



City of Westminster

Committee Agenda

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

Meeting Date: **Tuesday 26th May, 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

No Change.

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. LONDON SCHOOL OF ECONOMICS & POLITICAL SCIENCE, PORTUGAL STREET, WC2 | (Pages 3 - 12) |
| 2. 44-46 MONTPELIER WALK, SW7 | (Pages 13 - 40) |
| 3. 10 HENRIETTA STREET, WC2 | (Pages 41 - 66) |
| 4. 16 REX PLACE, W1 | (Pages 67 - 88) |
| 5. 9 ALBION CLOSE, W2 | (Pages 89 - 98) |
| 6. 44A HARROWBY STREET, W1 | (Pages 99 - 110) |
| 7. 57, 59 AND 59A CONNAUGHT STREET AND 24 AND 25 ALBION STREET, W2 | (Pages 111 - 142) |

Peter Large
Head of Legal & Democratic Services

18 May 2015

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Agenda Item

CITY OF WESTMINSTER
PLANNING APPLICATIONS COMMITTEE – 26 MAY 2015
SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
1	RN 14/07325/FULL St James's	LONDON SCHOOL OF ECONOMICS & POLITICAL SCIENCE, PORTUGAL STREET, WC2	Installation of a new public artwork measuring 5m diameter on junction of Portugal Street and Sheffield Street.	
	<p>Recommendation</p> <p>1. Grant conditional permission, subject to a S106 Agreement covering future maintenance and public liability.</p> <p>2. If the agreement has not been completed within three months of the date of the Committee's resolution then:</p> <p>a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate the Director of Planning is authorised to determine and issue such a decision under Delegated Powers, however, if not</p> <p>b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.</p>			
2	RN 15/01078/FULL Knightsbridge And Belgravia	44-46 MONTPELIER WALK, SW7	Internal reconfiguration to provide two family sized dwellings; demolition and reconstruction of single storey rear extension; replacement mansard roof extension including installation of plant equipment; excavation of a double basement.	
	<p>Recommendation</p> <p>Grant conditional permission.</p>			
3	RN 14/12551/FULL RN 14/12552/LBC St James's	10 HENRIETTA STREET, WC2	Use of part ground floor and first to fourth floors to provide three flats (2 x 1 bed and 1 x 2 bed) (Class C3), use of the rear fourth floor flat roof as a terrace, installation of replacement mechanical plant within enclosures at rear first floor level and associated external works.	
	<p>Recommendation</p> <p>1. Grant conditional permission and conditional listed building consent.</p> <p>2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.</p>			
4	RN 15/00657/FULL West End	16 REX PLACE, W1	Excavation of a new basement level; erection of rear two storey extension at lower ground and ground floor levels, alterations to the front and rear elevations and the installation of double glazed windows. Replacement of existing pavement lights at the front of the property.	
	<p>Recommendation</p> <p>Grant conditional permission.</p>			
5	RN 15/03208/FULL Hyde Park	9 ALBION CLOSE, W2	Mansard roof extension and enclosed terrace to provide additional floorspace to single family dwellinghouse.	
	<p>Recommendation</p> <p>Grant conditional permission.</p>			

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 26 MAY 2015
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
6	RN 15/01550/FULL RN 15/01554/FULL Bryanston And Dorset Square	44A HARROWBY STREET, W1	1. Installation of railings and four pavement lights to forecourt on Molyneux Street and Harrowby Street elevations. 2. Installation of a new shopfront on Molyneux Street and Harrowby Street elevations.	
	Recommendation Application 1 Grant conditional permission. Application 2 Grant conditional permission.			
7	RN 15/02922/LBC RN 15/02921/FULL Hyde Park	57, 59 AND 59A CONNAUGHT STREET AND 24 AND 25 ALBION STREET, W2	Demolition of existing building (No.59 Connaught Street) and erection of a four storey replacement building comprising of retail (Class A1) at ground floor and basement floor levels; and residential accommodation (Class C3) at first to third floor levels with associated works. Removal of three trees from rear courtyard of No. 59. Alterations to No. 59A Connaught Street/24 and 25 Albion Street to include work associated with the removal of rear enclosure including the installation of a window to basement level and installation of air conditioning unit.	
	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 26 May 2015	Classification For General Release	
Report of Director of Planning	Wards involved St James's		
Subject of Report	London School Of Economics & Political Science, Portugal Street, London, WC2A 2AE		
Proposal	Installation of a new public artwork measuring 5m diameter on junction with Portugal Street and Sheffield Street.		
Agent	Mr Julian Robinson		
On behalf of	LSE		
Registered Number	14/07325/FULL	TP / PP No	TP/1956
Date of Application	25.07.2014	Date amended/ completed	25.07.2014
Category of Application	Minor		
Historic Building Grade	Unlisted		
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		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

1. Grant conditional permission, subject to a S106 Agreement covering future maintenance and public liability.

2. If the agreement has not been completed within three months of the date of the Committee's resolution then:

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

b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.





LONDON SCHOOL OF ECONOMICS & POLITICAL SCIENCE,
PORTUGAL STREET, WC2

2. SUMMARY

This application relates to an area of public highway outside the new Students Union building for the London School of Economics (LSE). The LSE has a policy of commissioning art works for their campus and this major commission is for the internationally recognised artist Mark Wallinger to produce a new artwork responding to the adjacent Saw Swee Hock Student Centre, which was itself shortlisted for the Stirling Prize for architecture. The site is located within the Strand Conservation Area.

Mark Wallinger is considered to be one of the foremost artists currently working in Britain. He was the first artist to install work on the Fourth Plinth in 1999 and his installation, State Britain, at Tate Britain secured him the Turner Prize in 2007. For this commission, he proposes a sculpture based on a child's globe placed upside down, hence the title "The World Turned Upside Down." The work is meant to reflect the LSE's reputation as a specialist body with an international student body and a global reach.

The site proposed was previously occupied by a sculpture approved in 2005 and now removed from the site. It sits within an area of open space near the Students Union, the Peacock Theatre and the Parish Hall. A number of different size options were explored before the applicant decided that a 5m diameter globe was the most appropriate for the size of the space and in relationship to adjoining buildings.

The work will comprise an outer shell made from 10mm glass reinforced polyester (GRP) which will be adhered to a 3mm layer of foam and a final 3mm layer of GRP. This shell will then be bonded to a stainless steel inner frame and will be secured to a sunken concrete foundation. The map will then be laid onto the surface and hand stencilled, painted with automotive paints and varnished. An anti-graffiti coating will form the outermost layer. The automotive paints proposed would have the lifetime that one would expect from a car paint finish.

There have been no objections to the proposal. The artwork is considered to be an accomplished piece by an artist of international reputation. While the piece is large, the scale and form is considered appropriate to the public open space within which it is located and to the scale of adjacent buildings. Sufficient space will remain on the footway for safe pedestrian movement, in compliance with the Westminster Way. It is considered that the work will be a positive element within the public realm of the LSE campus.

The applicant intends to retain ownership of the artwork and undertake regular maintenance themselves. As the work is sited on the public highway, the applicant will have to seek a Highways Licence from the City Council, which will include any implications for highway maintenance and cleaning. A legal agreement is also required to ensure that ongoing maintenance and liability issues are covered.

3. CONSULTATIONS

WESTMINSTER SOCIETY

No objection.

HIGHWAYS PLANNING MANAGER

Once the concrete bench is removed a 2m pedestrian clearway will be achieved on all sides which complies with the Westminster Way. The proposal is not on a corner and should not affect the sightlines of traffic on Portugal Street.

CLEANSING MANAGER

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 20; Total No. of Replies: 0.

ADVERTISEMENT/SITE NOTICE: Yes

BACKGROUND PAPERS

1. Application form.
2. Letter from the Westminster Society dated 12 August 2014.
3. Memorandum from Cleansing Manager dated 13 August 2014.
4. Memorandum from Highways Planning Manager dated 10 September 2014.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY FAX 020 7641 2339 OR BY E-MAIL – vnally@westminster.gov.uk

DRAFT DECISION LETTER

Address: London School Of Economics & Political Science, Portugal Street, London, WC2A 2AE

Proposal: Installation of a new public artwork measuring 5m diameter on junction with Portugal Street and Sheffield Street.

Plan Nos: Design and Access Statement, A10 rev F, GE 01, GE 02, GE 03 and 001.

Case Officer: David Clegg **Direct Tel. No.** 020 7641 3014

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 The paint finish to the artwork shall be the Macrofan HS System.

Reason:

To ensure the longevity of the paint finish and to make sure that it contributes to the character and appearance of this part of the Strand Conservation Area, as set out in CS24 and CS27 of our Core Strategy that we adopted in January 2011 and DES 1 and DES 9(B) of our Unitary Development Plan that we adopted in January 2007.

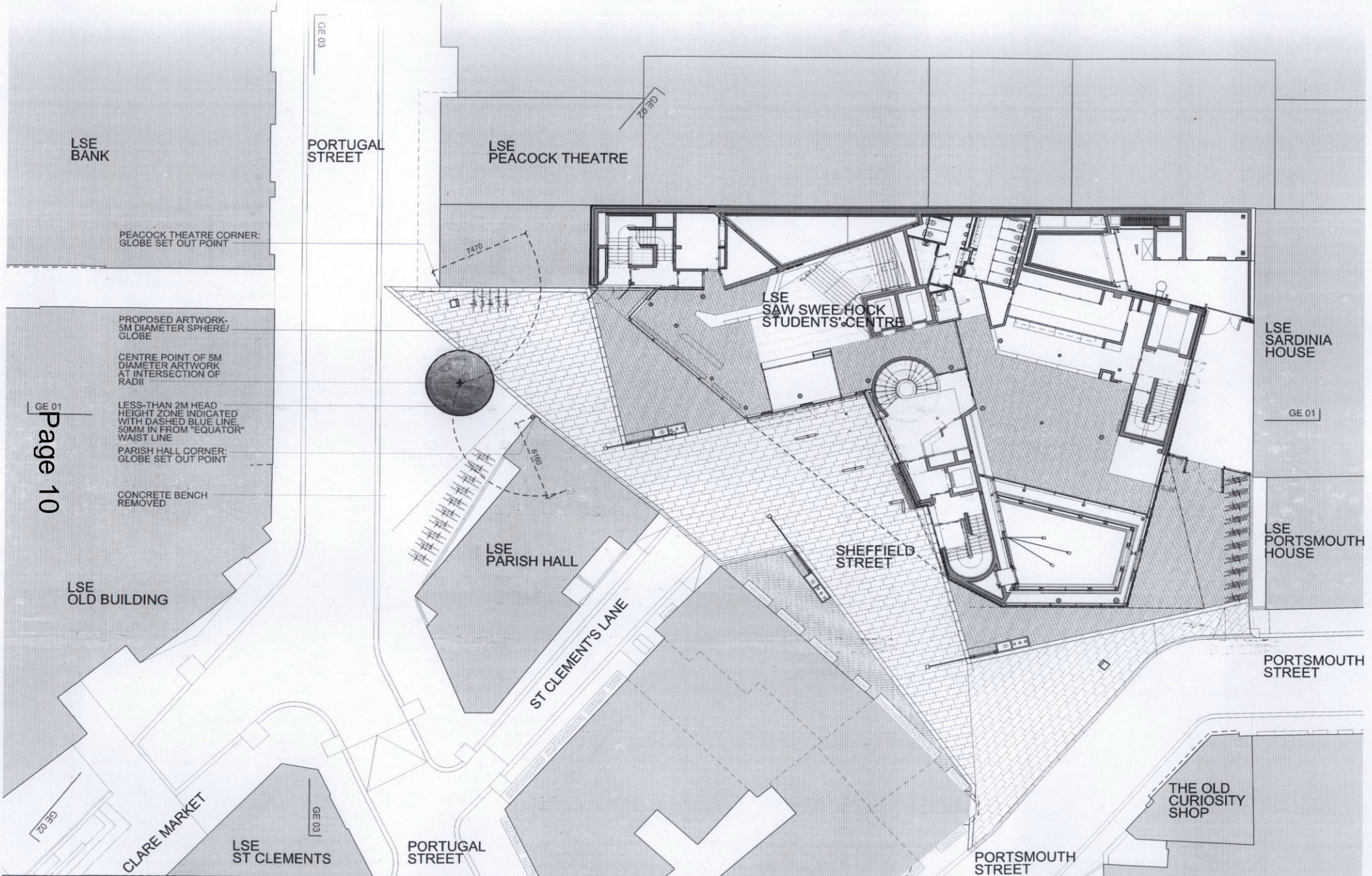
Informative(s):

- 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. 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.

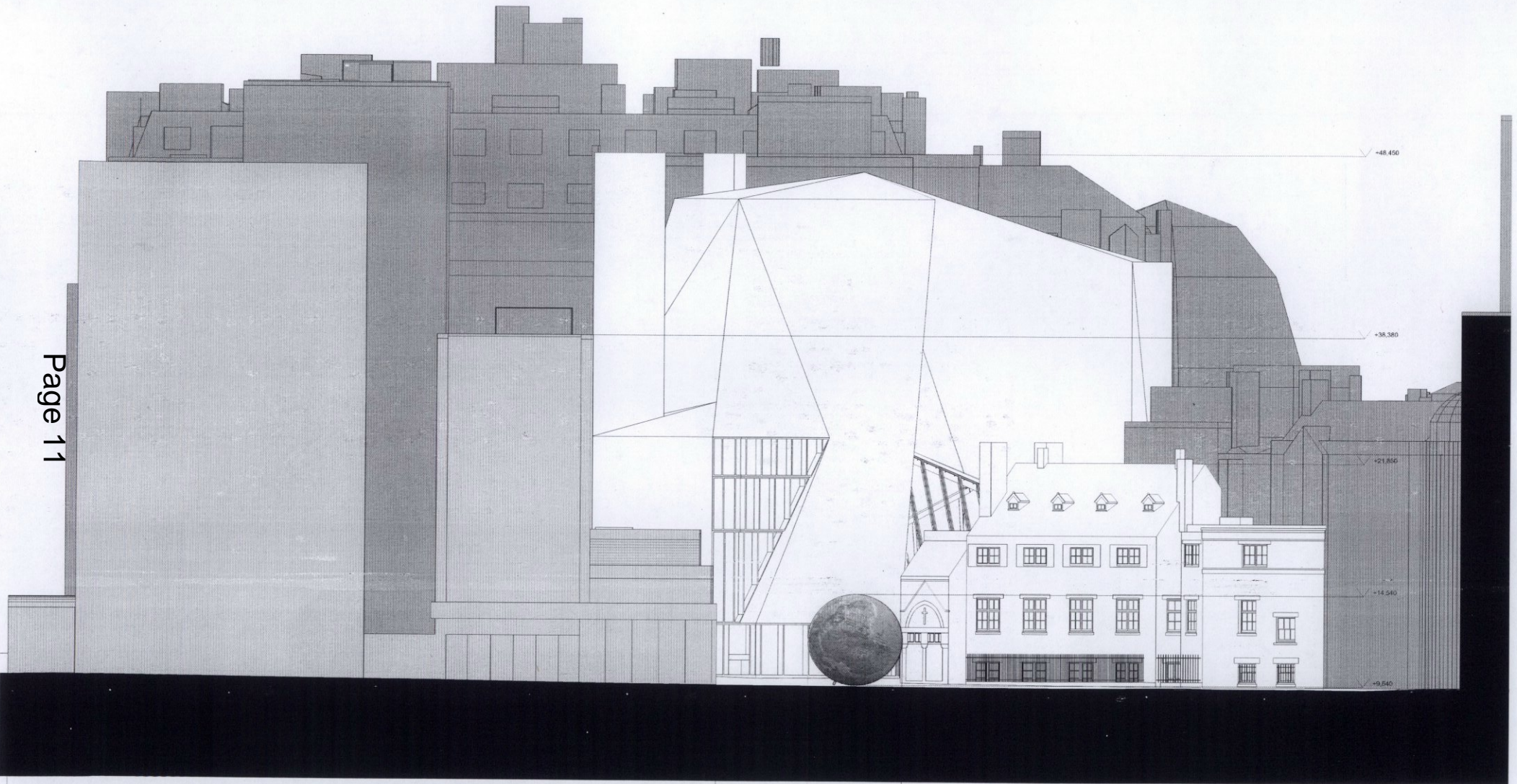
- 2 You need to speak to our Highways Client Manager about any work which will affect public roads. This includes new pavement crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. For more advice, please phone 020 7641 2642. (I09AA)

- 3 You will have to apply separately for a licence for the installation of the artwork on the highway. For more advice, please phone our Highways section on 020 7641 2642.

- 4 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to maintenance and public liability. (I55AA)



KEY: NORTH	GENERAL NOTES: USE FIGURED DIMENSIONS ONLY DO NOT SCALE OFF DRAWINGS CHECK ALL DIMENSIONS ON SITE COPYRIGHT © O'DONNELL + TUOMEY ARCHITECTS	NOTES: LSE NSC SITE BOUNDARY PROPOSED PHASE I PROPOSED PHASE II	REVISION: A - 09.05.2013 - AMENDED PHASING B - 01.04.2014 - PROPOSED PUBLIC ARTWORK LOCATION INDICATED C - 07.04.2014 - PROPOSED PUBLIC ARTWORK LOCATION INDICATED FOLLOWING ODT SITE VISIT D - 23.06.2014 - PROPOSED PUBLIC ARTWORK LOCATION INDICATED FOLLOWING ON-SITE MEASUREMENT (BLACK CROSS-HAIRS SHOW CENTRE POINT) E - 26.06.2014 - PROPOSED PUBLIC ARTWORK LOCATION REVISED FOLLOWING FURTHER ON-SITE MEASUREMENT ON 24.06.2014 F - 05.12.2014 - DRAWING ADJUSTED ON SHEET, BENCH AND EXISTING ARTWORK REMOVED, ELEVATION/SECTION LINES INDICATED	O'DONNELL + TUOMEY ARCHITECTS 35 Grand Parade, Cork, Ireland telephone: +353 21 4271000 fax number: +353 21 4270000 email: info@odonnell-tuomey.ie	PROJECT: A141 LSE SHEFFIELD STREET PEDESTRIANISATION STAGE: SCALE: 1:125 A1/ 1:250 A3	ISSUE DATE: 09.05.2013 DRAWN BY: HW	DRAWING TITLE: PROPOSED LAYOUT DRAWING NO: A10 REV NO: F




LSE PEACOCK THEATRE

7.316M

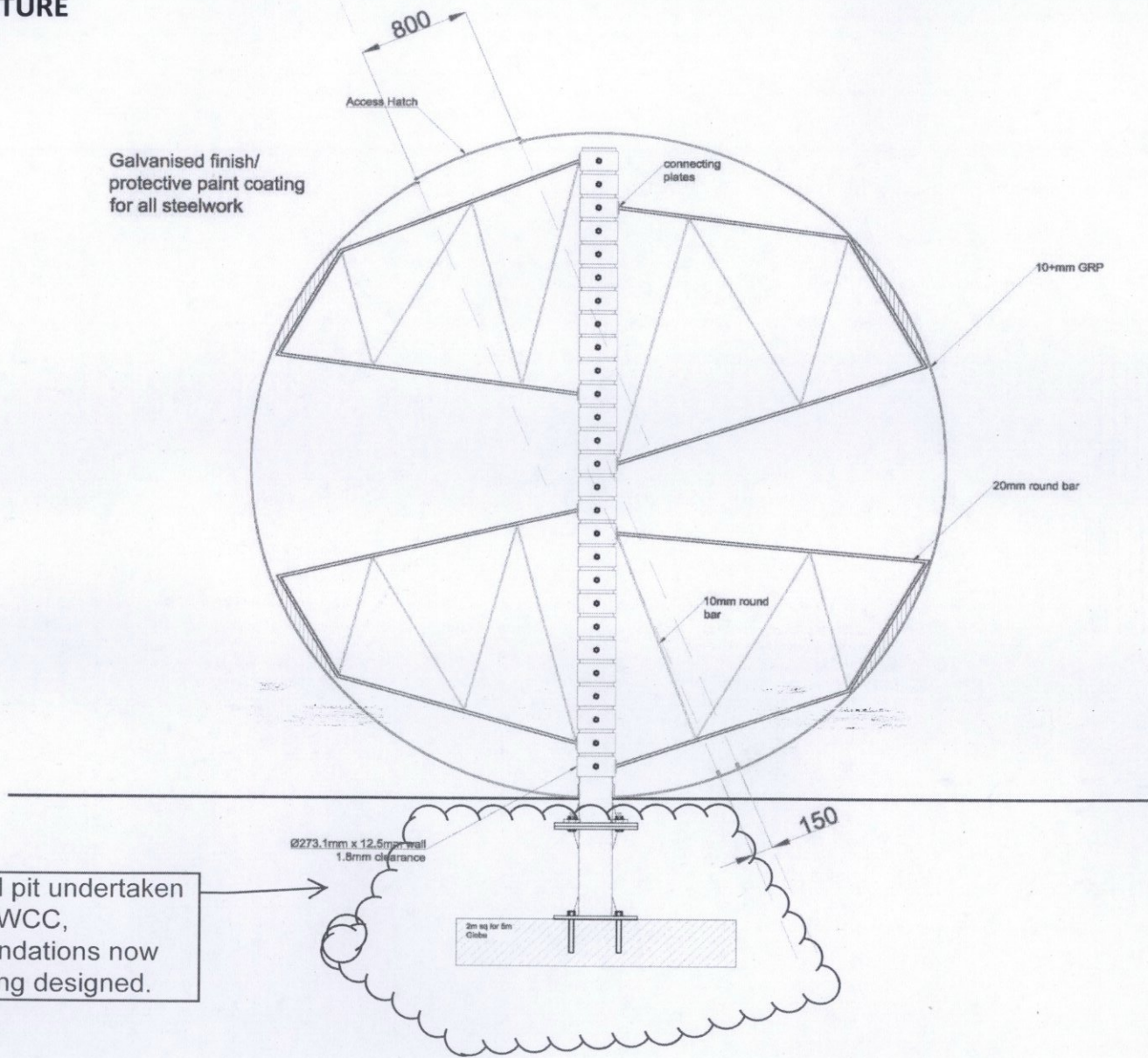
5M DIAMETER GLOBE

LSE PARISH HALL

<p>KEY:</p> 	<p>GENERAL NOTES: USE FIGURED DIMENSIONS ONLY DO NOT SCALE OFF DRAWINGS CHECK ALL DIMENSIONS ON SITE COPYRIGHT O'DONNELL + TUOMEY ARCHITECTS</p>	<p>NOTES:</p>	<p>REVISION:</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<p>O'DONNELL + TUOMEY ARCHITECTS 35 Grand Parade Cork, Ireland telephone +353 21 4271900 facsimile +353 21 4270952 email info@odonnell+tuomey.ie</p>	<p>PROJECT: A181 LSE SHEFFIELD STREET PEDESTRIANISATION STAGE: INFORMATION SCALE: 1:100 A1/ 1:200 A3</p>	<p>DRAWING TITLE: GLOBE ELEVATION-PARALLEL TO PORTUGAL STREET ISSUE DATE: 05 12 2014 DRAWN BY: WC REV. NO: GE 03 -</p>

GLOBE STRUCTURE

Galvanised finish/
protective paint coating
for all steelwork



trial pit undertaken
by WCC,
foundations now
being designed.

MDM Props Ltd

Units 3-4 Higgs Industrial Estate,
Herne Hill Road, London SE24 0AU
Tel: 0207 274 1018

Project:	M. Wallinger LSE Globe
Project No.:	
Subject:	Internal Structure
Scale:	1:25
Drawn By:	RN
Date:	07 03 2014
Dwg No.:	001

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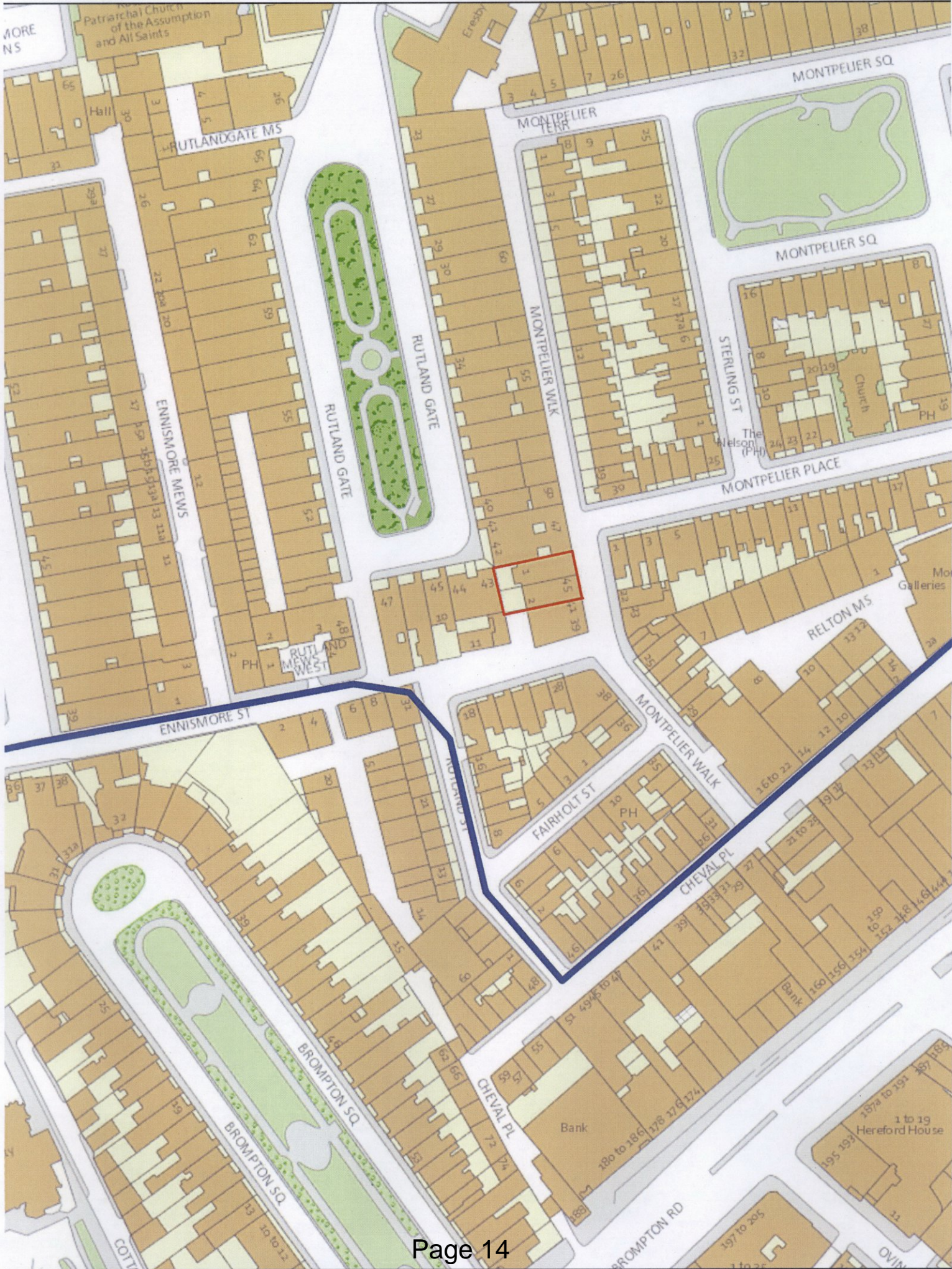
Agenda Item 2

Item No.
2

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 26 May 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	44 - 46 Montpelier Walk, London, SW7 1JH		
Proposal	Internal reconfiguration to provide two family sized dwellings; demolition and reconstruction of single storey rear extension; replacement mansard roof extension including installation of plant equipment; excavation of a double basement.		
Agent	Savills		
On behalf of	The Great Tew Estate Conservation and Restoration LLP		
Registered Number	15/01078/FULL	TP / PP No	TP/16121/24339
Date of Application	13.02.2015	Date amended/ completed	13.02.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Knightsbridge		
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.





44-46 MONTPELIER WAK, SW7

2. SUMMARY

44 and 46 Montpelier Walk are unlisted buildings of merit located in the Knightsbridge Conservation Area. The application proposes the reconfiguration of the buildings from three residential units into two dwellings, excavation to form a double basement for each new property, the replacement of the mansard and a replacement ground floor extension for No.46.

The key issues to consider in this case are:

- The land use impact resulting from the reduction in the number of residential units.
- The design and impact on the Knightsbridge Conservation Area.
- The impact on the amenity of neighbouring residents.
- The structural implications of the basement excavation.

The proposals are considered acceptable in land use, design and amenity terms and accord with the relevant policies in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP).

3. CONSULTATIONS

KNIGHTSBRIDGE ASSOCIATION

Strongly object. This would virtually double the size of the two houses which is disproportionate and out of keeping with the scale and character of the modest houses in this part of the Knightsbridge Conservation Area. The Construction Management Plan needs to address a number of further issues including the control of all dust, the size and weight limit of construction vehicles, the weak highway on Montpelier Street and Montpelier Walk, the arrival time of construction vehicles, wheel washing, the submission of a Transport Assessment and the impact on parking suspensions.

HIGHWAYS PLANNING MANAGER

No objection subject to condition.

ENVIRONMENTAL HEALTH

No objection subject to condition.

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 has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The basement is to be constructed using piled walls and underpinning which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

CLEANSING MANAGER

No objection subject to condition.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 32; Total No. of Replies: 16.

Sixteen letters raising objections and concerns on the following grounds:

Design

- The double basement is disproportionate and inappropriate in a conservation area.

Highways

- The construction vehicles will create traffic problems and there will be a cumulative impact with other developments in Montpelier Walk.
- The access to the car parking spaces is narrow and dangerous.
- The route for heavy vehicles will require the suspension of four parking bays.

Structural

- The excavation will harm the stability of surrounding buildings.
- A ground movement analysis and monitoring of the groundwater standpipe should be undertaken before a decision is taken as recommended in the Structural Methodology Statement.
- There will be long term issues with the swelling of London clay.

Other

- The excavations and work vehicles will generate noise, dust and disruption.
- The Construction Management Plan is not practical due to the volume of material that needs to be excavated.
- Idling engines will cause pollution.
- No flood risk assessment has been carried out.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

44 and 46 Montpelier Walk are unlisted buildings of merit located in the Knightsbridge Conservation Area. The two storey properties with mansards are currently in use as three residential units with duplexes on the ground and first floors of each building and a further unit across the second floors. The buildings are bordered by further residential properties at Rutland Gate, Rutland Mews East and Montpelier Walk. The rear of the site can be accessed from Rutland Mews East where two off street parking spaces are located.

4.2 Recent Relevant History

Permission granted on 19 June 2007 for the demolition and rebuilding of single storey extension at rear ground floor of No. 46, installation of rooflight above No. 45b, external alterations to the front of No. 46 and the rear of both Nos. 46 & 45a. (07/03807/FULL)

5. THE PROPOSAL

The application proposes the removal of the existing mansard, the small rear extension at No.46 and the front elevation of No.44 at ground floor level. All of these elements would be replaced in association with the conversion of the buildings into two dwellings. Excavation works are also proposed to create a double basement for each new property. These basements would extend up to the boundary with Rutland Gate House (43-44 Rutland Gate) beneath a rear yard area where parking for two vehicles would be retained at ground floor level.

6. DETAILED CONSIDERATIONS

6.1 Land Use

Policy S14 of the City Plan and H3 of the UDP support the provision of more residential units but the proposal would result in a reduction from three to two. Notwithstanding this general presumption, Policy S14 does allow for exemptions where a converted house is being

returned to a family-sized dwelling. In this case the units are currently in use as 2 x 2 bedroom units and 1 x 3 bedroom unit arranged as two ground and first floor duplexes and a second floor flat. The scheme would reinstate two family dwellings and is compliant with Policy S14 and is therefore considered to be acceptable.

6.2 Townscape and Design

The two properties are identified as unlisted buildings of merit within the Knightsbridge Conservation Area. The proposals do not have any adverse effect on the building's character or appearance. The areas to be demolished comprising the mansard, the front elevation of No. 44 at ground floor level and the rear extension at No. 46 are all later additions or alterations that detract from the character of these two small mews buildings. The proposed new additions to the rear, mansard and new front elevation are considered to be an enhancement to the conservation area's character and appearance. The basements would have no external manifestation other than manhole covers and are therefore considered acceptable in design terms.

6.3 Amenity

The application has attracted 16 letters of objection which all refer to the impacts associated with the basement excavation. These are addressed in Section 6.11. There have been no comments raised regarding the direct impact of the alterations to the buildings but this issue must still be considered in addition to the noise generated by the four air conditioning units proposed in the new mansard.

Extensions

The ground floor extension to No.46 would adjoin the solid side walls of 42 and 43-44 Rutland Gate. There are no openings within those properties facing the site at ground floor level. The replacement extension is considered acceptable in amenity terms.

The replacement mansard would be larger than the existing structure but the height and form would correspond with other mansard extensions in the area. The mansard would be adjacent to a similar addition at 47 Montpelier Walk and the rear facing windows would replicate the existing views from the second floor.

The double basements would be hidden from view with only manholes visible from ground level. The basements would not therefore impact on residential amenity.

Noise

Measurements of the background noise levels have been established in a noise impact assessment. These levels are required by Policy ENV 7 to ensure that the new plant equipment in the roof would not harm the residential amenity of the surrounding buildings. Environmental Health has raised no objection because the report demonstrates that the plant would meet the required standard given the distances involved and the mitigation afforded by acoustic louvres that are required. Standard conditions are recommended in addition to a condition securing the louvres to ensure compliance with ENV 7.

6.4 Transportation/Parking

The development would result in a reduction in the number of residential units and therefore less demand for private vehicle movements. Two parking spaces are to be retained at the rear of the properties so a space would be provided for each unit in accordance with TRANS 24 of the UDP.

One of the representations refers to the access arrangements for these spaces and suggests that it would be unsafe, particularly with regard to a busy pedestrian route along Rutland

Mews East where the highway is narrow. Although location and route to the spaces is not ideal, there would be nothing to stop the use of the spaces for parking cars currently. Although the comments are noted, it is not considered that permission could reasonably be withheld on these grounds given that there is no material change in circumstance. The Highways Planning Manager raised no objection to the proposals and requested that the parking was secured by condition.

6.5 Economic Considerations

Not applicable.

6.6 Other UDP/Westminster Policy Considerations

None.

6.7 London Plan

The proposal does not raise strategic issues.

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 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.

