



City of Westminster

Committee Agenda

Title: **Planning Applications Committee (1)**

Meeting Date: **Tuesday 18th August, 2015**

Time: **6.30 pm**

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

Members: **Councillors:**

Robert Davis (Chairman)
Susie Burbridge
Tim Mitchell
David Boothroyd

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

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



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

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

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

AGENDA

PART 1 (IN PUBLIC)

1. MEMBERSHIP

To note any changes to the membership.

2. DECLARATIONS OF INTEREST

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

3. MINUTES

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

4. PLANNING APPLICATIONS

Applications for decision

Schedule of Applications

- | | |
|--|--------------------------|
| 1. 96 CLIFTON HILL, NW8 | (Pages 5 - 38) |
| 2. 15-19 BLENHEIM TERRACE, NW8 | (Pages 39 - 80) |
| 3. STOCKLEY HOUSE, 130 WILTON ROAD, SW1 | (Pages 81 - 116) |
| 4. DEVELOPMENT SITE AT 190 STRAND, WC2 | (Pages 117 - 122) |
| 5. 59-65 WELLS STREET AND 84-86 GREAT PORTLAND STREET, W1 | (Pages 123 - 208) |
| 6. 1 WOOD'S MEWS, W1 | (Pages 209 - 250) |
| 7. COLEGRAVE HOUSE, 70 BERNERS STREET, W1 | (Pages 251 - 258) |
| 8. COLEGRAVE HOUSE, 70 BERNERS STREET, W1 | |

Charlie Parker
Chief Executive

10 August 2015

This page is intentionally left blank

Agenda Item

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 18 AUGUST 2015
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
1	RN 14/12717/FULL Abbey Road	96 CLIFTON HILL, NW8	Use as a single family dwelling and internal and external alterations including lowering of existing basement, demolition of the rear conservatory and toilet block, formation of rear amenity space with glass balustrade and steps, provision of car parking space to front garden with associated alterations to boundary walls and paving.	
	<p>Recommendation</p> <p>Refuse permission - loss of public house, design of boundary wall and lightwell and impact on trees.</p>			
2	RN 14/12517/FULL Abbey Road	15-19 BLENHEIM TERRACE, NW8	Demolition of existing buildings and erection of 3 x 5 bedroom five storey townhouses comprising basement, ground and three upper floors. Formation of covered car parking area to rear and alterations to form a side access road.	
	<p>Recommendation</p> <p>1. Does the Committee agree that the proposed amalgamation of the Central and North West London NHS Foundation Trust's Child and Adolescent Mental Health Services on to a single alternative site as part of their site rationalisation strategy and the provision of a financial contribution of £186,713 towards alternative Social and Community Use provision in the vicinity of the site justifies the loss of the existing social and community floorspace on this site.</p> <p>2. Subject to 1. above, grant conditional permission, subject to completion of a legal agreement to secure the following:</p> <p>(i) A financial contribution of £186,713 (index linked and payable prior to commencement of development) towards alternative Social and Community Uses/projects in the vicinity.</p> <p>(ii) Highway works in Blenheim Terrace and Marlborough Place to form access to the off-street parking and amend the location and layout of residents' on-street parking bays.</p> <p>(iii) Provision of costs for monitoring of agreement (£500 per Head of Term).</p> <p>3. If the S106 planning obligation has not been completed by 18 November 2015 then:</p> <p>(a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue 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 the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.</p>			
3	RN 14/08299/FULL Warwick	STOCKLEY HOUSE, 130 WILTON ROAD, SW1	Demolition of existing office building (Class B1) and redevelopment comprising a 15 storey building plus three basement levels to provide between 104-110 residential units, retail floorspace (Class A1/A3/A4), car parking for 60 cars, plant enclosure at roof level and associated public realm works.	
	<p>Recommendation</p> <p>1. Grant conditional permission, subject to the views of the Mayor and the completion of a S106 legal agreement to secure:</p> <ul style="list-style-type: none"> £10,254,110 towards the Council's affordable housing fund. The Council's Code of Construction Practice and a financial contribution of £34,000 per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers. 			

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 18 AUGUST 2015
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
			<ul style="list-style-type: none"> • A financial contribution of £270,000 for public realm improvements to Hudson's Place. In the event that agreement cannot be reached between the relevant parties within six months of the completion of the development this money shall revert to the Council's affordable housing fund. • Car club membership for each flat for 25 years. • Car Lift Management Strategy to ensure that the lift always returns to ground floor level and to set out what arrangements would be put in place to ensure that downtime is kept to an absolute minimum. • Car Parking Management Plan to include measures to ensure that no space is individually sold or allocated specifically to a unit or user and car parking spaces are on a first come first served basis to residents only. • Obligation that the developer enters into a S278 agreement with TfL to secure the proposed highway works including repaving and reconstruction of the loading bay in Bridge Place. • Safeguarding the feeder taxi rank on Bridge Place until the completion of the VSU works. • Monitoring costs. <p>2. If the agreement has not been completed within six weeks of the date of the Committee 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.</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>	
4	RN 15/06351/MOD106 St James's	DEVELOPMENT SITE AT 190 STRAND, WC2	Vary affordable housing provision.	
<p>Recommendation</p> <p>1. Does the Committee consider that the revised offer of a payment in lieu to the affordable housing fund of £24m comprises better value than the currently secured provision of part on site and part payment in lieu?</p> <p>2. Subject to 1. above, authorise the proposed Deed of Variation to the S106 agreement to secure the immediate payment of the revised offer.</p>				

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 18 AUGUST 2015
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
5	RN 15/02731/FULL RN 15/02730/FULL West End	59-65 WELLS STREET AND 84/86 GREAT PORTLAND STREET, W1	<p>Site 1. Demolition of existing building and replacement with a new building comprising basement, ground and six upper floors (with plant on main roof) for office (Class B1) accommodation at part ground floor and first to sixth floors, use of part ground floor as dual/alternative retail (Class A1) or restaurant use (Class A3) with social and community use (D1) at part basement level. Proposal includes associated external alterations to include plant at roof level (with photovoltaics on top of plant) and terraces at sixth and main roof level.</p> <p>Site 2. Use of first to fifth floors of 84-86 Great Portland Street as six residential flats (Class C3) with plant at roof level and new front facade on the Great Portland Street elevation and other associated external alterations. Works to extend the existing building to the rear (21-23 Riding House Street) to provide additional office accommodation (Class B1) and other associated external alterations to include plant at roof level and replacement entrance at ground floor level to 21-23 Riding House Street.</p>	
<p>Recommendation For Committee's consideration Site 1:</p> <ol style="list-style-type: none"> 1. Does the Committee consider that the applicant's offer of replacement social and community provision is acceptable; 2. Subject to 1. above, grant conditional permission, subject to no new substantive issues being raised as a result of outstanding consultations, and subject to a legal agreement to secure the following: <ol style="list-style-type: none"> i) a financial contribution of £1,544,000 towards the Council's affordable housing fund (index linked and payable on commencement of the development at either Site 1 or 2); ii) the offer of the basement level Class D1 community space to All Saints Church for community and religious functions, on a peppercorn rent for a term of 20 years and fitted out (broadly equivalent to a Cat A fit out), at a cost not to exceed £350,000; iii) a financial contribution of £500,000, in the first instance to Greenhouse Sports, or an alternative locally based charity or community group to be agreed with the City Council in the event that Greenhouse Sports do not take up that offer; iv) public art to a value of £75,000; v) a CIL and Crossrail payment of £618,620; vi) monitoring costs of £500 for each of the above clauses. 3. If the S106 legal agreement has not been completed within two months, then: <ol style="list-style-type: none"> a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so the Director of Planning is authorised to determine the application(s) and agree appropriate reasons for refusal under Delegated Powers. 				

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 18 AUGUST 2015
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL		
	<p>Site 2:</p> <p>1. Grant conditional permission subject to a legal agreement to secure:</p> <p>i) Provision of lifetime car club membership (minimum 25 years) for all six flats;</p> <p>ii) The costs of monitoring the S106 agreement.</p> <p>2. If the S106 legal agreement has not been completed within two months of the date of the Committee resolution then:</p> <p>(a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not</p> <p>(b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.</p>				
6	RN 14/08487/FULL West End	1 WOOD'S MEWS, W1	Demolition of the existing building, excavation of two basement levels and the erection of a part three/part four storey single family dwelling with a ground and rear third floor roof terrace, associated stair access and a garage at ground floor level. Installation of green roof areas and PV cells at main roof level.		
	<p>Recommendation</p> <p>Grant conditional permission.</p>				
7	RN 15/04284/FULL West End	COLEGRAVE HOUSE, 70 BERNERS STREET, W1	Installation of disabled access ramp and steps at ground floor level and erection of glazed entrance canopy.		
	<p>Recommendation</p> <p>Refuse permission - pavement obstruction and trip hazard, to the detriment of pedestrian safety.</p>				

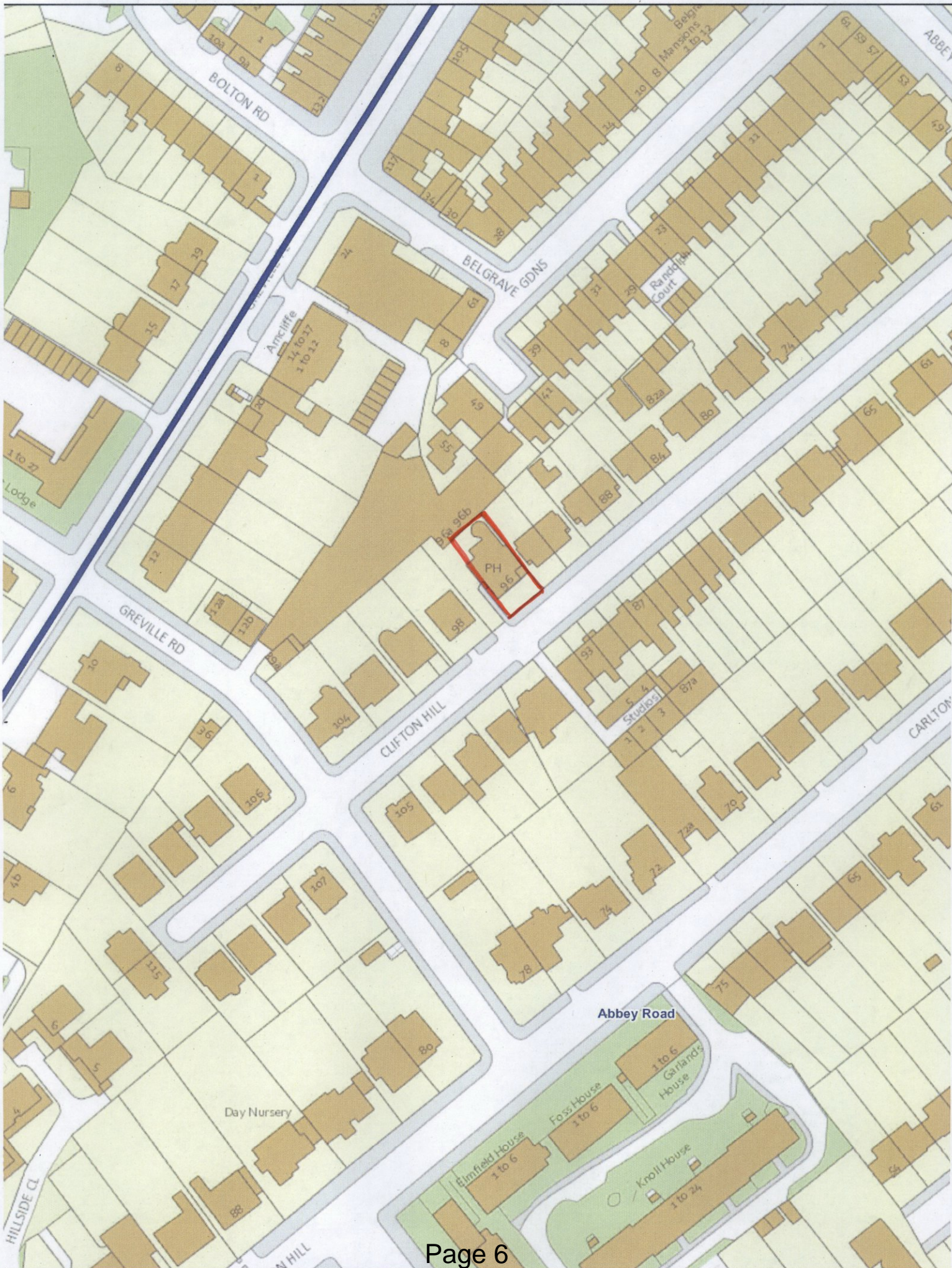
Agenda Item 1

Item No.
1

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 18 August 2015	Classification For General Release	
Report of Director of Planning		Wards involved Abbey Road	
Subject of Report	96 Clifton Hill, London, NW8 0JT		
Proposal	Use as a single family dwelling and internal and external alterations including lowering of existing basement, demolition of the rear conservatory and toilet block, formation of rear amenity space with glass balustrade and steps, provision of car parking space to front garden with associated alterations to boundary walls and paving.		
Agent	Savills		
On behalf of	Gordon Lewis		
Registered Number	14/12717/FULL	TP / PP No	TP/8551
Date of Application	22.12.2014	Date amended/ completed	15.01.2015
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		
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 currently licensed		

1. RECOMMENDATION

Refuse permission - loss of public house, design of boundary wall and lightwell and impact on trees.





96 CLIFTON HILL, NW8
Page 7

2. SUMMARY

Permission is sought for conversion of this property from a public house to a five bedroom dwellinghouse. A sunken garden area/lightwell would be excavated to enable creation of a split level rear garden area. The floor level of the existing basement level would be lowered to create habitable space served by two lightwells proposed at the front of the site. External alterations, including installation of rooflights and fenestration alterations are also proposed.

The proposal is the subject of objection by local residents and other commentators to the loss of the public house use. However, the proposal is also the subject of some local support.

The key issues in this case are:

- The effect of the loss of the public house on the surrounding community.
- The effect of the proposal on the character and appearance of this unlisted building of merit and the St. John's Wood Conservation Area.
- The effect of the proposed external alterations, including the front and rear lightwells and front garden parking area.
- The impact of basement excavation.

The proposed change of use would result in the loss of a valued community facility to the detriment of the local community. Furthermore, the loss of the historic public house use would also be detrimental to the character and appearance of this unlisted building of merit and this part of the St John's Wood Conservation Area. The proposed front garden parking area and associated boundary wall alterations as well as the rear lightwell proposed would also harm the character and appearance of the subject site and the St. John's Wood Conservation Area. The applicant has also failed to demonstrate that the proposed development would not harm protected trees. Accordingly, the proposed development is contrary to the relevant UDP and City Plan policies, the St. John's Wood Conservation Area Audit, the NPPF and the London Plan. Therefore, the application is recommended for refusal.

3. CONSULTATIONS

COUNCILLOR LINDSAY HALL

Objects to loss of pub. Notes that several potential pub lessees have approached the developer but have been "given the brush off".

ST JOHN'S WOOD SOCIETY

Object to loss of the public house and request that this application is decided after the ACV nomination has been decided.

HIGHWAYS PLANNING MANAGER

No objection, subject to conditions requiring that the parking space proposed is used by residences of the dwellinghouse only, and to secure details of waste and cycle storage.

BUILDING CONTROL

No objection.

ENVIRONMENTAL HEALTH

No objection raised, subject to a condition limiting hours of construction.

ARBORICULTURAL MANAGER

Object. Insufficient information has been submitted to assess the impact of the proposal of the retained trees, but there are indications that incursions may be proposed into the root protection areas of the trees which would result in their loss or damage.

CAMPAIGN FOR REAL ALE (CAMRA)

Should the Clifton close, there will have been an 80% reduction in public houses in the St John's Wood area in the last 20 years.

The Clifton can very much be described as a community pub. It attracted people who like a drink and who like to speak and interact with other local people. It was popular for its food offering. Its loss would represent a serious diminution in local amenity.

There is anecdotal evidence that an established publican was frustrated in his attempts to lease the Clifton. Internal fittings have also been removed which hardly enhance its marketability as a pub.

National and local policy give strong protection to public houses, even more so where they contribute to conservation areas as the Clifton does. There are several appeal decisions supporting the protection of public houses due to their conservation value. Our records indicate that the Clifton is around 200 years old and was believed to have been used by Edward VII to meet Lilly Langtry, reportedly changing its name to "hotel" as royalty could not visit pubs.

A pub is part of the glue that holds a community together. Its loss would disenfranchise the local people who use the pub and would diminish the attractiveness of the area.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. of Responses: 173 opposed to the development; 14 individual representations and a 42 signature petition in support of the development.

In summary, the objectors raised the following issues:

- The Clifton Hotel is of historic significance, being the meeting place for Edward VII and his mistress Lilly Langtry and its loss would be harmful to London/St. John's Wood heritage.
- The Clifton Hotel is an important community meeting place/focal point for people from many different backgrounds and its loss would rob the community of this.
- The loss of this pub would be detrimental to the character and mix of the local area and contributes to a sense of community.
- The Clifton Hotel is an Asset of Community Value.
- Please Westminster, don't rip the heart out of our city.
- It would be shameful to lose another community pub to construct another mansion/for commercial gain/one person's gain/oligarch's lair.
- We do not need more multi-million pound homes. We do need to keep local amenities for all members of the community to enjoy.
- Once lost the community cannot build another pub and would probably not get a licence in any event.
- The Clifton was the best pub for miles, a friendly and welcoming place where you could share food, drink and experiences that last for a lifetime.
- Continued loss of community facilities will result in the loss of shared public spaces where everyone in the neighbourhood can be together.
- The applicant has not consulted residents before making this application.
- Removal of the interior during 2014 hardly seems like the actions of someone trying to rent out a pub.
- A petition of over 2500 signatures was submitted to the City Council last year in support of it becoming an Asset of Community Value.

