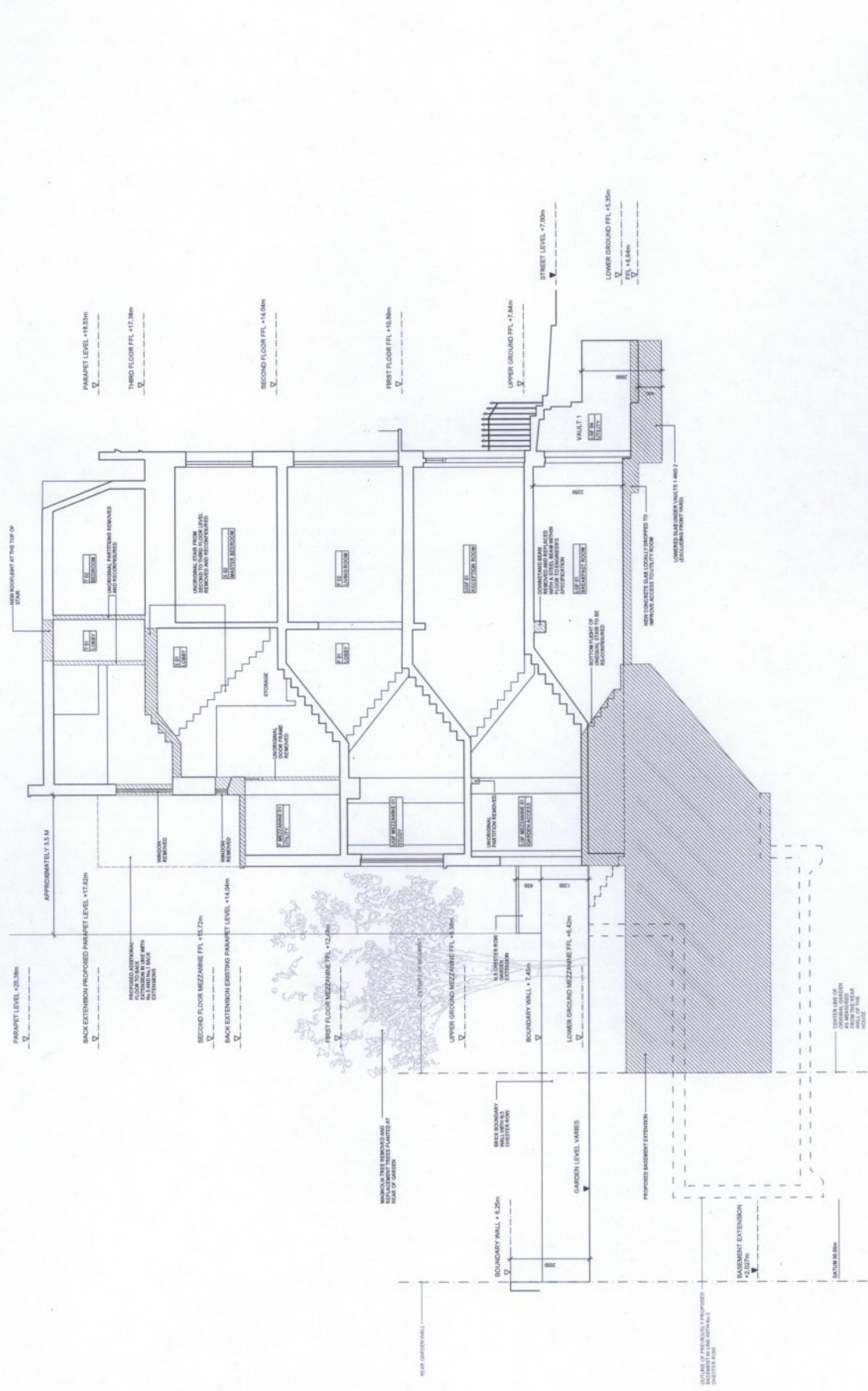
Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