6.9 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

Structural impact

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. 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.

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 endeavor 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.

Construction impact

The Knightsbridge Association and neighbouring residents have raised concerns in relation to the management of construction traffic but applications cannot reasonably be refused on these grounds. The Construction Management Plan (CMP) submitted as part of the application demonstrates how the basements will be excavated and the measures proposed to minimise disruption are considered appropriate to this site. A condition is recommended to secure a further report because work is not anticipated to commence until later in 2015 and it is noted that a number of other excavations may be underway at the same time. The developer will be expected to demonstrate how the revised CMP takes these other developments into account when it is submitted for approval. The submission of a further CMP will allow the City Council to consider the proposals in the light of any restrictions that are relevant at that time, including the issues raised by the Knightsbridge Association.

Objections have been raised on grounds that the proposals will result in noise, dust and disturbance to 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.

An Informative is also recommended to encourage the applicant to join the nationally recognised Considerate Constructors Scheme.

Waste / recycling storage

Arrangements have not been detailed on the plans but as single dwellinghouses, both properties would have adequate capacity for storage.

Flood risk

One representation referred to the lack of a flood risk assessment but the application site is not located in an area designated at risk from flooding.

6.12 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 form
2. Memoranda from the Knightsbridge Association dated 26.02.15 and 16.03.15
3. Memorandum from the Highways Planning Manager dated 24.02.15
4. Email from Environmental Health dated 20.02.15
5. Memorandum from Cleansing Manager dated 20.02.15
6. Email from Building Control dated 08.04.15
7. Email from owner / occupier of 60 Montpelier Walk dated 28.02.15
8. Email from owner / occupier of 2 Montpelier Place dated 06.03.15
9. Email from owner / occupier of Flat 6, 43-44 Rutland Gate dated 07.03.15
10. Email from owner / occupier of 37 Montpelier Walk dated 09.03.15
11. Email from owner / occupier of 29 Rutland Gate dated 11.03.15
12. Letter from owner / occupier of Flat 1, 41 Rutland Gate dated 12.03.15

13. Letter from owner / occupier of Flat 2, 41 Rutland Gate dated 12.03.15
14. Letter from owner / occupier of Flat 3, 41 Rutland Gate dated 12.03.15
15. Letter from owner / occupier of Flat 4, 41 Rutland Gate dated 12.03.15
16. Letter from owner / occupier of Flat 5, 41 Rutland Gate dated 12.03.15
17. Letter from owner / occupier of Flat 6, 41 Rutland Gate dated 12.03.15
18. Letter from owner / occupier of Flat 7, 41 Rutland Gate dated 12.03.15
19. Letter from owner / occupier of 18 Montpelier Walk dated 14.03.15
20. Email from owner / occupier of 37 Rutland Gate dated 16.03.15
21. Email from owner / occupier of Flat 5, 43-44 Rutland Gate dated 19.03.15
22. Email from owner / occupier of Flat 12, 39 Rutland Gate dated 20.03.15

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY FAX 020 7641 2339 OR BY E-MAIL – vnally@westminster.gov.uk

DRAFT DECISION LETTER

Address: 44 – 46 Montpelier Walk, London, SW7 1JH

Proposal: Internal reconfiguration to provide two family sized dwellings; demolition and reconstruction of single storey rear extension; replacement mansard roof extension including installation of plant equipment; excavation of a double basement. (Site includes Nos. 44 - 46).

Plan Nos: EX.000, EX.001 A, EX.002 A, EX.003 A, EX.011 B, EX.013 A, EX.021 A, EX.022 A, P.001 E, P.002 F, P.003 F, P.004 G, P.005 I, P.006 F, P.011 C, P.012 E, P.021 D, Design, Access and Planning Statement dated February 2015, Heritage Statement dated January 2015, Daylight and Sunlight Study dated 5 February 2015, Plant Noise Assessment Report 6493/PNA Revision 2 dated 3 February 2015, Construction Management Plan Revision A dated 5th February 2015, Structural information comprising Structural Engineer's Structural Methodology Statement for Planning 8376 dated January 2015 (for information purposes only).

Case Officer: Michael Drake

Direct Tel. No. 020 7641 4184

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 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 Knightsbridge 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)

- 4 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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 Knightsbridge 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 provide a car parking space shown on the approved drawings for each property before the properties are first brought back into use and the spaces thereafter shall be retained and made available for use at all times.

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. (R22BB)

- 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 plant units shall not be brought into operation until the mitigation measures outlines in the Plant Noise Assessment Report 6493/PNA Revision 2 dated 3 February 2015 are implemented in full accordance with the document. The mitigation shall thereafter remain in situ at all times when the plant is operational.

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.

- 9 No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council.

The plan shall consider the issues set out in Appendix 2 of our Supplementary Planning Document - Basement Development in Westminster. These include measures to mitigate dust and to confirm the other relevant codes and standards that you will need to comply with.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 10 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

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)

- 11 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

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 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply.

The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk.

If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk

It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and

the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (I54AA)
- 4 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point.

If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)

- 5 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 6 Conditions 6, 7 and 8 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)
- 7 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.
- 8 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.

- 9 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.
- 10 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.
- 11 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

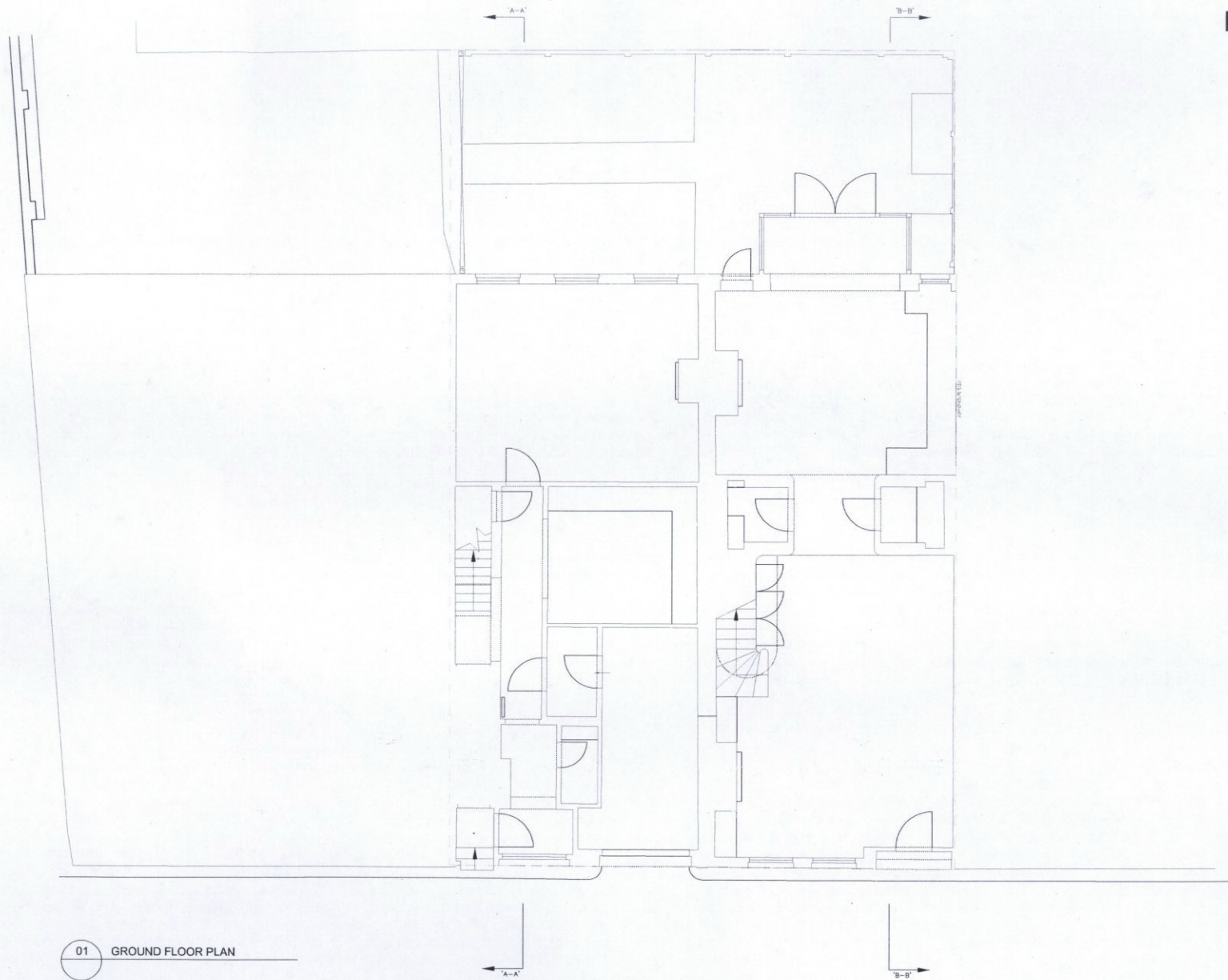
Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

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

Phone: 020 7641 2000

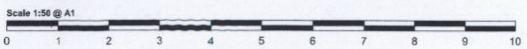
Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (150AA)

EXISTING



01 GROUND FLOOR PLAN

NOTES:
 Drawings are for working buildings and are not to be considered as final.
 Shows layout of building and subject to M&E and Structural design and specifications.
 Shows layout of building and subject to M&E and Structural design and specifications.
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 Shows layout of building and subject to M&E and Structural design and specifications.



REVISIONS:
 Issued by: S&B 06.02.2014
 A Minor amendments made 27.01.2015

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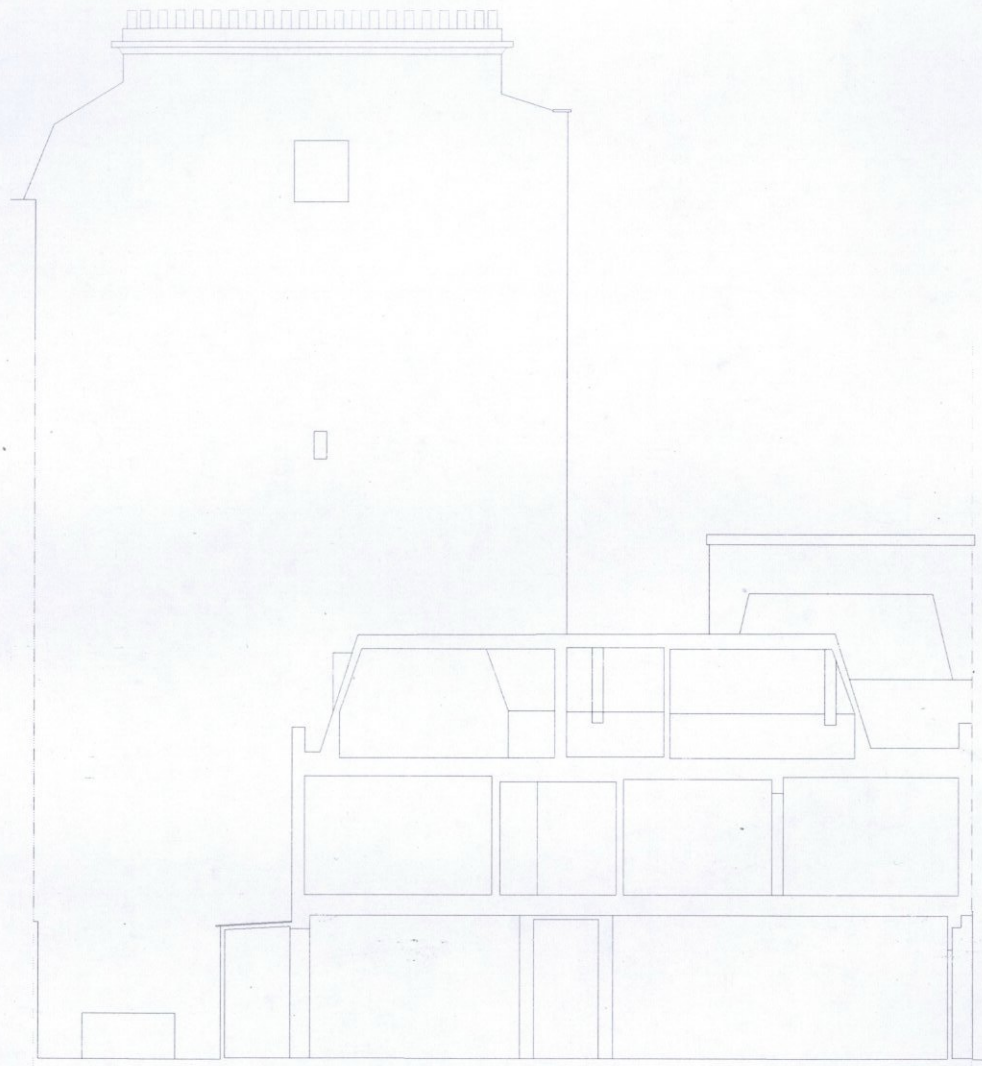
North

Client: GTE C&R LLP
 Date: 1:50@A1 1:100@A3
 Project No: RD_0840
 Date: JANUARY 2014

Drawn by: JR	Project: 44-46 Montpelier Walk, London SW7
Checked by: ID	Drawing No: EX.001
	Rev: A

RODIĆ DAVIDSON ARCHITECTS
 1 Pied Bull Yard
 London WC1A 2AE
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 www.rodicdavidson.co.uk

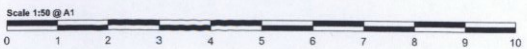
EXISTING



NO. 46 Montpelier Walk

01 SECTION A

NOTES:
1. All drawings are to be read in conjunction with the Specification.
2. All dimensions are to be taken from the finished floor level unless otherwise stated.
3. All dimensions are to be taken from the finished floor level unless otherwise stated.
4. All dimensions are to be taken from the finished floor level unless otherwise stated.
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REVISIONS:
1. Issued to Client 06.02.2014
A. Minor amendments made 27.01.2015

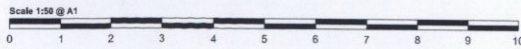
RODICO DAVIDSON ARCHITECTS is the trading name of rda-h Ltd

Client GTE C&R LLP	Project 44-46 Montpelier Walk, London SW7	RODICO DAVIDSON ARCHITECTS	
Scale 1:50@A1 1:100@A3	Drawn by JR	Drawing title EXISTING SECTION A	1 Pied Bull Yard London WC1A 2AE t: +44 (0)207 043 3551 f: +44 (0)207 043 3552
Product No. RD_0840	Date JANUARY 2014	Checked by ID	Drawing No. EX.021
			Sheet A
			www.rodico-davidson.co.uk



01 FRONT ELEVATION

NOTES:
 Drawings are for existing buildings and are not to be construed as proposals.
 Scheme design of buildings are subject to UK/EU and Conservation Order and conditions.
 Scheme design of buildings are subject to UK/EU and Conservation Order.
 Any other matter provided to Client by Rodiç Davidson Architects.
 Accuracy has not been checked by Rodiç Davidson Architects.
 Report any building for conservation to local authority.



REVISIONS:
 Revised to Scale: 06.02.2014
 A: notations added: 02.05.2014
 B: Minor amendments made: 30.07.2015

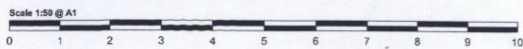
RODIÇ DAVIDSON ARCHITECTS is the trading name of Rodiç Ltd

Client GTE C&R LLP	Drawn by JR	Project 44-46 Montpellier Walk, London SW7	RODIÇ DAVIDSON ARCHITECTS
Scale 1:50@A1 1:100@A3	Checked by ID	Drawing title EXISTING FRONT ELEVATION	1 Pied Bull Yard London WC1A 2AE t: +44 (0)207 043 3551 f: +44 (0)207 043 3552
Project No. RD_6840	Date JANUARY 2014	Drawing No. EX.011	www.rodiçdavidson.co.uk



01 REAR ELEVATION

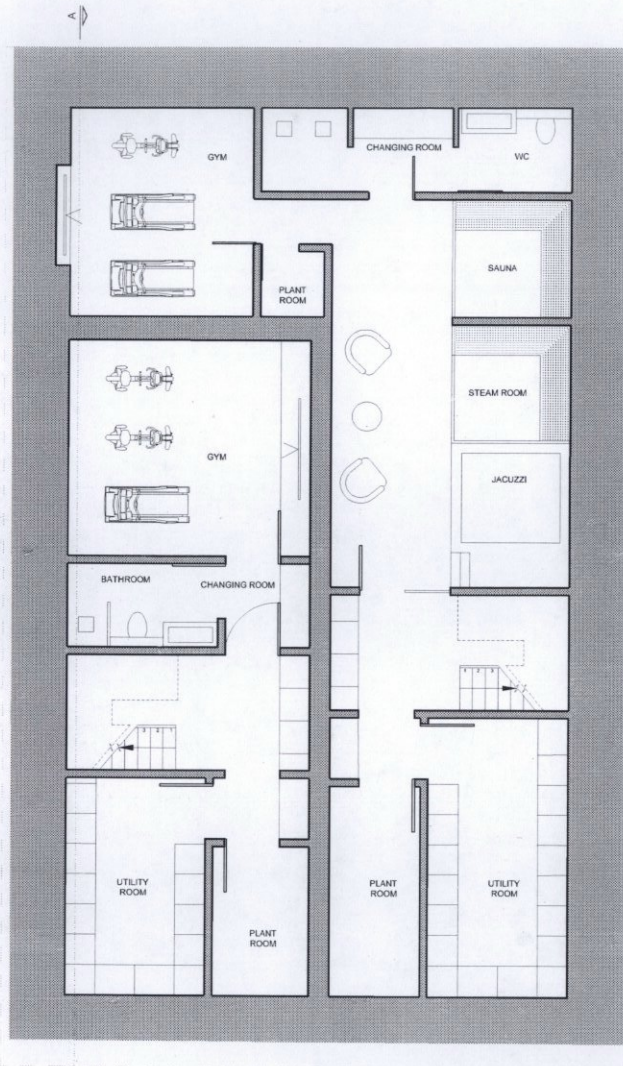
NOTES:
 Drawings are not working drawings and are not for construction purposes.
 Scheme design of drawings are subject to RIBA and the Architects Act 1997.
 Scheme design of drawings are subject to the RIBA and the Architects Act 1997.
 Any other information provided by the Client should be checked by the Architect.
 Please refer to the RIBA and the Architects Act 1997 for further information.



REVISIONS:
 1. Issued as Title 06.02.2014
 A. Minor amendments made 30.01.2015

RODIC DAVIDSON ARCHITECTS is the trading name of rd&dv Ltd

Client GTE C&R LLP	Drawn by JR	Project 44-46 Montpeller Walk, London SW7	RODIC DAVIDSON ARCHITECTS 1 Pied Bull Yard London WC1A 2AE t: +44 (0)207 043 3551 f: +44 (0)207 043 3552 www.rodicdavidson.co.uk
Date 1:50@A1 1:100@A3	Checked by ID	Drawing title EXISTING REAR ELEVATION	
Project No. RD_0840	Date JANUARY 2014	Drawing No. EX.013	Rev A

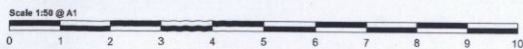


01 LOWER BASEMENT FLOOR PLAN

	EXISTING GFA No.44	EXISTING GFA No.45	APART. 1	APART. 2	APART. 3	PROPOSED GFA No.44	PROPOSED GFA No.45
LOWER BASEMENT	0.0	0.0	0.0	0.0	0.0	62.5 m ² 672.74 ft ²	105.3 m ² 1133.8 ft ²
UPPER BASEMENT	0.0	0.0	0.0	0.0	0.0	62.5 m ² 672.74 ft ²	100.4 m ² 1083.3 ft ²
GROUND FLOOR	82.4 m ² 886.95 ft ²	85.4 m ² 915.33 ft ²	75.4 m ² 813.89 ft ²	43.0 m ² (approx.) 460.97 ft ² (approx.)	88.4 m ² 951.33 ft ²	62.8 m ² 675 ft ²	117.2 m ² 1257.7 ft ²
FIRST FLOOR	83.8 m ² 901.71 ft ²	83.1 m ² 894.48 ft ²	73.8 m ² 798.99 ft ²	43.0 m ² (approx.) 460.97 ft ² (approx.)	83.1 m ² 894.48 ft ²	84.2 m ² 906.39 ft ²	80.0 m ² 858.3 ft ²
SECOND FLOOR	85.1 m ² 912.78 ft ²	58.8 m ² 633.89 ft ²	0.0	154.3 m ² 1667.41 ft ²	0.0	66.4 m ² 714.7 ft ²	56.0 m ² 601.7 ft ²
TOTAL	231.3 m ² 2489.76 ft ²	231.3 m ² 2489.76 ft ²	156.2 m ² 1702.89 ft ²	152.9 m ² 1652.87 ft ²	171.5 m ² 1846.29 ft ²	309.4 m ² 3348.5 ft ²	471.3 m ² 5075.2 ft ²

IMPORTANT NOTE:
ALL AREAS ARE APPROXIMATE AND BASED UPON SURVEY BY OTHERS AND INITIAL LAYOUT DESIGNS ONLY

NOTES:
Drawings are not valid for building work until the Construction permit is obtained.
Scheme design of drawings are subject to RIBA and Client's approval and conditions.
Scheme design of drawings are subject to technical building control.
Scheme design is not a contract document.
Scheme design is not a contract document.
Scheme design is not a contract document.



REVISIONS:

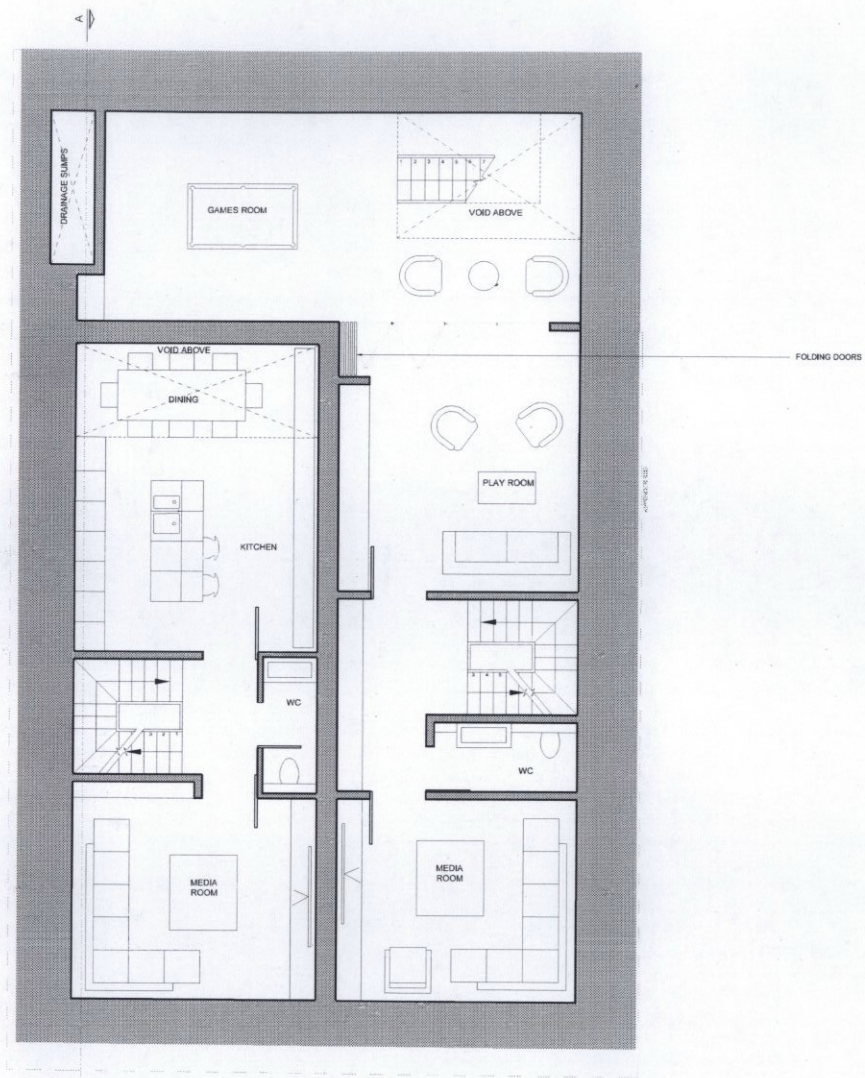
A	Issued for comments	30.01.2014
B	Issued to Site	06.02.2014
C	Layout revised	02.03.2014
D	Flow/Height revised	12.09.2014
E	Structures revised	03.10.2014
F	Minor amendments made	27.01.2015

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Client: GTE C&R LLP
 Scale: 1:50 @ A1 1:100 @ A3
 Project No: RD_0840
 Date: JANUARY 2014

Project: 44-46 Montpelier Walk, London SW7
 Drawing No: PROPOSED LOWER BASEMENT FLOOR
 Drawing Title: PROPOSED LOWER BASEMENT FLOOR
 Drawing No: P.001
 Date: JANUARY 2014

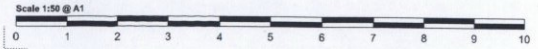
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01 UPPER BASEMENT FLOOR PLAN

Page 34

NOTES:
 Drawings are to be used for construction purposes.
 All dimensions are to be taken from the finished building.
 All dimensions are to be taken from the finished building.
 All dimensions are to be taken from the finished building.
 All dimensions are to be taken from the finished building.
 All dimensions are to be taken from the finished building.



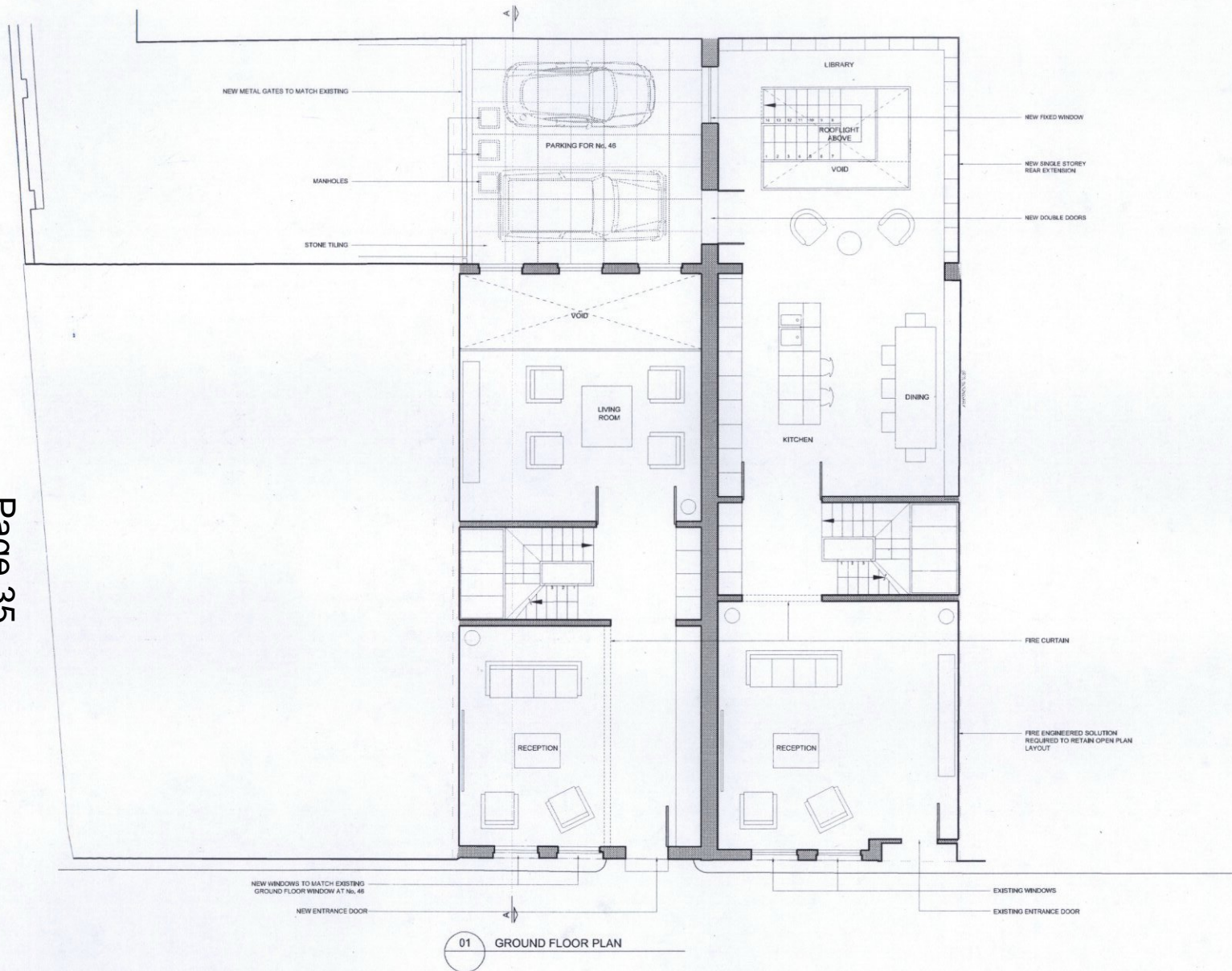
REVISIONS:

J	Issued for agent comment	30.01.2014
A	Issued to Site/BM	06.02.2014
B	Layout revised	02.09.2014
C	Layout revised	12.09.2014
D	Structures revised	03.10.2014
E	Revised in per Daylight results	04.12.2014
F	Minor amendments made	27.01.2014

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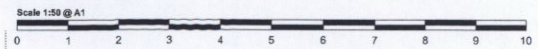
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Project No.	RD_0640	Date	JANUARY 2014	Checked by	ID	Drawing No.	P.002	Rev.	F

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01 GROUND FLOOR PLAN

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 Scheme design of drawings are subject to MBE and Structural design and specifications.
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 Scheme design of drawings are subject to MBE and Structural design and specifications.
 Responsibility for any errors or omissions is the responsibility of the client.
 No responsibility is accepted for any errors or omissions.



REVISIONS:

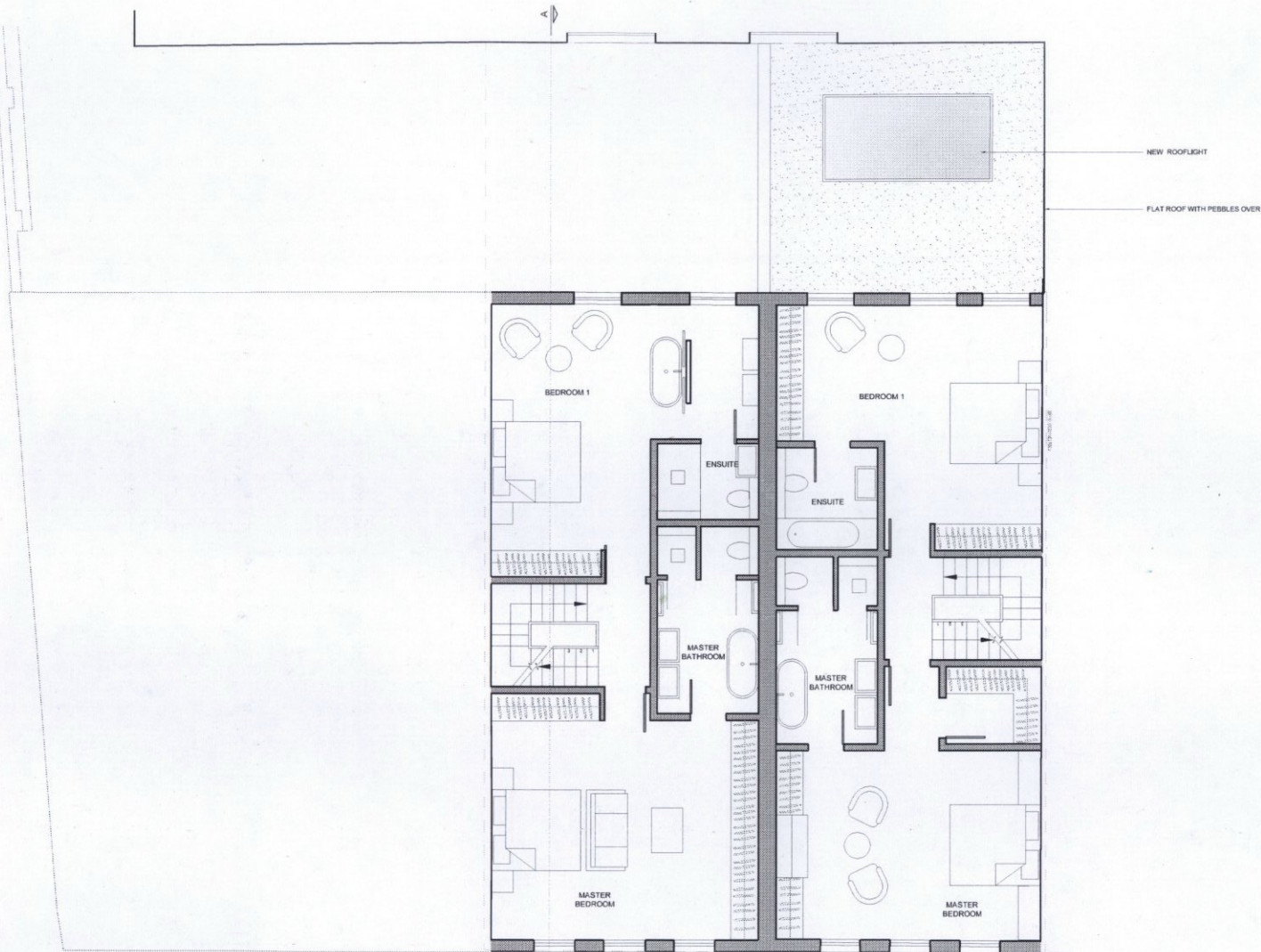
No.	Issued for agent comment	Date
/	Issued for agent comment	30.01.2014
A	Issued to Savills	06.02.2014
B	Layout revised	02.08.2014
C	Layout revised	12.08.2014
D	Structural revised	03.10.2014
E	Revised as per Daylight results	04.12.2014
F	Minor amendments made	27.01.2014

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Client	GTE C&R LLP	Project	44-46 Montpelier Walk, London SW7
Scale	1:50@A1 1:100@A3	Designer	JR
Project No.	RD_0840	Date	JANUARY 2014
Checked by	ID	Drawing No.	P.003
		Rev.	F

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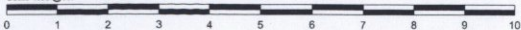


01 FIRST FLOOR PLAN

NOTES:

Designs are not working drawings and are for Contractor's reference.
 Selective design of drawings are subject to M&E and Structural analysis and confirmation.
 Selective design of drawings are subject to third party building control.
 Source information provided by Certificate Search.
 Accuracy has not been checked by third party organisations.
 Report any missing information directly to the Architect.