- The developer has bought the pub with the intention to convert it to residential. If the developer really intended to continue its operation as a pub, it could be leased at a level allowing a profit to be made.
- The pub was refurbished to a high standard before the sale and was ready to be operated as a pub.
- It would be a travesty to take this monument to public history and to place it in private hands.
- Destroying the conservatory would be a scandal.
- This pub was frequently used for a meal and for drinks or a meeting place when visiting Lord's Cricket Ground.
- Due to this pub's secluded location, it attracted a good local crowd.
- The dwelling resulting from this change of use would not be affordable and would likely be bought as an investment and/or be vacant for much of the year due to foreign ownership.
- This pub was not loss-making. The capital value of the pub simply became more valuable. It is still a viable business.
- The creation of one large mansion does little to address the housing crisis.
- This pub makes Clifton Hill just that bit more unique than its parallel sister roads.
- This pub was a wonderful place that our whole family enjoyed. It would be a tragedy to see it go.
- Countless pubs have been lost in the NW8 area and this is one of the few remaining.
- Most Councils are happy to bow down to the demands of mega-chains and Westminster will not bat an eyelid.
- This pub made a profit constantly, including in its last year, even when the parent company did not.
- No great effort has been made to market this pub and it is understood that one potential landlord has been turned away despite making a reasonable offer.
- The pub has not been marketed and vacant for 18 months, as required by City Council policy.
- The pub was not advertised in specialist property press or by a specialised pub agency/the pub was advertised by specialist residential agencies.
- Onerous conditions were attached to any potential lease of the pub.
- The marketing report submitted contains several factual inaccuracies.
- The only reason this property has not been taken on by a potential pub operator is because the owner/agent is demanding an outrageous rent for it.
- The very essence and character of the neighbourhood is at risk here.
- Without people walking to the pub, Clifton Hill feels like a ghost town and less secure.
- It would be a very sad day for the community to lose the Clifton as a meeting place for the sake of an investor on the other side of the world.
- Westminster City Council does not care for history or the local community.
- If the owner really intended to lease this property as a pub, they could have kept it open and leased it as a going concern.
- People supporting this application only do so out of financial gain.
- The fact that someone buys a house next to a pub and then complains about it is astounding.
- Crime has increased in the street since the pub closed.
- The anti-social issues referred to by the developer in their Statement of Community Involvement were caused by the developer himself.
- The pub was the only child friendly/non-threatening pub in the area.
- 80% of pub's within this postcode have been lost in the last three decades and we cannot afford to lose another one.
- People would go out of their way to visit the Clifton.

- Lowering of the existing basement could indicate a big basement dig-out that is contrary to Westminster's policy on this.
- Objector has fond memory of attending the pub.
- Objector has left messages regarding taking on the lease of the pub but never heard from agent.
- Pubs are a way for those on low incomes to socialise.
- The proposed change of use is contrary to the City Council's policies/proposed policy.
- The pub is isolated and the only one in this area.
- Continual building works in St John's Wood are adversely affecting the structure of buildings in the area.
- The community needs to be given the opportunity to buy the Clifton back.
- To lose pubs that are failing, rowdy, noisy or dull is one thing but the Clifton was none of these.
- Excavation of a basement will disrupt groundwater flows.
- Children would visit the Clifton to wait for parents if locked out of home.
- There are few other pubs within the area.
- There have been no problems of noise or bad behaviour associated with the Clifton.
- The Clifton is the only pub in the neighbourhood with a pleasant and quiet garden.
- The change of use is unacceptable in principle under all three strands of sustainability (i.e. economic, social and environmental).
- The proposed change of use is contrary to the principle of Lifetime Neighbourhoods.

In summary, the supporters raised the following issues:

- Clifton Hill is a quiet residential street and the creation of one dwellinghouse would be consistent with this.
- Pub visitors made lots of noise at night.
- Pub visitors left bottles and other refuse in resident's gardens.
- The pub caused parking issues in Clifton Hill.
- Pub visitors behaved badly.
- The pub was not commercially viable and has been in decline for some time.
- Residents living close to the pub did not use it and/or would prefer it was a dwellinghouse.
- The pub was located in a quiet street and this led to its decline.
- The vacant premise is attracting anti-social behaviour that would be addressed but its residential occupation.
- Potential pub lessees have not been suitable.
- Many of those opposed to this application have not visited the Clifton.
- Supporter questions ACV status and/or demands it is rescinded.
- Clifton Hill has been quiet since pub closed.
- The pub gave rise to odour from the smell of frying food.

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site is located on the north western side of Clifton Hill. It contains a detached, two storey (plus basement and roof level) Victorian building that was last used as a public house (Class A4) ("the Clifton"). This public house closed in late 2013. A later conservatory and toilet block at ground floor level and a staircase from first floor level to a yard are located to the rear of this building.

The character of this area is largely residential, with a prevalence of three/four storey detached, semi-detached and terrace housing from the Victorian era located on Clifton Hill. A warehouse building containing a mix of uses, including offices and a luxury car hire club, is located to the rear of the application site. It is accessed via an alleyway abutting the application site's south western boundary.

The application site is designated as an Asset of Community Value (ACV). It is also located within the St John's Wood Conservation Area and an Area of Wildlife Deficiency. This building is also an unlisted building of merit. A Grade II listed building (92 and 94 Clifton Hill) is located on the site to the north east.

4.2 Relevant Planning History

There is no application history relevant to the consideration of the proposed development.

This site was added to the register of Assets of Community Value on 11 February 2015 (ref: WCC/ACV/01) following an application made by the St John's Wood Society. A recent request to review this decision was dismissed by the City Council in a decision dated 1 July 2015.

5. THE PROPOSAL

Permission is sought for conversion of this property from a public house to a five bedroom dwellinghouse (Class C3). The existing conservatory and staircase to the rear would be removed and a sunken garden area excavated to enable creation of a split level rear garden area. The existing single storey side extension on the north eastern side of the building would be altered to create a front entrance to the dwellinghouse. The floor level of the existing basement level would be lowered to create habitable space served by two lightwells proposed at the front of the site. External alterations, including alterations to windows on the rear elevation and installation of rooflights on the flat roof area of the building are also proposed, as is provision of a parking area for one car on the front garden.

6. DETAILED CONSIDERATIONS

6.1 Land Use

6.1.1 Loss of Public House

Paragraph 69 of the National Planning Policy Framework ("NPPF") advises that planning decisions should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other. Paragraph 70 of the NPPF also advises that planning decisions should "guard against the **unnecessary loss of valued facilities and services**, particularly where this would reduce the community's ability to meet its day-to-day needs" (emphasis added). The NPPF expressly refers to public houses as community facilities.

Policy 4.8 of The London Plan (Consolidated with Alterations – March 2015) ("the London Plan") states, inter alia, that policies should be developed "to prevent the loss of retail and related facilities that provide essential convenience and specialist shopping or valued local community assets, including public houses". This is based on the Mayor of London's "recognition of the important role that London's public houses can play in the social fabric of communities and recent research highlights the rapid rate of closures over the past decade and the factors behind these. To address these concerns, where there is sufficient evidence of need, community asset value and viability in pub use, boroughs are encouraged to bring forward policies to retain, manage and enhance public houses" (paragraph 4.48A).

The Mayor of London's "Town Centres: Supplementary Planning Guidance" (adopted July 2014) advises that policies to protect public houses should include consideration of the viability of the public house, history of vacancy, the prospect for achieving re-use at prevailing market values and whether it has been marketed effectively for re-use.

Policy SS 8 of the Unitary Development Plan (adopted 2007) ("the UDP") seeks to protect services in locations such as this because of the convenience and service they provide to local residents and also to visitors and local businesses. Paragraph 7.98 of the supporting text to Policy SS 8 recognises that traditional public houses are generally considered to add to the character and function of a locality and their loss will only be acceptable if they have been vacant and marketed for at least 18 months without success.

Policy S13 of Westminster's City Plan: Strategic Policies (adopted 2013) ("the City Plan") states that areas such as this (outside of special policy areas) will be primarily for residential use with supporting social and community provision. In its supporting text it makes clear that the provision of social infrastructure is vital to support the residential community in these parts of Westminster.

Although at a very early stage in the consultation process, the City Council is considering potential changes to policy in relation to public houses in (Booklet No. 5 "Food, Drink, Entertainment, Tourism, Arts and Culture"). In relation to growing concern at the accelerating pace of public house loss, proposed Policy CM24.1 specifies that public houses will be protected unless the premise is vacant, has been actively marketed for at least 12 months at a reasonable market price/rent and that reasonable attempts have been made to find an occupier. Whilst the proposed policy is at such an early stage of development that it has effectively no weight, it is indicative of the City Council's direction of travel in relation to public house protection.

Although some immediate neighbours support the change of use, it is evident from the considerably greater number of other representations made that the Clifton was highly valued by local residents as a community hub. It is seen to function as a meeting place, as a facility for members of the community who would not normally come into contact with each other, and as a contribution to the vitality and security of the neighbourhood. It also served as a meeting place for visitors to the area when visiting nearby Lord's Cricket Ground, thereby serving as not just a meeting place for people within the community but also as a venue for the local community to come into contact with visitors from without. The strength of local feeling is further evidenced by its designation as an ACV and continued designation as such after the recent review. Accordingly, the Clifton is a valued community facility.

The applicant contends that the Clifton was marketed for 18 months and that there was no interest by prospective public house operators. They have produced an assessment by Savills to evidence this and this assessment has been reviewed on behalf of the City Council by Fleurets, Leisure Property Specialists. Fleurets review concludes that the marketing undertaken by Savills was inadequate and therefore does not demonstrate that there is no market interest in continued operation of this premise as a public house. In particular, Fleurets note the following:

- This property was acquired in December 2013 for £3.2 million pounds. This greatly exceeds the value of the property as a public house, reflects potential use value, rather than existing use value, and will have out priced potential pub operators.
- The guide rental of £150,000 was too high, particularly for a public house that would have required approximately £300,000 investment to re-open due to internal strip out works that took place around the time of the sale. This will have dissuaded potential pub operators from taking on the premise.

- In the four years prior to its closure, a substantial level of sales and EBITDA were achieved. This demonstrates that the Clifton was a viable public house and there is no evidence to suggest it would not continue to do so were it to reopen.
- The marketing undertaken has been passive with no evidence provided of approaches made directly to potential buyers/occupiers.
- This property was placed on two websites. One is a website aimed more toward development or investment opportunities than toward licensed leisure operators. No details have been provided of downloads or enquiries received as a result of its inclusion on both websites.
- No evidence has been provided from Savills that Christie & Co (who initially marketed the property before it was sold in December 2013) received no offers from potential pub operators in respect of the property.
- Despite having received a competitive and reasonable offer from a potential tenant capable of operating the Clifton, Savills did not progress and eventually withdrew from negotiations.
- Fleurets, despite being one of the leading licensed property surveying practices, did not receive notification from Savills that the property was being remarketed.
- The current owner of the property appears to have made no effort to retain the premises license which would have also made the premise unattractive to potential pub operators.

A similar conclusion was also reached by another surveyor acting on behalf of objectors (Morgan and Clarke Chartered Surveyors).

Given the above, the applicant has not demonstrated that the Clifton has been marketed at a reasonable market rent or on appropriate terms. Accordingly, the loss of this valued community facility would be unnecessary and harmful to the local community. Accordingly, the proposed change of use would be contrary to the NPPF, Policy 4.8 of the London Plan, Policy S13 of the City Plan and Policy SS8 of the UDP.

The applicant has sought to justify the loss of this public house by noting that this premise has little passing trade due to it not being located on a major thoroughfare/in a town centre and that generally public houses are in decline due to factors such as the smoking ban and supermarket alcohol sales. However, this is at odds with the trading data available which indicates that the Clifton was clearly viable when open. Furthermore, each application must be considered on its merits having regard to the nature of the proposal and the specifics of the site. Accordingly, generalisations about the nature of the public house market are not useful when considering a planning application. Furthermore, several objectors to this development notes that part of the Clifton's success was the fact that it was secluded as it attracted local residents.

The applicant and some local residents also note that the Clifton has been the source of anti-social behaviour in the past. However, many public houses operate in residential areas without significant harm to the amenity of local residents. Accordingly, such behaviour could be addressed through appropriate management of the Clifton rather than an issue inherent to locating a public house in this area.

Given the above, the considerations suggested by the applicant do not outweigh the clear conflict with NPPF and development plan policy.

6.1.2 Provision of Residential

Policies H3 of the UDP and S14 of the City Plan seek to encourage the provision of more residential floorspace including the creation of new residential units. The proposed residential unit also greatly exceeds the minimum space standards of Policy 3.5 of the London Plan and the Mayor of London's Housing Supplementary Planning Guidance (SPG) (adopted 2012)

("the Housing SPG"). Notwithstanding this, the provision of a residential unit would not outweigh the harm identified above and is not considered sufficient justification for the loss of this public house.

6.2 Impact on Conservation Area.

6.2.1 Loss of Public House.

The loss of this public house use to this site also raises significant implications for the character of the St John's Wood Conservation Area.

Policy DES 9 (E) of the UDP states that "Permission will only be granted for development, involving a material change of use, which would serve either to preserve or enhance the character and appearance of the conservation area, bearing in mind the detailed viability of the development." Paragraph 10.119 of the supporting text to this policy states that "In addition to visual quality, the uses that are associated with particular buildings and conservation areas are vitally important to the character of those areas. In some cases the uses are important contributory factors to an area's character; in other cases they actually create that character or have long historic or functional relationships."

Though currently vacant, this public house had been previously trading as the 'Clifton Hotel', a name with which the public house has a long association, as referred to by a number of objectors to this application. The public house is also understood to have an association with Edward VII, as also discussed in many of the objection letters. The original age of the actual building is not entirely clear. The applicant has submitted a Design and Access Statement to accompany their application which includes a map stated as being from 1850, and which shows a solitary built structure on site. However, it is understood that the surrounding buildings date from approximately 1840, and the veracity of the map is not therefore clear. Many of the objection letters have referred to the building being approximately 200 years old. However, stylistically this building shares a number of architectural features and characteristics with other surrounding buildings from the mid-19th century, and therefore the existing building appears to be from that time rather than from 200 years ago. Certainly the pub was clearly indicated as being in existence on an 1870 Ordnance Survey plan. Notwithstanding its specific date of construction however, the building is an attractive and characterful unlisted building of merit, and the use as a public house is also considered of significance to the conservation area.

Public houses have formed an important part of the St John's Wood townscape from the early days of its development, and the Clifton Hotel public house appears clearly to have been an integral part of the development of this part of St John's Wood rather than a later addition to the townscape. The design of the building follows many of the architectural characteristics of the surrounding houses, reflecting a desire to integrate such a differing use into a high quality residential area without being unduly disruptive to the visual appearance of the street.

Notwithstanding this, it is set apart in appearance from many of its neighbours through its large freestanding pub sign, and a significant part of its distinction and its contribution to the character of the St John's Wood Conservation Area comes from the use of the building as a public house. Paragraph 4.53 of the St John's Wood Conservation Area Audit states that "There are a range of attractive public buildings in the conservation area. These generally provide focal points in the conservation area". It has been a local landmark and destination point in the conservation area for at least 150 years. This public house is therefore historically significant, contributing to the identity and distinctiveness of the St John's Wood Conservation Area. The street layout and general character of this part of St John's Wood largely still

remains intact, and this part of the conservation area remains almost exclusively in residential use, making this public house a particularly notable point in the Clifton Hill street scene.

When originally developed for villa style housing, the buildings fronting onto Clifton Hill had no other non-residential uses, though in the wider St John's Wood area, CAMRA note in their objection that in 1995 they published a guide to pubs in North London which listed 22 St John's Wood pubs as open, and note that now only nine remain open. The loss of the Clifton Hotel public house would reduce that number further, and would diminish the character of the conservation area.

The public house use brings life and vibrancy to this residential area, particularly when lit up at night. Several objectors have noted that the area feels less lively and insecure without the Clifton in operation. The conversion of the building to a residential use would bring an end to a very long history of public house use at the site, and would dilute the vibrancy, vitality and liveliness of this use to this otherwise almost exclusively residential location and would therefore fail to preserve the character of the conservation area. The conversion would lead to a more mono-cultural residential character in this part of the conservation area rather than the more varied and vibrant character at present.

Given the above, the loss of this historic public house to residential use would be damaging to the value and significance of this heritage asset, and would cause harm to the character, identity and distinctiveness of the St John's Wood Conservation Area contrary to Policies S25 and S28 of the City Plan and Policies DES 1 and DES 9 of the UDP.

6.2.2 Physical Works

The application proposes to create a 9.2m wide opening in the low height brick boundary wall to the west side of the site which faces onto the access road adjacent but which is, notwithstanding the existing and modern unauthorised fence now set along this boundary, readily visible from Clifton Hill. This opening represents the removal of the entire brick boundary wall facing onto the access road between the pier to the front corner of the boundary wall and the entrance porch on the side elevation of the building. The drawings submitted with the application also show the retention of the existing unauthorised timber fence along the side frontage onto the access road, with amendments to it to form a 3.3m wide pair of gates to allow for vehicular access onto the site from the access road in association with the creation of a single car parking space in the front garden of the property.