NOTES:
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE
 SPECIFICATIONS OF THE ARCHITECT AND THE
 REQUIREMENTS OF THE LOCAL AUTHORITY.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND
 CONSENTS TO WORK FROM THE LOCAL AUTHORITY.
 3. ALL WORK SHALL BE COMPLETED WITHIN THE
 AGREED PROGRAMME OF WORK.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO
 ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL MATERIALS AND WORKMANSHIP SHALL BE
 SUBJECT TO INSPECTION AND APPROVAL BY THE
 LOCAL AUTHORITY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 PROTECTING ALL EXISTING SERVICES AND
 STRUCTURES.
 7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE
 WITH THE CURRENT BUILDING REGULATIONS AND
 LOCAL BY-LAWS.

REV	DATE	COMMENTS
1	08/2014	Issue for Planning
A	03/2014	Issue for Planning
B	05/2015	Issue for Overview
C	04/2015	Issue for Planning

Planning	
Project No.	3 Chester Rise
Client	Eastlyr Section BB
Drawn by	15/08/11
Checked by	15/08/11
Date	15/08/11
Scale	1:50
Author	15/08/11
Project	15/08/11
Client	Adgryr Associates



EXISTING SECTION BB

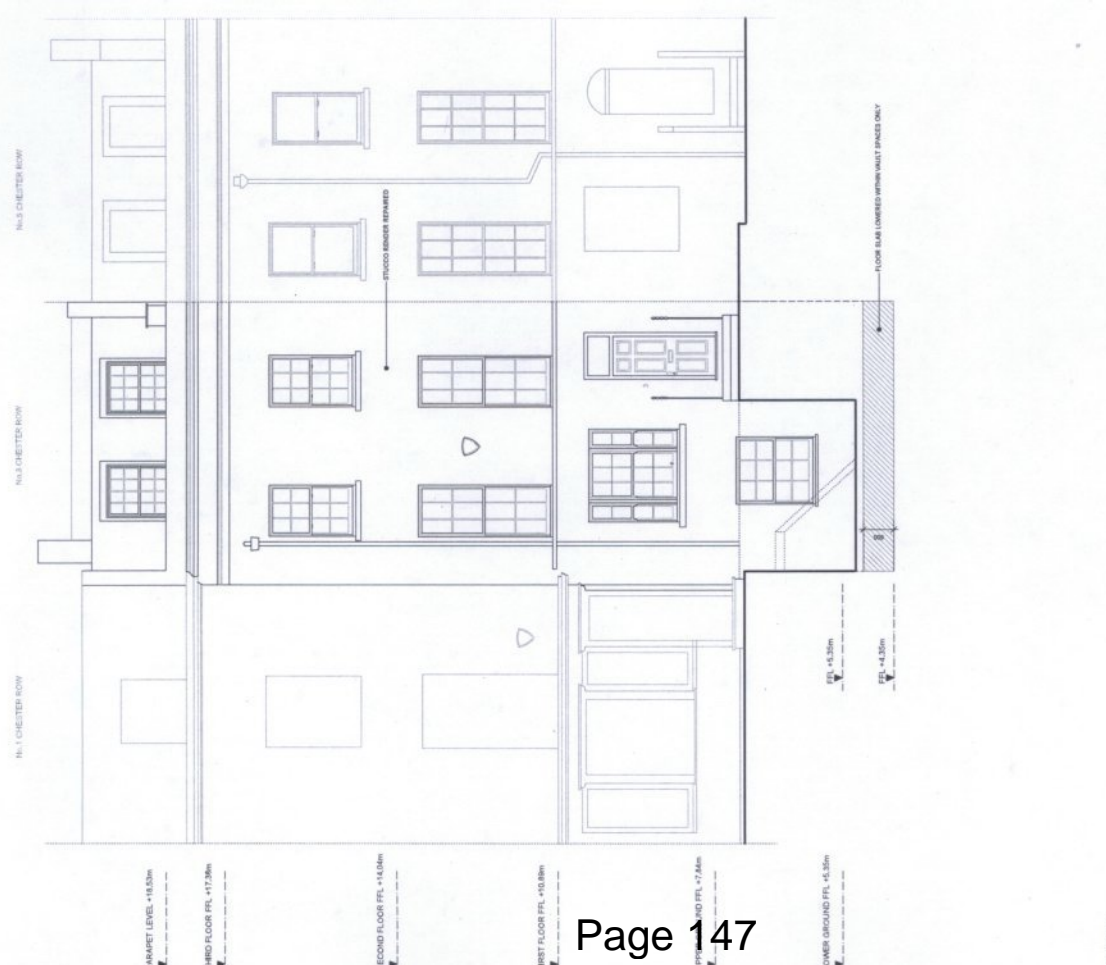
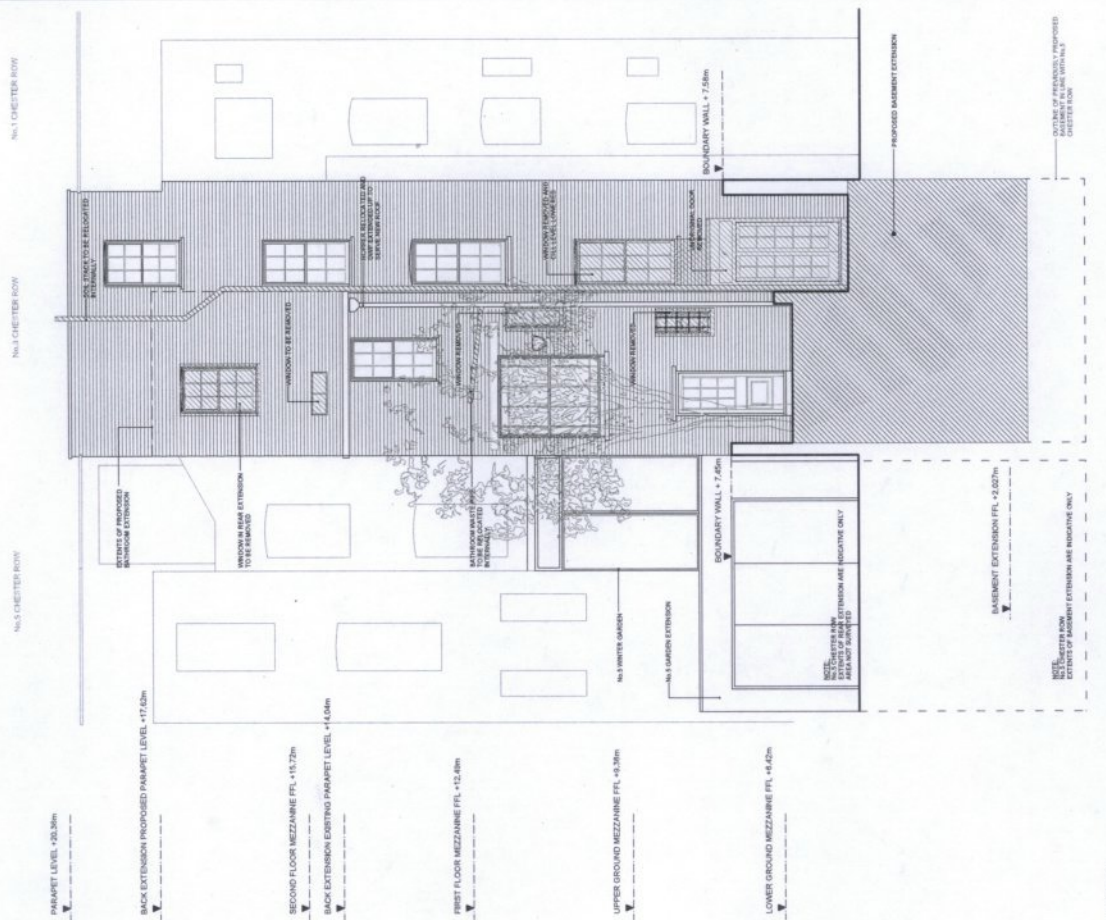
NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