Scale 1:50 @ A1



REVISIONS:

/	Issued for comments	30.01.2014
A	Issued to Site	06.02.2014
B	Layout revised	02.09.2014
C	Structural revision	03.10.2014
D	Structural and Bathrooms revised	05.10.2014
E	revised as per Daylight results	04.12.2014
F	revised Bathrooms Upgrade	09.01.2015
G	Minor amendments made	27.01.2015

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Client: GTE C&R LLP
 Scale: 1:50@A1 1:100@A3

Project: 44-46 Montpelier Walk, London SW7
 Drawing No: PROPOSED FIRST FLOOR PLAN

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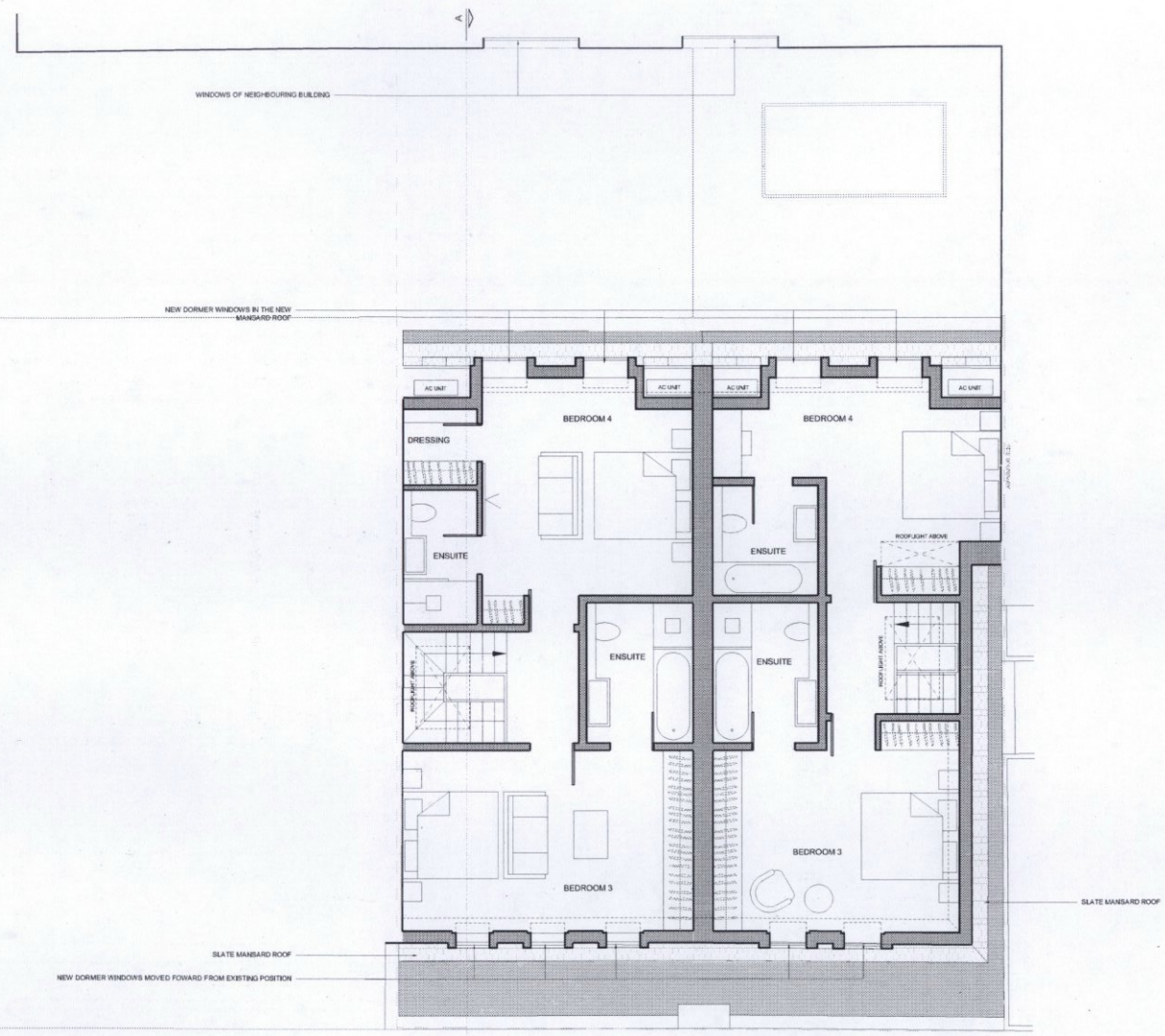
Project No: RD_0840

Date: JANUARY 2014

Checked by: ID

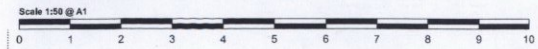
Drawing No: P_004

Rev: G



01 SECOND FLOOR PLAN

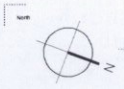
NOTES:
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 Scheme design of drawings are subject to RIBA and Structural design approval.
 Planning permission granted by Camden Council.
 Planning permission granted by Camden Council.
 Planning permission granted by Camden Council.
 Planning permission granted by Camden Council.



REVISIONS:

A	Issued for comments	30.01.2014
B	Issued to Site	06.02.2014
C	Layout revised	12.02.2014
D	Structural revised	03.12.2014
E	Structural revised	08.10.2014
F	revised as per Daylight results	04.12.2014
G	revised bedrooms layouts	09.01.2015
H	Minor amendments made	27.01.2015
I	Mansard roof revised	02.02.2015

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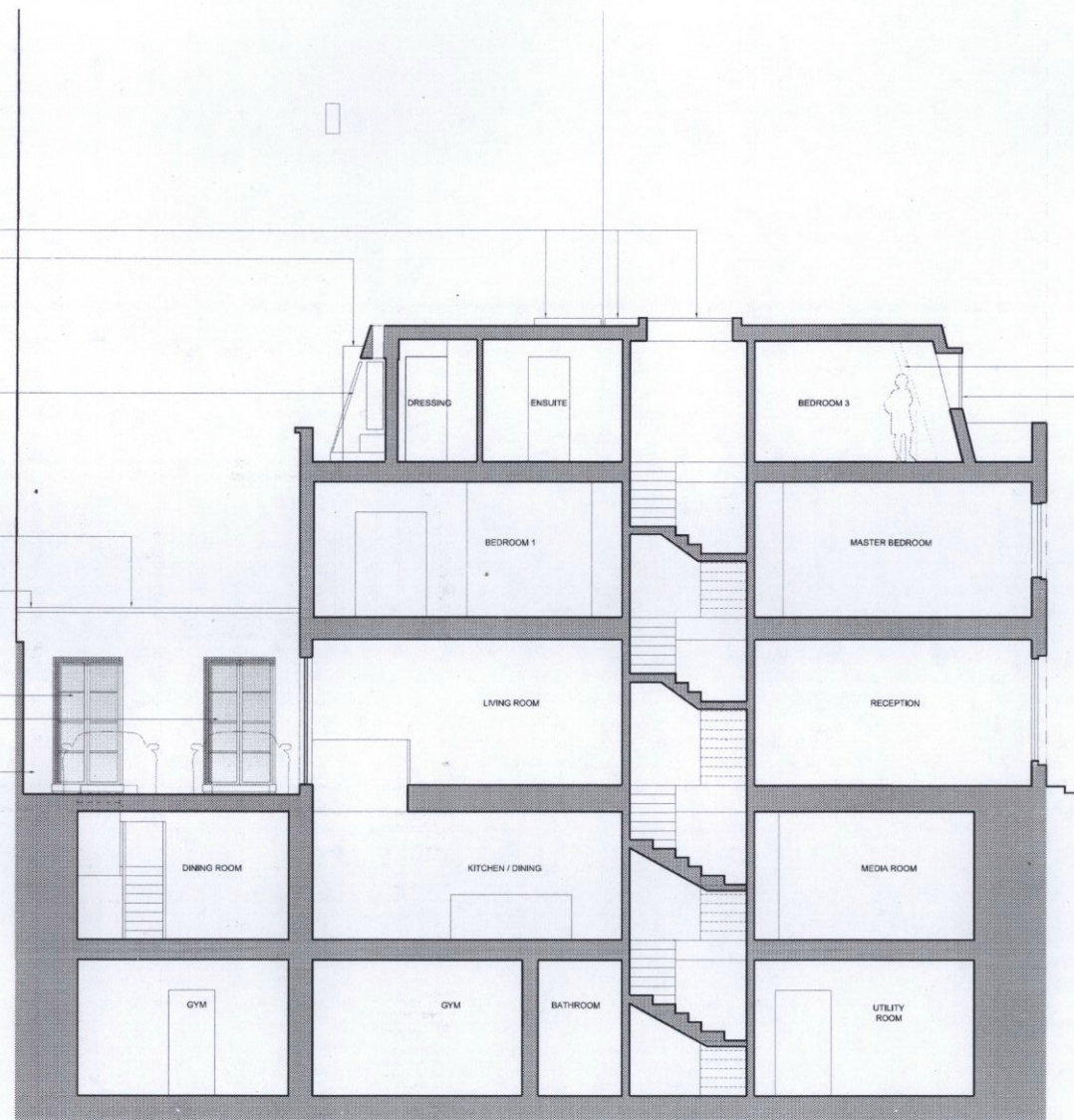


Client	GTE C&R LLP	Project	44-46 Montpelier Walk, London SW7
Scale	1:50@A1 1:100@A3	Drawn by	JR
Project No.	RD_0640	Checked by	ID
Date	JANUARY 2014	Drawing No.	P.005
		Rev.	1

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NEW ROOFLIGHT
 NEW DORMER WINDOW TO MATCH EXISTING
 NEW CONCEALED SLATE LINED DOORS TO PLANT MACHINERY TO MATCH MANSARD AND TO PROVIDE ACCESS FOR MAINTENANCE ONLY
 NEW PARAPET WALL TO MATCH EXISTING RENDER HEIGHT
 STONE COPING
 NEW FIXED WINDOW, WHITE PAINTED, DOUBLE GLAZED TIMBER CASEMENT
 NEW DOUBLE DOORS, WHITE PAINTED, DOUBLE GLAZED TIMBER CASEMENT
 NEW WHITE RENDER WALL TO MATCH EXISTING REAR FACADE

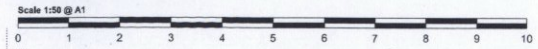
OUTLINE OF THE EXISTING MANSARD ROOF
 NEW DORMER WINDOW AS EXISTING



NO. 46 Montpellier Walk
 01 SECTION A

NO. 44 Montpellier Walk

NOTES:
 Details are on working drawings and are under Consideration
 All dimensions are in millimetres unless otherwise stated
 All work shall be in accordance with the Building Regulations
 All work shall be in accordance with the Building Regulations
 All work shall be in accordance with the Building Regulations
 All work shall be in accordance with the Building Regulations



REVISIONS:
 / Issued to Saif 06.02.2014
 A Staircase revised 03.10.2014
 B Rear elevation revised 28.10.2014
 C Minor amendments made 27.01.2015
 D Mansard roof revised 02.02.2015

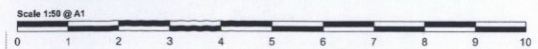
RODÍČ DAVIDSON ARCHITECTS is the trading name of bdr ltd

Client GTC C&R LLP	Project 44-46 Montpellier Walk, London SW7	RODÍČ DAVIDSON ARCHITECTS	
Scale 1:50@A1 1:100@A3	Drawn by JR	Drawing No. PROPOSED SECTION A	1 Pied Bull Yard London WC1A 2AE t: +44 (0)207 043 3551 f: +44 (0)207 043 3552
Project No. RD_0840	Date JANUARY 2014	Checked by ID	Drawing No. P.021
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01 FRONT ELEVATION

NOTES:
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 All dimensions are in millimetres unless otherwise stated.
 All work shall be in accordance with the Building Regulations.
 All work shall be in accordance with the Building Regulations.
 All work shall be in accordance with the Building Regulations.



REVISIONS:
 / Issued by: SJA 06.02.2014
 A Front elevation revised 31.10.2014
 B Minor amendments made 27.01.2015
 C Mansard roof updated 02.02.2015

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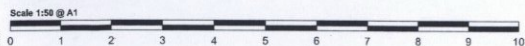
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Scale	1:50@A1 1:100@A3	Drawn by	JR
Project No.	RD_0840	Checked by	ID
Date	JANUARY 2014	Drawing No.	P.011
		Rev.	C

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01 REAR ELEVATION

NOTES:
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 All work is subject to the relevant Building Regulations and Planning Permission.
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 All work is subject to the relevant Building Regulations and Planning Permission.



REVISIONS:

A	Issued to Council	06.02.2014
B	Structural revised	03.10.2014
C	Roof alterations revised	20.10.2014
D	Revised as per Daylight results	24.12.2014
E	Minor amendments made	27.01.2015
F	Mansard roof revised	02.02.2015

RODIČ DAVIDSON ARCHITECTS is the trading name of dsdA Ltd

Client	GTE C&R LLP	Project	44-46 Montpeller Walk, London SW7
Scale	1:50@A1 1:100@A3	Drawn by	JR
Project No.	RD_0840	Checked by	ID
Date	JANUARY 2014	Drawing No.	P.012
		Rev.	E

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Agenda Item 3

Item No.

3

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 26 May 2015	Classification For General Release	
Report of Director of Planning	Wards involved St James's		
Subject of Report	10 Henrietta Street, London, WC2E 8PS		
Proposal	Use of part ground floor and first to fourth floors to provide three flats (2 x 1 bed and 1 x 2 bed) (Class C3), use of the rear fourth floor flat roof as a terrace, installation of replacement mechanical plant within enclosures at rear first floor level and associated external works.		
Agent	Gerald Eve LLP		
On behalf of	Capital & Counties CG Limited		
Registered Number	14/12551/FULL 14/12552/LBC	TP / PP No	TP/9613
Date of Application	19.12.2014	Date amended/ completed	19.12.2014
Category of Application	Other		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Covent Garden		
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		
Stress Area	Within 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.





10 HENRIETTA STREET, WC2

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2. SUMMARY

10 Henrietta Street is a six storey building with retail (Class A1) at basement and ground floor level and offices (Class B1) on the upper floors. The building is Grade II listed and within the Covent Garden Conservation Area, Core Central Activities Zone and West End Special Retail Policy Area. Permission and consent are sought for the use of part ground floor and first to fourth floors to provide three flats (2 x 1 bed and 1 x 2 bed) (Class C3), use of the rear fourth floor flat roof as a terrace and installation of replacement mechanical plant at rear first floor level.

The key issues in this case are:

- The impact of the proposals upon the land use of the property in terms of the loss of office accommodation and provision of residential floorspace.
- The impact of the proposals upon the special interest of the listed building and the character and appearance of the conservation area.
- The impact of the proposals upon the amenities of neighbouring residents.

The proposals are considered to comply with the Council's policies in relation to amenity, design and conservation as set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan) and the applications are recommended for approval.

3. CONSULTATIONS

COVENT GARDEN COMMUNITY ASSOCIATION

Objection to the loss of office space and in particular the loss of small office space.

COVENT GARDEN AREA TRUST

No objection.

CLEANSING MANAGER

No objection subject to conditions.

ENVIRONMENTAL HEALTH

- Second floor flat toilet is not accessible from a circulation space.
- Windows to the residential units must be openable.

HIGHWAYS PLANNING MANAGER

Concern raised over the lack of cycle parking provision.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 11; Total No. of Replies: 0.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

10 Henrietta Street is a six storey building with retail (Class A1) at basement and ground floor level (which are currently vacant) and offices (Class B1) on the four upper floors. The building is Grade II listed and within the Covent Garden Conservation Area, Core Central Activities Zone and West End Stress Area.

The property is located on the south side of Henrietta Street close to Covent Garden Piazza. Henrietta Street is largely characterised by commercial premises at ground floor level (retail, offices and restaurant uses) and a mix of office and residential uses on the upper floors.

4.2 Relevant History

Permission and listed building consent were granted on the 16 December 2014 for the installation of two replacement rooflights and the removal of an extract duct (rear ground floor roof) (14/09686/FULL and 14/09327/LBC).

5. THE PROPOSAL

Permission and consent are sought for the change of use from offices (approximately 315m² of floorspace) at part ground floor and the upper floors to provide 2 x 1 bed and 1 x 2 bed flats (Class C3). The installation of railings is sought in connection with the use of the rear fourth floor flat roof as a terrace. Replacement mechanical plant is proposed at rear first floor level with acoustic enclosures.

6. DETAILED CONSIDERATIONS

6.1 Land Use

It is proposed to retain the retail use at basement and ground floor levels of No. 10.

Loss of office floorspace

Paragraph 51 of the NPPF states that Local Planning Authorities should normally approve planning applications for the change of use of buildings within Class B use to residential use where there is an identified need for housing in that area, provided there is no strong economic reasons why such development would be inappropriate.

Policy S47 of the City Plan advises that 'when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework...to secure development that improves the economic, social and environmental conditions in the area'.

The City Plan also includes a mixed use Policy S1, which supports uses that support the vitality, function and character of the area. The loss of the lawful offices on the upper levels to provide residential accommodation is considered to comply with this policy, with the area characterised by a mix of such uses on the upper levels. Given the benefits of providing residential floorspace and as residential uses are in keeping with the area, the proposed change of use is considered acceptable in this instance.

The principle of providing residential on site accords with Policy S14 of the City Plan and saved Policy H3 of the UDP which seeks to increase residential floorspace.

The Covent Garden Community Association has objected to the proposed use as this would result in the continuing loss of office space. As highlighted above, whilst there will be a loss of office space, the Council does not have a policy to protect office floorspace and a refusal on these grounds cannot be sustained.

Residential mix

Policy S15 of the City Plan and saved Policy H5 of the UDP seeks the provision of a range of housing sizes normally requiring 33% of housing units to be family sized (3+ bedrooms) and 5% of the family housing to have five or more habitable rooms.

The proposal seeks to provide 2 x 1 bed residential units and 1 x 2 bed residential unit. The one bedroom units will occupy the first and second floor levels with the two bed unit occupying the third and fourth floor. The proposed units meet the minimum standards as specified in the London Plan (2011).

Although no family sized units are provided, given the constraints of this Grade II listed building, the proposed mix is considered acceptable in this instance. The two bedroom flat will have access to a roof terrace.

Residential standards

It is accepted that the background noise levels in this area of the City can be high. Saved Policy ENV6 of the UDP states that residential developments are required to provide adequate protection from existing background noise. The Noise Report submitted with the application has been assessed by Environmental Health officers.

The report states that the proposed residential units will be mechanically ventilated and will not require passive ventilation or for the windows to be openable. Whilst Environmental Health has raised no objection to the units being mechanically ventilated they have stated that it is not acceptable for the windows of the habitable rooms to be unopenable. The applicant has stated that ventilation could be achieved by opening, which would be at the resident's discretion. Subject to conditions, the proposed residential is considered acceptable in terms of internal noise levels.

Environmental Health has raised concern over the toilet to the second floor not being accessible from circulation space. The toilet is located within the rear part of the extension and is accessed from the bedroom. Given that the building is listed, the use of space is dictated by the existing configuration of the floorplan and it is not possible to introduce circulation space within this area without compromising the listed building.

Affordable Housing

Policy S16 of the City Plan requires the provision of affordable housing if the proposed residential use provides 10 or more residential units, or provides over 1000m² of new residential floorspace. The proposal does not trigger the requirement for affordable housing to be provided on site.

6.2 Townscape and Design

External alterations

On the front elevation it is proposed to replace the entrance door to the upper floors to match the existing door. This is considered acceptable and a condition is recommended to secure details of the new door. On the rear elevation a new access door and railings are proposed to the proposed fourth floor terrace, which are considered acceptable, as is the proposed metal staircase from the first floor to the rear courtyard.

The proposal had sought to change the windows on the rear elevation to provide double glazed units. It is unclear whether the existing double glazing on the rear elevation has consent, notwithstanding this, unlike No. 9 Henrietta Street where the rear elevation has been rebuilt, the rear of No. 10 has not been rebuilt and is of some age, therefore the insertion of double glazed units is not considered to be an appropriate alteration. The applicant has agreed to install secondary glazing to the existing window reveals on the rear elevation. Conditions are recommended to ensure that the existing windows on the rear elevation are single glazed and to secure details of the secondary glazing.

At roof level new slates are proposed alongside the salvaged existing slates. Thermal insulation will also be inserted into the roof space before the slates are re-laid. A condition is recommended to ensure that the slates are replaced with natural slate to match existing.

Internal alterations

The existing first floor is open plan. The proposals divide the rear room to the front along what would have been the historical partition. The rear room is then further divided from the entrance lobby, bathroom and cupboards. The walls of the rear link section are also to be removed. The dividing of the front and rear rooms is considered to return the building to its original plan form, the rear room and link have been previously altered as identified in the Historic Building report. These works are considered acceptable in listed building terms.

At second floor level the rear room is to be divided to create an entrance lobby with a new door opening between the front and rear rooms. The division of this room is unfortunate, however, at this level and being within the rear this is not considered to be harmful to the listed building. Similarly, at third floor level a new door is proposed between the front and rear rooms and an entrance lobby is created.

The fourth floor is a modern addition and therefore of no historical interest. At this level the existing walls are to be removed and the internal arrangement completely altered.

The proposed alterations are considered acceptable in design and listed building terms.

6.3 Amenity

It is proposed to use the existing rear fourth floor flat roof as a terrace as part of the third and fourth floor flat. The terrace will be accessed from the bedroom. The terrace would be approximately 15m from the nearest residential property identified as 34-35 Maiden Lane. It is not considered that it will give rise to loss of privacy or overlooking to the adjoining properties.

Mechanical plant is proposed to the rear first floor flat roof for both the proposed residential units and the existing retail unit. A Noise Assessment report has been submitted with the proposal which has been assessed by Environmental Health officers. They have confirmed that the proposed air conditioning units with the acoustic enclosure is likely to comply with the City Council's noise conditions. On this basis and subject to conditions to control noise from plant the proposed mechanical plant is considered acceptable.

6.4 Transportation/Parking

Part B of saved Policy TRANS 23 states that where the on street parking threshold in an area is over 80% then this will result in an unacceptable level of deficiency and increase parking stress in the area. In this instance the night time parking level is 62%. With the inclusion of all legal spaces (e.g. single yellow line, metered bays, pay and display and shared use) this reduces to 46%. Daytime parking level is 79%. Car level ownership in the St James's ward is 32%. The Highways Planning Manager has raised no objection to the proposals in terms of saved Policy TRANS 23.

Policy S41 seeks to encourage sustainable forms of transport and this is reinforced by supported Policy TRANS 10A which requires one cycle space to be provided for each new flat. The Highways Planning Manager has required the provision of secure cycle spaces. The applicant has stated that due to the lack of space at basement level and that there is no lift, it has not been possible to design in cycle provision. The basement and ground floor levels are occupied by the existing retail unit. Externally there is no space available as the ground floor courtyard area is not accessible to the proposed flats. At first floor level there is already mechanical plant proposed and there is insufficient space to securely accommodate three cycle spaces. Whilst this is regrettable, given the existing site constraints and that the site is well placed in terms of accessing public transport, the lack of secure cycle provision is considered acceptable in this instance.

6.5 Economic Considerations

The proposal will result in a reduction of 315m² of office floorspace in the CAZ. However, this is unlikely to have a significant economic impact. The provision of three residential units will increase the housing stock in the City which will generate economic benefits within this area.

6.6 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.

6.7 London Plan

The proposal does not raise strategic issues.

6.8 Planning Obligations

Not applicable.

6.9 Environmental Assessment including Sustainability and Biodiversity Issues

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

6.10 Other Issues

Not applicable.

6.11 Conclusion

The principle of new residential units in this location is acceptable. Subject to conditions, the applications are acceptable in design and amenity terms. In all other respects the proposals are considered acceptable.

BACKGROUND PAPERS

1. Application forms.
2. E-mail from the Covent Garden Area Trust dated 23 January 2015.
3. E-mail from the Covent Garden Community Association dated 31 January 2015.
4. E-mail from Environmental Health dated 20 January 2015.
5. Memorandum from the Cleansing Manager dated 23 January 2015.

6. Memorandum from the Highways Planning Manager dated 4 February 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY FAX 020 7641 2339 OR BY E-MAIL – vnally@westminster.gov.uk

DRAFT DECISION LETTER

Address: 10 Henrietta Street, London, WC2E 8PS

Proposal: Use of part ground floor and first to fourth floors to provide three flats (2 x 1 bed and 1 x 2 bed) (Class C3), use of the rear fourth floor flat roof as a terrace, installation of replacement mechanical plant within enclosures at rear first floor level and associated external works.

Plan Nos: 1429-0050 Rev. PL1, 1429-0150 Rev. PL1, 1429-0151 Rev. PL1, 1429-0152 Rev. PL1, 1429-0153 Rev. PL1, 1429-0154 Rev. PL1, 1429-0155 Rev. PL1, 1429-0156 Rev. PL1, 1429-0250 Rev. PL1, 1429-0252 Rev. PL1, 1429-0253 Rev. PL1, 1429-0350 Rev. PL1, 1429-0351 Rev. PL1, 1429-1150 Rev. PL1, 1429-1151 Rev. PL1, 1429-1152 Rev. PL1, 1429-1153 Rev. PL1, 1429-1154 Rev. PL1, 1429-1155 Rev. PL1, 1429-1156 Rev. PL1, 1429-1250 Rev. PL1, 1429-1252 Rev. PL1, 1429-1253 Rev. PL1, 1429-1350 Rev. PL1, 1429-1351 Rev. PL1, 1429-0950 Rev. PL1, 1429-0951 Rev. PL1, 1429-0952 Rev. PL1, 1429-0953 Rev. PL1, 1429-0954 Rev. PL1, 1429-0955 Rev. PL1, 1429-0956 Rev. PL1, 1429-0980 Rev. PL1, 1429-WS12 Rev. PL1, 1429-WS13 Rev. PL1, 1429-WS14 Rev. PL1, 1429-WS15 Rev. PL1, Residential planning noise report (14262-R04-A) dated 16 December 2014, manufacturers specification of acoustic enclosure, Historic Building Report dated December 2014 and Design and Access Statement dated December 2014.

Case Officer: Zulekha Hosenally

Direct Tel. No. 020 7641 2511

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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Covent Garden 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 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

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

- i) Doors.
- ii) Windows including the automatic opening vent (AOV) to the rear second floor window.

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 approved drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Covent Garden 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 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 All new railings are to be painted black and retained in that colour.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Covent Garden 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 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 6 All new roof slates are to be natural slate to match the existing slates.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Covent Garden 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 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

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

- The windows on the rear elevation shall be single glazed sash windows.

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

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Covent Garden 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 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 8 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 1429-WS12 Rev. PL1, 1429-WS13 Rev. PL1, 1429-WS14 Rev. PL1 and 1429-WS15 Rev. PL1. You must clearly mark them and make them available at all times to everyone using the flats. (C14FB)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling 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. (R14CC)

- 9 (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 for 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.

- 10 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.

- 11 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.

- 12 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.

- 13 You must install the acoustic enclosure around the mechanical plant at rear first floor level. You must not operate the mechanical plant until the acoustic louvre have been installed. Thereafter these acoustic louvre must remain for as long as the unit remains in situ.

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 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)
- 3 Conditions 9 and 10 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)
- 4 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 5 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.

DRAFT DECISION LETTER

- Address:** 10 Henrietta Street, London, WC2E 8PS
- Proposal:** Use of part ground floor and first to fourth floors to provide three flats (2 x 1 bed and 1 x 2 bed) (Class C3), use of the rear fourth floor flat roof as a terrace, installation of replacement mechanical plant within enclosures at rear first floor level and associated internal and external works.
- Plan Nos:** 1429-0050 Rev. PL1, 1429-0150 Rev. PL1, 1429-0151 Rev. PL1, 1429-0152 Rev. PL1, 1429-0153 Rev. PL1, 1429-0154 Rev. PL1, 1429-0155 Rev. PL1, 1429-0156 Rev. PL1, 1429-0250 Rev. PL1, 1429-0252 Rev. PL1, 1429-0253 Rev. PL1, 1429-0350 Rev. PL1, 1429-0351 Rev. PL1, 1429-1150 Rev. PL1, 1429-1151 Rev. PL1, 1429-1152 Rev. PL1, 1429-1153 Rev. PL1, 1429-1154 Rev. PL1, 1429-1155 Rev. PL1, 1429-1156 Rev. PL1, 1429-1250 Rev. PL1, 1429-1252 Rev. PL1, 1429-1253 Rev. PL1, 1429-1350 Rev. PL1, 1429-1351 Rev. PL1, 1429-0950 Rev. PL1, 1429-0951 Rev. PL1, 1429-0952 Rev. PL1, 1429-0953 Rev. PL1, 1429-0954 Rev. PL1, 1429-0955 Rev. PL1, 1429-0956 Rev. PL1, 1429-0980 Rev. PL1, 1429-WS12 Rev. PL1, 1429-WS13 Rev. PL1, 1429-WS14 Rev. PL1, 1429-WS15 Rev. PL1, Residential planning noise report (14262-R04-A) dated 16 December 2014, manufacturers specification of acoustic enclosure, Historic Building Report dated December 2014 and Design and Access Statement dated December 2014.

Case Officer: Zulekha Hosenally

Direct Tel. No. 020 7641 2511

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 Covent Garden 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 You must apply to us for approval of detailed drawings of the following parts of the development:

- i) Doors.
- ii) Windows including the automatic opening vent (AOV) to the rear second floor window.
- iii) Secondary glazing.

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 approved drawings. (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 Covent Garden 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)

- 4 You must apply to us for approval of detailed drawings which indicate the proposed pipework and service routes. 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.

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 All new railings are to be painted black and retained in that colour.

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 Covent Garden 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 roof slates are to be natural slate to match the existing slates.

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 Covent Garden 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)

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

- The windows on the rear elevation shall be single glazed sash windows.