The existing low height white painted brick boundary wall runs continuously, aside from a small pedestrian entrance into the site from the Clifton Hill frontage, around the front and side elevations of the building enclosing the front garden in a continuous and attractive boundary treatment. From a historic 1900 photograph available of the frontage of the building, it is clear that the low height wall was in place, though at that time it had railings above, with the two existing stucco clad piers at each end of the Clifton Hill frontage also in place at that time. From the evidence available it appears clear that aside from the removal of the railings above, the boundary frontage is largely unchanged from its original condition. Such low height boundary walls with higher piers are highly characteristic of this part of St John's Wood.

The importance of solid boundary treatments is set out within paragraphs 4.118 - 4.123 of the St. John's Wood Conservation Area Audit (2008) ("the Audit"), which makes it clear that such boundary treatments can contribute significantly to the character of the conservation area, providing a strong continuity of frontage around buildings and also providing a sense of separation between the public and private spheres. Furthermore, Policy DES 7 of the UDP seeks to protect the loss of boundary walls and railings where they form an important feature of and make an important contribution to the street scene, as it does in this case.

The proposed partial removal of the existing boundary treatment to the side elevation and creation of a new vehicular opening 9.2m wide diminishes the role of this boundary treatment in providing visual separation between public and private spheres, removes a significant element of an attractive and characteristic feature and it would allow car parking directly in front of this attractive building, which would clutter the frontage of the building, which would also conflict with Policies DES 7 and TRANS 26 of the UDP and the Audit. The retention and adaption of the existing timber fencing to the side elevation would also retain a tall and highly inappropriate and unattractive feature which is readily visible from Clifton Hill.

The works proposed to the boundary frontage would not preserve or enhance the character and appearance of the St John's Wood Conservation Area and would be contrary to Policies S25 and S28 of the City Plan and Policies DES 1, DES 7 and DES 9 of the UDP. Although it is recognised that there are isolated areas of forecourt parking within Clifton Hill, these are not prevalent and also provide useful examples of the harm that the development plan and the Audit seek to prevent.

The applicant also proposes the introduction of a substantial rear lightwell (i.e. the sunken courtyard) that would project rearwards to almost the full depth of, and across approximately a third of the rear garden. This would conflict with guidance set out in the Basement Development in Westminster Supplementary Planning Document (adopted 2014) ("the Basement SPD") which specifies that rear lightwells should be located immediately adjacent to the rear elevation and should relate sensitively to the size of the rear garden. Accordingly, the proposed lightwell would dominate the rear garden, would fail to preserve the St John's Wood Conservation Area and would be contrary to Policies S25 and S28 of the City Plan, Policies DES 1 and DES 9 of the UDP and the Basement SPD.

The other physical works proposed are not considered as reasons for refusal in themselves. The lightwells to the front of the property are relatively small, align with the windows above and are located away from the front boundary. Were the development otherwise acceptable, a condition could control the detailed design of these lightwells to ensure that they are genuinely discreet and unobtrusive.

The new entrance doors proposed within the existing porch area to the east side of the building and other associated improvements to the appearance of that porch are traditionally detailed and considered acceptable in themselves and would introduce a legible entrance to the building. Given the relatively unkempt appearance of this existing porch, the improvement to the appearance of it is considered to outweigh any harm from the slightly blurring of the original layout of the property, particularly given that it is likely there was always an entrance into the pub from this side of the building.

The new doors to the rear ground and lower ground are relatively large openings. However, given the significant improvements to the appearance of the rear from the removal of the ad hoc collection of ducts, conservatory, staircase and other features added over the years, the appearance of the rear would be improved. The new windows proposed to rear and side first floor levels are also appropriately detailed and are therefore not contentious.

6.3 Impact on Amenity

The proposed residential use is not considered to give rise to amenity issues. As noted by several supporters of the application, the proposed change of use may have the potential to remove noise and disturbance typically perceived to occur where public houses are located in residential areas. However, this would not outweigh harm to the community through loss of this use, particularly as such noise and disturbance issues can be mitigated through appropriate management of a public house.

In terms of the physical alterations to the building, the proposals would involve removal of some building volume to the rear through demolition of the conservatory and other structures. This would benefit the occupiers of the adjoining residential neighbour at No. 94 by allowing potentially more light and a reduction in sense of enclosure. The additional height to the porch on the north eastern side of the property would also be located adjacent to an extension of comparable size on No. 94 and would therefore not give rise to unacceptable loss of light or sense of enclosure.

The windows proposed in the rear elevation would overlook the commercial properties to the rear, with only oblique views to the rear garden of No. 94. Notwithstanding this, these windows would have comparable outlook to the existing windows on the rear elevation. As such, the proposed windows would not result in unacceptable loss of privacy. Were the development otherwise acceptable, a condition could be imposed that would require the first floor flank window on the north eastern elevation to be obscure glazed and non-opening. Such a condition would ensure that this window does not harm the privacy of the occupants of No. 94.

Given the above, the proposal would be acceptable in amenity terms and would be consistent with Policy S29 of the City Plan and Policy ENV13 of the UDP.

6.4 Transportation

The applicant proposes off-street parking for one vehicle at the front of the property. This would accord with the requirements of Policy TRANS23 of the UDP, insofar as it requires one or two parking spaces. However, this space would be accessed from the driveway serving the site to the rear, located on the south western side of the application site. The applicant has not provided any evidence that they have a right of access over this driveway or that a vehicle could manoeuvre into this space. Accordingly, this space appears unusable. Notwithstanding this, the Highways Planning Manager advises that sufficient on-street parking would be available for the proposed dwellinghouse. Accordingly, the proposal would be consistent with Policy TRANS23 of the UDP and an objection to the development on this basis could not be sustained.

The applicant has indicated that cycle storage and waste storage would be provided in the rear garden. Were the development otherwise acceptable, conditions could be imposed that would require approval of the details of this storage and its continued provision.

6.5 Economic Considerations

As noted by several objectors, the loss of the public house would result in the loss of employment and commercial activity. In the absence of a policy on this specific point however, this is not considered a sustainable reason for refusing this application.

6.6 Equalities and Diversities (including disabled access)

None relevant.

6.7 London Plan

Where relevant, referred to above.

6.8 National Planning Policy Framework (NPPF)

Where relevant, referred to above.

6.9 Planning Obligations

The development is of insufficient scale to require planning obligations.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

6.10.1 Sustainability

It is regrettable that the applicant has not sought to improve the sustainability of the building through this proposed conversion. However, in the absence of policy in respect of a development of this scale, this is not a matter on which to withhold permission.

6.10.2 Biodiversity including Trees

The Arboricultural Manager notes that the Arboricultural Impact Assessment (AIA) submitted contains several inaccuracies and/or insufficient information with regards to trees on or adjacent to the site.

The AIA refers to alterations to the main front entrance to the property (Para. 1.4), but these are not shown on the proposed plan. The Design and Access Statement refers to creation of a level access. It is unclear what, if any, impact this would have on the retained Bay tree (G1). Accordingly, insufficient detail has been submitted to assess the impact on this tree.

The AIA also states that the proposal to lower the ground floor and the lightwell are all within/below existing lower ground floor walls. The plans indicate two proposed lightwells at the front. The depth of the roof of the existing basement below ground level is not provided, so it is not clear if the trees are rooting in soil above the existing basement. In addition, the proposed plans show the retaining walls around the lightwells, but it is not clear if these are existing, or new – if the latter then there are additional construction impacts in the root protection areas of retained trees. Again, insufficient details have been submitted.

It appears that the proposed car parking space will also require a lowering of ground levels within the rooting areas of three trees, but no sections have been provided. The car parking space is shown directly adjacent to the Birch (4), but as above, there is some doubt over the accuracy of the tree locations and it is doubtful that retention of this tree is realistic.

Given the above, the applicant has failed to demonstrate that the proposed development would not harm trees on or adjacent to the site. In the absence of this information, the proposal would be contrary to Policy ENV 16 of the UDP and Policy S38 of the City Plan.

6.11 Other UDP/Westminster Policy Considerations

None relevant.

6.12 Other Matters

6.12.1 Basement Excavation

In terms of the progression of our policy towards basements, the City Council recently adopted its Supplementary Planning Document (SPD) 'Basement Development in Westminster' on 24 October 2014. The SPD provides detailed advice and clarification on how current policy is implemented in relation to basement development. It does not introduce any additional restrictions on basement development above and beyond the precautionary approach that the City Council had already adopted in response to such development.

The Draft Basements Policy remains the subject of consultation and has not yet been adopted. It is this document which will provide a specific basement policy and it will form part of the local plan (replacing the UDP) in due course. It has some, but only very limited, legal weight (known as material weight or a material consideration). It will not gain more legal weight until after consultation and amendment and will need to be tested at an independent examination before formal legal adoption.

The new basements policy may introduce restrictions on basement excavations provided there is a valid planning reason for doing so, but, as explained above, it has to go through a formal process including an examination in public by an independent Inspector and then legal adoption and it is not, therefore, likely to be formally adopted until early 2016.

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 (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.

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, particularly where the buildings in question are heritage assets, as is the case with this site. To seek 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. The

Building Control officer has reviewed the Structural Methodology Statement and considers it acceptable at this stage of the proposed development.

Should permission be granted, this statement will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with it. The purpose of the report is to show that there is no foreseeable impediment to the scheme satisfying the Building Regulations in due course. It is considered that this is as far as this matter can reasonably be taken as part of the consideration of the planning application. Detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations, as cited above. To go further would be to act beyond the bounds of planning control.

6.12.2 Construction Management

A basic Construction Management Plan (CMP) has been submitted by the applicant. Had the application been considered favourably a condition would have been imposed requiring the submission of a more detailed CMP that mitigates so far as is possible the impact of the proposed development on the amenity of neighbours and the operation of the local highway network. Hours of construction works would also have been restricted by condition to protect the amenity of neighbours.

6.12.3 Other Matter

Some objectors to this development note that it should be considered against Policy S34 of the City Plan, which protects 'social and community facilities'. However, and as set out in the glossary to the City Plan, the types of social and community facilities protected by Policy S34 are those falling within Use Classes C2, D1, D2 and Sui Generis, and not those falling within Use Class A4. Accordingly, it is not relevant to consideration of this application.

Notwithstanding this, ample protection for this public house remains within the development plan and the NPPF and proposed Policy CM24.1 clearly indicates a further strengthening of this policy to accord with the NPPF.

7. CONCLUSION

The proposed change of use would result in the loss of a valued community facility to the detriment of the local community. Furthermore, the loss of the historic public house use would also be detrimental to the character and appearance of this unlisted building of merit and this part of the St John's Wood Conservation Area. The proposed front garden parking area and associated boundary wall alterations, as well as the rear lightwell proposed, would also harm the character and appearance of the subject site and the St. John's Wood Conservation Area. The applicant has also failed to demonstrate that the proposed development would not harm protected trees.

Accordingly, the proposed development is contrary to the relevant UDP and City Plan policies, the St. John's Wood Conservation Area Audit, the NPPF and the London Plan. Therefore, the application is recommended for refusal.

BACKGROUND PAPERS

1. Application form
2. Emails from Councillor Lindsay Hall dated 25 February and 12 May 2015.
3. Email from St John's Wood Society dated 9 February 2015.

4. Comments from Building Control dated 21 January 2015.
5. Memorandum from Environmental Health dated 4 February 2015.
6. Memorandum from Highways Planning Manager dated 31 July 2015.
7. Memorandum from Arboricultural Manager dated 30 July 2015.
8. Review of applicant's marketing report by Fleurets dated 29 May 2015.
9. Representation from CAMRA dated 12 February 2015.
10. Representation from owner/occupier of 14 Hoopers Yard dated 7 February 2015.
11. Representation from owner/occupier of Flat 36, Dinerman Court dated 7 February 2015.
12. Representation from owner/occupier of 233 Dibdin House dated 7 February 2015.
13. Representation from owner/occupier of 21b Warwick Avenue dated 7 February 2015.
14. Representation from owner/occupier of 22C Fairhazel Gardens dated 8 February 2015.
15. Representation from owner/occupier of 85 Clifton Hill dated 8 February 2015.
16. Representation from owner/occupier of 69 Clifton Hill dated 8 February 2015.
17. Representation from owner/occupier of 4 Frith House dated 9 February 2015.
18. Representation from owner/occupier of Flat 2, 67 Clifton Hill dated 7 February 2015.
19. Representation from owner/occupier of 22A Hillsborough Court, Mortimer Crescent dated 9 February 2015.
20. Representation from owner/occupier of Basement Flat, 111 Upper Brockley Road dated 9 February 2015.
21. Representation from owner/occupier of Cleeve Court Road dated 8 February 2015.
22. Representation from owner/occupier of 2 Marlborough Hill dated 7 February 2015.
23. Representation from owner/occupier of 62 Fairhazel Gardens dated 7 February 2015.
24. Representation from owner/occupier of 46 Scott Ellis Gardens dated 7 February 2015.
25. Representation from owner/occupier of 58 Apsley House dated 7 February 2015.
26. Representation from owner/occupier of 45 Clifton Hill dated 7 February 2015.
27. Representation from owner/occupier of 173 Brondebury Park dated 7 February 2015.
28. Representation from owner/occupier of Flat 8, 18 Acol Road dated 7 February 2015.
29. Representation from owner/occupier of 25 Avondale Road dated 8 February 2015.
30. Representation from owner/occupier of 38 Mansfield Road dated 8 February 2015.
31. Representation from owner/occupier of 48 Lambourne House dated 8 February 2015.
32. Representation from owner/occupier of 122a Hamilton Terrace dated 8 February 2015.
33. Representation from owner/occupier of Basement Flat, 9 Belgrave Gardens dated 7 February 2015
34. Representation from owner/occupier of Abbey Road dated 7 February 2015.
35. Representation from owner/occupier of Grove End Gardens dated 7 February 2015.
36. Representation from owner/occupier of 177C Randolph Avenue dated 7 February 2015.
37. Representation from owner/occupier of Flat 101, 29 Abercorn Place dated 7 February 2015.
38. Representation from owner/occupier of 81a Dartmouth Park Hill dated 7 February 2015.
39. Representation from owner/occupier of Flat 1, 129 Goldhurst Terrace dated 7 February 2015.
40. Representation from owner/occupier of 22 Alma Square Street dated 7 February 2015.
41. Representation from owner/occupier of 13 Ordnance Hill dated 7 February 2015.
42. Representation from owner/occupier of 17d Abbey Road dated 7 February 2015.
43. Representation from owner/occupier of 6 Court Close dated 7 February 2015.
44. Representation from owner/occupier of 85 Clifton Hill dated 7 February 2015.
45. Representation from owner/occupier of 163b Holland Road dated 7 February 2015.
46. Representation from owner/occupier of 4 Grove End Gardens dated 7 February 2015.
47. Representation from owner/occupier of 27 The Burroughs dated 7 February 2015.
48. Representation from owner/occupier of 67 Clifton Hill dated 7 February 2015.
49. Representation from owner/occupier of Brucefield House, Agar Road, Truro dated 7 February 2015.
50. Representation from owner/occupier of Flat 1, 26 Belgrave Gardens dated 9 February 2015.
51. Representation from owner/occupier of 16 Dinerman Court, 38-42 Boundary Road dated 9 February 2015.