REV	DATE	COMMENTS
-	08/24/24	Issued for Planning
A	09/24/24	Issued for Planning
B	10/25/24	Issued for Construction
C	10/25/24	Issued for Planning

Planning

Project No.	3 Chester Row
Sheet No.	Existing Elevations
Date	10/24/24
Scale	1/8" = 1'-0"
Author	JVS
Checker	JVS
Designer	JVS
Project	10-1308
Phase	B

Aglye Associates
 1000 Massachusetts Ave., Cambridge, MA 02139
 Tel: 617.452.1000 Fax: 617.452.1001

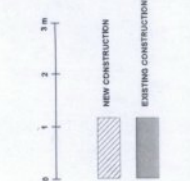
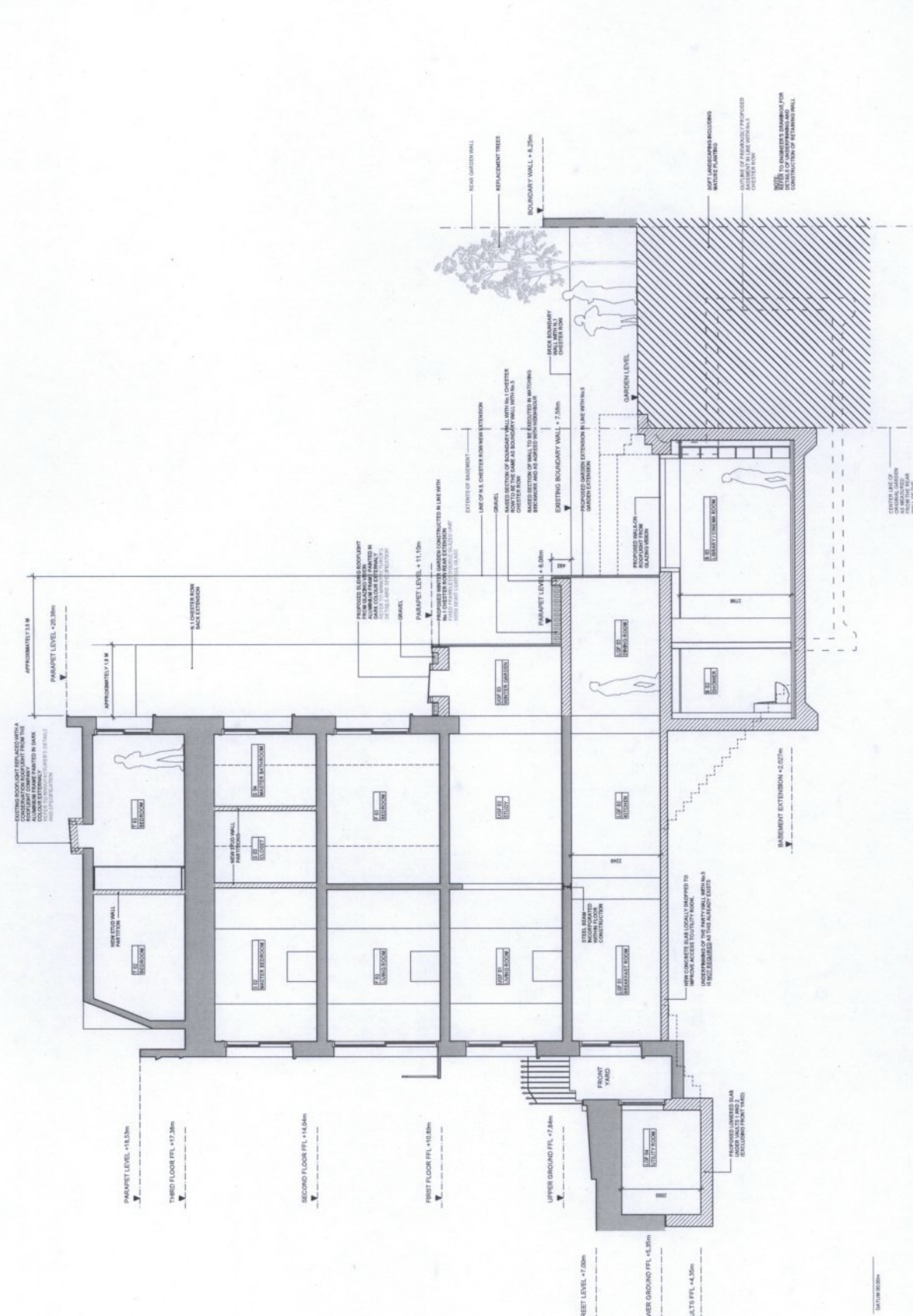


NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE
 LOCAL ORDINANCES.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 INTERNATIONAL PLUMBING CODE (IPC) AND ALL APPLICABLE
 LOCAL ORDINANCES.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING
 CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 INTERNATIONAL FIRE CODE (IFC) AND ALL APPLICABLE
 LOCAL ORDINANCES.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND
 ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 INTERNATIONAL SMOKE CONTROL CODE (ISCC) AND ALL
 APPLICABLE LOCAL ORDINANCES.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 INTERNATIONAL SAFETY CODE (ISC) AND ALL APPLICABLE
 LOCAL ORDINANCES.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 INTERNATIONAL TRANSPORTATION CODE (ITC) AND ALL
 APPLICABLE LOCAL ORDINANCES.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL
 APPLICABLE LOCAL ORDINANCES.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL
 APPLICABLE LOCAL ORDINANCES.

REV	DATE	DESCRIPTION
1	02/08/2017	ISSUED FOR PERMIT
2	02/08/2017	ISSUED FOR PERMIT
3	02/08/2017	ISSUED FOR PERMIT
4	02/08/2017	ISSUED FOR PERMIT
5	02/08/2017	ISSUED FOR PERMIT
6	02/08/2017	ISSUED FOR PERMIT
7	02/08/2017	ISSUED FOR PERMIT
8	02/08/2017	ISSUED FOR PERMIT
9	02/08/2017	ISSUED FOR PERMIT
10	02/08/2017	ISSUED FOR PERMIT

Planning

NO.	DATE	DESCRIPTION
1	02/08/2017	ISSUED FOR PERMIT
2	02/08/2017	ISSUED FOR PERMIT
3	02/08/2017	ISSUED FOR PERMIT
4	02/08/2017	ISSUED FOR PERMIT
5	02/08/2017	ISSUED FOR PERMIT
6	02/08/2017	ISSUED FOR PERMIT
7	02/08/2017	ISSUED FOR PERMIT
8	02/08/2017	ISSUED FOR PERMIT
9	02/08/2017	ISSUED FOR PERMIT
10	02/08/2017	ISSUED FOR PERMIT