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden 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)

- 8 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)

- 9 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)

Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

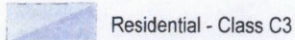
In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
- * any extra work which is necessary after further assessments of the building's condition;
 - * stripping out or structural investigations; and
 - * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)



Residential - Class C3



Residential Common Area

Water Services

Electrical Services

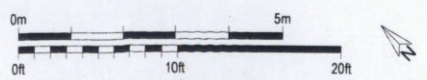
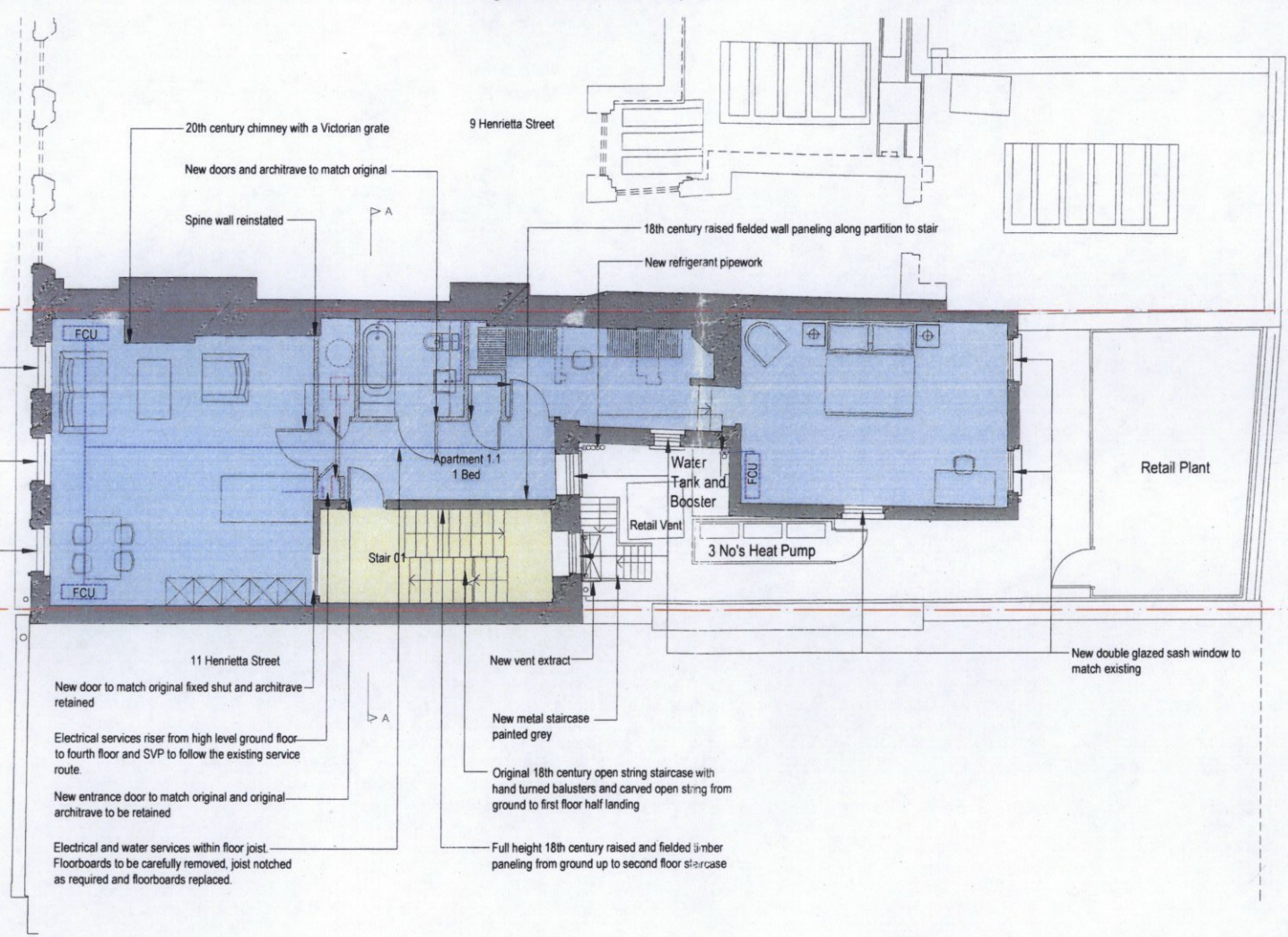
Drainage Services

General Notes

- All damaged original 18th century paneling, cornices, skirting, brickwork, stone and leadwork to be repaired/made good as necessary.
- All lowered ceiling to be removed
- All non-original floorboards to be replaced

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 - Design development
 - Accurate site survey, site layout and dimensions need to be fully evaluated.
 - Allowance for construction methods and building tolerances.
 - Local authority consents
 m: date: drawn by: checked by: description:
 PL1 17.11.14 SPD: CD Issued for Planning

Page 58 APPLICATION SITE

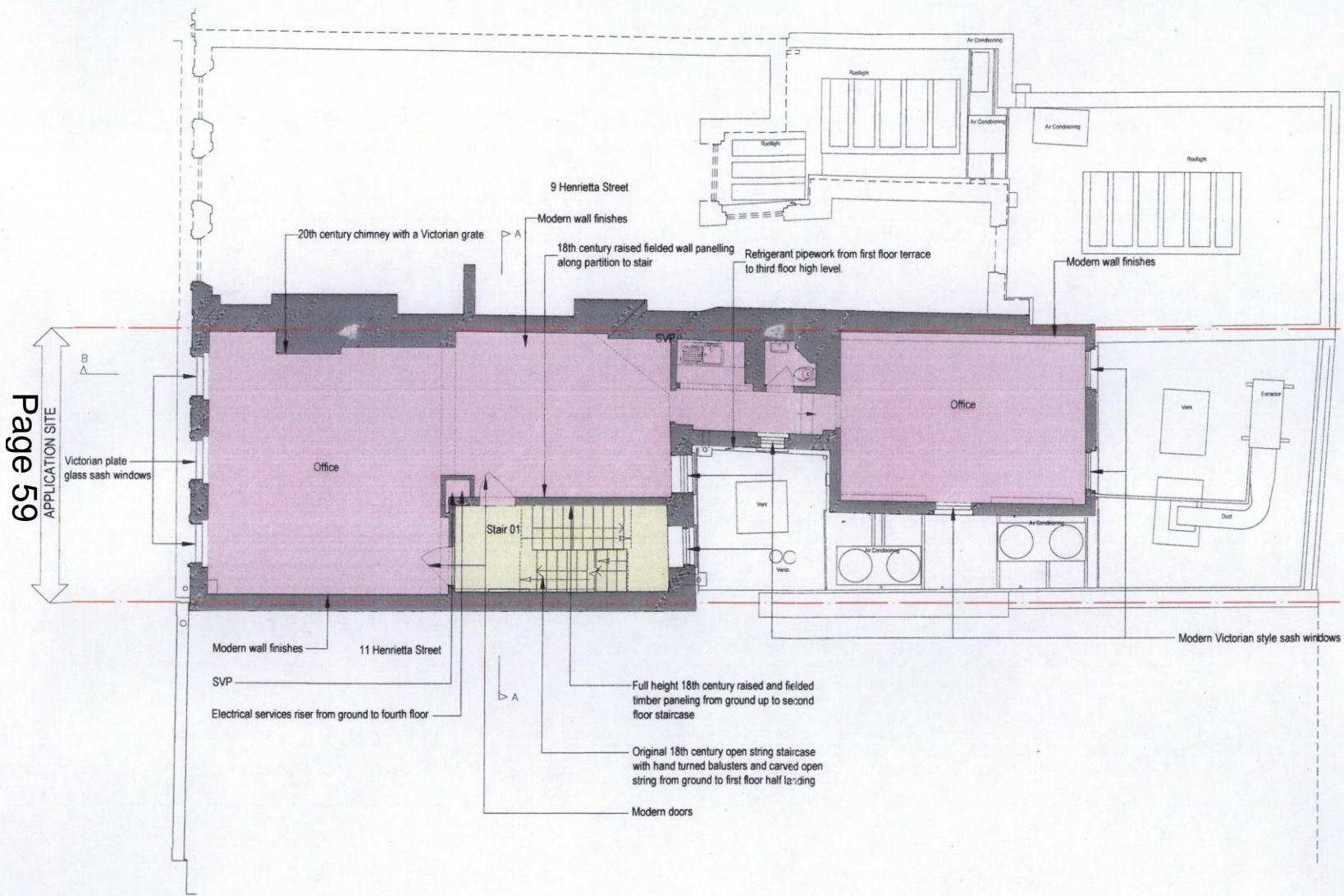


CASE COPY
 TP:
 RN:
 ADDRESS:

FOR PLANNING		
BRIMELOW MCSWEENEY ARCHITECTS 26 Great Queen Street, Covent Garden, London WC2B 5SR Tel: 020 7831 7835 Fax: 020 7831 7836 email: admin@brimelow-architects.co.uk		
project 10 Henrietta Street Covent Garden, London		
title Proposed First Floor Plan		
scale 1:100@A1/1.50@A3	date 26-06-14	drawn SW
drawing no 1429-1152	revision PL1	

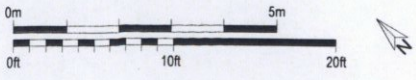
- Office - Class B1
- Common Area

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 The prices have been calculated in accordance with the Code of Measuring Practice, 8th Edition (2007) using the latest approved N.A. GA, USA. They are approximate and relate to the likely cost of the building at the current state of the design. Any decisions to be made on the basis of these predictions, whether as to project viability, procuring, tender agreements and the like, should make allowance for the following:
 Design development
 Accurate site survey, site levels and information need to be fully evaluated
 Allowance for construction methods and building tolerances
 Local authority comments
 rev date drawn by checked description
 PL1 18.07.14 SPD CD issued for Planning

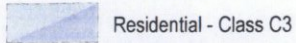


Page 59
APPLICATION SITE

CASE COPY
 TP:
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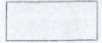
FOR PLANNING		
BRIMELOW McSWEENEY ARCHITECTS		
21 Great Queen Street, Covent Garden, London WC2B 5SL Tel: 020 7631 7825 - Fax: 020 7631 7826 - email: admin@brimelow-architects.co.uk		
project 10 Henrietta Street London		
title Existing First Floor Plan		
scale 1:50@A1/1:100@A3	date 24-06-14	drawn SW
drawing no 1429-0152	revision PL1	



Residential - Class C3

Water Services

General Notes



Residential Common Area

Electrical Services

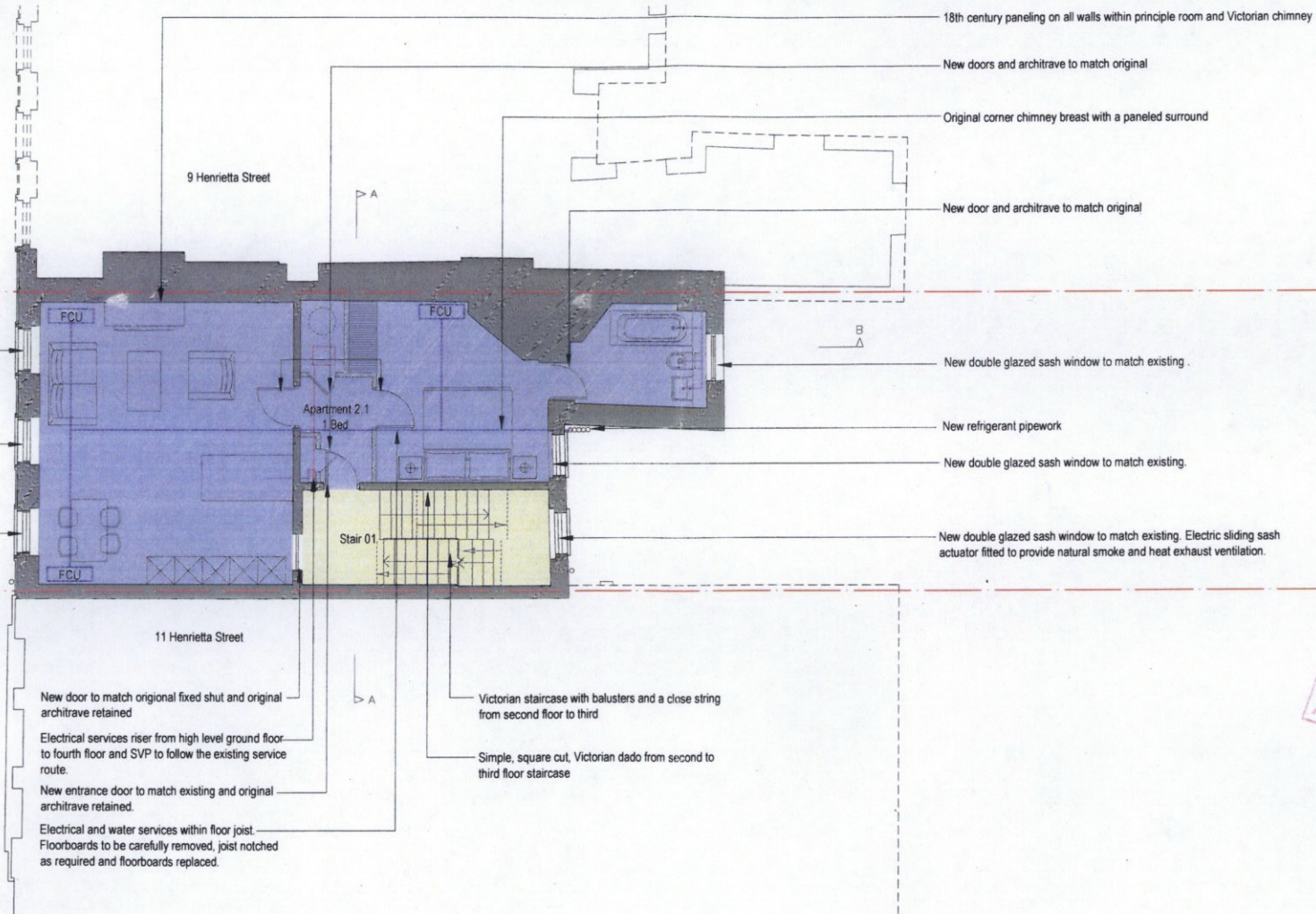
Drainage Services

- All damaged original 18th century paneling, cornices, skirting, brickwork, stone and leadwork to be repaired/made good as necessary.
- All lowered ceiling to be removed
- All non-original floorboards to be replaced

Do not trade from this drawing, except for town planning purposes.
 Work to agreed dimensions only.
 This drawing is the property of Brimelow McSwiney Architects and copyright is reserved by them.
 This drawing is issued on condition that it is not copied, altered or is used by or for any unauthorized person without the prior written consent of Brimelow McSwiney Architects.
 The notes on this drawing have been measured directly from a CAD drawing and have no separate audit or submission.
 The notes have been calculated in accordance with the Code of Measuring Practice for Builders (2007) using the standard options NA, GC, CEA. They are approximate and liable to the likely errors of the building at the current state of the design. Any decisions to be made on the basis of these predictions, whether in respect of viability, pre-tender, lease agreements and the like, should make reference to the following:
 - Design development
 - Accurate site survey - see levels and dimensions noted to be fully evaluated
 - Assurance for construction methods and building solutions
 - Local authority comments
 rev date drawn by checked by description
 PL1 17.11.14 SPO CD issued for Planning

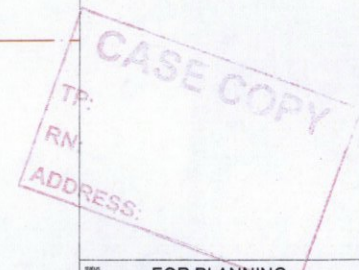
Page 60

APPLICATION SITE

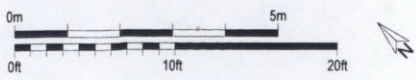


- 18th century paneling on all walls within principle room and Victorian chimney
- New doors and architrave to match original
- Original corner chimney breast with a paneled surround
- New door and architrave to match original
- New double glazed sash window to match existing.
- New refrigerant pipework
- New double glazed sash window to match existing.
- New double glazed sash window to match existing. Electric sliding sash actuator fitted to provide natural smoke and heat exhaust ventilation.

- New door to match original fixed shut and original architrave retained
- Electrical services riser from high level ground floor to fourth floor and SVP to follow the existing service route.
- New entrance door to match existing and original architrave retained.
- Electrical and water services within floor joist. Floorboards to be carefully removed, joist notched as required and floorboards replaced.
- Victorian staircase with balusters and a close string from second floor to third
- Simple, square cut, Victorian dado from second to third floor staircase



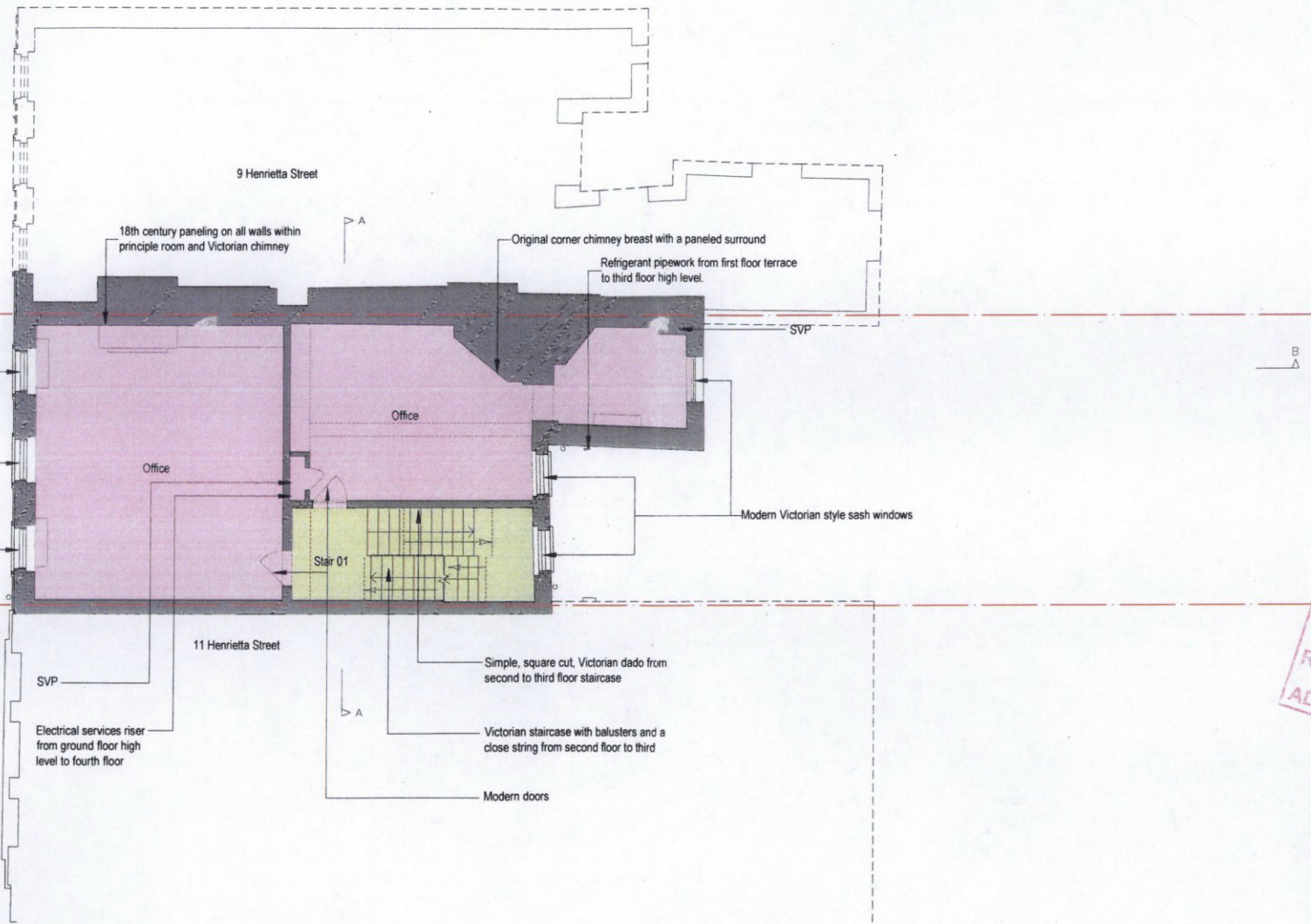
FOR PLANNING		
BRIMELOW McSWENEY ARCHITECTS		
20 Great Queen Street, Covent Garden, London WC2B 9SL tel: 020 7831 7830 - fax: 020 7831 7830 - email: admin@brimelow-architects.co.uk		
project 10 Henrietta Street Covent Garden, London		
title Proposed Second Floor Plan		
scale 1:50@A1/1:100@A3	date 26-06-14	drawn SW
drawing no 1429-1153	revision	
	PL1	



- Office - Class B1
- Common Area

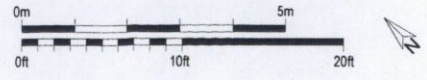
Page 61

APPLICATION SITE



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 (2007) using the standard units NA, GA, GEA. They are approximate and relate to the likely areas
 of the building at the current state of the design. Any decisions to be made on the basis of these
 predictions, whether as to project viability, pre-letting, lease agreements and the like, should make
 allowance for the following:
 Design development
 Accurate site survey, site levels and dimensions, need to be fully evaluated
 Allowance for construction methods and building tolerance
 Local authority constraints
 rev: 088 drawn by: chris description:
 PL1 18.07.14 SPC CD Issued for Planning

CASE COPY
 TP:
 RN:
 ADDRESS:

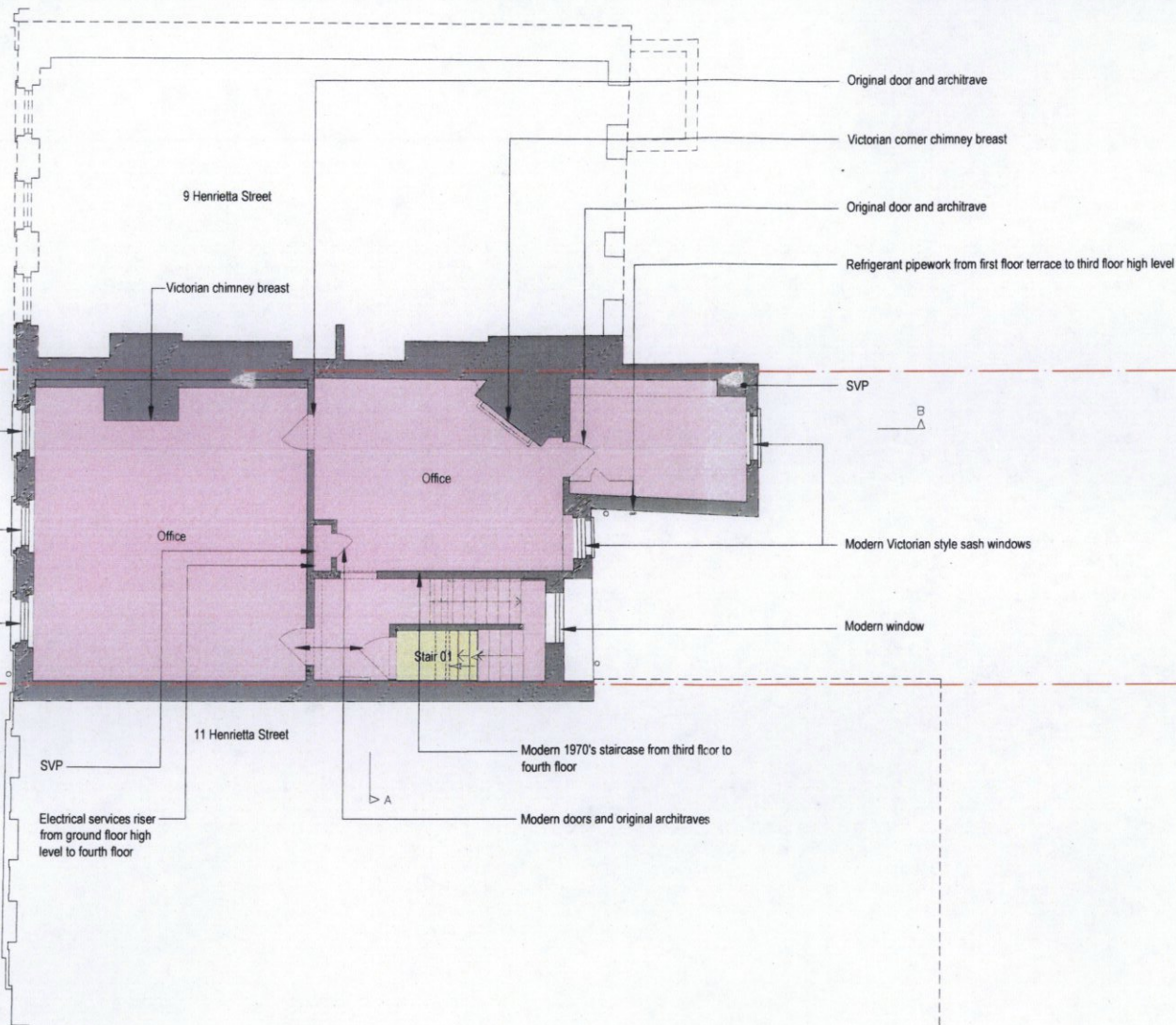


FOR PLANNING		
BRIMELOW McSWEENEY ARCHITECTS		
25 Great Queen Street, Covent Garden, London WC2B 5SE Tel: 020 7631 7839 - Fax: 020 7631 7839 - email: admin@brimelow-architects.co.uk		
project: 10 Henrietta Street London		
title: Existing Second Floor Plan		
scale: 1:50@A1/1:100@A3	date: 24-06-14	drawn: SW
drawing no: 1429-0153	revision: PL1	

Office - Class B1
Common Area

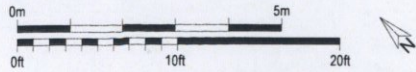
Page 63

APPLICATION SITE





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 (GMP) using the stated options NA, GA, GEA. They are approximate and refer to the study areas
 of the building at the current state of the design. Any decisions to be made on the basis of these
 positions, whether as to contract validity, planning, lease agreements and the like, should make
 allowance for the following:
 - Design development
 - Accurate site surveys, site levels and dimensions need to be fully evaluated
 - Allowance for construction methods and building tolerances
 - Local authority constraints
 see also drawn by checked description
 PL1 18.07.14 SPD CD issued for Planning

CASE COPY
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 ADDRESS:



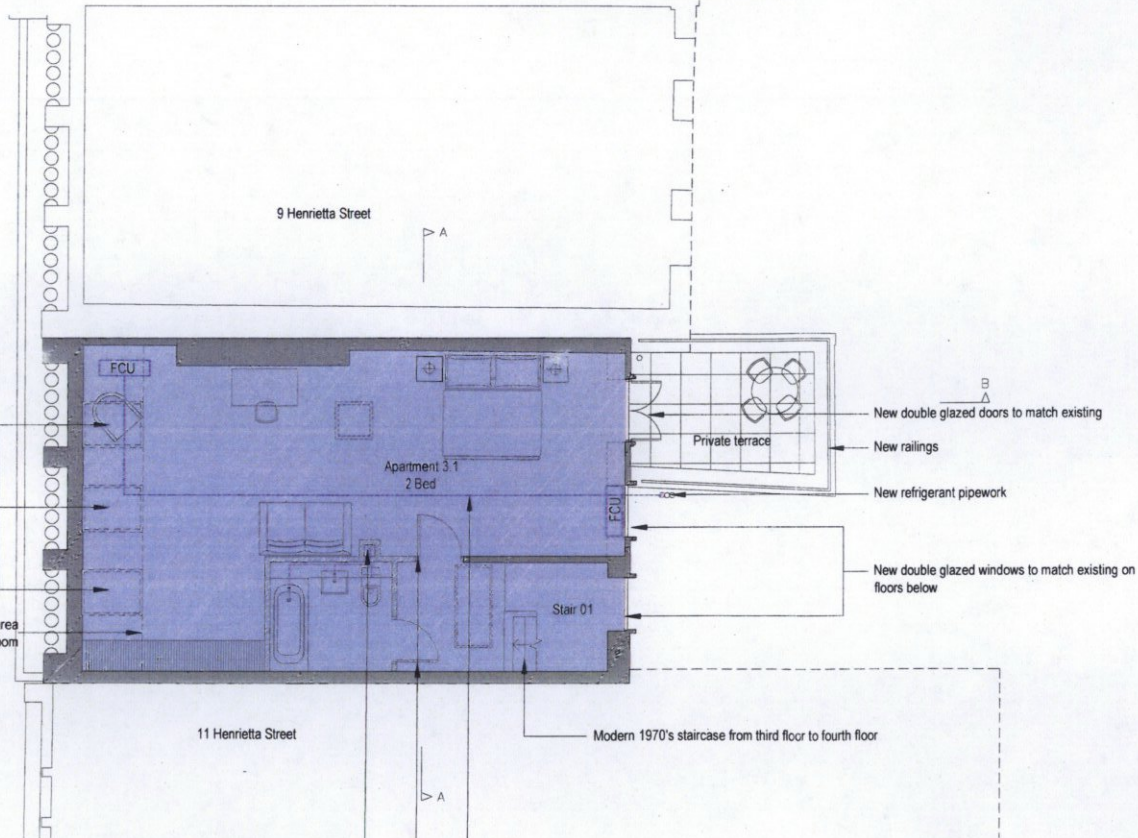
FOR PLANNING		
BRIMELOW McSWEENEY ARCHITECTS		
26 Great Queen Street, Covent Garden, London WC2B 5SE, tel: 020 7831 7835 fax: 020 7831 7835 email: admin@brimelow-architects.co.uk		
project 10 Henrietta Street London		
title Existing Third Floor Plan		
scale 1:50@A1/1:100@A3	date 24-06-14	drawn SW
drawing no 1429-0154	revision PL1	

-  Residential - Class C3
-  Residential Common Area
- Water Services
- Electrical Services
- Drainage Services

General Notes

- All damaged original 18th century paneling, cornices, skirting, brickwork, stone and leadwork to be repaired/made good as necessary.
- All lowered ceiling to be removed
- All non-original floorboards to be replaced

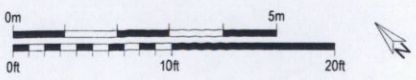
Page 64 APPLICATION SITE



Electrical services riser from high level ground floor to fourth floor and SVP to follow the existing service route.

New doors and architrave to match original doors on floors below

Electrical and water services within floor joist. Floorboards to be carefully removed, joist notched as required and floorboards replaced.



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 The areas have been calculated in accordance with the Code of Measuring Practice (BS 5400:2005) using the stated approx. N.A. G.A. G.A. They are approximate and relate to the floor area of the building at the current state of the design. Any decisions to be made on the basis of these calculations, whether in respect of viability, pre-letting, lease agreements and the like, should make allowance for the following:
 - Design developments
 - Approved site survey, see levels and dimensions need to be fully reviewed
 - Allowance for construction methods and building tolerances
 - Local authority comments
 We date: drawn by: checked by:
 PL1 17.11.14 SPD CD Issued for Planning

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FOR PLANNING

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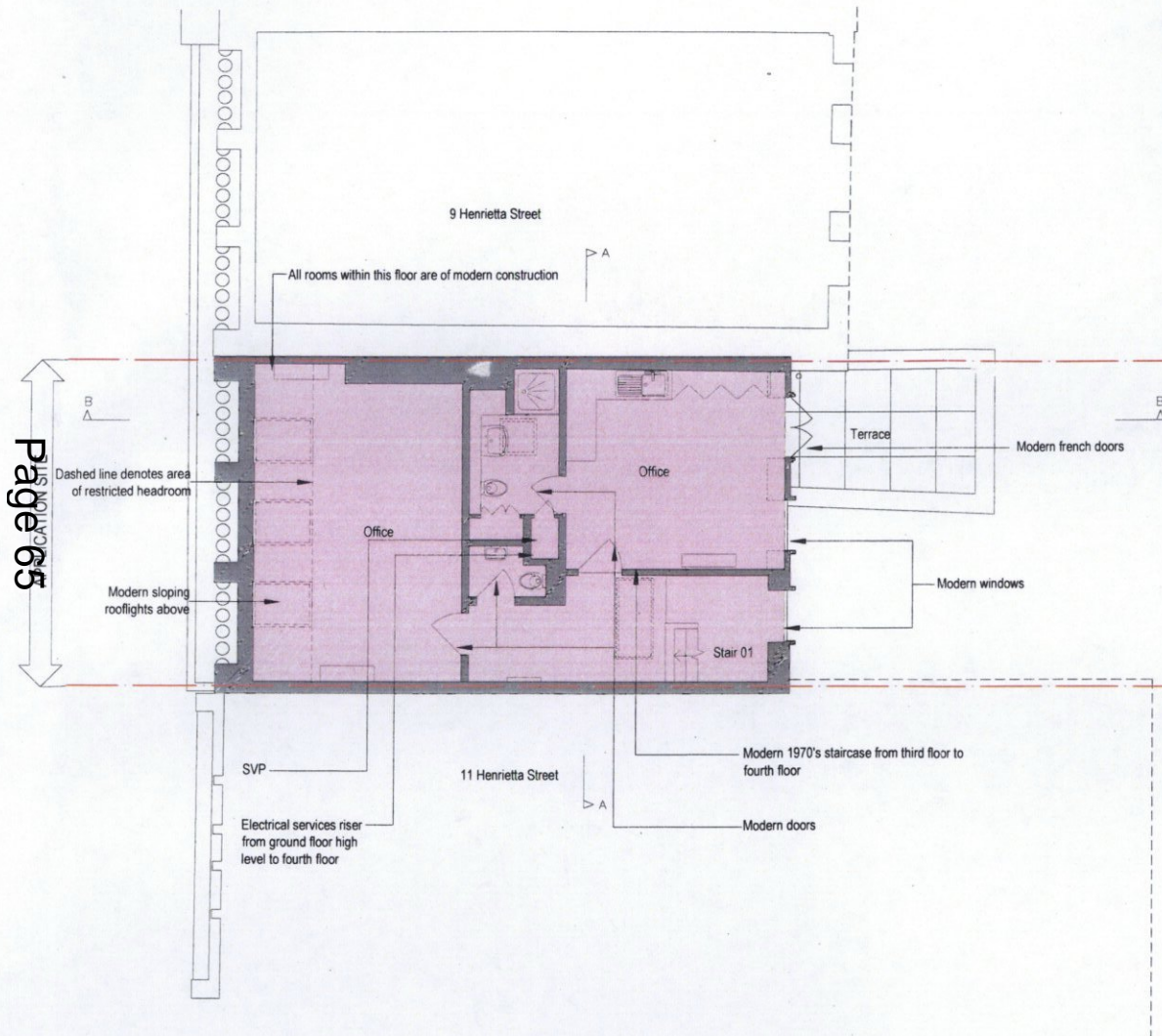
26 Great Queen Street, Covent Garden, London WC2B 3QL
 Tel: 020 7831 7825 Fax: 020 7831 7839 email: admin@brimelow.com

PROJECT
10 Henrietta Street
 Covent Garden, London

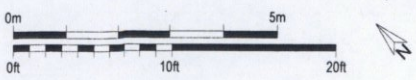
SITE
Proposed Fourth Floor Plan

SCALE 1:50@A1/1:100@A3	DATE 26-06-14	DRAWN SW
DRAWING NO. 1429-1155		REVISION PL1

- Office - Class B1
- Common Area



INFORMATION
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 SPECIFICATION



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 The areas have been calculated in accordance with the Code of Measuring Practice (BIMBA) (2007) using the latest version (V4, Oct. 2004). They are approximate and relate to the existing state of the building at the current state of the design. Any decisions to be made on the basis of these calculations, whether as to project viability, pre-letting, lease agreements and the like, should make reference to the following:
 Design development
 Appropriate site survey, site levels and dimensions need to be fully evaluated
 Allowance for construction methods and building tolerances
 Local authority constraints
 see also drawn by CHD decision
 PL1 18.07.14 SPO CD issued for Planning

CASE COPY
 TP:
 RN:
 ADDRESS:

FOR PLANNING		
BRIMELOW McSWEENEY ARCHITECTS		
<small>20 Great Sutton Street, Covent Garden, London WC2E 9LJ tel: 020 7831 7825 - fax: 020 7831 7859 - email: admin@bm-architects.co.uk</small>		
project 10 Henrietta Street London		
title Existing Fourth Floor Plan		
scale 1:50@A1/1:100@A3	date 24-06-14	drawn SW
drawing no. 1429-0155	revision PL1	

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Agenda Item 4

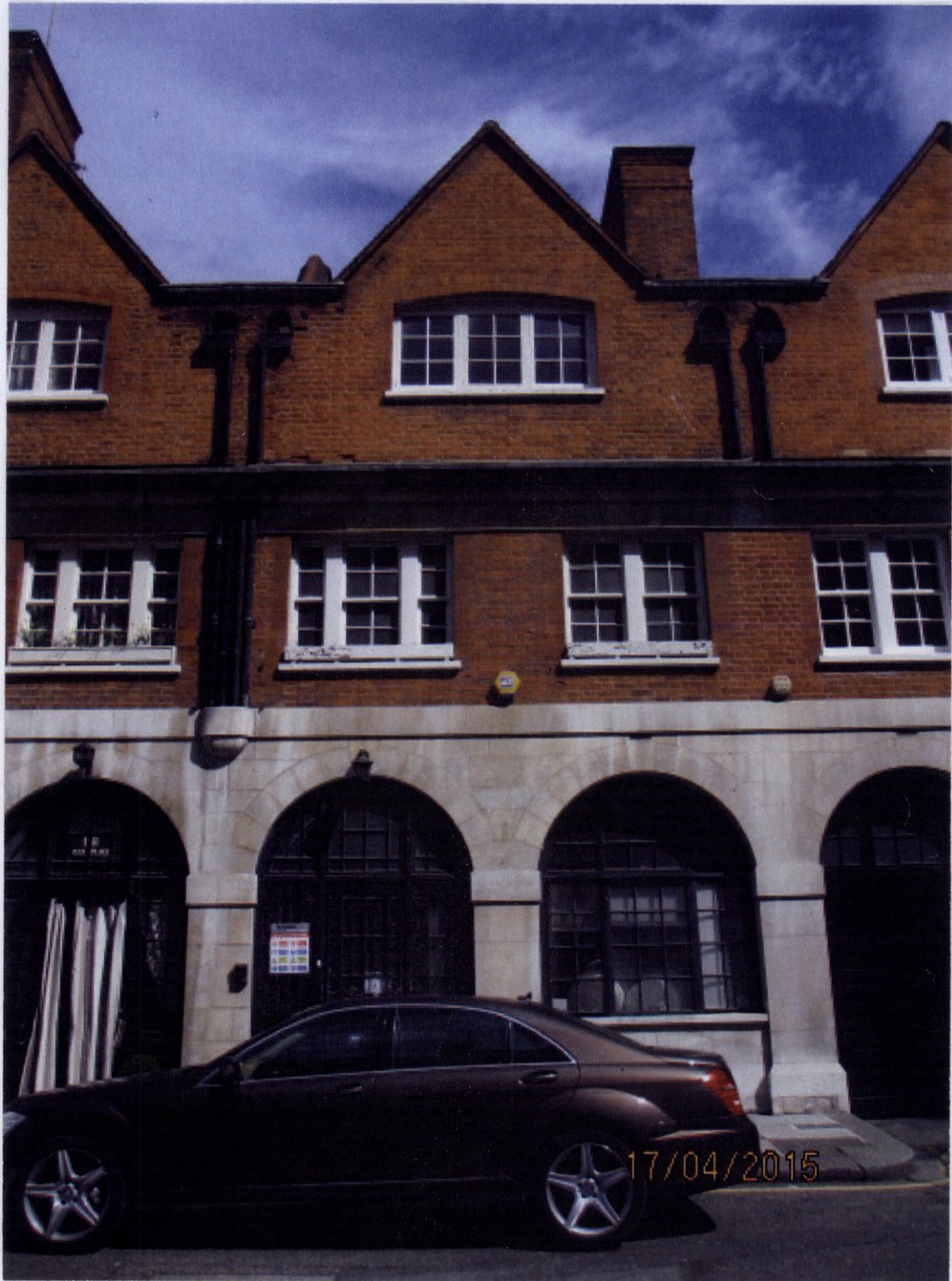
Item No.
4

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 26 May 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	16 Rex Place, London, W1K 2HB		
Proposal	Excavation of a new basement level; erection of rear two storey extension at lower ground and ground floor levels, alterations to the front and rear elevations and the installation of double glazed windows. Replacement of existing pavement lights at the front of the property.		
Agent	FT Architects Ltd		
On behalf of	Mr Theodore De Turckheim		
Registered Number	15/00657/FULL	TP / PP No	TP/8011
Date of Application	27.01.2015	Date amended/ completed	03.02.2015
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		
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

Grant conditional permission.