52. Representation from owner/occupier of 74 Clifton Hill dated 9 February 2015.
53. Representation from owner/occupier of 52C Brondesbury Road dated 9 February 2015.
54. Representation from owner/occupier of 73 Clifton Hill dated 9 February 2015.
55. Representation from owner/occupier of 13 Frith House dated 9 February 2015.
56. Representation from owner/occupier of 74 Clifton Hill dated 10 February 2015.
57. Representation from owner/occupier of Basement Flat, 111 Upper Brockley Road dated 9 February 2015.
58. Representation from owner/occupier of 27C The Burroughs dated 9 February 2015.
59. Representation from owner/occupier of 4 Knoll House dated 10 February 2015.
60. Representation from owner/occupier of 19 Greenaway House dated 10 February 2015.
61. Representation from owner/occupier of 88 Clifton Hill dated 7 February 2015.
62. Representation from Clifton Hill Resident dated 7 February 2015.
63. Representation from owner/occupier of 54 Warlock Road dated 4 February 2015.
64. Representation from owner/occupier of 27 Alma Square dated 6 February 2015.
65. Representation from owner/occupier of 20A Belgrave Gardens dated 4 February 2015.
66. Representation from owner/occupier of 81 Clifton Street dated 3 February 2015.
67. Representation from owner/occupier of Flat G, 69 Abbey Road, St John's Wood dated 3 February 2015.
68. Representation from owner/occupier of 96 Clifton Hill dated 6 February 2015.
69. Representation from owner/occupier of 145 Colney Hatch Lane dated 11 February 2015.
70. Representation from owner/occupier of 10 Sneyd Road dated 12 February 2015.
71. Representation from owner/occupier of 94 Elgin Mansions dated 11 February 2015.
72. Representation from owner/occupier of Flat 3, 38 Priory Road dated 9 February 2015.
73. Representation from owner/occupier of 21 Abinger Mews dated 9 February 2015.
74. Representation from owner/occupier of Flat 8 The Spectrum Building dated 11 February 2015.
75. Representation from owner/occupier of 109 Aldenham Road dated 10 February 2015.
76. Representation from owner/occupier of 134 Elgin Avenue dated 10 February 2015.
77. Representation from owner/occupier of 105 Clifton Hill dated 12 February 2015.
78. Representation from owner/occupier of 97 Clifton Hill dated 26 January 2015.
79. Representation from owner/occupier of 60 Carlton Hill dated 4 February 2015.
80. Representation from owner/occupier of 47 Carlton Hill dated 29 January 2015.
81. Representation from owner/occupier of 52 Blenheim Terrace dated 30 January 2015.
82. Representation from owner/occupier of 6 Vincent Road dated 2 February 2015.
83. Representation from owner/occupier of 67 Clifton Hill dated 29 January 2015.
84. Representation from owner/occupier of Flat 65, Elgin Mansions dated 12 February 2015.
85. Representation from owner/occupier of 22 Widford Castle Road dated 12 February 2015.
86. Representation from owner/occupier of Flat 88, 29 Abercorn Place dated 12 February 2015.
87. Representation from owner/occupier of 53 Carlton Hill dated 12 February 2015.
88. Representation from owner/occupier of 106a Kingsgate Road dated 12 February 2015.
89. Representation from owner/occupier of 30B Portnall Road dated 12 February 2015.
90. Representation from owner/occupier of 34 Chandos Road dated 12 February 2015.
91. Representation from owner/occupier of 136 Sutherland Avenue, Flat 9 dated 12 February 2015.
92. Representation from owner/occupier of 41 Marlborough Hill dated 12 February 2015.
93. Representation from owner/occupier of 34 Chandos Road dated 12 February 2015.
94. Representation from owner/occupier of 35A Brondesbury Road dated 13 February 2015.
95. Representation from owner/occupier of Flat 3, 75 Carlton Hill dated 14 February 2015.
96. Representation from owner/occupier of Solent Road dated 14 February 2015.
97. Representation from owner/occupier of 23 Abbey Road dated 13 February 2015.
98. Representation from owner/occupier of St Mark's Vicarage 114 Hamilton Terrace dated 13 February 2015.
99. Representation from owner/occupier of 114 Hamilton Terrace dated 13 February 2015.
100. Representation from owner/occupier of 28 Fordwych Court dated 13 February 2015.
101. Representation from owner/occupier of 7 Gurdon Road dated 13 February 2015.

102. Representation from owner/occupier of The Croft, Wall Street dated 13 February 2015.
103. Representation from owner/occupier of 19 Hanover Road dated 13 February 2015.
104. Representation from owner/occupier of 15 Alma Square dated 13 February 2015.
105. Representation from owner/occupier of 8 Millbrook Park dated 13 February 2015.
106. Representation from owner/occupier of 1 Belgrave Gardens dated 13 February 2015.
107. Representation from owner/occupier of 3 Warrington Crescent dated 13 February 2015.
108. Representation from owner/occupier of Flat 7 Culworth House dated 13 February 2015.
109. Representation from owner/occupier of 18 Acol Road dated 12 February 2015.
110. Representation from owner/occupier of 178A Lauderdale Road dated 15 February 2015.
111. Representation from owner/occupier of 64A Marlborough Place dated 15 February 2015.
112. Representation from owner/occupier of Top Floor Flat, 9 Rosemont Road dated 15 February 2015.
113. Representation from owner/occupier of 44 Ashworth Mansions, Elgin Avenue dated 15 February 2015.
114. Representation from owner/occupier of Flat 1, 1-2 Alma Square dated 15 February 2015.
115. Representation from owner/occupier of 8 Abercorn Mansions, 17 Abercorn Place dated 15 February 2015.
116. Representation from owner/occupier of 88 Clifton Hill dated 12 February 2015.
117. Representation from owner/occupier of 4C Petherton Road dated 16 February 2015.
118. Representation from owner/occupier of 4C Petherton Road dated 16 February 2015.
119. Representation from owner/occupier of 8C Carlton Hill dated 19 February 2015.
120. Representation from owner/occupier of The Croft, Wall Street dated 16 February 2015.
121. Representation from owner/occupier of Flat 7, 83 Abbey Road dated 19 February 2015.
122. Representation from owner/occupier of 1345 Elgin Avenue dated 19 February 2015.
123. Representation from owner/occupier of 4A Lowfield Road dated 19 February 2015.
124. Representation from owner/occupier of 13 Mount Pleasant Road dated 19 February 2015.
125. Representation from owner/occupier of 3a Warrington Crescent dated 19 February 2015.
126. Representation from owner/occupier of 58 Azalea Walk dated 19 February 2015.
127. Representation from owner/occupier of 47 Chalbert Court dated 19 February 2015.
128. Representation from owner/occupier of 30 Carlton Hill dated 19 February 2015.
129. Representation from owner/occupier of 233 Dibdin House dated 19 February 2015.
130. Representation from owner/occupier of 35A Brondesbury Road dated 18 February 2015.
131. Representation from owner/occupier of 19 Ednah Street Como dated 19 February 2015.
132. Representation from Grazyna Green dated 18 February 2015.
133. Representation from Grazyna Green dated 19 February 2015.
134. Representation from owner/occupier of 97 Clifton Hill dated 16 February 2015.
135. Representation from owner/occupier of 25 Leith Mansions dated 20 February 2015.
136. Representation from owner/occupier of 53 Manor Way dated 20 February 2015.
137. Representation from owner/occupier of St Edmonds, 65 Western Road dated 20 February 2015.
138. Representation from owner/occupier of 137 Kenley Road dated 19 February 2015.
139. Representation from owner/occupier of 33 Blenheim Terrace dated 19 February 2015.
140. Representation from owner/occupier of 103 Clifton Hill dated 19 February 2015.
141. Representation from owner/occupier of 103 Clifton Hill dated 19 February 2015.
142. Representation from owner/occupier of 240 Kilburn High Road dated 19 February 2015.
143. Representation from owner/occupier of Garden Flat, 99 Hamilton Terrace dated 19 February 2015.
144. Representation from C Tarpey dated 19 February 2015.
145. Representation from owner/occupier of 7 Donnington Road dated 19 February 2015.
146. Representation from owner/occupier of Flat 8, Warner House dated 19 February 2015.
147. Representation from owner/occupier of 18 Ainger Road dated 19 February 2015.
148. Representation from owner/occupier of 33 Marlborough Place dated 19 February 2015.
149. Representation from owner/occupier of 531 Harrow Road dated 19 February 2015.
150. Representation from owner/occupier of 33 Blenheim Terrace dated 19 February 2015.

151. Representation from owner/occupier of 54 Chemin de Valerie dated 19 February 2015.
152. Representation from owner/occupier of Hurst Lodge, The Street dated 19 February 2015.
153. Representation from owner/occupier of Flat 6, Ainsworth House dated 20 February 2015.
154. Representation from owner/occupier of 13 Lymington Road dated 19 February 2015.
155. Representation from owner/occupier of 61 Blenheim Terrace dated 20 February 2015.
156. Representation from owner/occupier of 11 Colne Road dated 20 February 2015.
157. Representation from owner/occupier of 2 Alexandra Terrace dated 20 February 2015.
158. Representation from owner/occupier of 120 Hamilton Terrace dated 20 February 2015.
159. Representation from owner/occupier of 67 Carlton Hill dated 21 February 2015.
160. Representation from owner/occupier of 4 Maida Avenue dated 20 February 2015.
161. Representation from owner/occupier of 96 Maysoule Road dated 20 February 2015.
162. Representation from owner/occupier of Flat 95, Elgin Mansions dated 20 February 2015.
163. Representation from owner/occupier of 34 Lauderdale Mansions dated 21 February 2015.
164. Representation from owner/occupier of 111 Ruskin Gardens dated 23 February 2015.
165. Representation from owner/occupier of 36a Frant Road dated 20 February 2015.
166. Representation from owner/occupier of Flat 2, 67 Clifton Hill dated 23 February 2015.
167. Representation from owner/occupier of 14 Maida Avenue dated 19 February 2015.
168. Representation from owner/occupier of 71 Clifton Hill dated 19 February 2015.
169. Representation from owner/occupier of 8 Abercorn Mansions dated 25 February 2015.
170. Representation from owner/occupier of 23 Fairhazel Gardens dated 20 February 2015.
171. Representation from owner/occupier of 79 Clifton Hill dated 20 February 2015.
172. Representation from owner/occupier of 122A Hamilton Terrace dated 20 February 2015.
173. Representation from owner/occupier of Flat 21, Besant House dated 10 April 2015.
174. Representation from Firstplan Limited on behalf of The Save The Clifton Group dated 28 April 2015.
175. Representation from owner/occupier of 3 Tobin Close dated 30 April 2015.
176. Representation from owner/occupier of 1a Abbots Place dated 29 April 2015.
177. Representation from owner/occupier of Littlewood Lower Sandy Down dated 30 April 2015.
178. Representation from owner/occupier of 23 Carlton Hill dated 20 May 2015.
179. Representation from owner/occupier of 4 Ainsworth House dated 28 June 2015.
180. Representation from owner/occupier of 122a Hamilton Terrace dated 5 June 2015.
181. Representation from owner/occupier of 24 Belgrave Gardens dated 2 July 2015.
182. Representation from owner/occupier of 93 Clifton Hill dated 29 January 2015.
183. Representation from owner/occupier of 94 Clifton Hill dated 2 February 2015.
184. Representation from owner/occupier of 68 Clifton Hill dated 9 February 2015.
185. Representation from owner/occupier of 70 Clifton Hill dated 9 February 2015.
186. Representation from owner/occupier of 80 Clifton Hill dated 16 February 2015.
187. Representation from owner/occupier of 21 St Johns Wood Terrace dated 20 February 2015.
188. Representation from owner/occupier of 71a Clifton Hill dated 9 February 2015.
189. Representation from owner/occupier of 71a Clifton Hill dated 14 February 2015.
190. Representation from owner/occupier of 98b Clifton Hill dated 1 March 2015.
191. Representation from owner/occupier of 97 Clifton Hill dated 8 March 2015.
192. Representation from owner/occupier of 97 Clifton Hill dated 8 March 2015.
193. Representation from owner/occupier of 80 Clifton Hill dated 17 February 2015.
194. Representation from owner/occupier of 95 Clifton Hill dated 25 February 2015.
195. Representation from owner/occupier of 94 Clifton Hill dated 19 March 2015.
196. Petition dated 11 March 2015 containing 42 signatures in support of the application.

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:** 96 Clifton Hill, London, NW8 0JT
- Proposal:** Use as a single family dwelling and internal and external alterations including lowering of existing basement, demolition of the rear conservatory and toilet block, formation of rear amenity space with glass balustrade and steps, provision of car parking space to front garden with associated alterations to boundary walls and paving.
- Plan Nos:** Drawing numbers 800, 810, 811, 812, 813, 814, 815, 910, 911, 912, 913, 914, 915; Design and Access Statement by Arc Design Partnership (December 2014); Heritage Assessment by DLG Architects (December 2014); Planning Statement by Savills (December 2014); Marketing Report by Savills (December 2014); Arboricultural Impact Assessment by Landmark Trees (January 2015); Construction Management Plan (December 2014); Basement Impact Assessment by Ross and Partners (2 December 2014) (For Information Only)
- Case Officer:** Nathan Barrett **Direct Tel. No.** 020 7641 5943

Recommended Condition(s) and Reason(s):

- 1 The proposed change of use would result in the unnecessary loss of a valued community public house, to the detriment of the local community and contrary to the National Planning Policy Framework, policy 4.8 of The London Plan (Consolidated with Alterations - March 2015), policy S13 of the City Plan: Strategic Policies (adopted November 2013) and policy SS8 of our Unitary Development Plan (adopted January 2007).
- 2 Because of the loss of the historic public house use, the proposal would be detrimental to the character of this unlisted building of merit and the St John's Wood Conservation Area. This would be contrary to Policies DES1 and DES9 of the Unitary Development Plan that we adopted in January 2007 and Policies S25 and S28 of the City Plan: Strategic Policies that we adopted in November 2013. The proposal would also be contrary to the St John's Wood Conservation Area Audit, and the advice in our Supplementary Planning Guidance: Development and Demolition in Conservation Areas (1996).
- 3 Because of the removal of the boundary wall and the provision of front garden parking the proposed development would fail to maintain or improve (preserve or enhance) the character and appearance of the St John's Wood Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 7, DES 9, TRANS 26 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. The proposal would also be contrary to the St John's Wood Conservation Area Audit.
- 4 Because of the significant size and scale of the rear lightwell (sunken courtyard), the proposed development would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the St John's Wood Conservation Area.

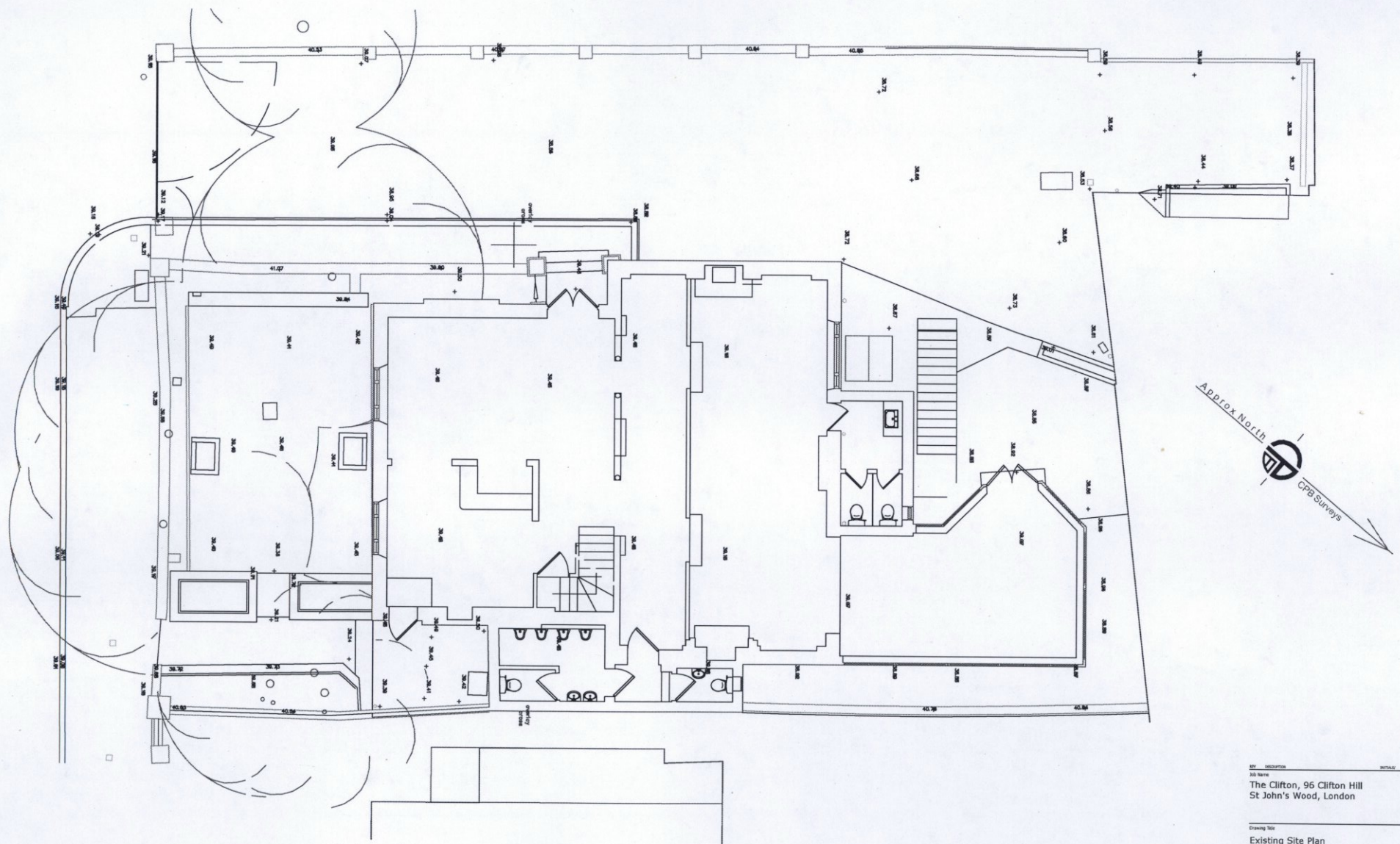
This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 9 of our Unitary Development Plan that we adopted in January 2007. The proposal would also be contrary to the Basement Development in Westminster Supplementary Planning Document that we adopted in October 2014.