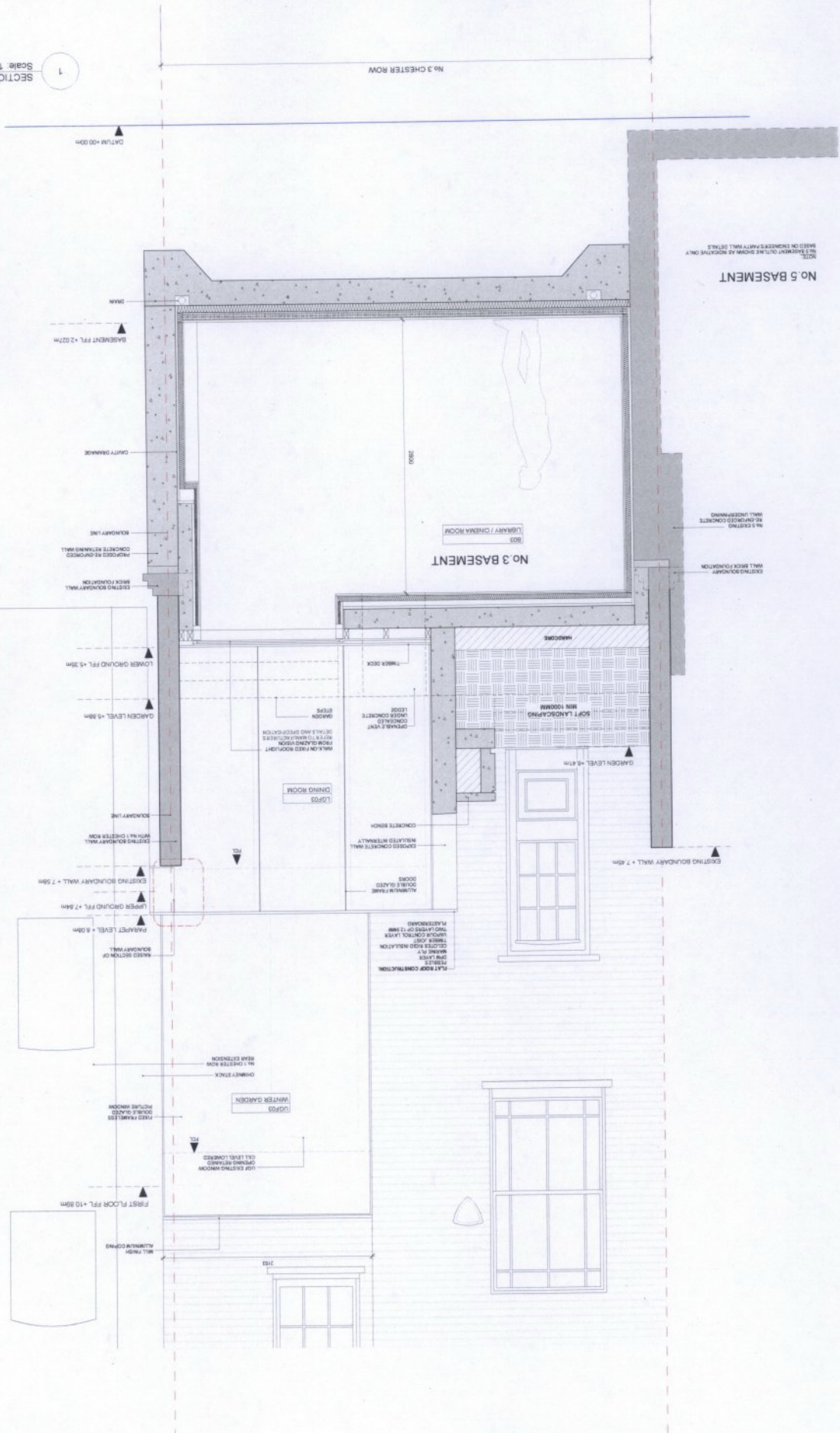


PROPOSED SECTION AA

ADAVE/ASSOCIATES	
DATE	12-105
SCALE	1:20
SECTION	SECTION CC THROUGH BASEMENT
PROJECT	3 CHESTER ROW

NO. 3 CHESTER ROW	NO. 5 BASEMENT
NO. 3 CHESTER ROW	NO. 3 BASEMENT

SECTION CC THROUGH BASEMENT
Scale: 1:20



NOTE:
NO. 5 BASEMENT
BASED ON DIMENSIONS WALL DETAIL

NO. 3 BASEMENT
LIBRARY / CINEMA ROOM

DINING ROOM

WINTER GARDEN

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 2018 INTERNATIONAL RESIDENTIAL CODE BOOK
 (IRC) AND THE 2018 INTERNATIONAL BUILDING
 CODE (IBC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 2018 INTERNATIONAL MECHANICAL AND
 PLUMBING CODE (IMC) AND THE 2018
 INTERNATIONAL ELECTRICAL CODE (IEC).