16 REX PLACE, W1

Page 69

2. SUMMARY

The application relates to a single family dwellinghouse located on the eastern side of Rex Place. The property comprises basement, ground and two upper floors. The building is unlisted, but is situated within the Mayfair Conservation Area. Planning permission was granted in February 2015 for the erection of a two storey rear extension at basement and ground floor, along with external alterations to the front and rear elevations. Permission is now sought for the creation of a new sub-basement level. As the works to implement the February 2015 permission have not been started on site, the application includes those works already approved.

The key issues for consideration are:

- The impact of the proposals upon the amenities of neighbouring residents.
- The impact of the works upon the character and appearance of the conservation area.

The application is considered acceptable in land use, amenity, design and conservation terms and complies with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

3. CONSULTATIONS

THE RESIDENTS' SOCIETY OF MAYFAIR AND ST JAMES'S

Objection to the distress and concern that is suffered by residents for a lengthy period of construction. Neighbours and those adjacent worry over structural damage etc. We wish to oppose whilst we wait a change in the laws but in the interim ask the Council to put an on-hold approach and resist current applications.

HIGHWAYS PLANNING MANAGER

No objection.

BUILDING CONTROL

No objection.

THAMES WATER

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 31; Total No. of Replies: 0.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The application relates to a single family dwellinghouse located on the eastern side of Rex Place. The property comprises basement, ground and two upper levels. The building is unlisted but located within the Mayfair Conservation Area.

This part of Mayfair is predominantly residential.

4.2 Relevant History

Permission was granted in February 2015 for the erection of a rear two storey extension at lower ground and ground floor levels and alterations to the front and rear facade and replacement pavement lights to the front. This permission has not been implemented.

5. THE PROPOSAL

Permission is sought for the excavation of a new sub-basement level. As the works to implement the February 2015 permission have not started on site, the proposals also include those works previously approved. Therefore, the proposals include the erection of a two storey rear extension at basement and ground floor level, and external alterations to the front and rear elevations.

Excavation will take place below the existing lower ground floor to form a sub-basement which will provide a media room, gym and utility room.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal increases the amount of residential floorspace in accordance with UDP Policy H3 and City Plan Policy S14.

6.2 Townscape and Design

The proposed basement excavation will have no visual impact. Therefore, the main external changes relate to the works that have been previously approved.

The proposed two storey rear extension replaces an existing half width two storey extension, the proposed extension will be full width. The proposed extension will be contained behind the existing high boundary walls and therefore is not considered to have an impact of the character or appearance of the conservation area.

The proposed alterations to the front and rear fenestration including the installation of new windows are likely to be permitted development but in any case they are considered acceptable in design terms.

The replacement pavement lights are considered acceptable on a like for like basis.

6.3 Amenity

As previously mentioned, the rear extension and external alterations to the front and rear elevation has previously been approved and therefore the impact on amenity has previously been considered. The two storey rear extension will not exceed the height of the existing boundary walls and therefore will not have an impact on neighbouring residential amenity. The enlargement of the existing windows at ground and first floor levels and the creation of Juliet balconies, within the existing reveals, is likely to be permitted development and are considered acceptable.

6.4 Transportation/Parking

The pavement lights to the front of the property are being replaced on a like for like basis and on this basis the Highways Planning Manager has no objection to this alteration.

6.5 Economic Considerations

Not applicable.

6.6 Other UDP/Westminster Policy Considerations

The Residents Society of Mayfair and St James's have objected to the excavation of the basement stating that this work is lengthy, causes disruption to neighbouring properties and raises structural issues. The applicant has submitted a Construction Management Plan (CMP) which addresses how the proposed works will be implemented, whilst seeking to ameliorate the impact on neighbouring residents. Objections on the grounds of noise and disruption during construction do not in themselves form a sustainable reason for refusal. The City Council's standard building works and excavation condition is recommended to control the hours of building works and a condition is recommended to ensure that construction works take place in compliance with the submitted CMP.

This impact of basement excavation is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Residents are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings and occupiers.

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 National Planning Policy Framework 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 have advised that the structural approach 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 integral 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 Residents Society of Mayfair and St James' s have raised concern in respect to policy review for basements. The City Council have adopted the 'Basement Development in Westminster Supplementary Planning Document' (SPD) in October 2014, which does not include new planning policy but supports the implementation of adopted policies in the Council's development plan.

The emerging City Management Plan will include policies specifically dealing with basement and other subterranean extensions. This is at an early stage of development and will not carry any weight as a material consideration in determining planning applications until it has progressed significantly along the route to final adoption.

6.7 London Plan

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

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 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.

6.9 Planning Obligations

The proposal is of insufficient scale as to trigger a requirement for planning obligations.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

The proposal is of insufficient scale as to require an Environmental Assessment.

6.11 Access

Access to the property is to remain unchanged.

6.12 Conclusion

The proposals are considered acceptable on amenity and design grounds, and comply with the policies set out in the UDP and City Plan. The application is recommended for approval.

BACKGROUND PAPERS

1. Application form.
2. Letter from Residents' Society of Mayfair and St James's dated 26 February 2015.
3. Letter from Thames Water dated 23 April 2015.
4. Memorandum from Building Control dated 22 April 2015.
5. Memorandum from Highways Planning Manager dated 6 May 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT HELEN MACKENZIE ON 020 7641 2921 OR BY E-MAIL – hmackenzie@westminster.gov.uk

DRAFT DECISION LETTER

Address: 16 Rex Place, London, W1K 2HB

Proposal: Excavation of a new basement level; erection of rear two storey extension at lower ground and ground floor levels, alterations to the front and rear elevations and the installation of double glazed windows. Replacement of existing pavement lights at the front of the property.

Plan Nos: 230_60_01, 02, 03, 04, 05. 01, 02. Structural Methodology and Hydrological/Hydrogeological Risk Assessment dated 20/01/2015(INFORMATION ONLY), Traffic Management Plan.

Case Officer: Lindsay Jenkins

Direct Tel. No. 020 7641 5707

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: 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)

- 4 You must carry out the work in accordance with the Traffic Management Plan dated January 2015.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 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. 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 need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 3 For the avoidance of doubt the Construction Management Plan required under condition 4 shall be limited to the items listed. Other matters such as noise, vibration, dust and construction methodology will be controlled under separate consents including the Control of Pollution Act 1974 and the Building Regulations. You will need to secure all necessary approvals under these separate regimes before commencing relevant works.
- 4 Please contact our Environmental Health Service (020 7641 2000) to make sure you meet their requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990. (I07AA)

- 5 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)
- 6 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)
- 7 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)

- 8 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.
- 9 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:
 - * Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;

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

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

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

- 10 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact:

Thames Water Utilities Ltd
Development Planning
Maple Lodge STW
Denham Way
Rickmansworth
Hertfordshire
WD3 9SQ
Tel: 01923 898072
Email: Devcon.Team@thameswater.co.uk

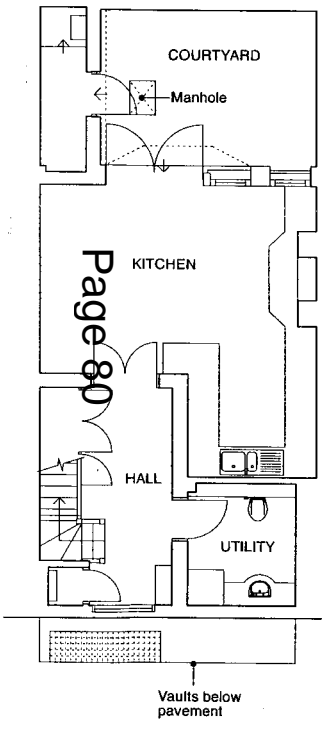
- 11 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk
- 12 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

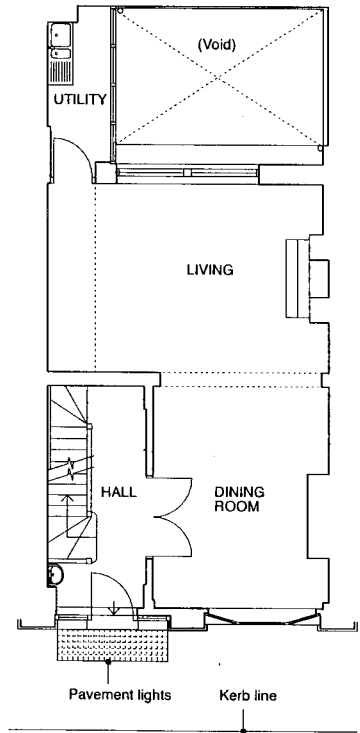
- 13 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 14 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 15 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.

Existing

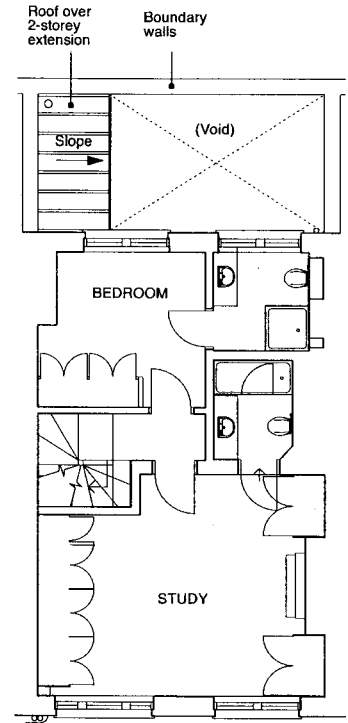
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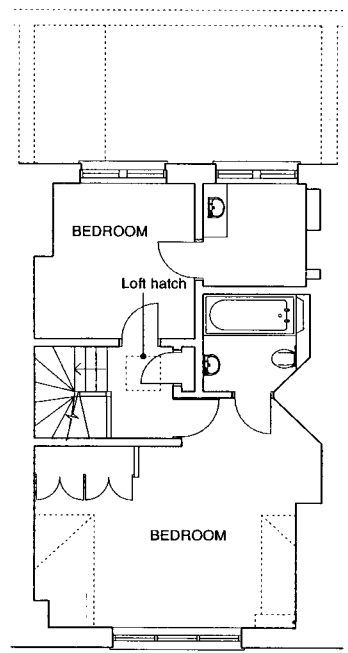
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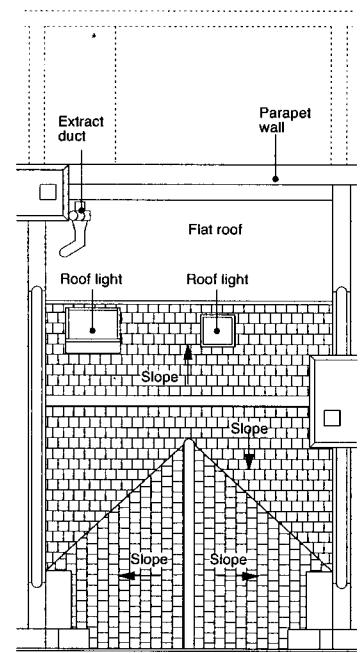
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



EXISTING ROOF PLAN

CLIENT
THEODORE DE TURCKHEIM

JOB TITLE
16 REX PLACE LONDON W1K

DRAWING TITLE
EXISTING PLANS

SCALE	DATE
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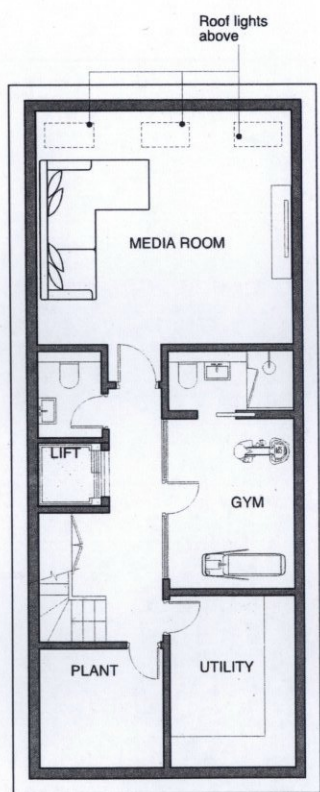
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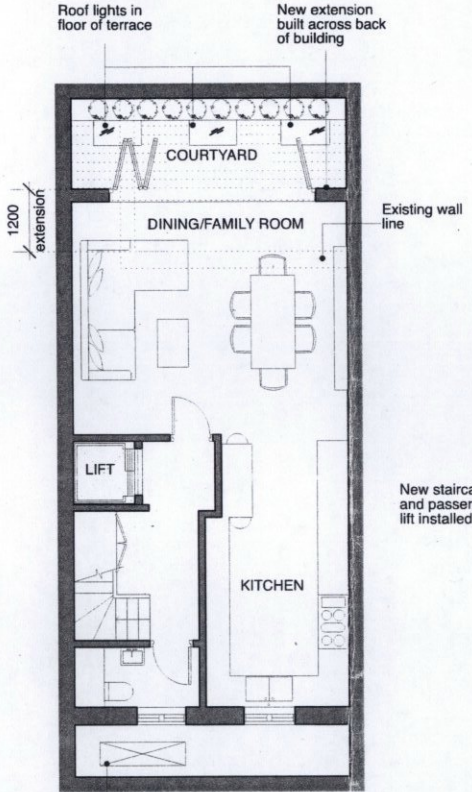
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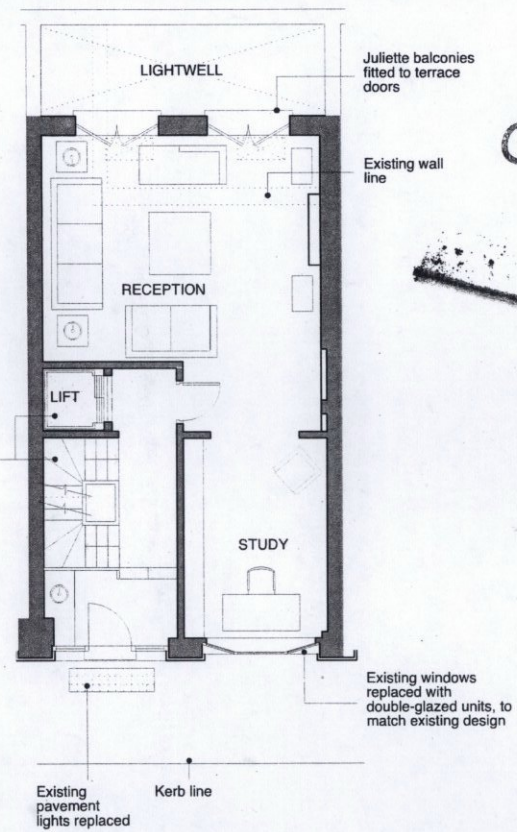
Page 81



PROPOSED NEW BASEMENT



PROPOSED LOWER GROUND FLOOR



PROPOSED GROUND FLOOR

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27 JAN 2012

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JOB TITLE
16 REX PLACE LONDON W1K

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PROPOSED PLANS 1 of 2

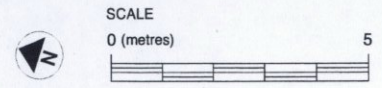
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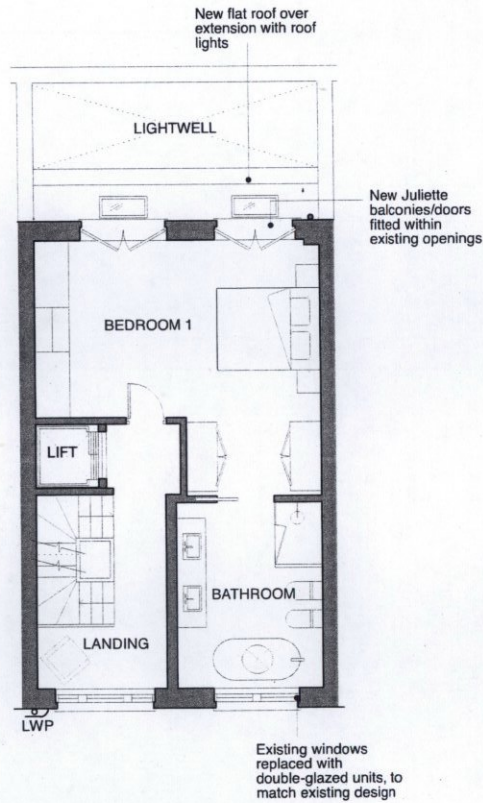


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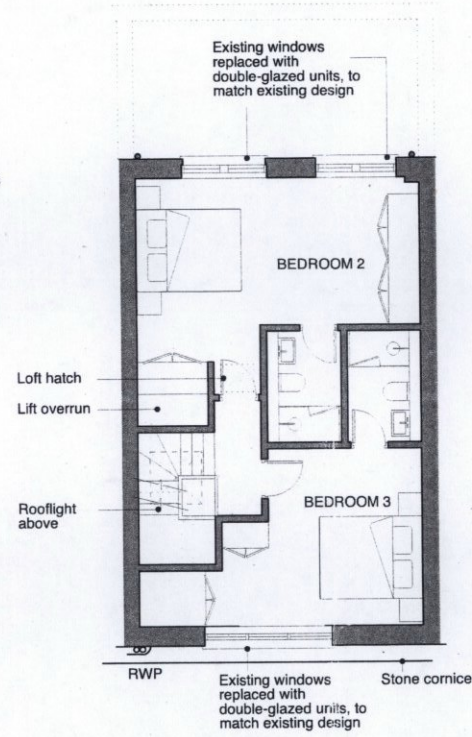
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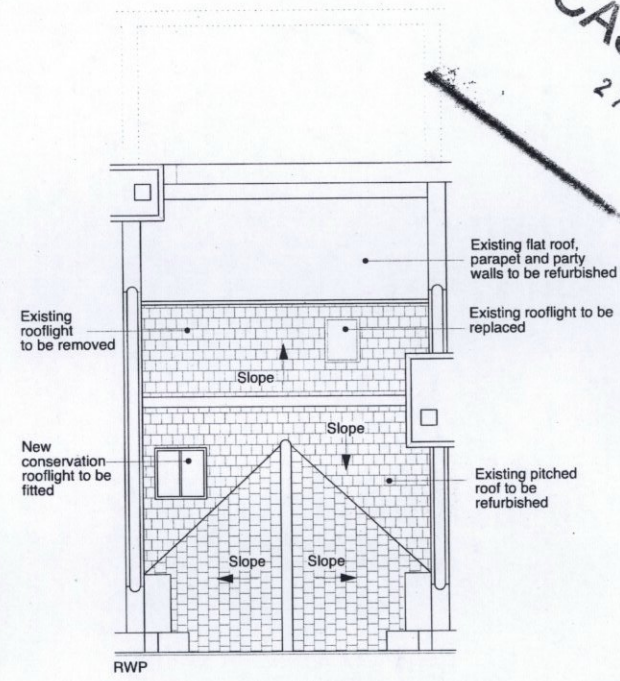
Page 82



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED ROOF PLAN

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THEODORE DE TURCKHEIM

JOB TITLE
16 REX PLACE LONDON W1K

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PROPOSED PLANS 2 OF 2

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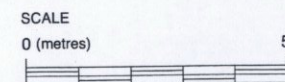
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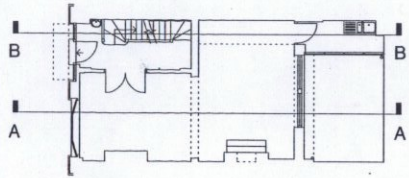
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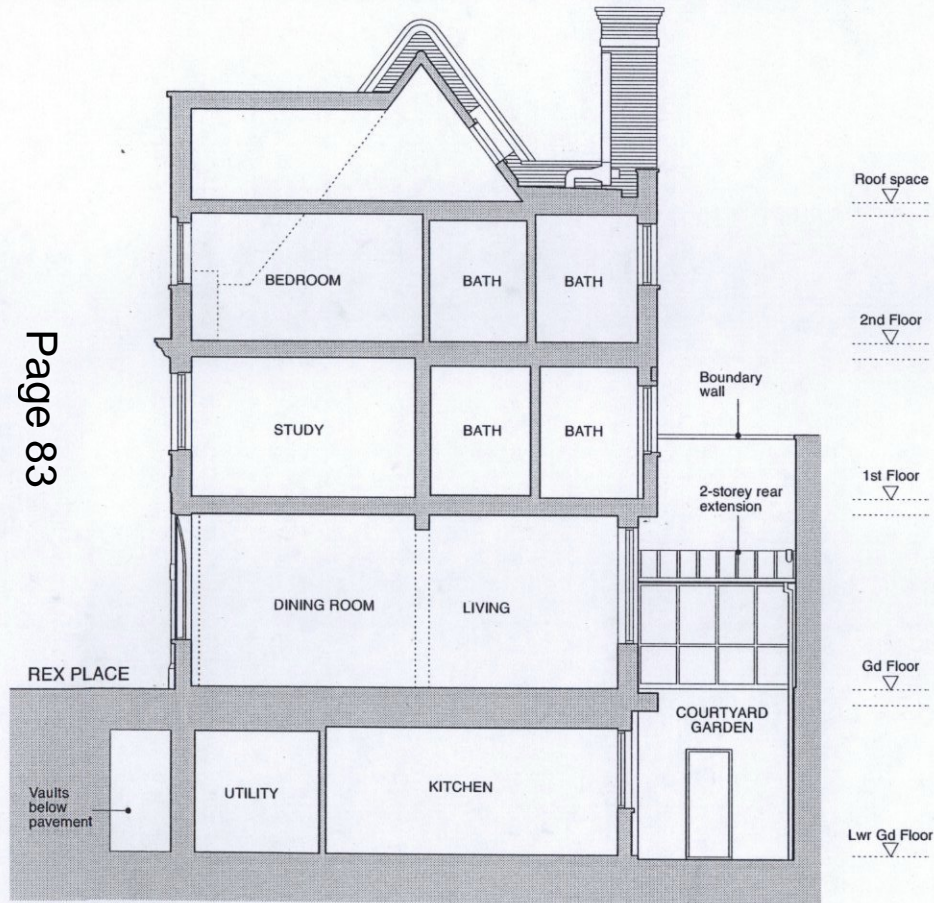


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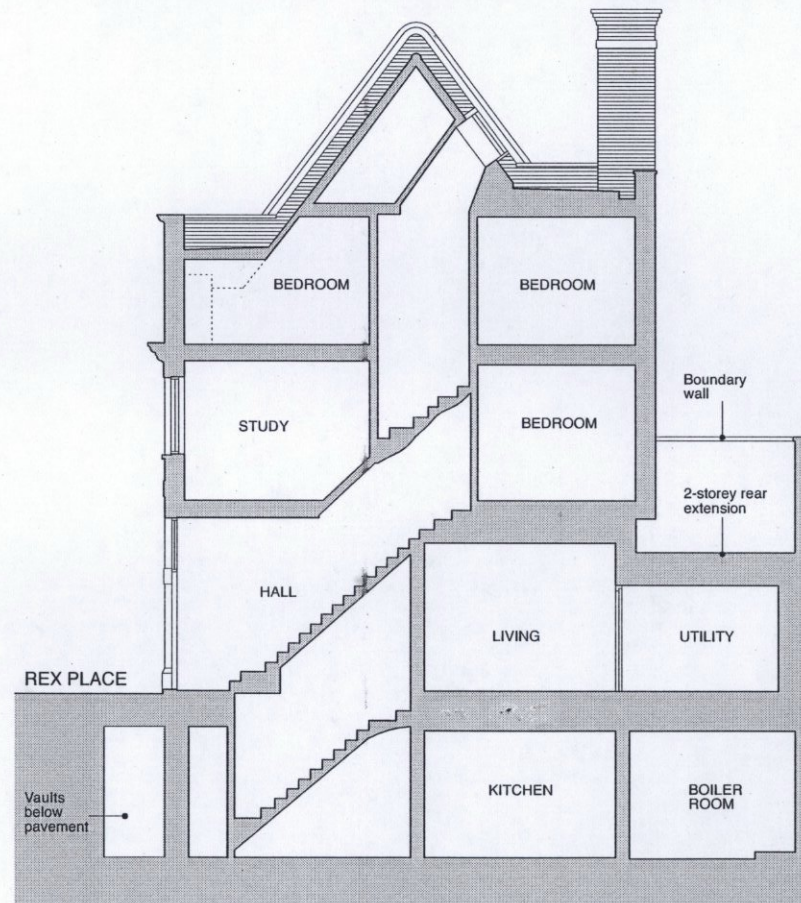


REFERENCE PLAN

Page 83



EXISTING SECTION A-A



EXISTING SECTION B-B

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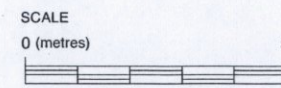
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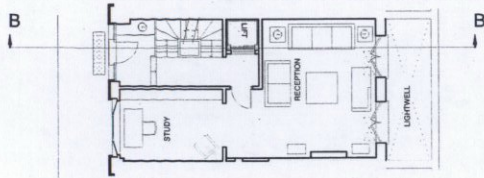
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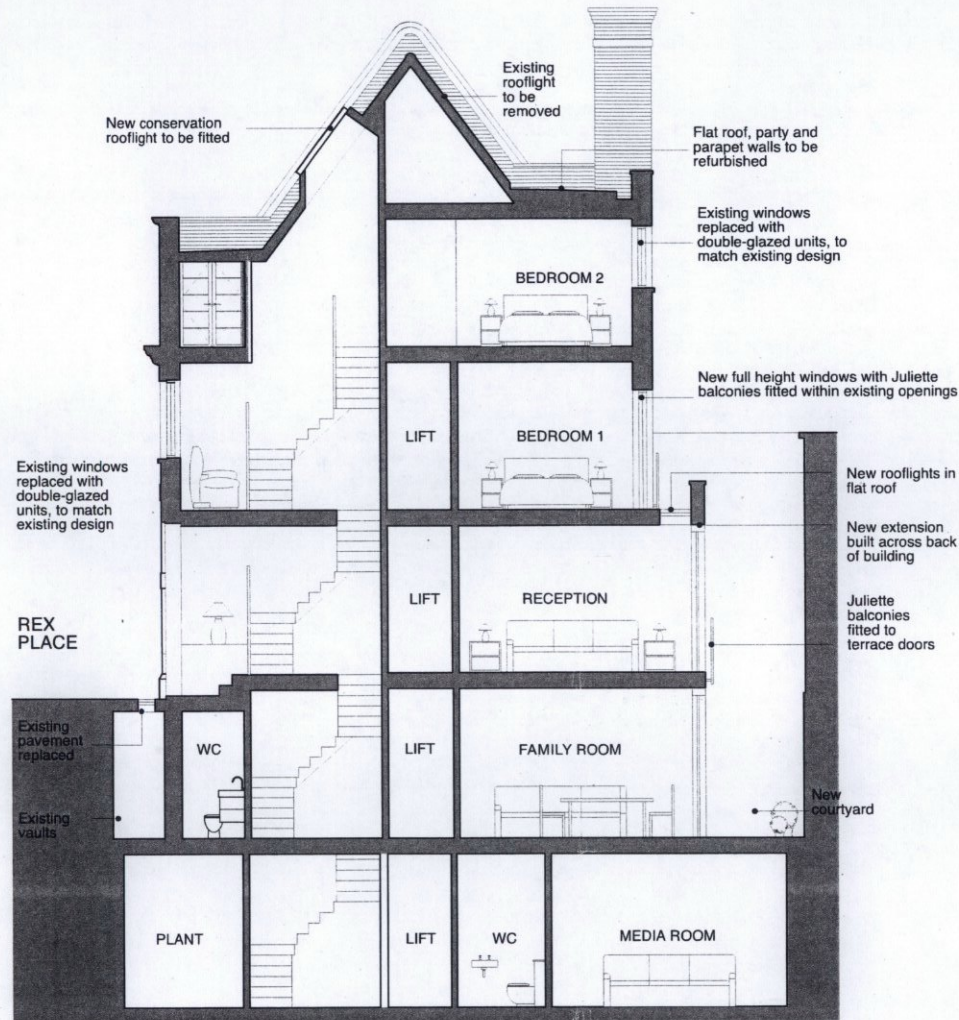
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REFERENCE PLAN



PROPOSED SECTION BB

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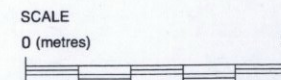
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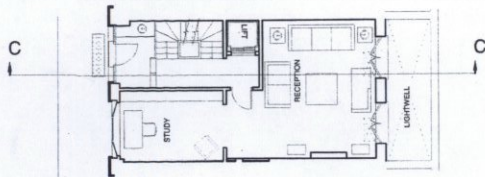
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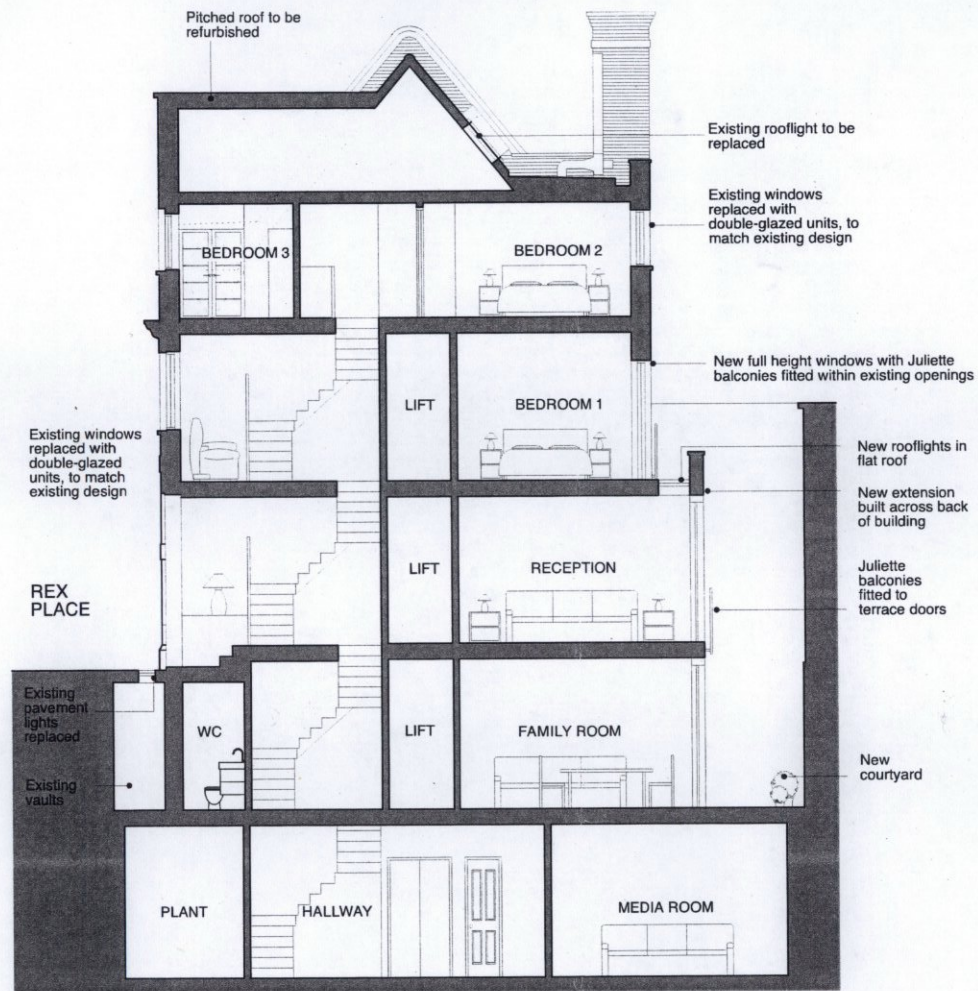
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Proposed



REFERENCE PLAN



PROPOSED SECTION CC

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Page 85

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JOB TITLE
16 REX PLACE LONDON W1K