- 5 Your Arboricultural Impact Assessment and drawings do not include sufficient information for us to assess how your plans would affect protected trees. In the absence of this information, the proposal could harm protected trees. This would not meet S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

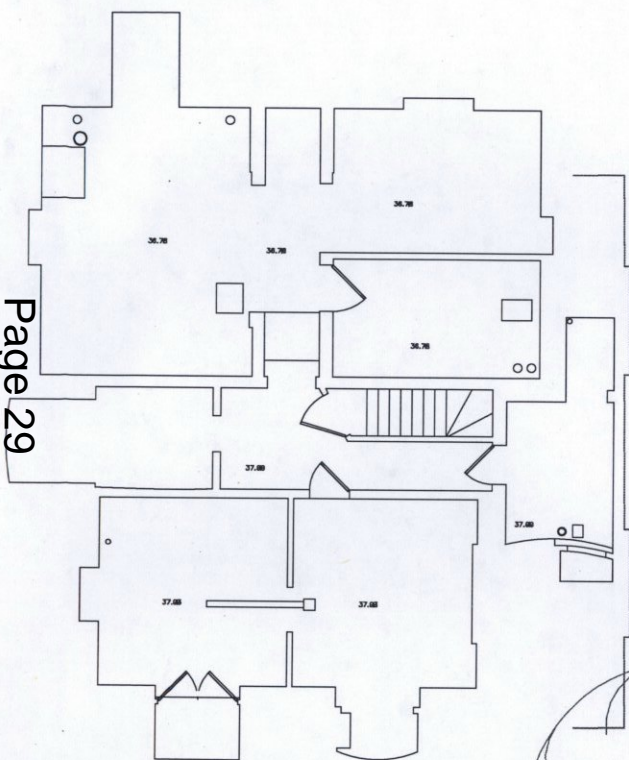
- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's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

GROUND FLOOR PLAN

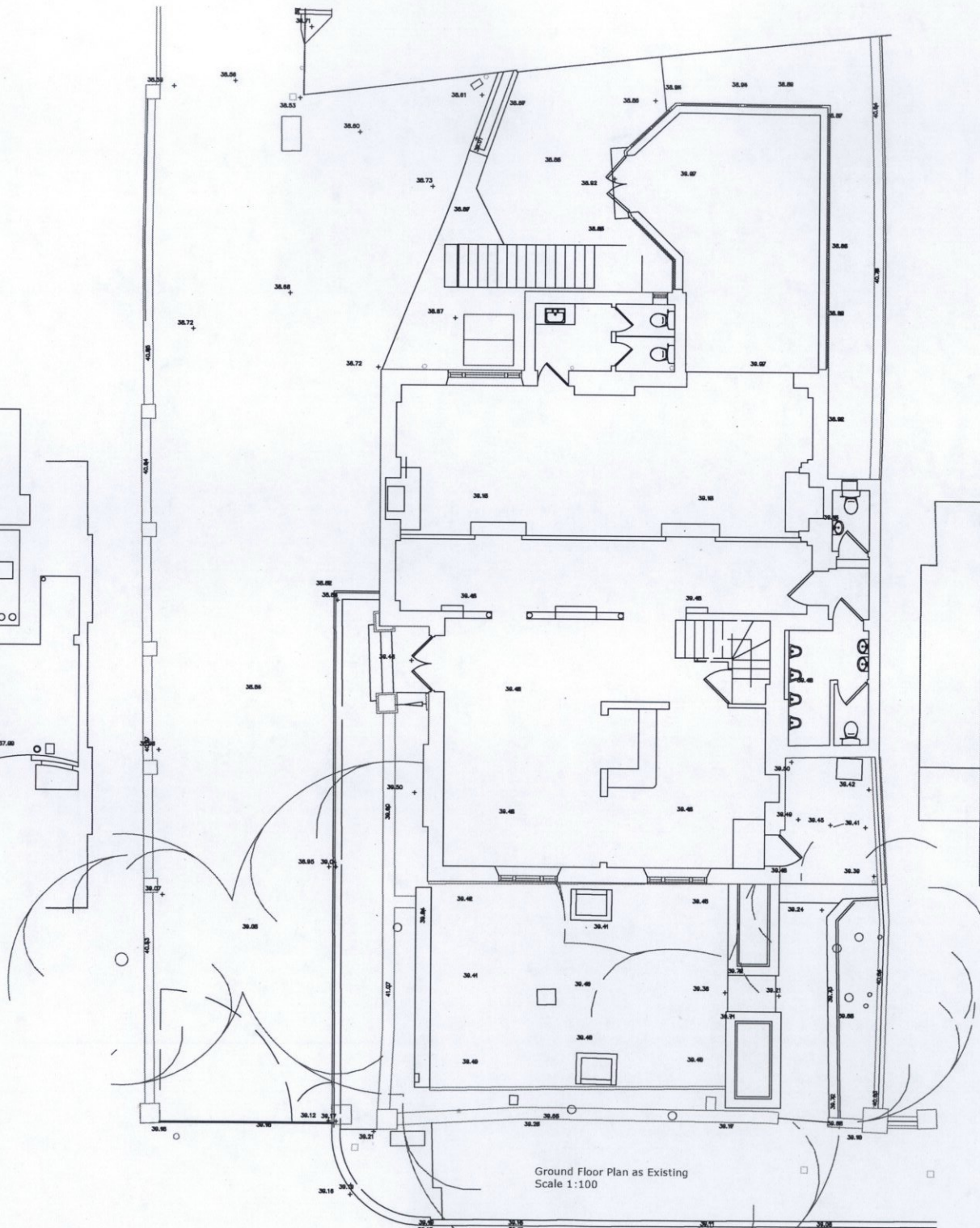


Ground Floor Plan as Existing
 Scale 1:100

NO.	DESCRIPTION	INITIALS	DATE
1	The Clifton, 95 Clifton Hill St John's Wood, London		
Drawing Title			
Existing Site Plan			
Status			
Planning Application			
Date	Drawn by	Scale & Size	
Dec 2014	PW	1:100@A3	
Job Number	Code	Drawing Number	Rev
3021	(00)	810	-

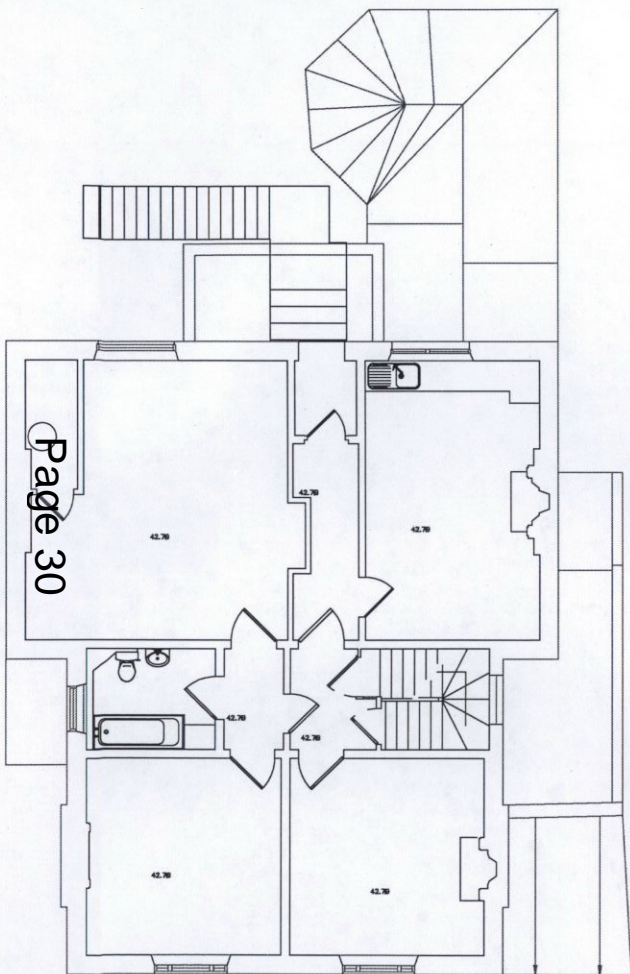


Basement Plan as Existing
 Scale 1:100

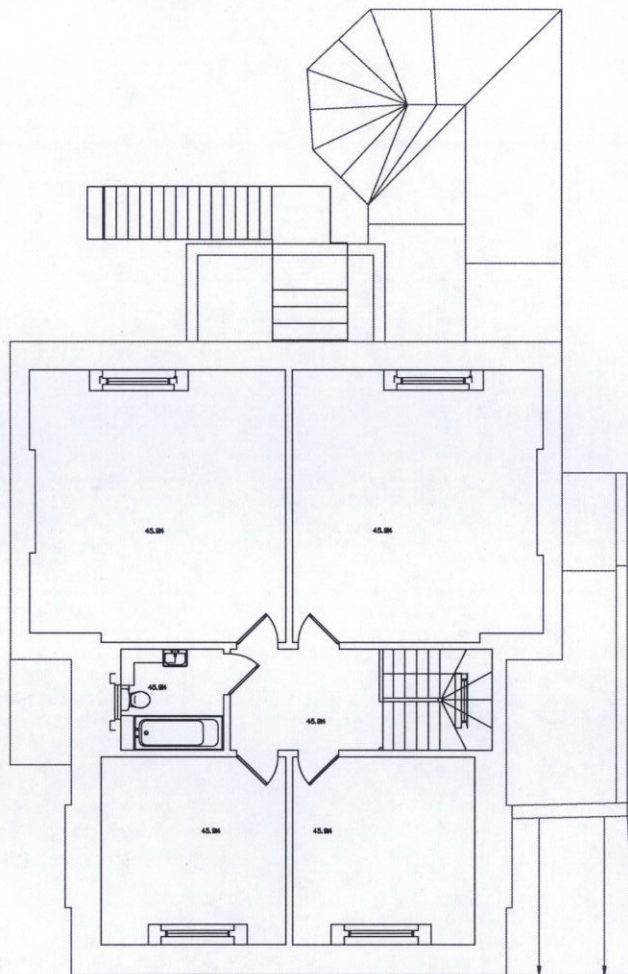


Ground Floor Plan as Existing
 Scale 1:100

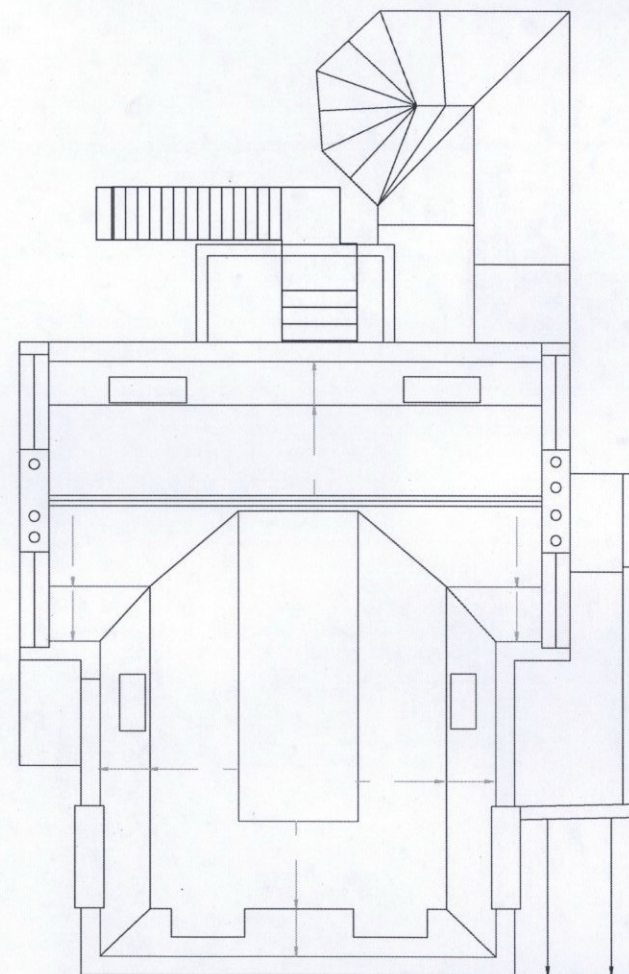
JOB DESCRIPTION		METRIC	DATE
JOB Name			
The Clifton, 96 Clifton Hill St John's Wood, London			
Drawing Title			
Basement and Ground Floor Plans as Existing			
Status			
Planning Application			
Date	Drawn by	Scale & Size	
Dec 2014	PW	1:100@A3	
Job Number	Code	Drawing Number	Rev
3021	(00)	811	-



First Floor Plan as Existing
 Scale 1:100



Second Floor Plan as Existing
 Scale 1:100



Roof Plan as Existing
 Scale 1:100

NO. DESCRIPTION DETAIL DATE

The Clifton, 96 Clifton Hill
 St John's Wood, London

Drawing Title
 First, Second Floor and Roof Plans
 as Existing

Status
 Planning Application

Date: Dec 2014
 Drawn by: PW
 Scale @ Size: 1:100@A3

Job Number: 3021
 Code: (00)
 Drawing Number: 812
 Rev: -

Existing Rear Elevation
 Scale 1:100

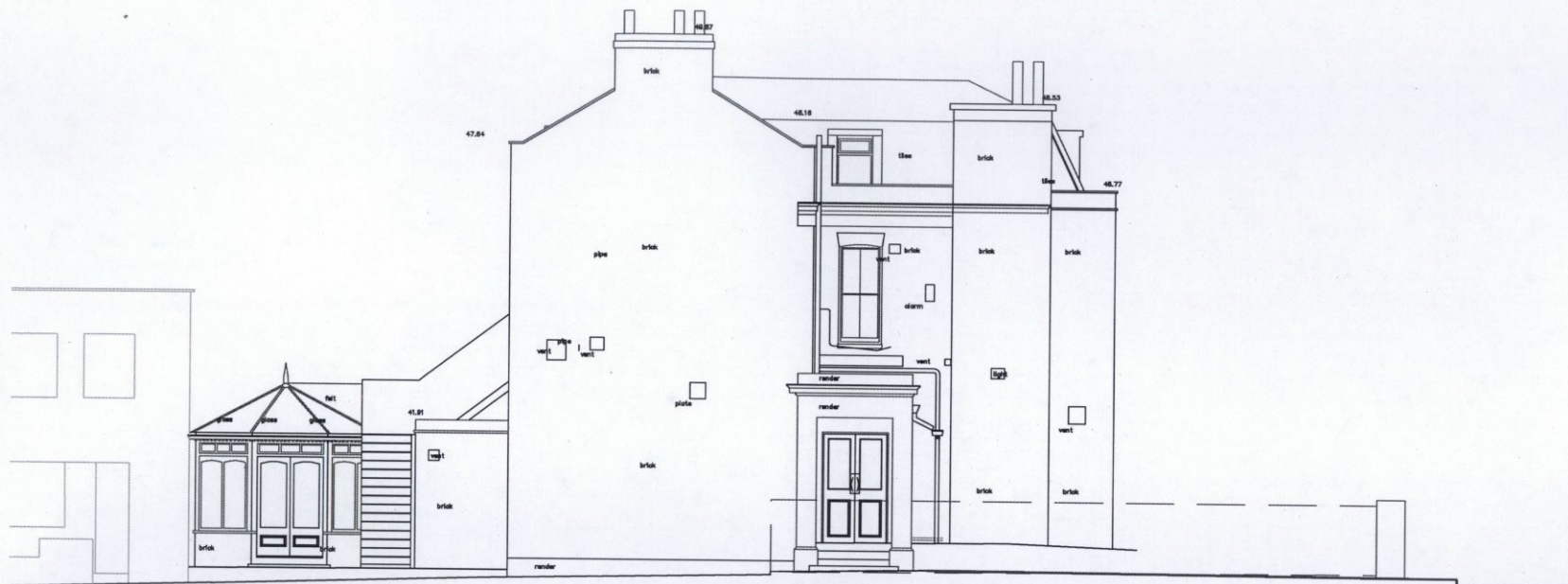
Page 31



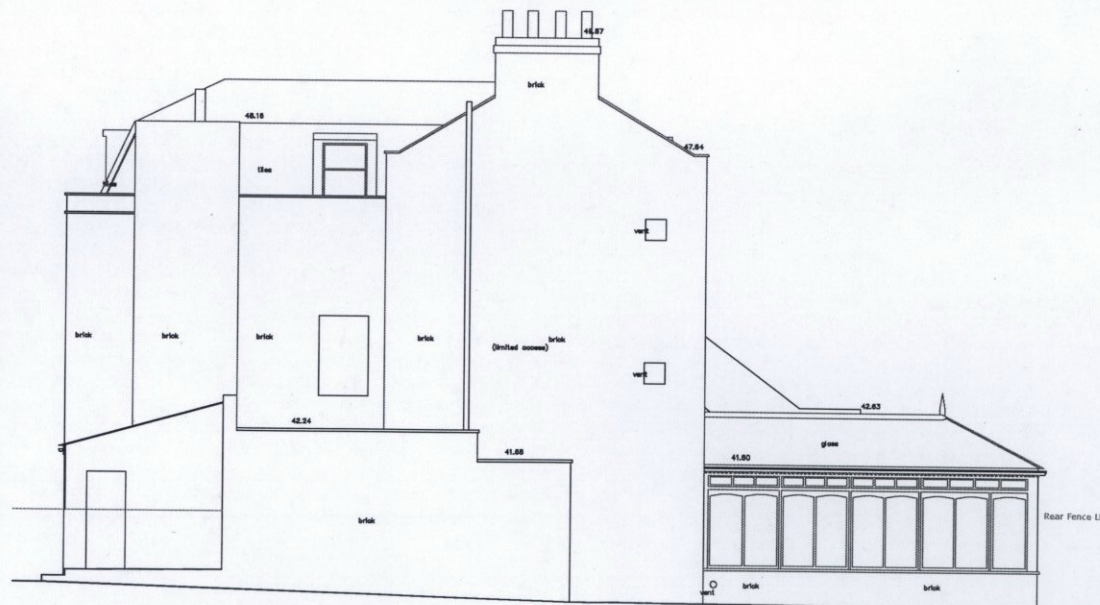
Existing Front Elevation
 Scale 1:100



REF.	DESCRIPTION	REVISION	DATE
Job Name			
The Clifton, 96 Clifton Hill			
St John's Wood, London			
Drawing Title			
Front and Rear Elevations as Existing			
Status			
Planning Application			
Date	Sheet No	Scale & Size	
Dec 2014	PW	1:100@A3	
Job Number	Code	Drawing Number	Rev
3021	(00)	813	-