NO.1 CHESTER ROW

NO.1 CHESTER ROW

NO.1 CHESTER ROW

NO.1 CHESTER ROW

NO.1 CHESTER ROW

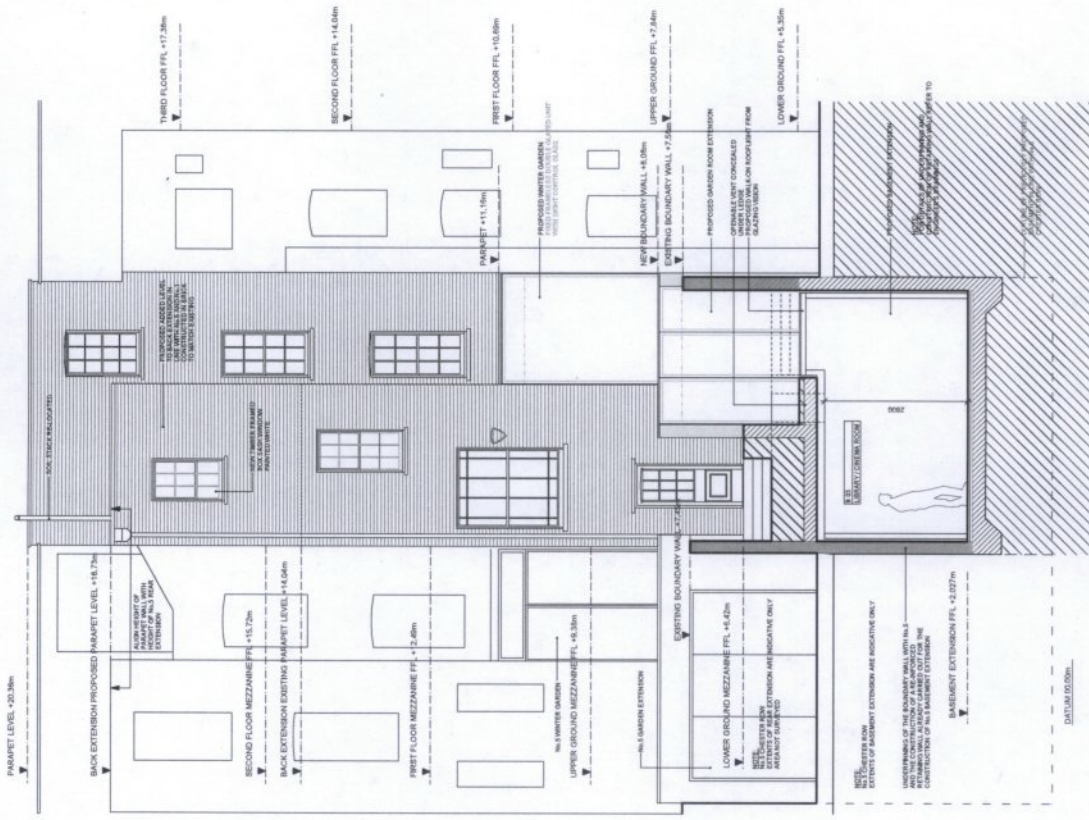
NO.1 CHESTER ROW

NO.1 CHESTER ROW



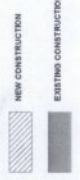
DATUM 0.00m

PROPOSED FRONT ELEVATION



DATUM 0.00m

PROPOSED REAR ELEVATION



REV	DATE	COMMENTS
-	04/24/24	Issued for Planning
A	07/24/24	Issued for Permitting
B	10/23/24	Issued to Owner
C	01/23/25	Issued for Permitting

Planning

Item	3 Chester Row
Proposed Elevations	1.000001 - 1.000001
Sheet	13-011
Author	JB
Checker	JB
Designer	JB
Project	Bentley Chester Row

Adaptive Associates
 10000 13th Street, Suite 100, Denver, CO 80202
 Phone: (303) 733-1111
 Fax: (303) 733-1112
 Website: www.adaptiveassociates.com

Agenda Item 7

Document is Restricted

This page is intentionally left blank