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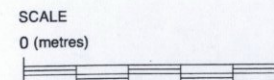
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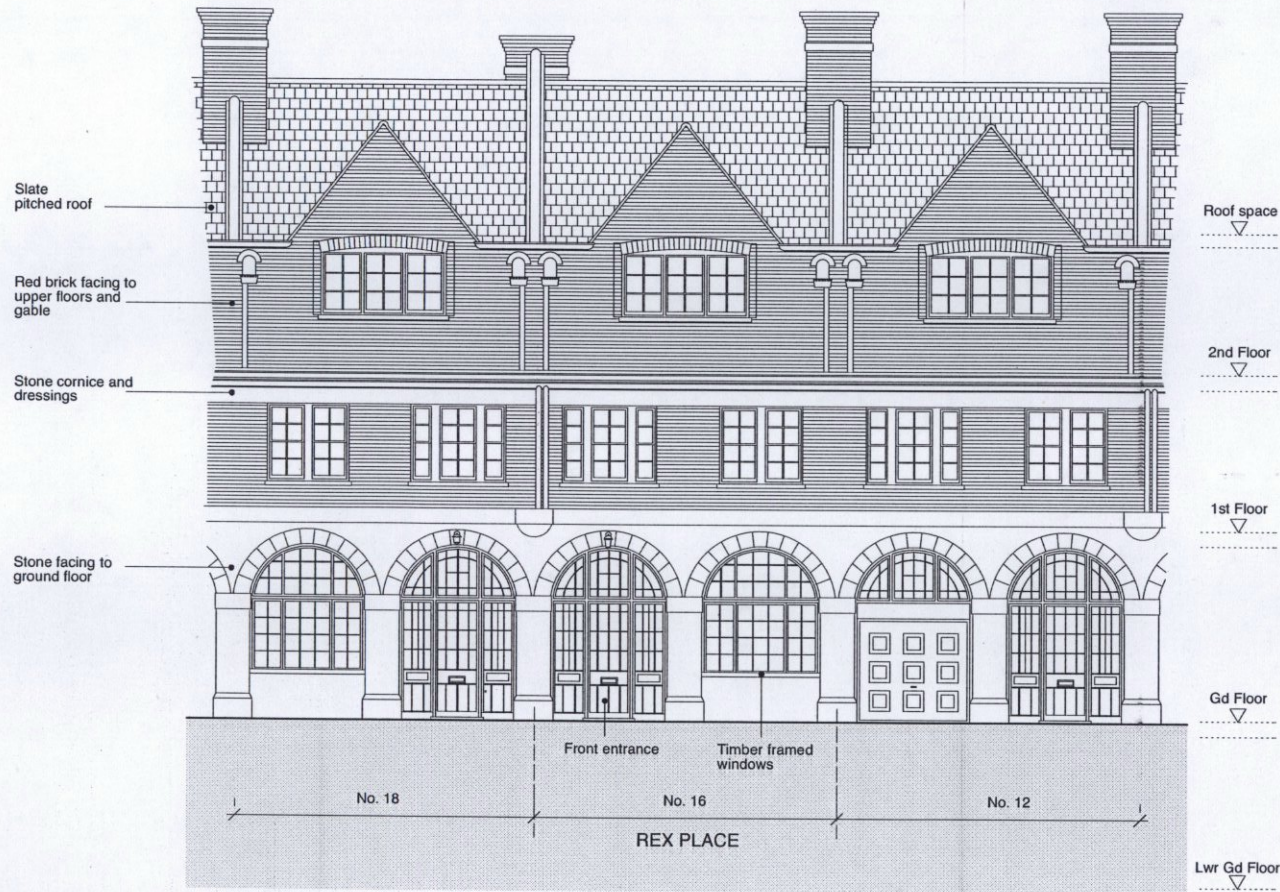
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EXISTING FRONT ELEVATION

Page 86

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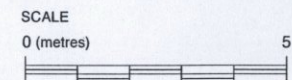
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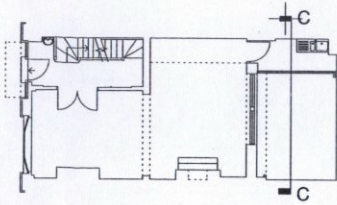
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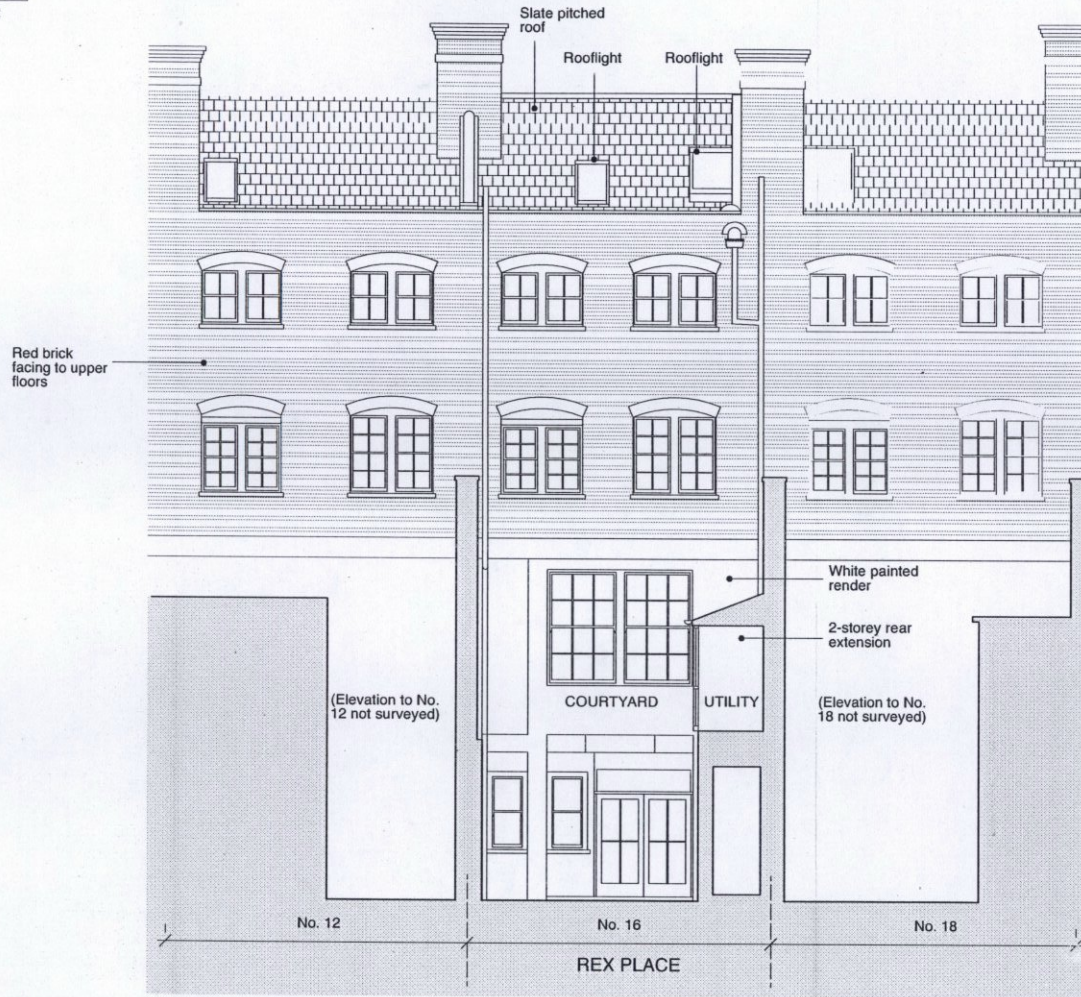
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Existing



REFERENCE PLAN



EXISTING REAR ELEVATION

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JOB TITLE
**16 REX PLACE
LONDON
W1K**

DRAWING TITLE
**EXISTING REAR
ELEVATION (SECTION
CC)**

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Page 88

CLIENT
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JOB TITLE
16 REX PLACE LONDON W1K

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PROPOSED FRONT AND REAR ELEVATIONS

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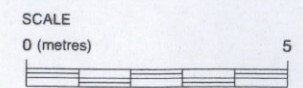
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230_60_05

PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



ALL WINDOWS REPLACED WITH DOUBLE GLAZED UNITS TO MATCH EXISTING DESIGN

Agenda Item 5

Item No.

5

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 26 May 2015	Classification For General Release	
Report of Director of Planning	Wards involved Hyde Park		
Subject of Report	9 Albion Close, London, W2 2AT		
Proposal	Mansard roof extension and enclosed terrace to provide additional floorspace to single family dwellinghouse.		
Agent	Phillips Planning Services Limited		
On behalf of	Mr & Mrs Malhotra		
Registered Number	15/03208/FULL		
Date of Application	13.04.2015	Date amended/ completed	13.04.2015
Category of Application	Other		
Historic Building Grade	Unlisted but the houses at the rear are Grade II listed		
Conservation Area	Bayswater		

1. RECOMMENDATION

Grant conditional permission.

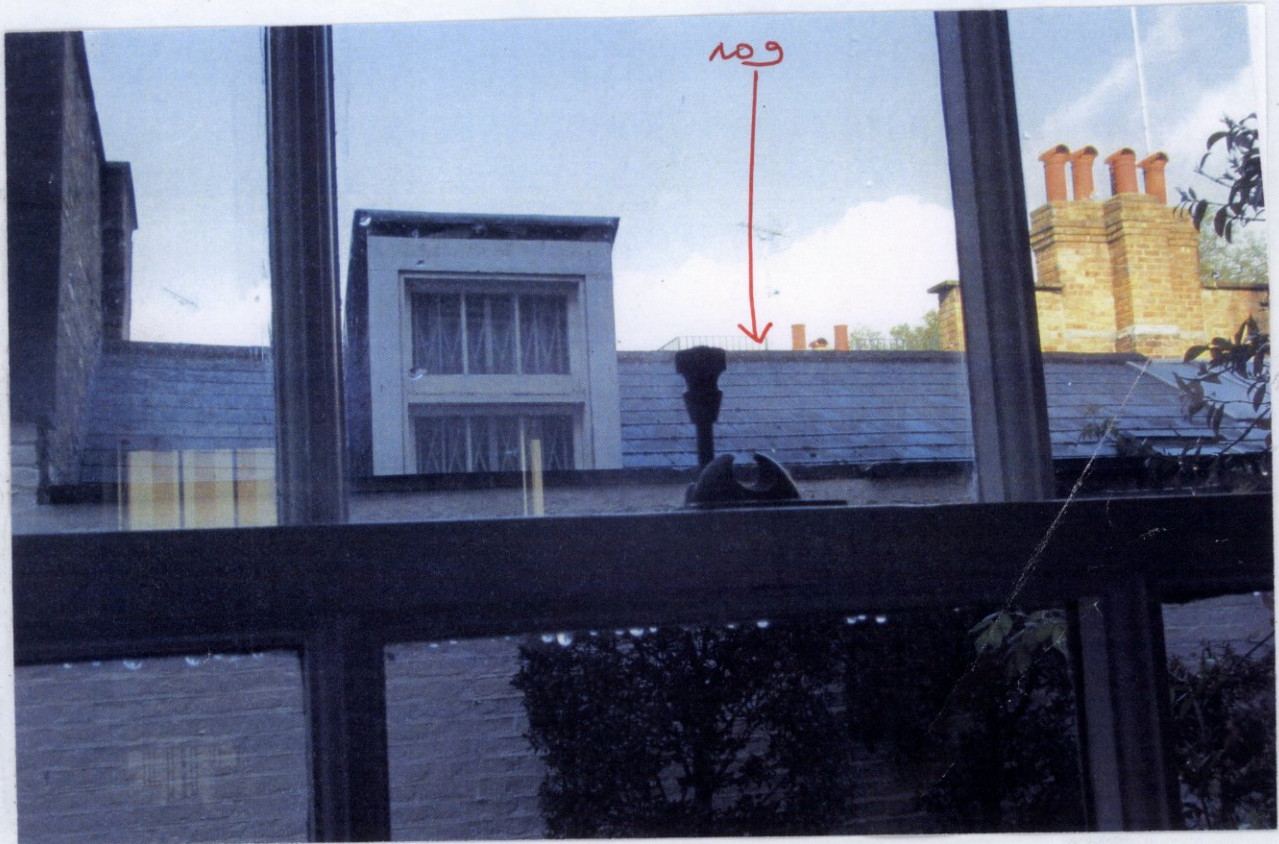
2. SUMMARY

This application is for a mansard roof extension and an enclosed terrace which is identical to the 2012 approval (which was an extension of time to an earlier 2009 approval) which expired on 1 May 2015. Objections have been received from the neighbours at the rear in Albion Street on loss of light, increased sense of enclosure grounds, overlooking, noise generated from use of the roof terrace and the use of the extended building and increased security risk.

The main issues are:

- The impact on the appearance of this mews house, the setting of adjoining listed buildings and the appearance and character of this part of the Bayswater Conservation Area.
- The impact of the proposal on the amenities of adjoining residents in Albion Close and Albion Street.





Front elevation (top) and rear elevation taken from 9 Albion Street (bottom)

3. CONSULTATIONS

HYDE PARK ESTATE ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 9; Total No. of Replies: 3.

Three objections from Nos. 8 and 10 Albion Street.

Amenity

- Previously objected to a similar application which was withdrawn. Raising the height of the property has a significant impact on light to the back of the house at No. 8.
- Loss of light to basement, ground, first and second floors at No. 10 as a result of increasing the height of the roof as No. 9 Albion Close is only 4m away.
- Overlooking into rear of No. 8 from the proposed terrace.
- The rear rooflight will directly overlook No. 10 and result in increased noise and disturbance.
- Increased noise from the adjacent building.
- Proposed roof terrace will create a noise impact.
- Impact of construction on residents.

Other

- Increased security risk.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 9 Albion Close is a two storey mews house within the Bayswater Conservation Area. It backs onto the Grade II listed houses in Albion Street.

4.2 Planning History

1 May 2012: Permission granted for an extension of time for the commencement of development granted planning permission on 23 April 2009 (extant permission 08/04663) for mansard roof extension with enclosed terrace to provide additional floorspace to single family dwellinghouse. This permission which was valid for three years has now expired.

23 April 2009: Permission granted for a mansard roof extension with enclosed terrace to provide additional floorspace to single family dwellinghouse.

There was an earlier proposal for a mansard which was refused in October 2005. This scheme was for a design which incorporated a sheer box like structure on the northern part of the roof that incorporated a roof terrace situated above the main mews elevation of the building and a tall timber slatted fence facing the properties on Albion Street. It was refused on the basis of an unacceptable loss of privacy for the people in the neighbouring Albion Close properties and an unacceptable sense of enclosure and a diminution of daylight and sunlight for Nos. 9, 10 and 11 Albion Street by reason of its bulk, height and close proximity to those properties.

Another planning application was submitted for a mansard roof extension in November 2007. The application was later withdrawn.

5. THE PROPOSAL

This planning application is for a mansard roof extension with three dormers to the front elevation. The new roof extension will be 750mm higher than the existing roof, and is identical to the recently expired 2012 permission. At the rear, a single rooflight is proposed. A roof terrace is also proposed but this is enclosed.

6. DETAILED CONSIDERATIONS

6.1 Land Use

There are no objections to this proposal in land use terms.

6.2 Townscape and Design

The City Council has already accepted the principle of adding a mansard roof extension to this house in 2009 and 2012. The design is acceptable and it is not considered that the proposal will harm the setting of the adjoining listed houses and will preserve the appearance and character of this part of the Bayswater Conservation Area. The proposal complies with Policies S25 and S28 in the City Plan and DES6 and DES9 in the UDP.

6.3 Residential Amenity (Loss of Sunlight /Enclosure and Overlooking)

The neighbours at the rear in Albion Street have objected to the proposal on grounds of loss of light, outlook and loss of privacy. Nos. 8, 9 and 11 have been inspected internally to assess the proposed impact. The owners of Nos. 8,9, 10 and 11 all object on grounds of loss of sunlight, increased sense of enclosure and overlooking.

The proposal will result in a loss of sunlight and increased sense of enclosure to the occupiers of Nos. 9, 10 and 11 Albion Street and to a lesser extent to No. 8. In respect of loss of sunlight, the proposed increase in the height of the new roof by 750mm will result in some loss of afternoon sun to rear windows and roof terraces, but not to such a material extent to warrant refusal of permission.

It is recognised that due to the proximity of these houses the proposal will result in an increased sense of enclosure. The outlook from these houses has been affected by other mansard roof extensions, and it is accepted that views from the ground and first floor windows and roof terraces will be more enclosed as a result of this roof extension. It is considered that this loss of amenity is considered on balance acceptable. The City Council has previously accepted this loss of amenity in 2009 and 2012, and it is not considered that there have been any material change in planning circumstances to warrant refusal of permission.

The rooflight in the rear slope will be obscure glass in order to mitigate possible loss of privacy and it is considered that a restrictor be fitted to limit its extent of opening. The roof terrace will be enclosed and there will be no overlooking into the houses in Albion Street, or to the other side of the mews, therefore the objections received cannot be supported.

The proposal therefore complies with Policies S29 and S31 in the City Plan and ENV13 in the UDP.

6.4 Transport /Highways

Not relevant in the determination of this householder planning application.

6.5 Equalities and Diversities

Not relevant in the determination of this householder planning application.

6.6 Economic Considerations

Not relevant in the determination of this householder planning application.

6.7 Other Westminster Policy Considerations

A condition to control hours of building work is recommended.

6.8 London Plan

Not relevant in the determination of this householder planning application.

6.9 Central Government Guidance/NPPF

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 is a limited degree of conflict with the framework. The City Council is now required to give due weight to the 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 policies in 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

Not relevant in the determination of this householder planning application.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

Not relevant in the determination of this householder planning application.

6.12 Conclusion

Despite the objections received, the application is being recommended for conditional approval

BACKGROUND PAPERS

1. Application form.
2. Copy of 2012 planning permission for a roof extension.

3. Email from No. 8 Albion Street London W2 dated 28 April 2015.
4. Emails from No. 10 Albion Street London W2 dated 5 May 2015 and 8 May 2015.
5. Email from No. 9 Albion Street dated 12 May 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT NATHAN BARRETT ON 020 7641 5943 OR BY E-MAIL – nbarrett@westminster.gov.uk

DRAFT DECISION LETTER

Address: 9 Albion Close, London, W2 2AT

Proposal: Mansard roof extension and enclosed terrace to provide additional floorspace to single family dwellinghouse.

Plan Nos: Covering letter dated 13th April 2015 , Planning Design and Access Statement , 625-PE01 Revision D, 625-PE02 Revision D, 625-SY 01 ,625-SY 02 Revision C,

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

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 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 Bayswater 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)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater 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)

- 4 The rooflight window on the rear elevation of the mansard roof must be obscurely-glazed and remain obscurely glazed. The rooflight shall also be fitted with a restrictor to limit the extent to which the rooflight shall open. Detail of this restrictor shall be submitted to and approved by the City Council as local planning authority before works start on this relevant part of the development .The restrictor shall be installed in accordance with the approved details and shall not be removed unless agreed by the City Council.

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)

- 5 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.

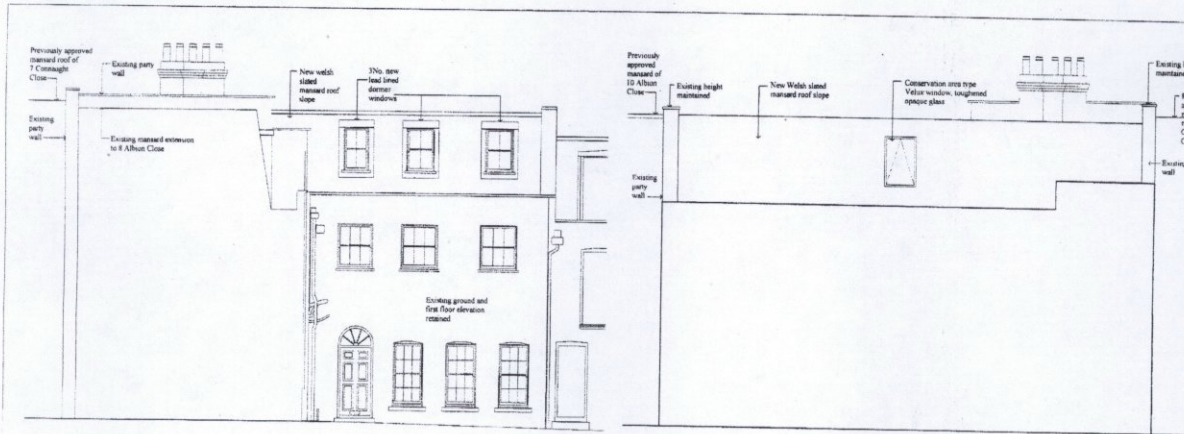
Noisy work must not take place outside these hours. (C11AA)

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)

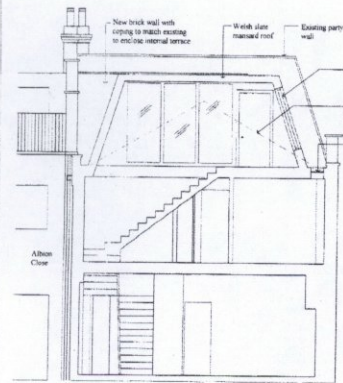
Informative(s):

- 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 will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 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 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, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

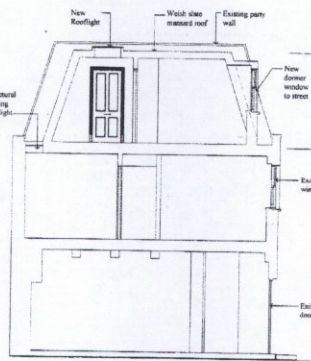


PROPOSED FRONT ELEVATION - DD

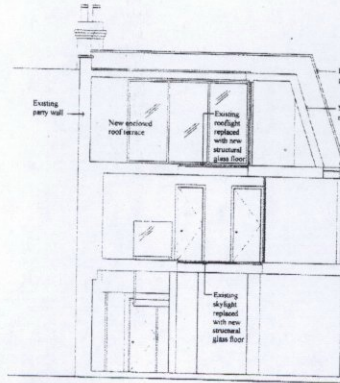
PROPOSED REAR ELEVATION - EE



PROPOSED CROSS SECTION - AA



PROPOSED CROSS SECTION - BB



PROPOSED CROSS SECTION - CC

All dimensions to be checked onsite
DO NOT SCALE THIS DRAWING

NOTES
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E	Plan/DOA/Ref/Date to address house adjacent	23/10/08
D	Planning Application	23/05/08
C	Plan/DOA/Ref/Date to address house adjacent	28/04/08
B	Proposed Section	10/12/07
A	Section CC added	10/12/07


CHARLES BRACE LIMITED
 18 NORTH BRISTOL STREET
 HAYTIALE
 LONDON W1P 0JY
 Tel: 020 7691 1822 Fax: 020 7691 1825
 Email: charles@charlesbrace.co.uk
 www.charlesbrace.co.uk

Title: Proposed Elevations & Sections
 Project: 9 Albion Close London W2 2AT
 Client: Mr & Mrs Malhotra

Date:	1:50@A1	Date:	Nov 07	Drawn by:	MVO
Job Number:	625	Client Number:	PE02	Revised:	E

Agenda Item 6

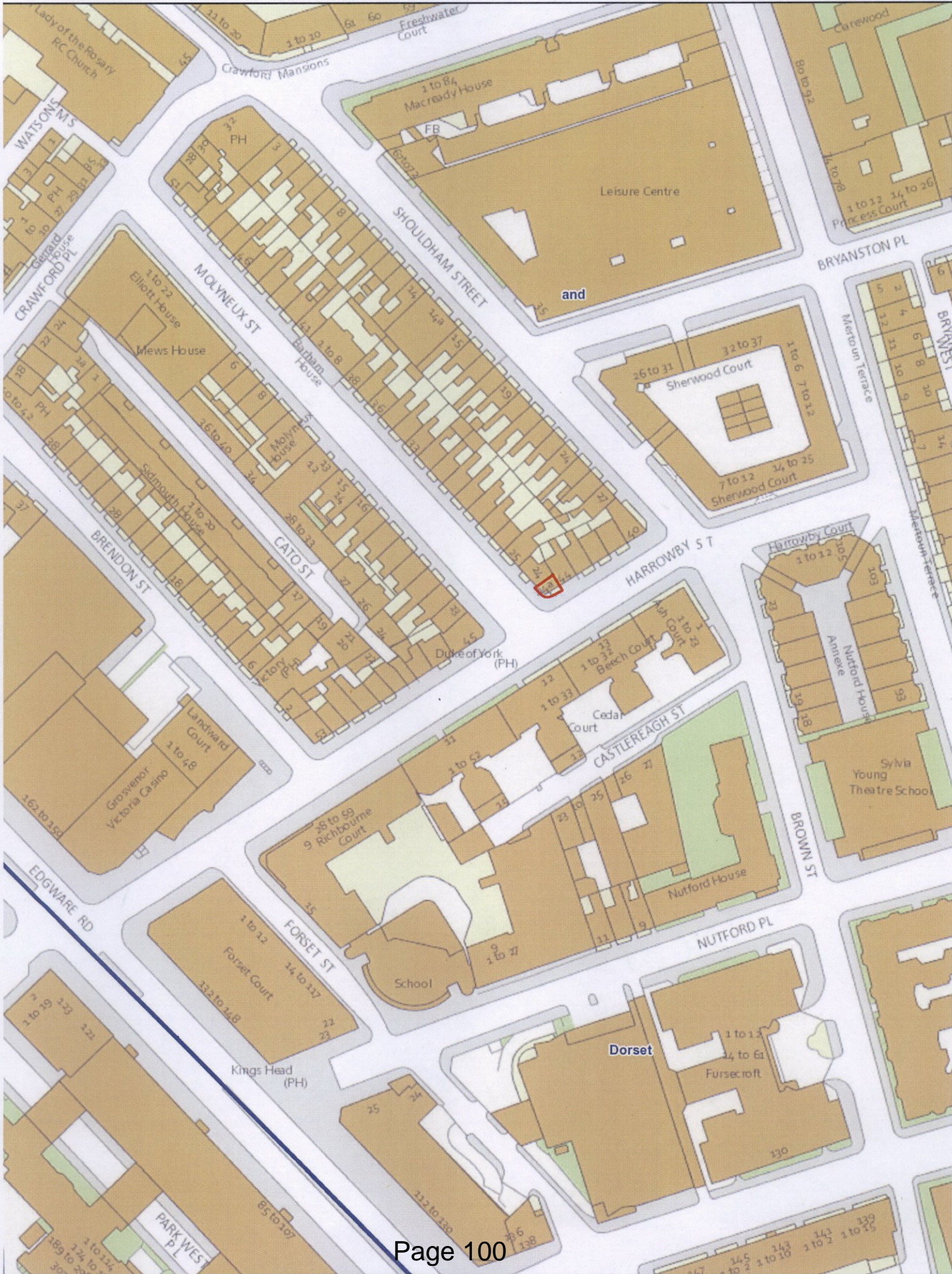
Item No.
6

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 26 May 2015	Classification For General Release	
Report of Director of Planning		Wards involved Bryanston And Dorset Square	
Subject of Report	44A Harrowby Street, London, W1H 5HY		
Proposal	1. Installation of railings and four pavement lights to forecourt on Molyneux Street and Harrowby Street elevations. 2. Installation of a new shopfront on Molyneux Street and Harrowby Street elevations.		
Agent	Architectural Services		
On behalf of	Tourists Travel Bureau Ltd		
Registered Number	1. 15/01550/FULL 2. 15/01554/FULL	TP / PP No	TP/13896
Date of Application	05.02.2015	Date amended/ completed	04.03.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Molyneux Street		
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 Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Application 1
Grant conditional permission.

Application 2
Grant conditional permission.





Photographs taken August 2014 (top) and April 2015 (bottom)

44A HARROWBY STREET, W1

2. SUMMARY

The application site comprises the ground and basement floors of an unlisted building located within the Molyneux Street Conservation Area. Until recently the unit was occupied by a cafe (Class A3). The application form suggests that the unit is to be used as a travel agent (Class A1), and works have started on site to install a new shopfront. Two applications have been submitted; one for the installation of new railings and pavement lights to the existing forecourt on Molyneux Street and Harrowby Street and the second application is for the installation of a new shopfront.

The Molyneux Street Conservation Area is characterised by lightwells enclosed by railings. It is considered that the installation of railings around this forecourt would represent an improvement to the street scene, clearly defining the boundary between the public and private realm. The proposed pavement lights are a common feature in enclosed lightwells and will not be visually intrusive. Representations have been received relating to the detailed design of the railings, the location of the entrance door, concern over how the forecourt is to be used, and whether the lightwell could be opened up. UDP Policy DES 7 states permission will be granted for the addition of boundary walls and railings where they replicate an existing or traditional pattern which is characteristic of the immediate locality. Whilst it is accepted that the submitted drawings are not clear in respect to the detailed design of the railings, conditions are recommended securing the detailed design of the railings, and that they are constructed of cast iron and painted black.

It would be desirable for the lightwells to be opened up, but the City Council cannot insist upon it. Furthermore, the City Council cannot insist that the entrance door is relocated. The plans do not indicate a store for waste, however, as this application is only for external works, the City Council cannot insist that a storage area is shown on the plans. As the unit is to be used as a travel agent, it is not considered that it will generate sufficient waste that it will need to be stored on the forecourt. The site is serviced by frequent waste collection vehicles so there is no reason for this area to be used to store waste.

The objections are not considered sustainable to justify a reason for refusal and therefore the railings and pavement lights are considered acceptable.

With regards to the application for a new shopfront, 10 letters of objection have been received. These objections relate to the following; the use of the property as a travel agent; the proposed hours of operation; the implications the use will have on the highway; the submitted drawings are misleading; the lack of consultation with neighbours and works taken place without the benefit of planning permission.

The existing shopfront is of no merit and its replacement with an appropriately proportioned and detailed shopfront is acceptable in design and conservation area terms. It is regrettable that the works to install the new shopfront have been started without the planning permission. However, this application seeks to regularise the shopfront.

The main thrust of the objections relate to the amenity and transportation impact of the use of the ground and basement floors as a travel agent (Class A1). The previous use of the basement and ground floors was as a cafe (Class A3), which operated with no planning restrictions. Planning permission is not required to convert a cafe into a travel agent as this constitutes permitted development under Class A, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. For this reason, the objections relating to the use of the premises and the hours of operation are not sustainable.

No neighbour consultation letters have been sent. The City Council has complied with both the legal requirements to display a site notice on or near the land and to advertise the

application in the press. Furthermore, it is City Council procedure not to consult on shopfronts (apart from openable shopfronts).

The reports of unauthorised works (air conditioning and new rear windows) have been reported to the City Council's Planning Enforcement Team to investigate. These objections do not relate to this application. On this basis the proposed shopfront is considered acceptable and is recommended for approval.

3. CONSULTATIONS

Application 1

THE MARYLEBONE ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

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

Five objections received (two from the same address) raising the following:

Design and Conservation

- Railings are a good thing in general and would improve the local streetscape but requests that the applicant installs cast iron railings to match one of the historic styles on Molyneux Street and that they be painted black.
- The drawing does not provide sufficient detail on the proposed railings.

Other

- Concern that the forecourt behind the new railings could be used to store waste and rubbish.
- Request that the applicant relocates the opening to the ground floor unit so that it is on Harrowby Street rather than keeping it in its current location at the corner of Molyneux Street and Harrowby Street.
- Internal works have taken place, the shopfront windows have been covered in 'frosting' and poorly attached beading has been placed on the outside of the building.

ADVERTISEMENT/SITE NOTICE: Yes.

Application 2

COUNCILLOR MOHAMMED

Supports the comments from the Chairman of the Harrowby and District Residents Association.

THE MARYLEBONE ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 0; Total No. of Replies: 10.

Ten letters of objection received, raising all or some of the following concerns.

Land Use

- The proposed travel agency would be very unwelcome and not fit in well with the local street.
- It would be desirable to ensure that no café-type operation were associated with the business.

Amenity

- The proposed travel agency has long opening hours (09.00 - 21.00 daily) which would impact severely on the residential stress (already in a stress area) and bring further trade into Harrowby and Molyneux Street long after the regular operating hours.
- Works have been taking place in the evenings and on Saturday afternoons / evenings.

Highways

- The proposed hours of operation will generate extra traffic and parking issues in an essentially residential area.

Other

- Lack of notification letters from the City Council.
- The drawings submitted with this application are erroneous and misleading.
- An air condensing unit has been installed on the roof of the infill extension over rear ground and basement floors.

ADVERTISEMENT/SITE NOTICE: Yes.

BACKGROUND PAPERS

Application 1

1. Application form and covering letter dated 5 February 2015.
2. Letter from the occupier of No. 44 Molyneux Street dated 16 March 2015.
3. Letter from the occupier of No. 27 Molyneux Street dated 16 March 2015.
4. Letter from the occupier of No. 27 Molyneux Street dated 16 March 2015.
5. Letter from the occupier of No. 21 Molyneux Street dated 30 March 2015.

Application 2

1. Application form and covering letter dated 5 February 2015.
2. E-mail from Cllr Mohammed dated 16 March 2015.
3. Letter from the Harrowby and District Residents Association dated 4 March 2015.
4. Letter from the occupier of No. 7 Molyneux Street dated 11 March 2015.
5. Letter from the occupier of No. 28 Molyneux Street dated 13 March 2015.
6. Letter from the occupier of No. 18 Brendon Street dated 15 March 2015.
7. Letter from the occupier of No. 27 Molyneux Street dated 16 March 2015.
8. Letter from the occupier of No. 32a Molyneux Street dated 16 March 2015.
9. Letter from the occupier of No. 6 Molyneux Street dated 16 March 2015.
10. Letter from the occupier of No. 47 Molyneux Street dated 17 March 2015.
11. Letter from the occupier of the ground and basement flat, No. 44 Harrowby Street dated 26 April 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT HELEN MACKENZIE ON 020 7641 2921 OR BY E-MAIL – hmackenzie@westminster.gov.uk

DRAFT DECISION LETTER

Address: 44A Harrowby Street, London, W1H 5HY

Proposal: 1. Installation of railings and four pavement lights to forecourt on Molyneux Street and Harrowby Street elevations.

Plan Nos: 44AHS/P0001A.

Case Officer: Mark Hollington

Direct Tel. No. 020 7641 2523

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 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 Molyneux Street 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)

- 3 You must apply to us for approval of detailed drawings at a scale of 1:10 showing the following alteration to the scheme:

- The redesign of the railings to show traditional standards and finials.

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 Molyneux Street 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)

- 4 The railings hereby approved shall be constructed in cast iron, be painted black and maintained in that colour hereafter.

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 Molyneux Street 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)

Informative(s):

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- 2 For the purposes of Condition 3 you are advised to provide detailed drawings showing the railing heads, finials and relationship of the railings with the plinth. There are a number of styles of traditional railings on Molyneux Street that would be suitable to be replicated on this site.