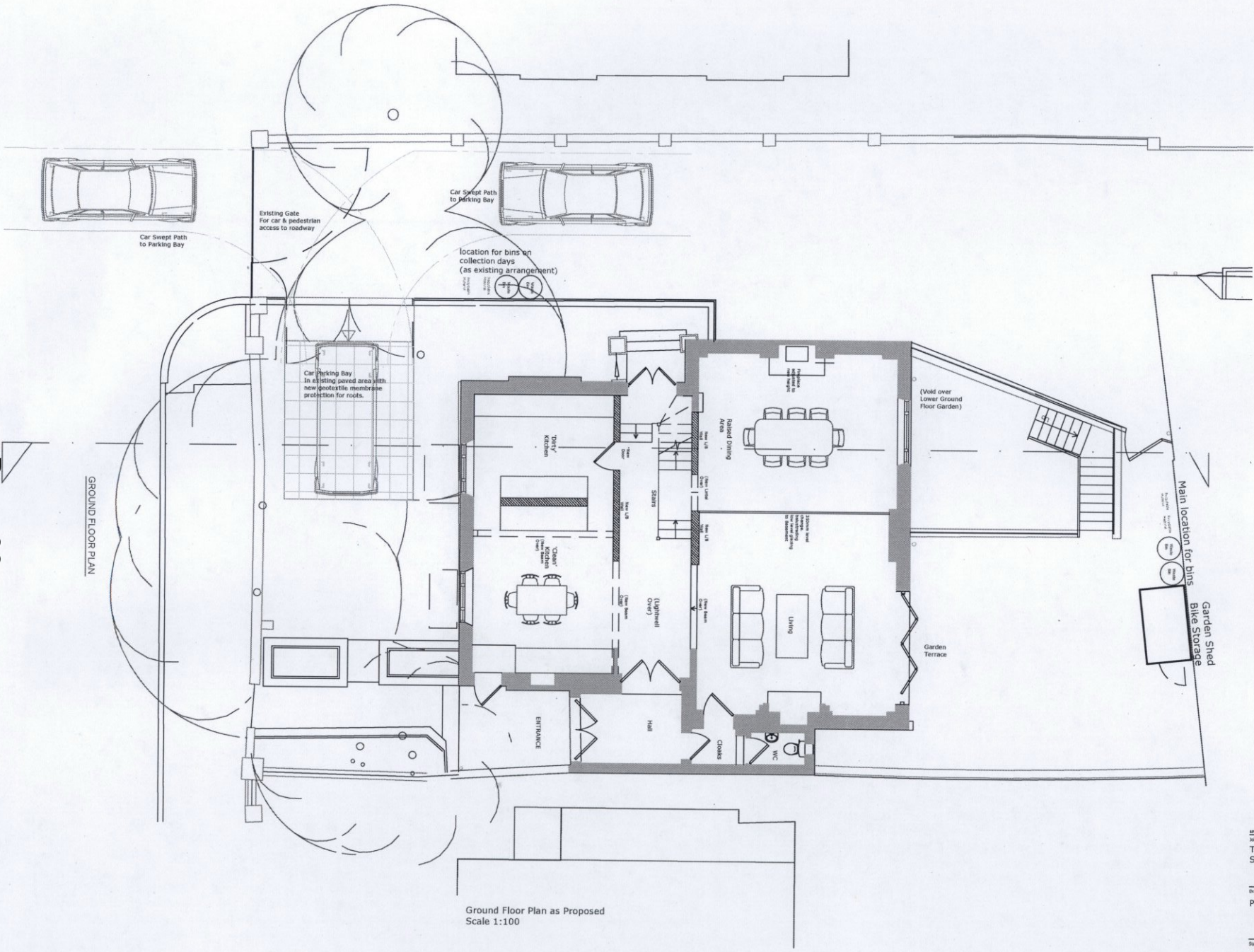
Existing Side Elevation (South East)
 Scale 1:100



Existing Side Elevation (North West)
 Scale 1:100

REV	DESCRIPTION	INITIALS	DATE
Job Name			
The Clifton, 96 Clifton Hill St John's Wood, London			
Drawing Title			
Side Elevations as Existing			
Status			
Planning Application			
Date	Sheet By	Scale & Size	
June 2014	PW	1:100@A3	
Job Number	Code	Drawing Number	Rev
3021	(00)	814	-

GROUND FLOOR PLAN



Ground Floor Plan as Proposed
 Scale 1:100

REV	DESCRIPTION	DATE	BY
01	Issue		

Job Name
The Clifton, 96 Clifton Hill
 St John's Wood, London

Drawing Title
Proposed Site Plan

Status
Planning Application

Date
 Dec 2014

Drawn By
 PW

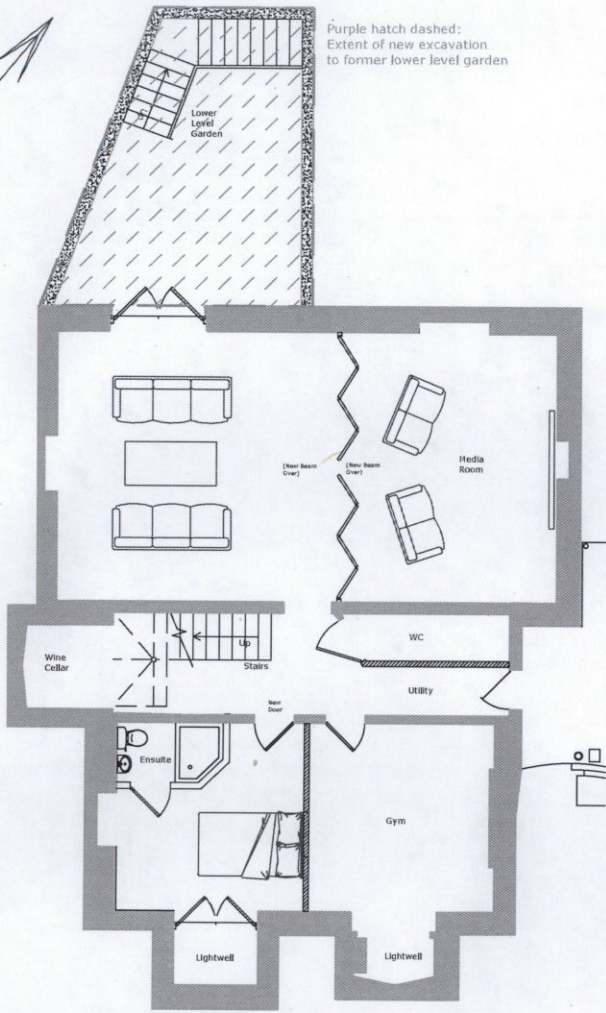
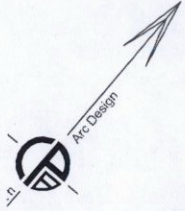
Scale @ Size
 1:100@A3

Job Number
 3021

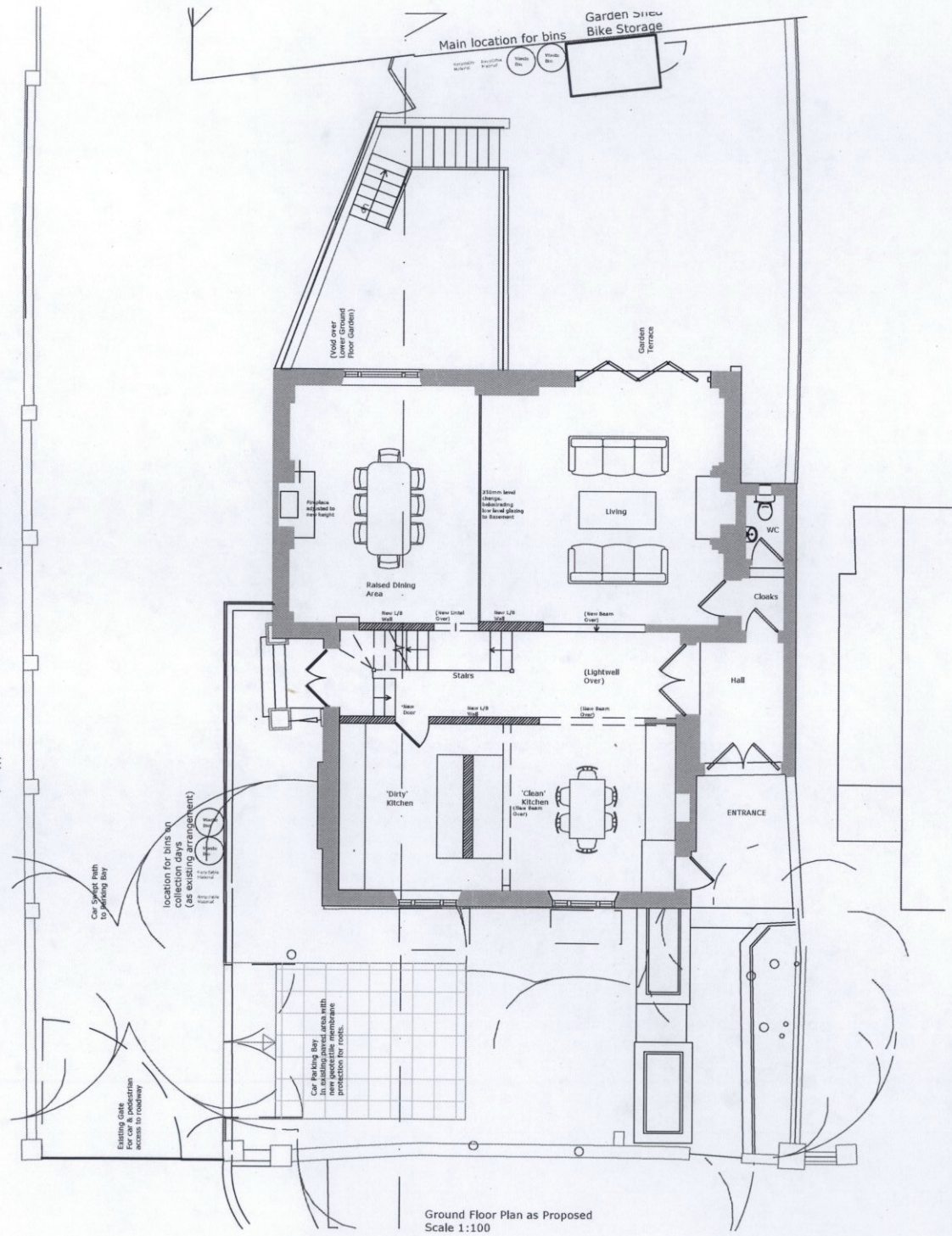
Code
 (00)

Drawing Number
 910

Rev
 -



Basement Floor Plan as Proposed
Scale 1:100



Ground Floor Plan as Proposed
Scale 1:100

ARC Design Partnership LLP
79 Great Peter Street
Westminster
London SW1P 2EZ
t +44 (0)7710 095494
studio@arcdesignllp.com

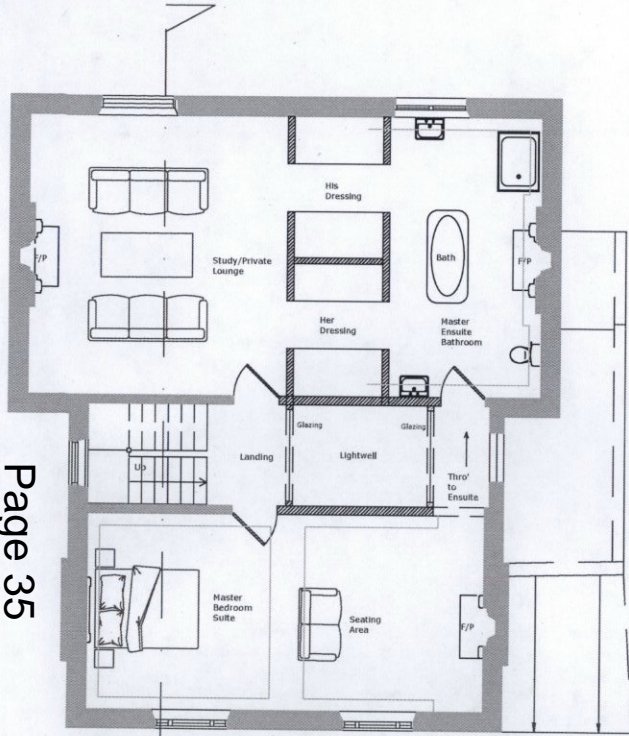
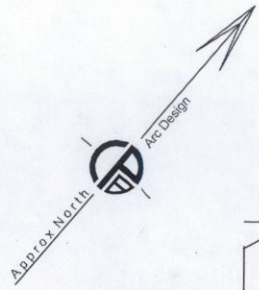
Site Name
The Clifton, 96 Clifton Hill
St John's Wood, London

Drawing Title
Basement and Ground Floor Plans
as Proposed

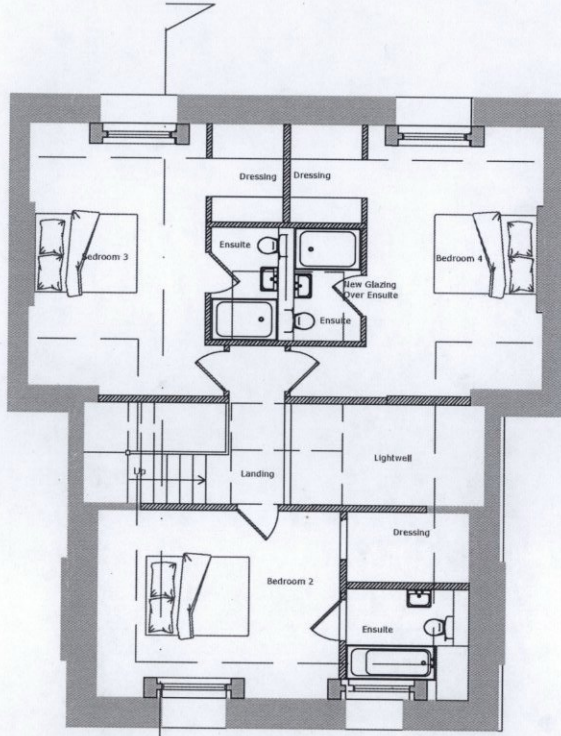
Planning Application

Date: Dec 2014
Drawn by: PW
Scale @ Size: 1:100@A3

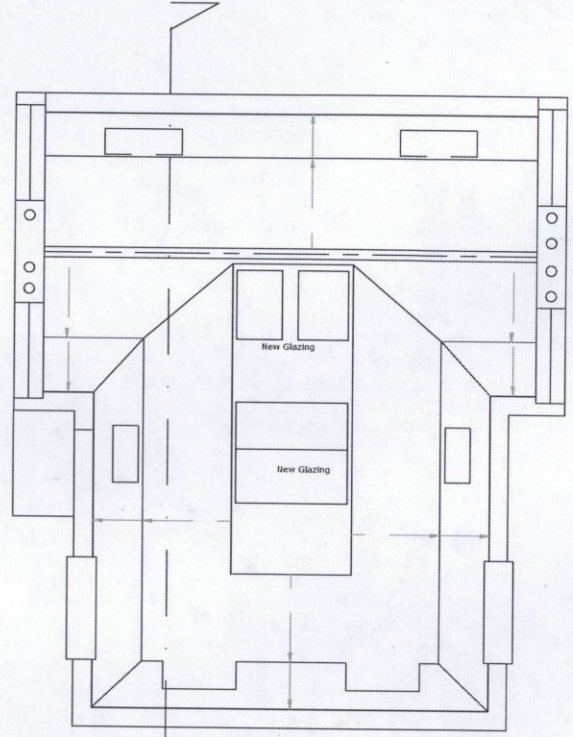
Job Number	Code	Drawing Number	Rev
3021	(00)	911	-