DRAFT DECISION LETTER

Address: 44A Harrowby Street, London, W1H 5HY

Proposal: Installation of replacement shopfront on Molyneux Street and Harrowby Street elevations.

Plan Nos: 44AHS/P001.

Case Officer: Mark Hollington

Direct Tel. No. 020 7641 2523

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)

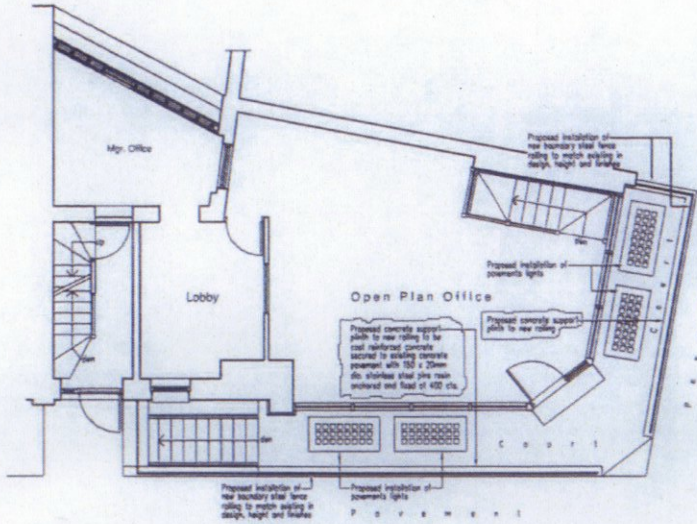
- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

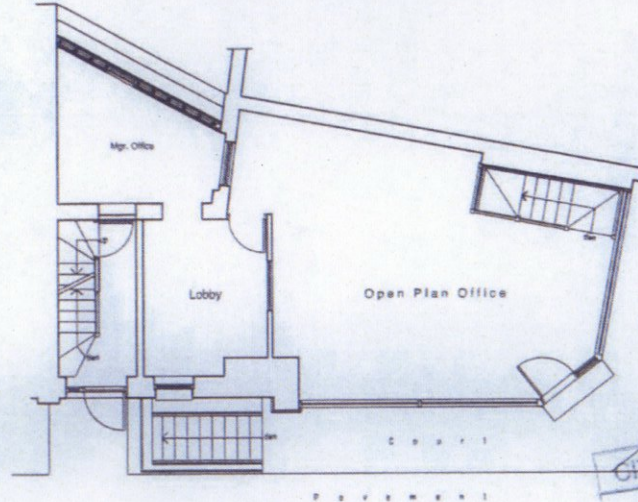
To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Molyneux Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES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

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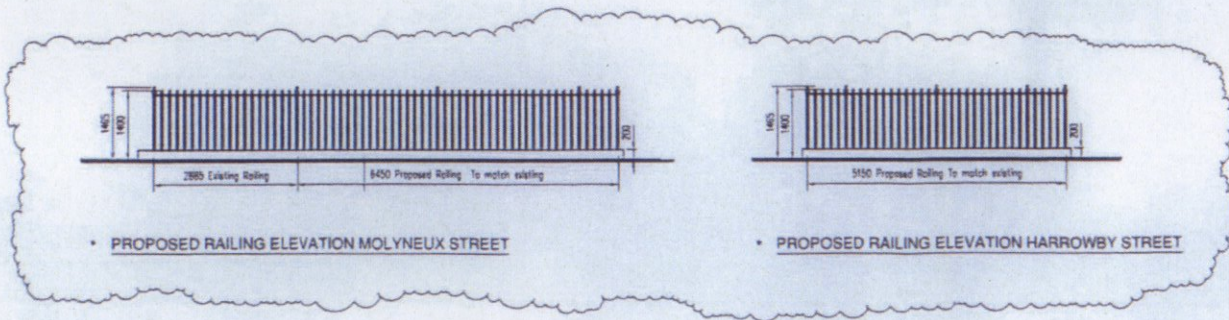


• PROPOSED GROUND FLOOR PLAN



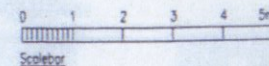
• EXISTING GROUND FLOOR PLAN

CITY OF WESTMINSTER
- 103 15 - 1501550
PLANNING AND CITY DEVELOPMENT

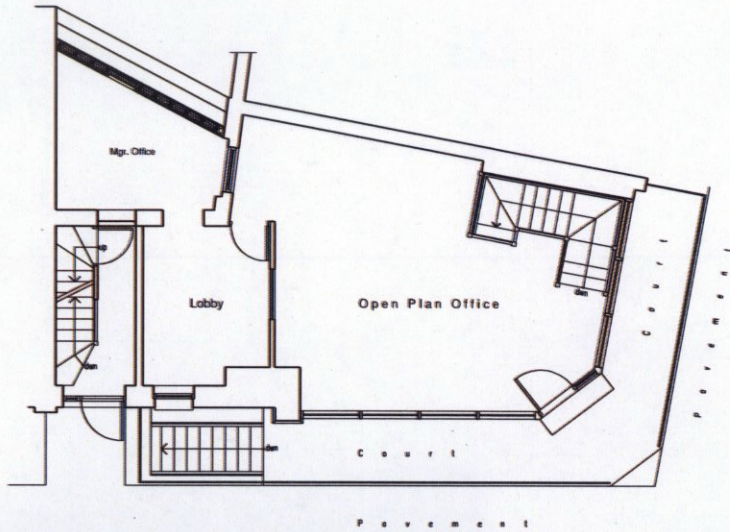


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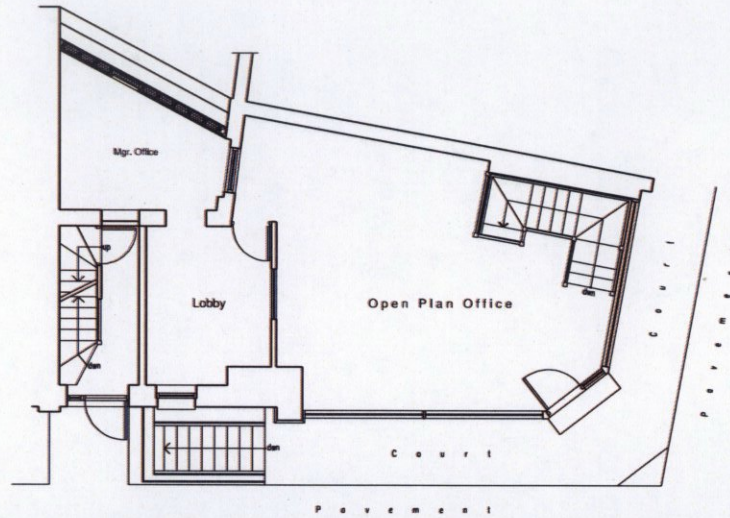
4 27/2/16 Proposed railing elevations added	
Rev	Date
1	26/2/16
Colin L. Davis MCI(GB) Architectural Services 100, 0776409208 100/Fax: 0208 8405265 Email: cl@clsdavis.com	
Job Title PROPOSED INSTALLATION OF BOUNDARY FENCE RAILING AND 4 NO. PAVEMENT LIGHTS AT 44A HARROWBY STREET LONDON W1H 5HY	
Title PROPOSED AND EXISTING FLOOR PLANS AND ELEVATIONS	
Scale 1 : 50	Sup No 44AHS/P0001A
Date 17/04/2015	
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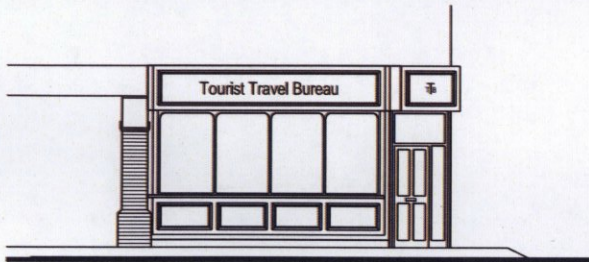
APPLICATION 1



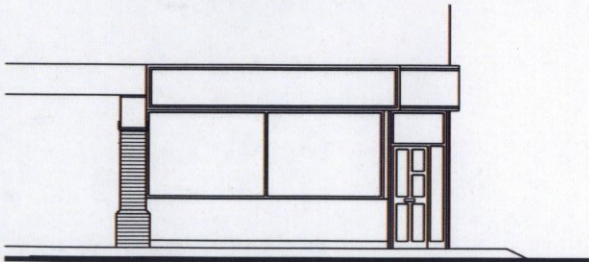
• PROPOSED GROUND FLOOR PLAN



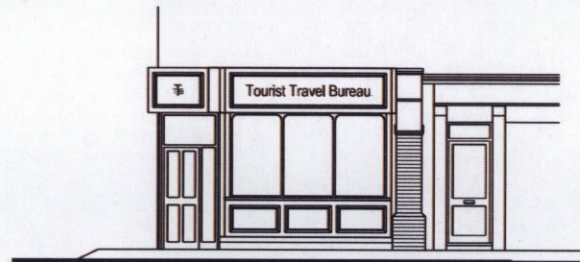
• EXISTING GROUND FLOOR PLAN



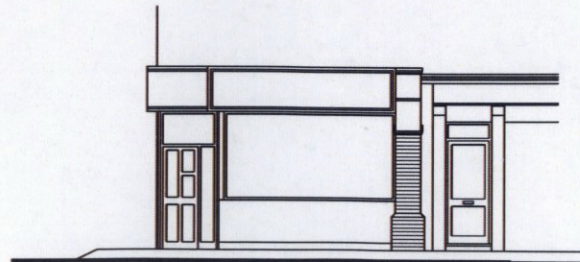
• Proposed Elevation Molyneux Street



• Existing Elevation Molyneux Street



• Proposed Elevation Harrowby Street

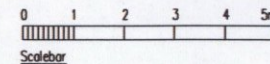


• Existing Elevation Harrowby Street



NOTE :
SIGN COMPOSING OF 2D LETTERS
MADE OF 18MM TREATED WOOD, WITH GOLD PUNTY FINISHING,
INSTALLED WITH TRANSPARENT PLASTIC LOCATORS
BIG LETTERS ARE 200mm / small LETTERS ARE 150mm

Rev	Date	Description
Collin L. Davis MCIQB Architectural Services Mob: 07764406336 Tel/Fax: 0208 8458888 Email: cld@collindavis.co.uk		
Job Title PROPOSED DISPLAY OF NEW SIGNAGE TO SHOPFRONT AT 44A HARROWBY STREET LONDON W1H 5HY		
Title PROPOSED AND EXISTING FLOOR PLANS AND ELEVATIONS		
Scale 1 : 50		Draw No 44AHS/P1
Date MARCH 2015		© Copyright. This drawing is not to be copied or reproduced without prior written consent.



APPLICATIONS 2

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Agenda Item 7

Item No.
7

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 26 May 2015	Classification For General Release	
Report of Director of Planning		Wards involved Hyde Park	
Subject of Report	57, 59 and 59A Connaught Street and 24 and 25 Albion Street, London, W2 2BB		
Proposal	Demolition of existing building (No.59 Connaught Street) and erection of a four storey replacement building comprising of retail (Class A1) at ground floor and basement floor levels; and residential accommodation (Class C3) at first to third floor levels with associated works. Removal of three trees from rear courtyard of No. 59. Alterations to No. 59A Connaught Street/24 and 25 Albion Street to include work associated with the removal of rear enclosure including the installation of a window to basement level and installation of air conditioning unit.		
Agent	Deloitte		
On behalf of	The Church Commissioners for England		
Registered Number	15/02921/FULL 15/02922/LBC		
Date of Application	02.04.2015	Date amended/ completed	02.04.2015
Category of Application	Other		
Historic Building Grade	No. 59A is unlisted but adjoining buildings are Grade II Listed Buildings		
Conservation Area	Bayswater		

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.





59 Connaught Street front elevation looking west (top) and rear elevation taken from Albion Street (bottom)



View from Albion Street showing tree in rear yard

57, 59 AND 59A CONNAUGHT STREET AND 24 AND 25 ALBION STREET, W2

2. SUMMARY

Approval has been granted in the past in 2009 and 2011 for the demolition of this 1950s building (formerly occupied by a dry cleaners) and its redevelopment to provide a four storey building with a basement, comprising of a Class A1 shop on the lower two floors and a three bedroom maisonette on the upper three floors, and for the relocation of an air conditioning unit to the rear of No. 59A, and for a new window.

This latest proposal is very similar to the previous approved scheme with the exception of a half width rear extension being proposed with French doors leading onto a roof terrace. Three trees in the existing courtyard are to be felled. Two objections have been received from neighbours to the loss of the mature Leyland Cypress tree in the rear yard given its townscape value and habitat value and one objection to plant noise. The Arboricultural Manager verbally requests that this tree is retained and is considering making a Tree Preservation Order.

There are no objections to the principle of demolition and infilling this townscape gap with a facsimile terraced building and the proposal is supported in townscape and land use terms. The additional extension at the rear is appropriate in design and amenity terms.

Whilst it is recognised that the existing mature tree does provide a visual screen at the rear, and the applicant has been requested to retain it, however, the applicant states that the trees are of low quality and the Leyland Cypress is poorly located against a boundary wall and if left will cause structural damage. They are willing to accept a condition to require new soft landscaping and planting. Whilst it is regrettable that this mature tree is being lost, the City Council in granting two previous permissions has allowed the removal of this tree. It is considered that the townscape benefits of infilling this gap outweigh the loss of this single tree.

The air conditioning unit to be relocated will only operate in normal office hours and Environmental Health raise no objections. The applications are recommended for conditional approval.

3. CONSULTATIONS

HISTORIC ENGLAND

No comments to make.

HYDE PARK ESTATE ASSOCIATION

Any response to be reported verbally.

ENVIRONMENT AGENCY

No comments to make.

THAMES WATER

Request a Grampian condition to secure a drainage strategy as identified and inability of the existing wastewater infrastructure to accommodate the needs of this proposal.

ARBORICULTURAL MANAGER

Verbally requested that the large evergreen tree is retained rather than felled.

BUILDING CONTROL

To be reported verbally.

ENVIRONMENTAL HEALTH

Holding objection - request that the applicant submit a noise report to address how the bedrooms and living rooms in the new residential accommodation will address noise. In order to meet the required noise reduction the glazing will have to remain shut and no details

proposed of any mechanical ventilation. The floor to ceiling construction separating the flat from the commercial needs to achieve minimum sound insulation performance and request a report to demonstrate this. In respect of the plant, the installation should satisfy the requirements of the Council's noise conditions.

HIGHWAYS PLANNING MANAGER

To be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 103; Total No. of Replies: 2.

Two objections received to date from residents in Albion Street and Connaught Street.

Trees

- Loss of conifer tree at the rear, as this large tree provides a screen from Connaught Street and Albion Street. This is a fine tree within a conservation area, and its removal will harm the special amenity and historic character of the area. This tree helps to protect the surrounding area (which includes a nursery school) from pollution and traffic.
- Magpies nest in this tree each year and it has become a permanent residence and it is an ideal habitat for these birds.
- The removal of this tree is scandalous and unnecessary.

Amenity

- Object to any plant which produces continuous noise night or day in a residential conservation area.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 59 is a single storey building (which dates from the 1950s) with a basement which is located on the south side of Connaught Street within the Bayswater Conservation Area. The site was the subject of bomb damage during the Second World War. The premises is currently vacant and last occupied as a dry cleaners (Class A1).

The site is located outside the Central Activities Zone and forms part of the Connaught Street Local Shopping Centre. The adjoining four storey terraced properties are Grade II listed and form part of a terrace of three and four storey listed properties.

4.2 Planning History

23 January 2009: Permission, conservation area consent and listed building consent granted for the demolition of the existing building and its redevelopment to provide a four storey building with basement comprising a Class A1 shop use at basement and ground with a single residential unit (C3) to the upper three levels and roof terrace. Relocate existing air conditioning unit to the rear of 24/25 Albion Street. This permission allowed the loss of the existing trees in the rear courtyard.

23 March 2011: Permission, conservation area consent and listed building consent granted for an extension of time to the above 2009 approvals. These 2011 approvals were valid for three years and have now lapsed.

5. THE PROPOSAL

This proposal is for the complete demolition of the existing building in connection with the redevelopment of the site to create a new building, infilling the townscape gap which is very similar to the above earlier approvals. The main change is that a first floor extension is being proposed at the rear which leads onto a roof terrace.

The proposal reinstates a retail Class A1 shop on the basement and ground floor (130m², a small increase of 17m² compared to the existing shop) and a 1 x 3 bed maisonette on the upper three floors.

Minor works are also being proposed to the adjoining listed buildings, namely No. 57 and 59 Connaught Street/24 and 25 Albion Street associated with the demolition of the existing building, and these include the removal of the rear enclosure and the installation of a new window at basement level to the side and the installation of an air conditioning unit to the rear.

6. DETAILED CONSIDERATIONS

6.1 Land Use

In land use terms, there are no objections to the mix of retail A1 (shop) and a three bedroom residential maisonette and the proposal accords with Policies S14 and S21 in the City Plan and Policies SS7 and H3 in the UDP. The maisonette is a good size with an outdoor amenity space in the form of a rear roof terrace at first floor level.

6.2 Townscape/Design

The existing building is a post war infill, and as such is of little architectural or historic merit. The City Council has previously agreed the principle of its demolition in 2011 and 2009. The only material change in planning circumstance since the last approvals is the adoption of the NPPF.

The redevelopment of this existing building is welcomed subject to a high quality replacement building. The proposed new building follows the established pattern along this part of the street and the facsimile design approach is considered to be an appropriate response to infilling this gap. The new building will enhance the character and appearance of this part of the Bayswater Conservation Area and improve the setting of the adjoining listed buildings and the rest of this listed terrace.

In terms of the rear facade of the new building, there are no objections to the principle of the first floor half width rear extension which remains a subordinate addition. A condition is recommended to ensure that all the new sash windows and French doors on the roof terrace are timber and single glazed.

A condition is proposed to reserve the detailed design of the traditional shopfront with an Informative for the applicant to have regard to the Council's SPG on shopfront design and other traditional shop fronts within the street.

There are no design objections to the minor alterations to the adjoining listed building.

The proposal therefore complies with Policies DES1, DES4, DES9 and DES10 in the UDP and Policies S25 and S28 in the City Plan.

6.3 Residential Amenity

It is not considered that the additional bulk at the rear with the first floor half width addition will materially affect the light and outlook of the adjoining property at No. 57 Connaught Street.

There will be some loss of light and enclosure to the existing side windows at No. 59A Connaught Street, but these windows serve a staircase to an estate agents (non-habitable rooms) and therefore this loss is considered acceptable.

6.4 Transportation /Parking

No car parking is being provided for the new residential unit, nor is it practicable to include off street parking. The site is well served by public transport, and it is considered that this new flat is acceptable. The formal views of the Highways Planning Manager will be reported verbally to Committee.

6.5 Equalities and Diversities

Level access is being provided for the shop in accordance with policy.

6.6 Economic Considerations

This proposal reinstates a Class A1 retail shop to the designated shopping frontage.

6.7 Other Westminster UDP/City Plan Considerations

Plant

It is proposed to relocate an existing air conditioning unit at the rear of No. 59A to a new location on the rear elevation, behind the existing rear wall. This unit will not be visible from any public views and will not harm the special architectural and historic interest of this Grade II listed building and will preserve the character and appearance of this part of the Bayswater Conservation Area.

The plant will only operate during daytime office hours. One objection from a resident in Albion Street has been received on grounds of noise from this unit, however, Environmental Health advise that the plant will comply with the Council's noise conditions. The plant will only operate during office hours, therefore its operation should not affect the amenities of adjoining or future residents.

Noise inside the new residential unit

Environmental Health raise a holding objection, requesting the submission of further reports to demonstrate that the new residential unit will not be adversely affected by external noise or noise transmission from the retail shop.

It is not considered that these additional reports are necessary. The proposed new flat will not suffer from high levels of external noise, and noise transmission between the floors is a Building Control matter.

6.8 London Plan

Not relevant in the determination of this planning application which raises no strategic issues.

6.9 Central Government Guidance/NPPF

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 is a limited degree of conflict with the framework. The City Council is now required to give due weight to the 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 policies in 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.

6.10 Planning Obligations

Not relevant in the determination of this planning application. The development will be CIL liable and the applicant is being advised of this by way of an Informative.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

Sustainability

This new build according to the applicant's statement will achieve a Level 4 of the Code for Sustainable Homes. Following the technical housing standards review the Government is withdrawing the Code for Sustainable Homes; aside from legacy cases and a new set of streamlined national technical standards were published. This proposed new building incorporates good levels of sustainable design and therefore accords with Council policy.

Biodiversity

Loss of trees

There are three trees in the existing courtyard, two are self-sown species and there are no objections to their removal. There is a large Leyland Cypress tree adjacent the rear boundary wall. Two objections have been received to the loss of this large evergreen tree given its role as a visual screen in the conservation area and its habitat value for nesting magpies.

This tree is not protected by a TPO, but the Council's consent is required to remove it as it is located within a conservation area. The applicant's tree report advises that the tree is ill sited for its location and will cause structural damage if left to grow. The Arboricultural Manager has verbally confirmed that this large tree is of amenity value and strongly resists its removal and his formal written comments will be reported verbally to Committee.

The applicant has been requested to retain this tree. The applicant considers the existing trees are of low value and ill-suited to the rear courtyard. Furthermore, the Leyland Cypress is considered to be poorly located against the boundary wall with No. 57 and if left in this position it will cause structural damage. They consider that the proposed scheme will have significant benefits to the conservation area by infilling the gap and the removal of trees should be assessed in this context. They are willing to accept a condition to require the provision of new soft landscaping/trees to be contained in planters and be positioned either on the terrace or the courtyard.

Whilst the loss of this mature tree is regretted, it is considered that the overall benefits of this development outweigh the harm. The City Council has previously accepted the loss of this

tree in the past, albeit it is recognised that the latest approvals have now lapsed. It is considered that a condition to require replacement planting in the courtyard is secured.

In respect of nesting birds, the applicant is being advised by an Informative of the need to avoid taking, damaging or destroying the nest of any wild bird while it is being built or used, and avoid taking or destroying the egg of any wild bird. These would be offences (with certain exceptions) under the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000.

6.12 Other Matters

Thames Water comments

Thames Water has requested a Grampian condition to be imposed to secure a land drainage strategy as they have identified an inability of the existing infrastructure to accommodate the needs of this development. Given this is a small scale infill of a replacement shop and a single residential unit, it is not considered necessary to impose such a condition. The applicant is being advised by way of an Informative to contact Thames Water.

Basement

The applicant has submitted a Construction Management Plan, but this site already has a basement, and whilst there will be some additional excavation, it is not considered that this work will harm the structural integrity of the adjoining listed terraces or the amenities of neighbours.

6.13 Conclusion

Overall, the replacement building will infill an existing townscape gap and represents an improvement to this part of the Bayswater Conservation Area and will result in a replacement shop and add a three bedroom maisonette to the Council's housing stock, without harming the amenities of surrounding residents.

BACKGROUND PAPERS

1. Application forms.
2. Response from Historic England (formerly English Heritage) dated 20.4.2015.
3. Email from Thames Water dated 20.4.2015.
4. Email from Environment Agency dated 21.4.2015
5. Memorandum from Environmental Health dated 24.4.2015.
6. Letter from 28 Albion Street London W2 undated.
7. Letter from 55 Connaught Street London W2 dated 4.5.2015.
8. Email from agent dated 11.5.2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT NATHAN BARRETT ON 020 7641 5943 OR BY E-MAIL – nbarrett@westminster.gov.uk

DRAFT DECISION LETTER

- Address:** 57, 59 and 59A Connaught Street and 24 and 25 Albion Street, London, W2 2BB
- Proposal:** Demolition of existing building (No.59 Connaught Street) and erection of a four storey replacement building comprising of retail (Class A1) at ground floor and basement floor levels; and residential accommodation (Class C3) at first to third floor levels with associated works. Removal of three trees from rear courtyard of No. 59. Alterations to No. 59A Connaught Street, 24 and 25 Albion Street to include work associated with the removal of rear enclosure including the installation of a window to basement level and installation of air conditioning unit.
- Plan Nos:** Covering letter dated 1 April 2015 ; Construction Management Plan ; Design and Access Statement March 2015 ; Heritage Statement , Plant Noise Assessment ; Structural Method Statement Review , Tree Report , Location Plan , Site Plan , Existing drawings: 1078_os; 1078_ex_100; 101;102,103, 104,105, 200, 201,302,303.
Proposed drawings : 1078_00_100, 101,102,103,104,105,200,201,302,303,304 .

Case Officer: Amanda Coulson **Direct Tel. No.** 020 7641 2875

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 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)
- Reason:**
To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater 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)

- 4 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

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 Bayswater 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 1:20 of the following parts of the development - new timber shopfront. 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 approved 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 Bayswater 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 not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

Reason:

Because these would harm the appearance of the building, and would not meet S25 or S28, or both, of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R26HC)

- 7 You must apply to us for approval of detailed drawings at a scale 1:20 of the following parts of the development - new windows, doors, railings/balconies. 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 approved 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 Bayswater 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)

- 8 Despite the annotation on the rear elevation, all new windows shall be painted timber and be single glazed.

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 Bayswater 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)

- 9 You must paint all new outside rainwater and soil pipes 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 Bayswater 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)

- 10 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 11 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the shop and the residential unit. (C14EC)

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)

- 12 (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.

- 13 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.

- 14 The plant/machinery hereby permitted shall not be operated except between 07.00 hours and 20.00 hours daily.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007.

- 15 You must provide the access for people with disabilities as shown on the approved drawing(s) and as outlined in the Design and Access Statement dated March 2015 before you use the building. (C20AB)

Reason:

To make sure that there is reasonable access for people with disabilities and to make sure that the access does not harm the appearance of the building, as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (B) of our Unitary Development Plan that we adopted in January 2007. (R20AC)

- 16 You must not use the flat roof of the first floor rear 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. 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)

- 17 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character of the Bayswater Conservation Area as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 18 Details of a replacement tree to be planted in the rear courtyard (size, species and location) to replace the existing Leyland Cypress tree shall be submitted to and approved by the City Council three months prior to the completion of development. The approved tree shall be planted within one planting season of the completion of development, and if this tree dies, becomes dangerous or diseased within 5 years of planting, it shall be replaced by a tree of similar size and species to that originally approved.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Bayswater 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 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.

- 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 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.

- 5 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)

- 6 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
 - * any extra work which is necessary after further assessments of the building's condition;
 - * stripping out or structural investigations; and

* any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

- 7 Under Section 25 of the Greater London Council (General Powers) Act 1973 you need planning permission to use residential premises as temporary sleeping accommodation. To make sure that the property is used for permanent residential purposes, it must not be used as sleeping accommodation by the same person for less than 90 nights in a row. This applies to both new and existing residential accommodation.

Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all or part of a flat or house for a specified week, or other period, each year). (I38AB)

- 8 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)
- 9 In respect of Condition 4, regard must be had to the Council's adopted SPG on shopfront design and examples of traditional shopfronts along Connaught Street.
- 10 You may need to get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 if you want to put up an advertisement at the property. (I03AA)
- 11 You are advised to contact Thames Water to discuss a drainage strategy for the proposed development, as Thames Water have identified an inability of the existing wastewater infrastructure to accommodate the needs of this application - telephone 0203 577 9998 or email devcon.team@thameswater.co.uk
- 12 When you carry out the work, you must avoid taking, damaging or destroying the nest of any wild bird while it is being built or used, and avoid taking or destroying the egg of any wild bird. These would be offences (with certain exceptions) under the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000. For more advice, please speak to our Biodiversity Project Manager on 020 7641 1951. (I81CA)

DRAFT DECISION LETTER

- Address:** 57 and 59A Connaught Street / 24 and 25 Albion Street, London, W2 2BB
- Proposal:** External alterations to the adjoining listed building (No.57 Connaught Street and No. 59A Connaught Street/24 and 25 Albion Street) associated with demolition of existing building (No.59 Connaught Street) and erection of a four storey replacement building comprising of retail (Class A1) at the ground floor and basement floor levels; and residential accommodation (Class C3) at first to third floor levels with associated works. Alterations to No. 59A Connaught Street/24 and 25 Albion Street to include work associated with the removal of rear enclosure including the installation of a window to basement level and installation of air conditioning unit.
- Plan Nos:** Covering letter dated 1 April 2015 ; Construction Management Plan ; Design and Access Statement March 2015 ; Heritage Statement , Plant Noise Assessment ; Structural Method Statement Review , Tree Report , Location Plan , Site Plan , Existing drawings: 1078_os; 1078_ex_100; 101;102,103, 104,105, 200, 201,302,303.
Proposed drawings : 1078_00_100, 101,102,103,104,105,200,201,302,303,304 .

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

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 Bayswater 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)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.




It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (159AA)

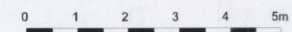


EXISTING SHOP FRONT AND FASCIA TO BE DEMOLISHED

NOTE:
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DEMOLITION KEY

-  EXISTING WALLS TO BE DEMOLISHED
-  EXISTING FLOORS AND ROOFS TO BE DEMOLISHED
-  EXISTING ELEMENTS TO BE DEMOLISHED/REMOVED

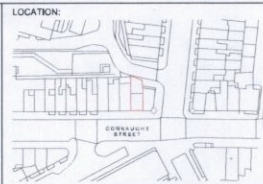


57 CONNAUGHT STREET

59 CONNAUGHT STREET

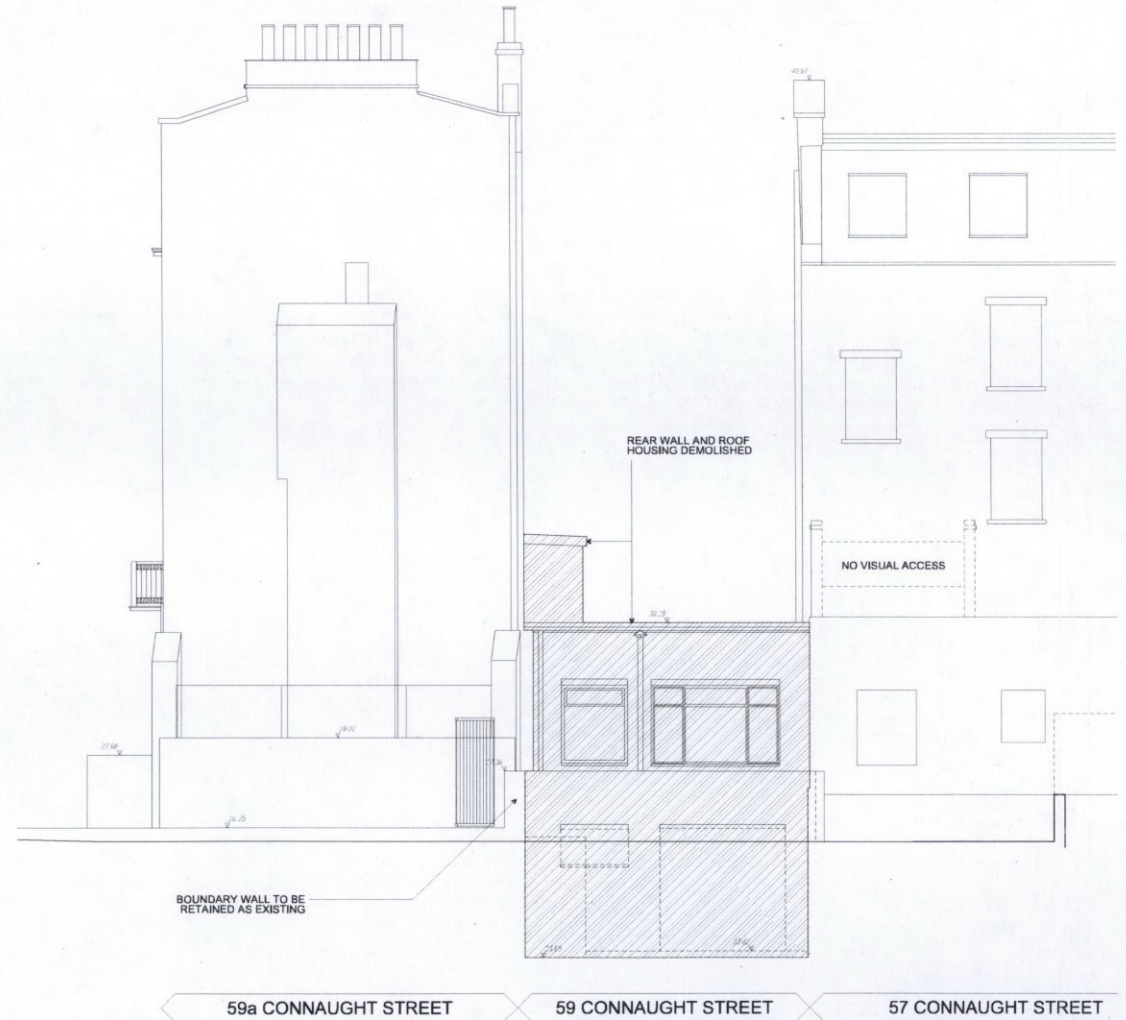
59a CONNAUGHT STREET

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JOB TITLE		DRAWING TITLE				
59 Connaught Street		Front Elevation Demolition				
CLIENT		DRAWING STATUS				
The Church Commissioners		Planning				
drawn by	checked	scale	date	project	drawing number	revision
FG	JM	1:50@A1; 1:100@A3	23/01/15	1078	(XD)_200	PL1



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DEMOLITION KEY

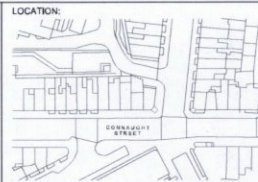
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-  EXISTING FLOORS AND ROOFS TO BE DEMOLISHED
-  EXISTING ELEMENTS TO BE DEMOLISHED/REMOVED



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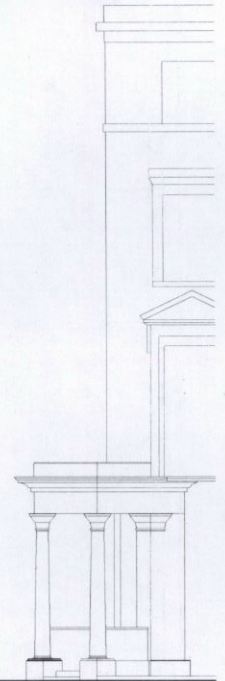
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JOB TITLE		59 Connaught Street	
CLIENT		The Church Commissioners	
drawn by	checked	scale	date
FG	JM	1:50@A1; 1:100@A3	23/01/15