First Floor Plan as Proposed
 Scale 1:100



Second Floor Plan as Proposed
 Scale 1:100



Roof Plan as Proposed
 Scale 1:100

Job Name
 The Clifton, 96 Clifton Hill
 St John's Wood, London

Drawing Title
 First, Second Floor and Roof Plans
 as Proposed

Status
 Planning Application

Date: Dec 2014
 Sheet By: PW
 Scale & Size: 1:100@A3

Job Number	Code	Drawing Number	Rev
3021	(00)	912	-

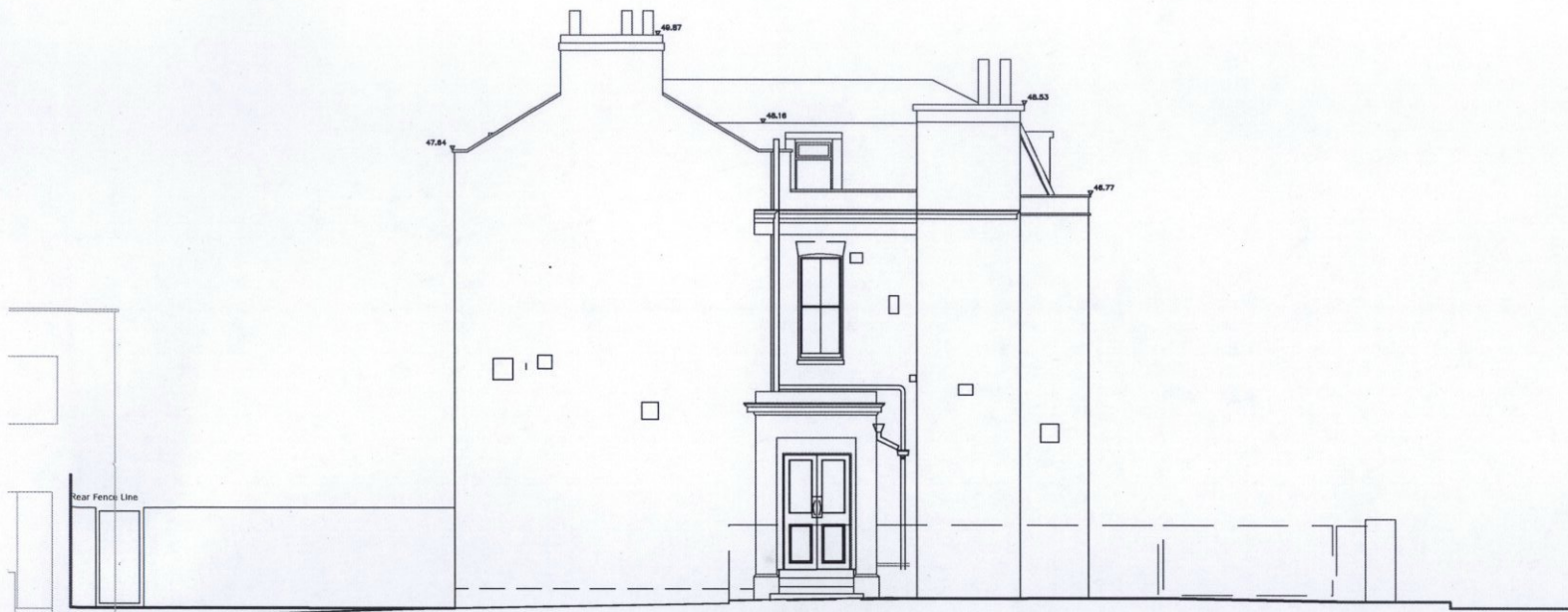


Rear Elevation as Proposed
 Scale 1:50

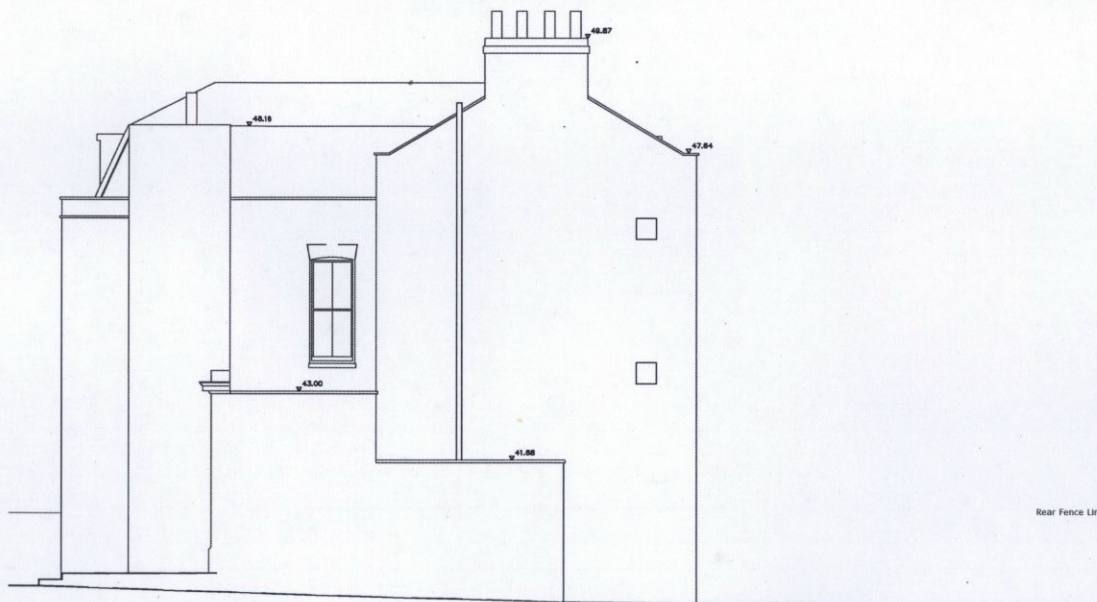


Front Elevation as Proposed
 Scale 1:50

Site	3020200104	Internal	0001
Job Name	The Clifton, 96 Clifton Hill St John's Wood, London		
Drawing Title	Front and Rear Elevations as Proposed		
Status	Planning Application		
Date	Drawn By	Scale	Sheet
Dec 2014	PW	1:100@A3	
Job Number	Code	Drawing Number	Rev.
3021	(00)	913	-



Side (South West) Elevation as Proposed
 Scale 1:100



Side (North East) Elevation as Proposed
 Scale 1:100

Job Name		The Clifton, 96 Clifton Hill St John's Wood, London	
Drawing Title			
Side Elevations as Proposed			
Status			
Planning Application			
Date	Sheet No	Scale & Size	
June 2014	PW	1:100@A3	
Job Number	Code	Drawing Number	Rev
3021	(00)	914	-



Cross Section as Proposed
 Scale 1:100

REF.	DESCRIPTION	DETAIL	DATE
Job Name			
The Clifton, 96 Clifton Hill St John's Wood, London			
Drawing Title			
Cross Section as Proposed			
Status			
Planning Application			
Date	Drawn By	Scale & Size	
June 2014	PW	1:100@A3	
Job Number	Code	Drawing Number	Rev
3021	(00)	915	-

Agenda Item 2

Item No.
2

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 18 August 2015	Classification For General Release	
Report of Director of Planning	Wards involved Abbey Road		
Subject of Report	15-19 Blenheim Terrace, London, NW8 0EH		
Proposal	Demolition of existing buildings and erection of 3 x 5 bedroom five storey townhouses comprising basement, ground and three upper floors. Formation of covered car parking area to rear and alterations to form a side access road.		
Agent	Nexus Planning		
On behalf of	Central and North West London NHS Foundation Trust (CNWL)		
Registered Number	14/12517/FULL	TP / PP No	TP/4509
Date of Application	18.12.2014	Date amended/ completed	06.07.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		
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

1. Does the Committee agree that the proposed amalgamation of the Central and North West London NHS Foundation Trust's Child and Adolescent Mental Health Services on to a single alternative site as part of their site rationalisation strategy and the provision of a financial contribution of £186,713 towards alternative Social and Community Use provision in the vicinity of the site justifies the loss of the existing social and community floorspace on this site.

2. Subject to 1. above, grant conditional permission, subject to completion of a legal agreement to secure the following:

- (i) A financial contribution of £186,713 (index linked and payable prior to commencement of development) towards alternative Social and Community Uses/projects in the vicinity.

Item No.
2

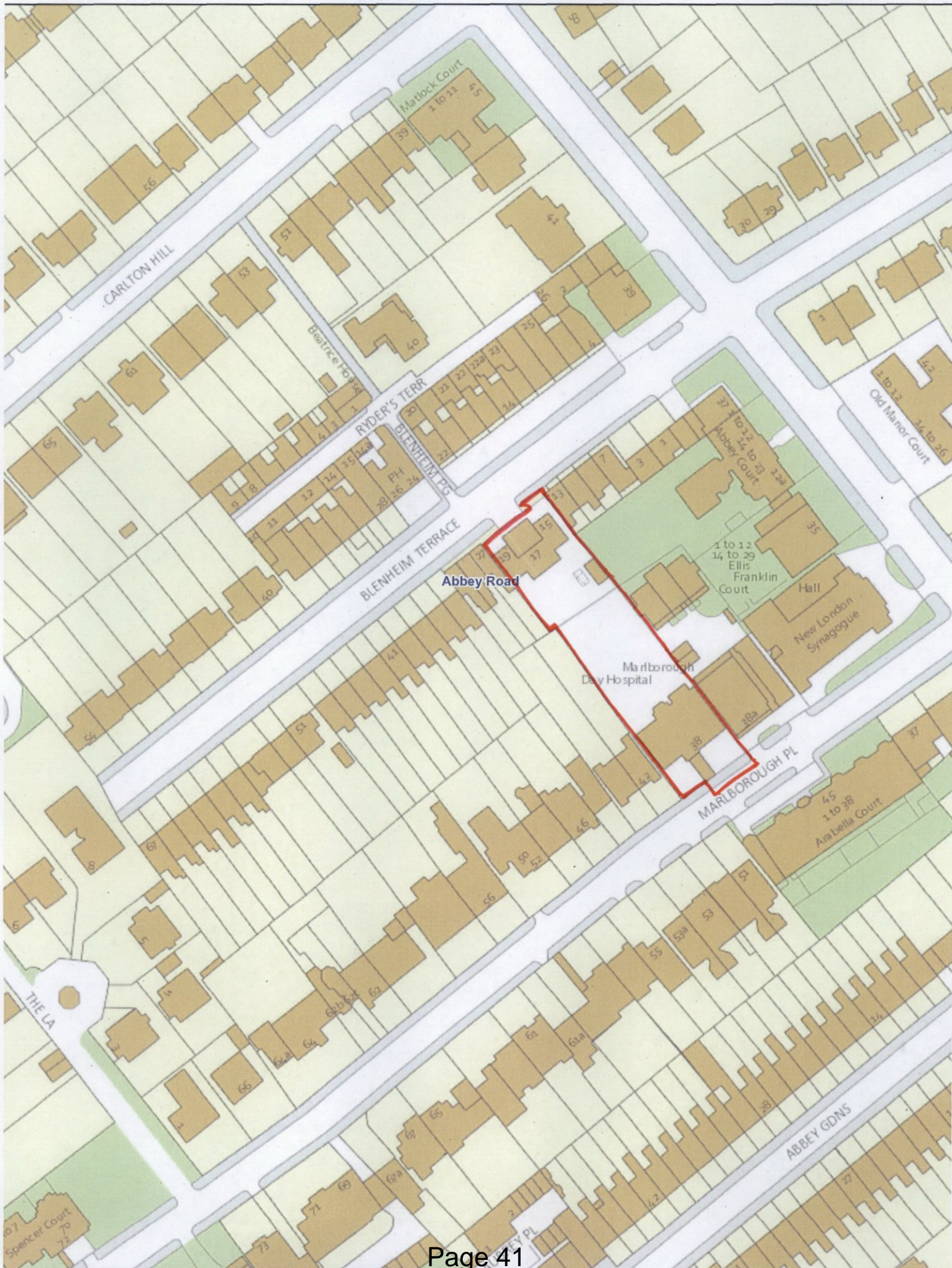
(ii) Highway works in Blenheim Terrace and Marlborough Place to form access to the off-street parking and amend the location and layout of residents' on-street parking bays (appropriate arrangements to be agreed prior to commencement and highway works to be carried out prior to occupation at the applicant's expense)

(iii) Provision of costs for monitoring of agreement (£500 per Head of Term).

3. If the S106 planning obligation has not been completed by 18 November 2015 then:

(a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue 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 the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.



N





15-19 BLENHEIM TERRACE, NW8

2. SUMMARY

The application site comprises an unlisted building located within the St. John's Wood Conservation Area. The building is vacant, but was previously used as a Class D1 medical use by the Central and North West London NHS Foundation Trust.

The application seeks permission for demolition of the existing buildings and erection of 3 x 5 bedroom five storey townhouses comprising basement, ground and three upper floors. It is also proposed to create a covered car parking area to the rear and alter the eastern side of the site to form a vehicular access road to the parking area.

The proposed development would result in the loss of the existing social and community use from the site and the proposal forms part of the Central and North West London NHS Foundation Trust's site rationalisation strategy for its Child and Adolescent Mental Health Service, which is to be relocated to a single site. The Committee considered an earlier part of this strategy at the Planning Applications Committee on 21 April 2015, when it resolved to grant permission for the conversion of the building at No.17 Paddington Green from social and community use (as a Class D1 medical use) to residential use.

The key issues in this case are:

- The loss of the social and community floorspace provided on this site.
- The appearance of the proposed building and its impact on the character and appearance of the St. John's Wood Conservation Area.
- The impact of the development on the amenity of neighbouring residents.
- The impact of the development on the availability of on-street parking.
- The impact of the development on neighbouring trees.

The Committee's views are sought on the acceptability of the loss of the existing social and community use of this site, given the particular circumstances of this case, which are set out in detail in Section 6.1 of this report. Subject to the loss of the social and community use being found to be acceptable, the proposed development is considered to be acceptable in all other respects and would, subject to the recommended conditions and the planning obligations set out in Section 1 of this report, accord with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan).

3. CONSULTATIONS

CONSULTATION RESPONSES ON INITIALLY SUBMITTED SCHEME (JANUARY 2015)

WARD COUNCILLORS (ABBEY ROAD)

Any response to be reported verbally.

ST. JOHN'S WOOD SOCIETY

Objection. Proposals have a poor relationship with the street and buildings. Hope to meet with the architects so that Members questions can be answered.

ARBORICULTURAL MANAGER

Any response to be reported verbally.

BUILDING CONTROL

Any response to be reported verbally.

CHILDREN'S SERVICES

Any response to be reported verbally.

CLEANSING MANAGER

No objection, subject to revised waste and recycling storage details being secured by condition.

GO GREEN MANAGER

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER

Objection. Crossover in Blenheim Terrace would result in a loss of a minimum of two on-street residents bays, which are in an area of high occupancy. The provision of the current medical bays in Marlborough Place are not considered to overcome this concern as they are some distance from the lost bays and may still be required in connection with the lawful use of 38 Marlborough Place as a Class D1 medical use. Amendment of the crossover to the south west side of the site should be considered as this would not result in a loss of on-street parking bays. The car parking on-site needs to be amended to provide 6.7m in front of the spaces to allow vehicles to enter and exit.

ENVIRONMENTAL HEALTH

Objection. Remote rooms are shown that have no protected routes and therefore the internal layouts are unacceptable in terms of fire safety. Conditions and Informatives recommended.

ENGLISH HERITAGE

Authorisation to determine application in accordance with national and local policy guidance.

NHS CENTRAL LONDON

Any response to be reported verbally.

THAMES WATER

No objection. General advice provided on surface water drainage.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 171; Total No. of Replies: 8.

Eight emails/letters from seven respondents raising objection on all or some of the following grounds:

Design

- Buildings would stand out against rest of Georgian street and look harsh next to existing properties.
- Colour and design is inappropriate.
- Design is inconsistent with neighbourhood and would be an eyesore.
- Bronze metal cladding would be out of character.
- Comparison in application of design with similar building in Abbey Road is disingenuous given different/more diverse setting to the example building.
- New building would overshadow the street and reduce sunlight to the street.
- Basement development is inappropriate on a historic street.

Highways/Parking

- Loss of two on-street residents parking bays.
- Access to parking should be on the west side of the site where no parking would be lost and perhaps new bays could be added.
- Vehicular access that would be created would be narrow and dangerous

Other Issues

- Loss of parking during construction.

- Noise and disruption from construction works.
- Hours of work should be restricted to weekdays only.
- Adverse structural impact of proposed basement.
- A Construction Management Plan has not been submitted.
- Road is a cul-de-sac and therefore there will be increased disruption during construction from construction vehicles.
- Adverse impact on the water table.

ADVERTISEMENT/SITE NOTICE: Yes.

CONSULTATION RESPONSES ON REVISED SCHEME - AMENDED FRONT BOUNDARY WALL, AMENDED FACADE TREATMENT AND FENSTRATION PATTERN, REDUCTION IN SIZE OF REAR LIGHTWELLS, ENLARGEMENT OF PARKING COURTYARD (JULY 2015)

WARD COUNCILLORS (ABBAY ROAD)

Any response to be reported verbally.

ST. JOHN'S WOOD SOCIETY

Any response to be reported verbally.

ARBORICULTURAL MANAGER

No objection.

HIGHWAYS PLANNING MANAGER

Objection. Grounds of objection remain as previously expressed in respect of initially submitted scheme in respect of loss of residents on-street parking and location of crossover. Initial concerns regarding dimensions of parking courtyard to the rear of the site have been overcome by amendments.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 171; Total No. of Replies: 0.

4. BACKGROUND INFORMATION

4.1 The Application Site

The application relates to the unlisted 1920/30s building at Nos.15-19 Blenheim Terrace. The building is located within the St. John's Wood Conservation Area. The building is vacant, but was previously used as a Class D1 medical use by the Central and North West London NHS Foundation Trust. The building is currently vacant and has not been used for a number of years by the NHS Foundation Trust.

The NHS Foundation Trust continues to use the Grade II listed building at No.38 Marlborough Place, which form the other street frontage of this dual frontage site, to provide part of their Child and Adolescent Mental Health Service (CAMH). Whilst it is within the current application site boundary, no alterations or change of use are proposed to No.38 Marlborough Place and at the current time this building is to continue to provide part of the CAMH service in Westminster. However, it is understood that the service is likely to relocate from this building also, but at a later stage in the NHS Foundation Trust's site rationalisation strategy for their CAMH service.

4.2 Relevant History

4.2.1 Application Site

15 March 1985 – Permission granted for the erection of a ground floor rear extension in connection with the use of the premises as a Day Centre for the Elderly and alterations for the front boundary wall (84/04929/1884).

4.2.2 Other Central and North West London NHS Foundation Trust Sites

21 April 2015 - The Planning Applications Committee resolved to grant permission for the use of No.17 Paddington Green as five residential units (4x1 bedroom flats and 1x3 bedroom dwellinghouse), erection of a single storey roof extension to existing side addition, excavation of the floor level to part of existing basement floor, replacement of the existing front boundary and associated external alterations and landscaping to the front and rear (14/12015/FULL).