DRAWING TITLE		Rear Elevation Demolition	
DRAWING STATUS		Planning	
project	drawing number	revision	
1078	(XD)_201		PL1



- 1 SLIDING TIMBER SASH WINDOWS TO MATCH EXISTING PROPERTIES ALONG THE TERRACE
- 2 STUCCO MOULDING REINSTATED TO MATCH EXISTING
- 3 FRONT FACADE CONSTRUCTED IN FLEMISH BOND BRICKWORK TO MATCH EXISTING
- 4 PAINTED STEEL WINDOW GUARDS WITH PROJECTING STONE CILLS TO MATCH NUMBER 59a
- 5 GLAZED SHOPFRONT WITH HARDWOOD MULLIONS
- 6 PAINTED TIMBER FASCIA AND PILASTERS
- 7 GLAZED STALL RISER WITH PAINTED STEEL MULLION BARS
- 8 SOLID TIMBER DOORS WITH LAMINATED GLASS FANLIGHTS ABOVE AND TRADITIONAL MOULDINGS
- 9 NEW BRICKWORK TOOTHED INTO EXISTING BRICKWORK TO THE NEIGHBORING PROPERTIES



ALBION STREET

57 CONNAUGHT STREET

59 CONNAUGHT STREET

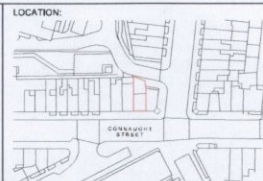
59a CONNAUGHT STREET

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Rev	Date	Reason For Issue	Chk
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PL1	18/03/15	ISSUE FOR PLANNING	JM

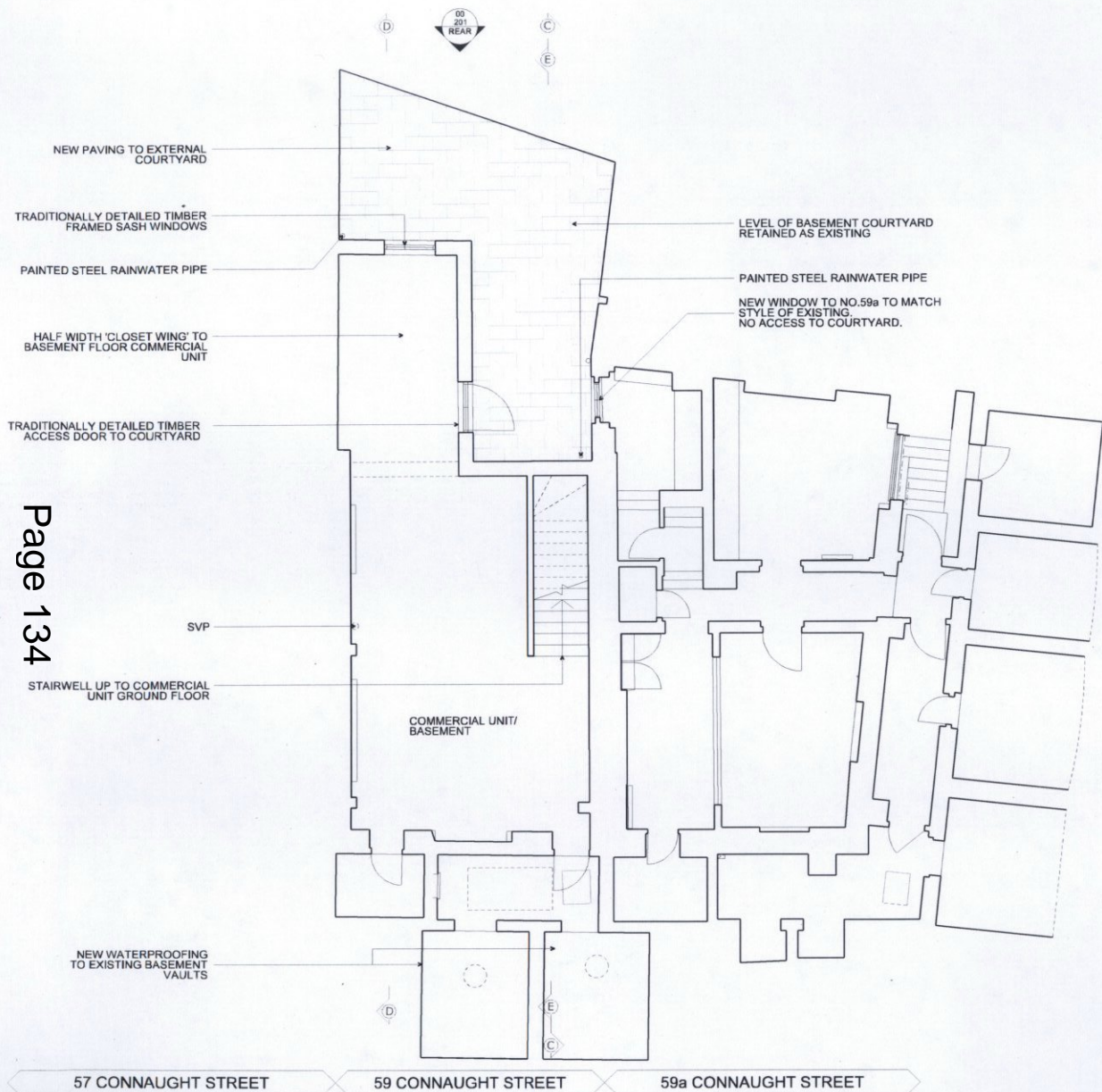
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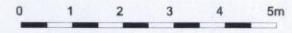


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JOB TITLE		DRAWING TITLE				
59 Connaught Street		Front Elevation Proposed				
CLIENT		DRAWING STATUS				
The Church Commissioners		Planning				
drawn by	checked	scale	date	project	drawing number	revision
TP	JM	1:50@A1; 1:100@A3	23/01/15	1078	(00)_200	PL1



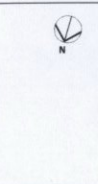
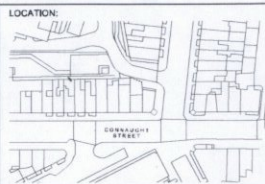
57 CONNAUGHT STREET 59 CONNAUGHT STREET 59a CONNAUGHT STREET



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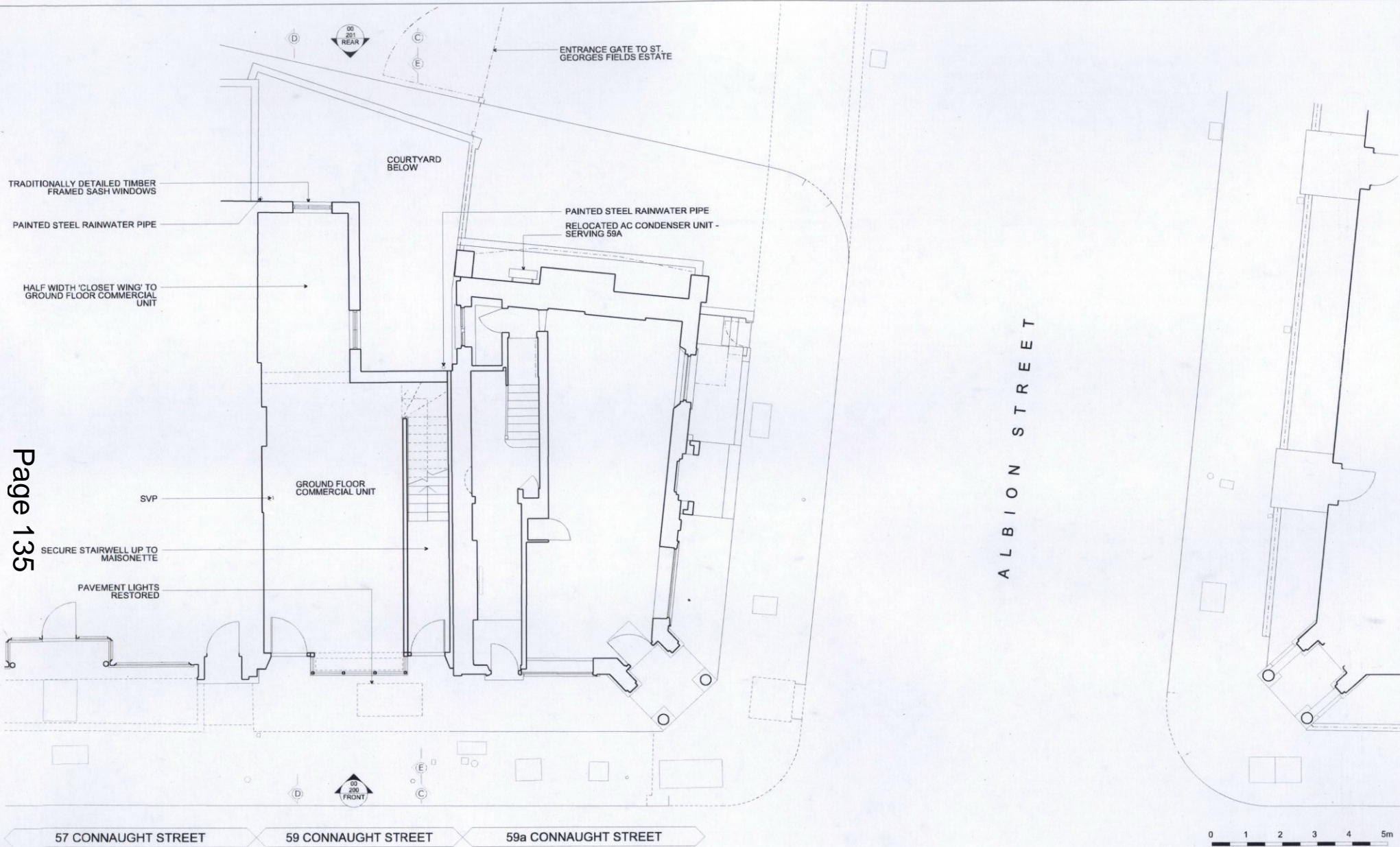
Rev	Date	Reason For Issue	Chk
P01	23/01/15	ISSUE FOR COMMENT	JM
PL1	18/03/15	ISSUE FOR PLANNING	JM



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JOB TITLE		59 Connaught Street	
CLIENT		The Church Commissioners	
drawn by	checked	scale	date
FG	JM	1:50@A1; 1:100@A3	23/01/15

DRAWING TITLE		Basement Plan Proposed	
DRAWING STATUS		Planning	
project	drawing number	revision	
1078	(00)_100		PL1



General Notes

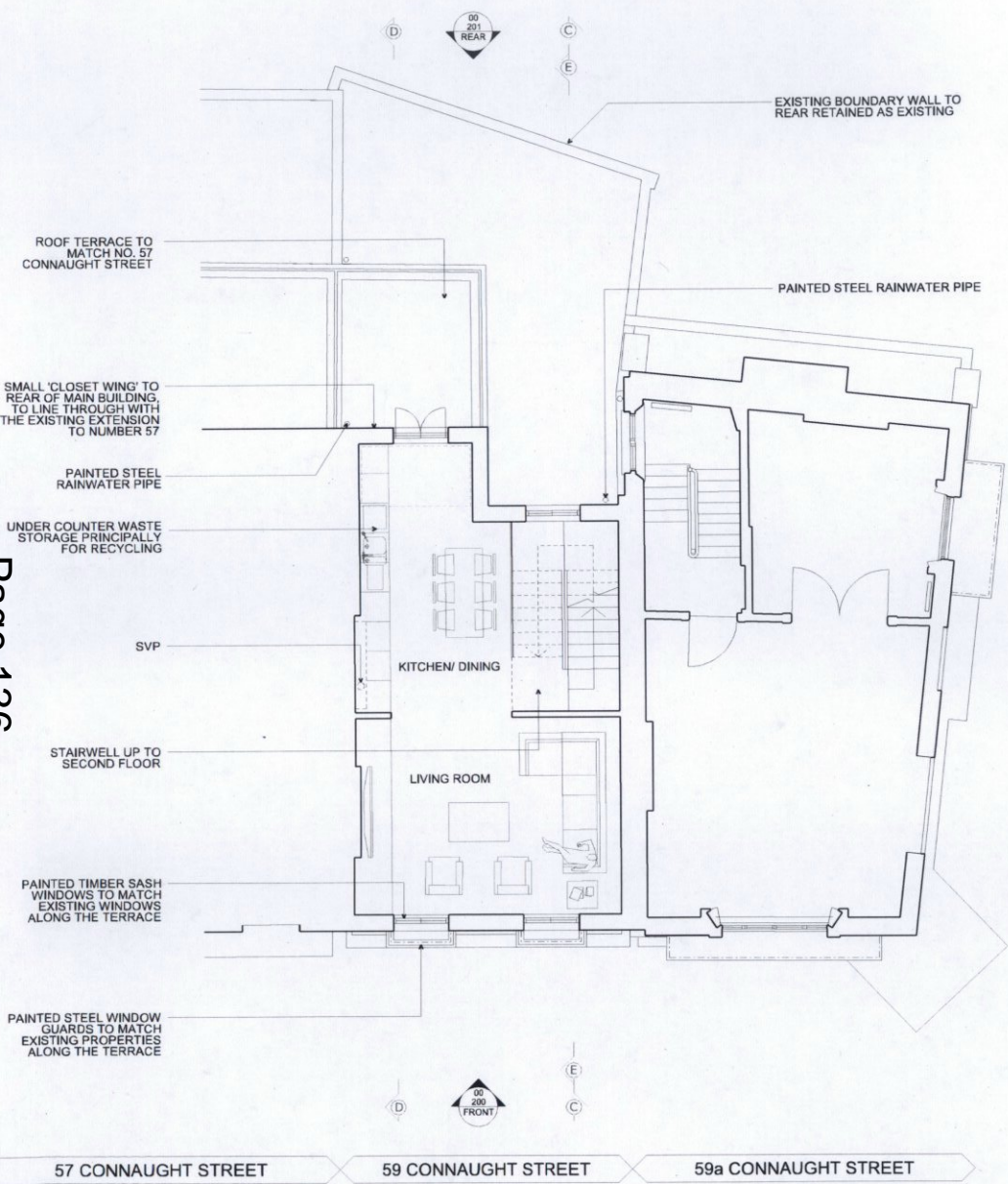
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PL1	18/03/15	ISSUE FOR PLANNING	JM

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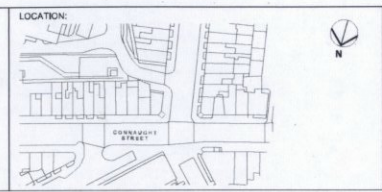
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JOB TITLE 59 Connaught Street		DRAWING TITLE Ground Floor Plan Proposed	
CLIENT The Church Commissioners		DRAWING STATUS Planning	
drawn by FG	checked JM	scale 1:50@A1: 1:100@A3	date 23/01/15
project 1078	drawing number (00)_101	revision PL1	



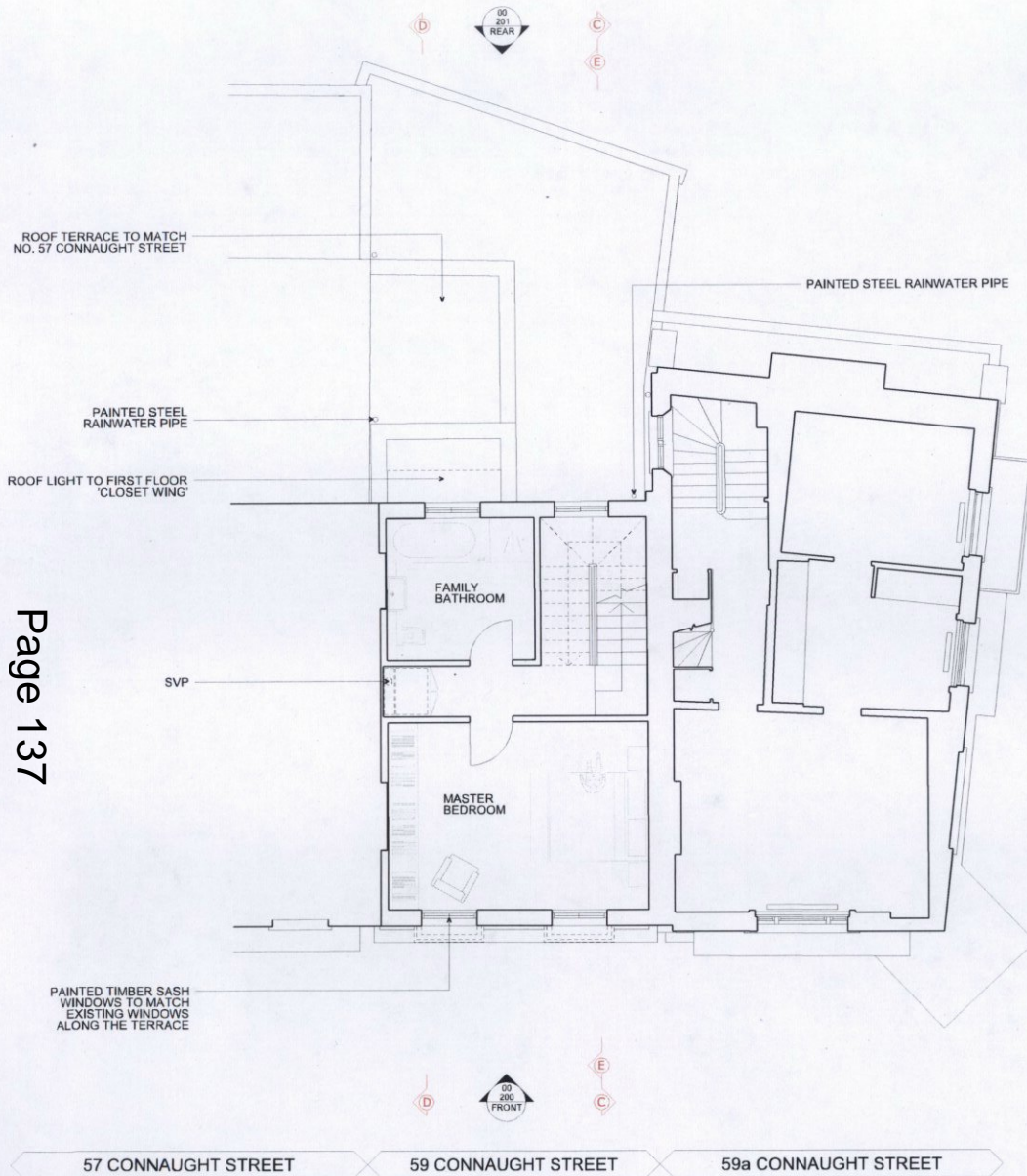
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PL1	18/03/15	ISSUE FOR PLANNING	JM



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JOB TITLE		DRAWING TITLE	
59 Connaught Street		First Floor Plan Proposed	
CLIENT		DRAWING STATUS	
The Church Commissioners		Planning	
drawn by	checked	scale	date
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project	drawing number	revision	
1078	(00)_102	PL1	



57 CONNAUGHT STREET

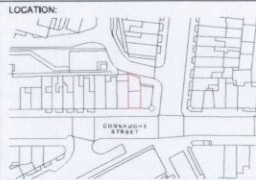
59 CONNAUGHT STREET

59a CONNAUGHT STREET



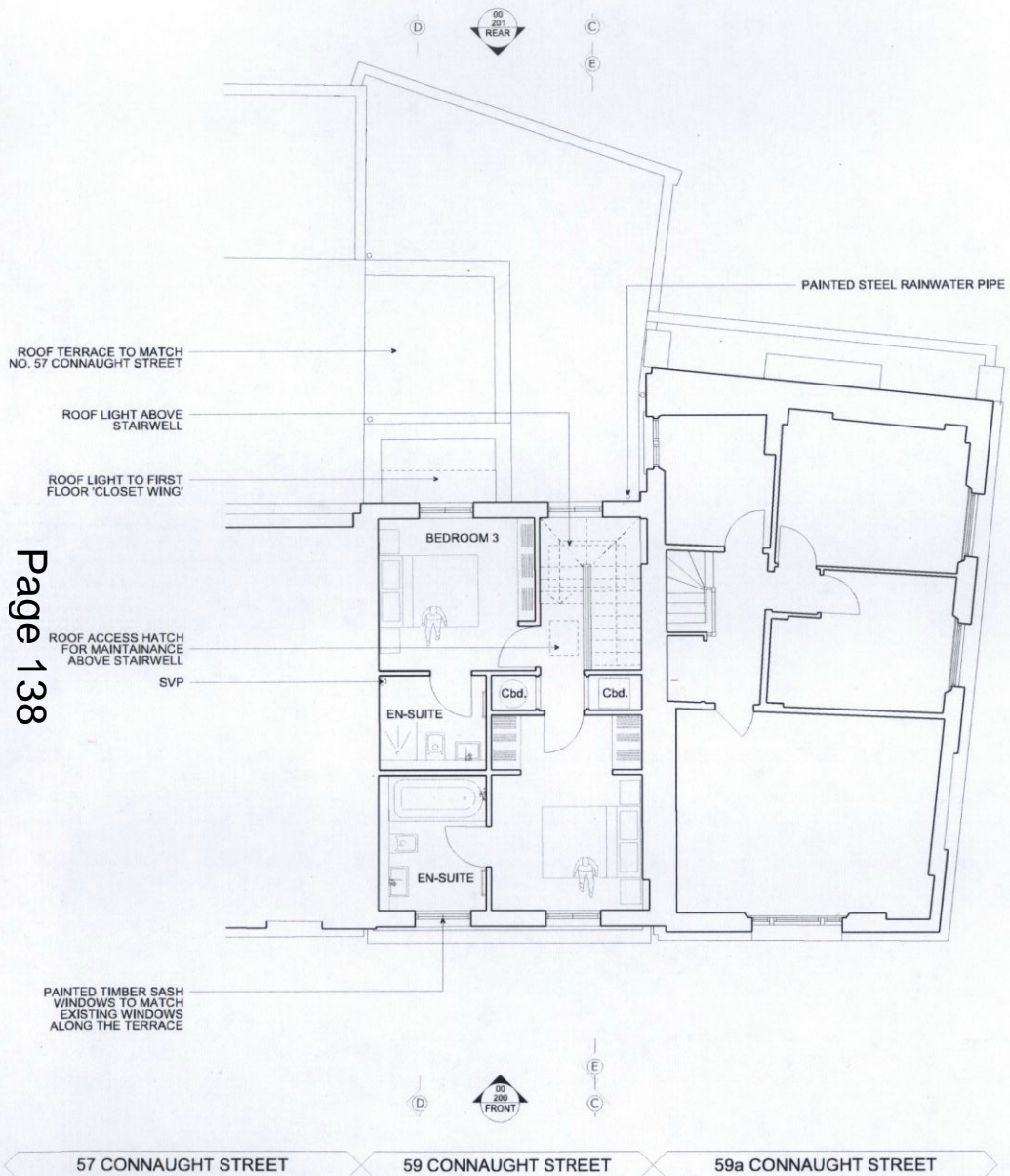
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JOB TITLE		DRAWING TITLE				
59 Connaught Street		Second Floor Plan Proposed				
CLIENT		DRAWING STATUS				
The Church Commissioners		Planning				
drawn by	checked	scale	date	project	drawing number	revision
FG	JM	1:50@A1; 1:100@A3	23/01/15	1078	(00)_103	PL1

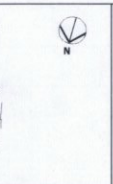
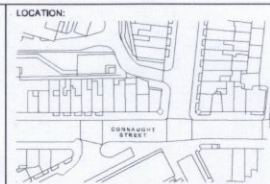


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PL1	19/03/15	ISSUE FOR PLANNING	JM

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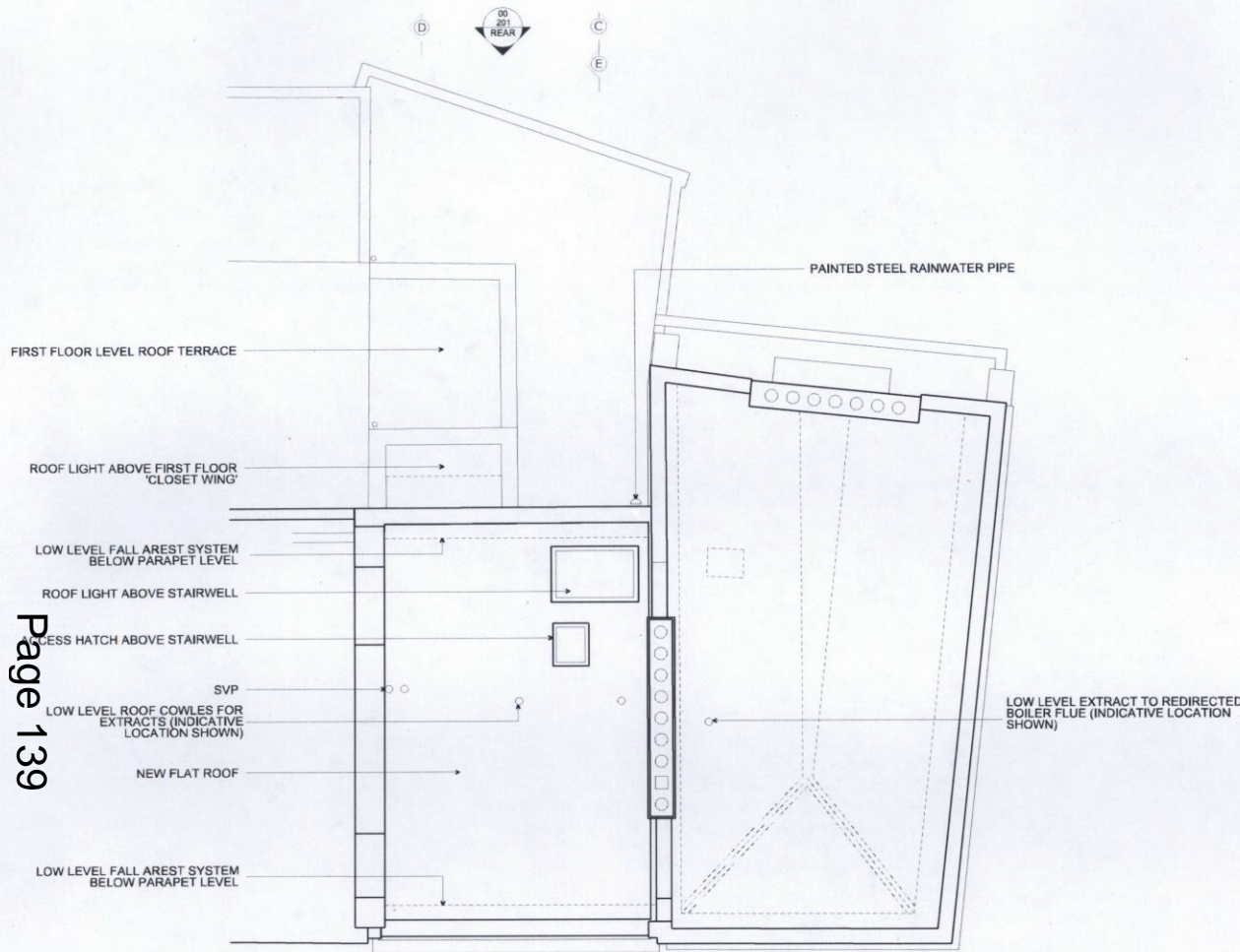
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JOB TITLE		DRAWING TITLE	
59 Connaught Street		Third Floor Plan Proposed	
CLIENT		DRAWING STATUS	
The Church Commissioners		Planning	
drawn by	checked	scale	date
FG	JM	1:50@A1; 1:100@A3	23/01/15
project	drawing number	revision	
1078	(00)_104	PL1	

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57 CONNAUGHT STREET 59 CONNAUGHT STREET 59a CONNAUGHT STREET



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PL1	15/03/15	ISSUE FOR PLANNING	JM

LOCATION:

A small site location map showing the building's position on a street grid, with 'CONNAUGHT STREET' labeled.



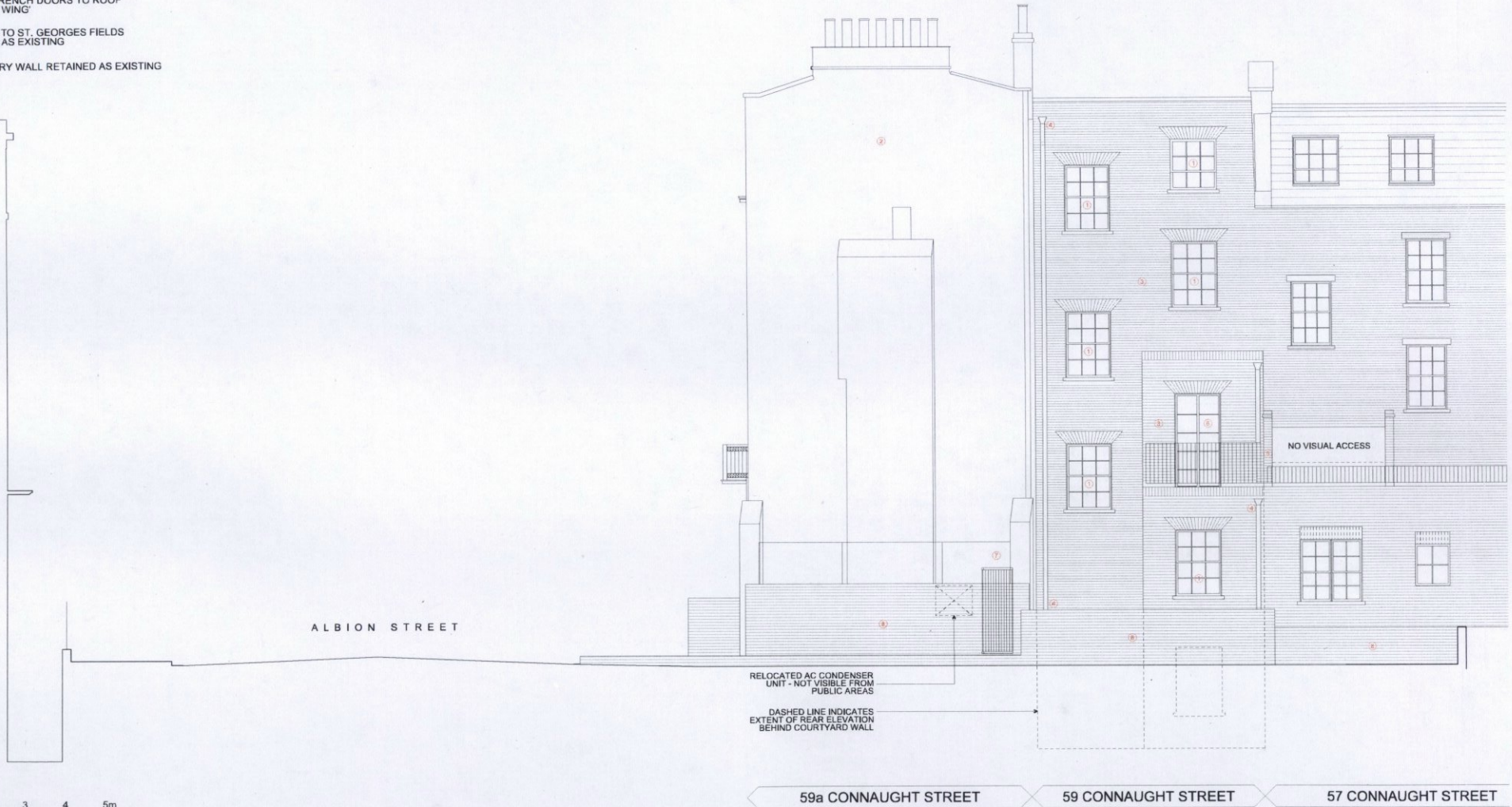
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JOB TITLE		59 Connaught Street	
CLIENT		The Church Commissioners	
drawn by	checked	scale	date
FG	JM	1:50@A1; 1:100@A3	23/01/15

DRAWING TITLE		Roof Plan Proposed	
DRAWING STATUS		Planning	
project	drawing number	revision	
1078	(00)_105	PL1	

- 1 SLIDING TIMBER SASH WINDOWS TO MATCH EXISTING PROPERTIES ALONG THE TERRACE
- 2 FLANK WALL TO REAR OF 59a RETAINED AS EXISTING
- 3 REAR FACADE CONSTRUCTED IN FLEMISH BOND BRICKWORK TO MATCH EXISTING
- 4 PAINTED STEEL RAINWATER PIPE
- 5 1100MM HIGH PAINTED STEEL BALUSTRADE
- 6 TIMBER FRAMED FRENCH DOORS TO ROOF TERRACE 'CLOSET WING'
- 7 ENTRANCE GATES TO ST. GEORGES FIELDS ESTATE RETAINED AS EXISTING
- 8 EXISTING BOUNDARY WALL RETAINED AS EXISTING

Page 140



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CLIENT		The Church Commissioners	
drawn by	checked	scale	date
FG	JM	1:50@A1; 1:100@A3	23/01/15

DRAWING TITLE		Rear Elevation Proposed	
DRAWING STATUS		Planning	
project	drawing number	revision	
1078	(00)_201	PL1	

3.8 Proposed Street View

- 1 SLIDING TIMBER SASH WINDOWS TO MATCH EXISTING PROPERTIES ALONG THE TERRACE
- 2 STUCCO MOULDING REINSTATED TO MATCH EXISTING
- 3 FRONT FACADE CONSTRUCTED IN FLEMISH BOND BRICKWORK TO MATCH EXISTING
- 4 PAINTED STEEL WINDOW GUARDS WITH PROJECTING STONE CILLS TO MATCH NUMBER 59a
- 5 GLAZED SHOPFRONT WITH HARDWOOD MULLIONS
- 6 PAINTED TIMBER FASCIA AND PILASTERS
- 7 GLAZED STALL RISER WITH PAINTED STEEL MULLION BARS
- 8 SOLID TIMBER DOORS WITH LAMINATED GLASS FANLIGHTS ABOVE AND TRADITIONAL MOULDINGS
- 9 NEW BRICKWORK TOOTHED INTO EXISTING BRICKWORK TO THE NEIGHBORING PROPERTIES



Fig 3.8.2_Proposed street view



Fig 3.8.1_Existing street view

59 Connaught Street, March 2015



Fig 3.8.3_Reference images

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