The Committee resolved to grant conditional permission, subject to a legal agreement to secure a financial contribution of £96,240 towards social and community uses in the vicinity of the application site in lieu of the loss of social and community floorspace from the site itself. Permission has yet to be issued as the legal agreement has yet to be completed.

The above application formed the first phase of the NHS Foundation Trust's site rationalisation strategy.

5. THE PROPOSAL

The application seeks permission for demolition of the existing buildings and erection of 3 x 5 bedroom five storey townhouses comprising basement, ground and three upper floors. It is also proposed to create a covered car parking area to the rear and alter the eastern side of the site to form a vehicular access road to the parking area.

The application forms part of the Central and North West London NHS Trust's wider site rationalisation strategy for its Child and Adolescent Mental Health (CAMH) Service, which has previously been provided in Westminster across two sites; namely, this site (including No.38 Marlborough Place) and the site at No.17 Paddington Green, W2, for which the Committee recently resolved to grant permission for conversion to residential accommodation in April 2015.

The NHS Foundation Trust's intention is to co-locate the whole of its CAMH service on a single 'hub' site, which is likely to be at their existing purpose built premises in Woodfield Road. The rationalisation strategy has been phased with CAMH service staff initially having been moved to the Marlborough Place site before being relocated to the permanent 'hub' site, which is expected to happen within the next year to 18 months.

The scheme has been revised during the course of the application to address initial concerns raised by officers with regard to the appropriateness of the detailed design and its impact on the character and appearance of the St. John's Wood Conservation Area. The revised scheme has been the subject of re-consultation in July 2015.

6. DETAILED CONSIDERATIONS

6.1 Land Use

6.1.1 Site Rationalisation Strategy Overview

The lawful use of the building is as a Class D1 healthcare use that is defined by the City Council's adopted development plan policies as being a social and community use. The site was used up until early 2012 by the Central and North West London NHS Foundation Trust to provide part of its Child and Adolescent Mental Health Service (CAMH), with the single storey block to the rear used as a children's day nursery.

The CAMH service is for children and young people aged between 0-18 years. The CAMH service provides specialist staff comprising Child Psychotherapists, Nurses, Child and Adolescent Psychiatrists, Child Psychologists and Family Therapists. They work directly with children and parents, as well as with the other key services important to a child's life and development, such as schools, paediatricians and social care providers where relevant. The service is also commissioned/funded by the City Council and the Mayor of London to provide highly specialised local projects in the mental health field.

Traditionally this service has been delivered across a number of geographical sites in the City, including children centres, schools, homes and two main hubs, one at 38 Marlborough Place/ 15-19 Blenheim Terrace, NW8 and one at 17 Paddington Green, W2. However, the NHS Foundation Trust advises that it has had to operate with significantly reduced funding in recent years and that its budget is likely to be further reduced over forthcoming financial years. In this context, it is seeking to rationalise the number of sites it operates its CAMH service from. The Foundation Trust also identifies that in addition to producing a capital return and budgetary savings that will fund the CAMH service in Westminster going forward, the rationalisation of the service on to a single site represents an opportunity to review and enhance its current clinical and management practices, resulting in appreciable service improvements for patients.

To demonstrate the aims and objectives of the site rationalisation strategy, the applicant has submitted a site rationalisation strategy, produced on its behalf by its planning consultants. This has been supplemented by a letter from the NHS Foundation Trust's Associate Director of Major Capital Projects. These documents set out the background to their proposal in the current application to seek permission for residential use of the site and these are provided in full in the background papers.

The site rationalisation strategy identifies that the relocation of the CAMH service in Westminster on to a single site (understood to be likely to be at the Foundation Trust's existing purpose built medical facility in Woodfield Road, W9), to form a service 'hub', would contribute to the following improvements to the service:

- Enable consistent on-site management and leadership of the CAMH service.
- Reduce travel times for service staff thereby improving efficiency.
- Create a clearer and single point of access to the service.
- Allow implementation of a single operating protocol and shared systems across the whole of the service.

6.1.2 Loss of Social and Community Use

In terms of the proposed loss of the existing social and community floorspace from this site, the relevant policies are Policy SOC1 in the UDP and Policy S34 in the City Plan.

Policy SOC1(E) in the UDP adopted in 2007 states, 'Proposals which involve the redevelopment or change of use of community facilities will be required to include adequate replacement facilities. Where the facility is surplus to the needs of the existing provider, any new development on the site should include an alternative community facility. Where adequate replacement facilities are not proposed then the City Council will refuse planning permission for this type of proposal'.

Policy S34 in the City Plan adopted in 2013 sets out that 'All social and community floorspace will be protected, except where existing provision is being reconfigured, upgraded or is being re-located in order to improve services and meet identified needs as part of a published strategy by a local service provider. In all such cases the Council will need to be satisfied that the overall level of social and community provision is improved and there is no demand for an alternative social and community use for that floorspace. In those cases where the Council accepts a loss or reduction of social and community floorspace, the priority replacement use will be residential'.

Policy S34 in the City Plan was more recently adopted in November 2013 and expands upon Policy SOC1. Therefore, where there is conflict between the two policies, the requirements of Policy S34 in the City Plan must take precedence.

To seek to address the requirements set out in the first sentence of Policy S34, the applicant has submitted their site rationalisation strategy for the CAMH service and accompanying supporting letter (see background papers). Whilst this is not in the form of a published strategy, these documents serve to underline the need for the Trust to reconfigure and re-locate the CAMH service in Westminster on to a single 'hub' site. The document also sets out (as listed in summary in Section 6.1.1), the intended improvements that this will deliver to the service that is provided to patients.

In respect of the second sentence in Policy S34, the Trust has not provided any evidence, such as evidence of unsuccessful marketing of the premises for social and community use, to demonstrate that there is no demand for use of the application site by an alternative social and community occupier. In this context, it is unclear whether there would be demand from other parts of the social and community use sector for reuse of the existing buildings or use of the site to provide a new social and community use within a redeveloped building.

In tandem with revisions to the scheme submitted in early July 2015, the applicant has offered, in principle, to provide a financial contribution of £186,713 towards alternative social and community use provision in the vicinity of the application site to seek to mitigate the loss of the existing 589m² (GIA) of social and community floorspace from the site. The applicant has derived this figure from the per square metre financial contribution that was secured in April 2015 as part of the earlier planning application for conversion of the CNWL NHS Foundation Trust's former site at No.17 Paddington Green to residential use. The financial contribution of £96,240 in that case is to be utilised to fund two social and community projects in the vicinity of that site.

In terms of identifying how this financial contribution proposed in relation to this site could potentially be utilised, the applicant has sought to engage directly with Ward Councillors and local social and community uses (including the St John's Wood Practice, St John and St Elizabeth Hospital, the Wellington Hospital, George Eliot Junior School, The American School in London, Carlton Hill Community Nursery, Arnold House School and Abercorn School), but advise that to date they have not received any responses to this local engagement. Officers are in the process of reviewing whether there are currently any suitable projects in the vicinity of the site to which a financial contribution would serve to mitigate the loss of the social and

community use on this site, whilst complying with the tests for planning obligations set out in Section 6.10 of this report. An update on this aspect of the proposal will be reported verbally to the Committee.

Should a suitable social and community use (or uses) that could benefit from the proposed financial contribution not be found to mitigate the loss of the existing social and community use, the financial contribution could alternatively be allocated to the Council's affordable housing fund given that Policy S34 in the City Plan identifies that *'In those cases where the Council accepts a loss or reduction of social and community floorspace the priority replacement use will be residential'*. It would therefore be reasonable to seek to maximise the benefits of the development in terms of increasing the housing stock in the City if the social and community use is to be lost without the full justification for that loss that is required by Policy S34.

In summary, it is the applicant's assertion that the continued provision of the CAMH service it provides in Westminster is of utmost importance and that without the site rationalisation strategy, of which this application comprises the second stage, the service will be significantly adversely affected, as it will be unable to adapt to be able to operate using more modern working practices, whilst responding to forthcoming budgetary reductions. Whilst this is a compelling argument in favour of site rationalisation, the current application is clearly deficient in terms of its response to the normal policy expectation for the site to be reprovided for alternative social and community use in the first instance. For this reason, the Committee's views are sought on the acceptability of the loss of the existing social and community use of this site, given the divergence of the current application from the normal policy expectation and the offer of a financial contribution in lieu of the non-policy compliant loss of social and community floorspace.

6.1.3 Proposed Residential Accommodation

Policy S34 identifies that should the loss of the existing social and community use be considered acceptable, the appropriate alternative use would be as residential accommodation. Therefore, subject to the Committee's views in respect of the loss of the social and community use on this site, the redevelopment of the site to provide three dwellinghouses is considered to be acceptable in land use terms.

The proposed development would provide 3 x 5 bedroom dwellinghouses, which are commensurate in scale with similar residential properties along this side of Blenheim Terrace. In this context, the dwellinghouses, which would be generous in size and provide a good standard of residential accommodation, are not considered to be overly large given the local context. Each dwellinghouse would have a well-proportioned private garden area to the rear providing private amenity space, as well as roof terraces at top floor level.

The mix of units proposed would accord with Policy H5 as all of the units would be family size units with three or more bedrooms.

6.2 Design and Townscape

In design terms the scheme proposes the complete demolition of the existing building on the site, which predominantly dates from the late 1920s/early 1930s, albeit it has a later single storey annex built in the late 1980s. The St. John's Wood Conservation Area Audit identifies the building, along with all other unlisted buildings in Blenheim Terrace as an unlisted building of merit within the St. John's Wood Conservation Area. However, this assessment appears inaccurate when considered in more detail. The building is much later in date than the grander Victorian terraces to either side, the building is set back further than the front building line of

Item No.
2

both adjoining terraces and the bulk, form and detailed design has little relationship to any other buildings in Blenheim Terrace. The detailed design of the building is sparse in comparison to neighbouring buildings and it lacks the pleasing proportions of other buildings in the street, as it has little semblance of an architectural hierarchy to its street façade. For these reasons, notwithstanding the designation provided in the conservation area audit, in this case it is considered that the building makes a neutral contribution to the character and appearance of the St. John's Wood Conservation Area and its demolition could therefore be considered acceptable, provided the replacement building proposed is of sufficient design quality to maintain or enhance the character and appearance of the St. John's Wood Conservation Area.

The proposed replacement building comprises a more contemporary interpretation of the surrounding Victorian terraces, rather than a replica of the neighbouring terrace buildings. The proposed buildings would form a short terrace of the same proportions and form as the neighbouring buildings on this side of Blenheim Terrace, albeit with lightwells to the rear. However, the lightwells would be relatively modest in scale and as such, the height, bulk and form of the proposed buildings are considered to be acceptable.

The detailed design of the proposed dwellinghouses reflects the plot widths and vertical emphasis of the neighbouring terraces, with the base of the buildings rusticated using banded brickwork rather than stucco render. Following amendment, the fenestration is to be formed in timber to reflect the window framing material found in the vicinity of the site and the pattern of fenestration to the rear has been amended to comprise a more restrained order that is more consistent with the pattern of fenestration found in neighbouring terraces. Like the base of the building, the parapet line of the building is to be highlighted above second floor level with banded brickwork, with a vertical shadow gap between each dwellinghouse to emphasise the vertically of the composition to the front elevation.

In terms of materials, the buildings would be faced in stock brickwork, details of which are to be secured by condition. The window reveals and header panels are to be formed in a bronze coloured metal cladding and this is considered to be an appropriate method of mirroring the decorative mouldings found on buildings in the neighbouring terraces. It is recommended that the precise specification of this material is reserved by condition, as the bronze anodised aluminium annotated on the application drawings may not deliver a suitably 'hand crafted' finished appearance, which is vital to the overall success of the architectural composition, if it is to successfully mirror the domestic appearance of neighbouring residential buildings in the street.

The third floor roof level would also be clad in a bronze coloured metalwork and, like the window surrounds, it is recommended that the precise material is reserved by condition to ensure that the colour and texture of the material is appropriate to the residential character of this part of the St. John's Wood Conservation Area.

Further conditions are recommended to secure additional details of the front boundary walls, boundaries to the rear of the site and all new windows and doors.

To the rear the proposal includes a parking courtyard structure to provide cover to cars parked in this area. Whilst the provision of a car parking area with an associated covering structure in the centre of a site such as this within the St. John's Wood Conservation Area would not normally be considered acceptable in design terms, given the low level buildings of little design quality in this location at present, the provision of the parking area and associated structure is not objectionable in this case. The proposed structure would comprise a simple open frame structure clad in bronze finished metalwork to match the metalwork to the dwellinghouses, with a sedum green roof above, so that in views from neighbouring properties

it is as unobtrusive a structure as possible and appears as a continuation of neighbouring planted garden areas. A condition is recommended to ensure that the sedum green roof is provided on the parking courtyard structure.

Overall, subject to the recommended conditions, the replacement buildings proposed are considered to be of sufficient design quality to enhance the character and appearance of this part of the St. John's Wood Conservation Area and therefore the demolition of the existing building on this site is considered to be justified. A condition is recommended to ensure that it is only demolished as part of a comprehensive programme of works for the redevelopment of the site. Furthermore, the proposed development would not have an adverse impact on the setting of the listed building at No.38 Marlborough Place, which forms part of the wider application site, but which is not altered in any way by the current application. The application maintains the existing boundary line between the two buildings in its existing location. Accordingly, the proposed development is considered to be in accordance with Policies DES1, DES4, DES9 and DES10 in the UDP and Policies S25 and S28 in the City Plan.

6.3 Amenity

In amenity terms the proposed dwellinghouses would reflect the form and building lines of neighbouring properties on the south side of Blenheim Terrace. Consequently, the bulk and form of the proposed buildings would have no significant adverse impact on the amenity of neighbouring residents in terms of loss of light or increased sense of enclosure.

The proposed dwellinghouses would introduce additional windows and a raised terrace to the rear elevation. However, the windows would have a similar relationship to neighbouring properties as is the case between existing properties in the same terrace, whilst the proposed terrace would be inset into the facade at first floor level and would therefore not cause significant overlooking to neighbours to either side.

The roof terraces at top floor level will require privacy screens between them to prevent overlooking between the new dwellinghouses and these are to be secured by condition. These terraces would be sufficiently high and set back so as not to cause significant overlooking to neighbouring windows and gardens of existing properties.

In summary, subject to the recommended conditions, the proposed development is acceptable in amenity terms and would accord with Policies ENV6 and ENV13 in the UDP and Policies S29 and S32 in the City Plan

6.4 Transportation/Parking

The Highways Planning Manager and local residents note that on-street parking in Blenheim Terrace is already subject to high levels of occupancy. This issue is intensified by Blenheim Terrace being a cul-de-sac, thereby limiting alternative parking provision for residents, particularly those towards the western end.

The applicant proposes to provide a parking area on the site to provide five off-street parking spaces, with a new vehicular access road formed along the eastern boundary of the site between the parking area and Blenheim Terrace, which would necessitate the removal of two, possibly three, existing on-street parking spaces. Three of the new off-street spaces would provide a parking space for each of the new dwellinghouses, with the other two parking spaces provided to the remaining Class D1 CAMH service use at No.38 Marlborough Place. The provision of these two spaces to the CAMH service premises would enable three on-street medical use bays in Marlborough Place to be returned to residents parking bays. This would ensure that there would be no net loss of on-street parking in the vicinity of the

application site and there may be a gain of one space. Given the reduction in the size of the Class D1 medical use on this site, the reduction from three on-street spaces allocated to this use to two off-street spaces, is considered to be acceptable.

Notwithstanding the strategy set out in the preceding paragraph, the Highways Planning Manager and objectors are concerned that the re-provision of on-street parking in Marlborough Place would not adequately mitigate the loss that would be caused in Blenheim Terrace, which is estimated would be two to three on-street spaces. Whilst these concerns are understood in the context of high existing parking demand in Blenheim Terrace, given the proximity of the replacement on-street parking in Marlborough Place to the application site, it is considered that it would be unreasonable to withhold permission on grounds of the loss of on-street parking specifically in Blenheim Terrace.

It is recommended that appropriate arrangements are arrived at prior to the commencement of development to secure the necessary amendments to on-street parking in Blenheim Terrace and Marlborough Place, the installation of a crossover to serve the off-street parking in Blenheim Terrace and the relocation of all necessary street furniture in Blenheim Terrace. These highway works must be carried out prior to occupation of the dwellinghouses. It is recommended that these planning obligations are secured via the S106 agreement that will accompany the permission. Subject to these planning obligations being secured to ensure the provision of the off-street parking provision, the proposed parking strategy would accord with Policy TRANS23 in the UDP and the objections raised cannot be supported.

Cycle storage is proposed in the front lightwell of each dwellinghouse, below the front lightwell staircase and this cycle storage provision is considered to be acceptable.

The scheme includes separate stores for waste and recycling and these are to be secured by condition to ensure that the development accords with Policy ENV12 in the UDP.

6.5 Economic Considerations

As set out in Section 6.1 of this report, the economic benefits of the applicant's site rationalisation strategy are recognised.

6.6 Equalities and Diversities (including Access)

The scheme includes the provision of step free access to all three of the proposed dwellinghouses.

6.7 Other UDP/Westminster Policy Considerations

A condition is recommended to remove permitted development rights from the new dwellinghouses so that the building cannot be altered in such a way that it would harm their appearance or have an adverse impact on the amenity of neighbouring residents.

Environmental Health have raised concern regarding the internal layout of the dwellinghouses as they consider that they contain remote rooms requiring escape in emergency via kitchen areas. However, this is not a ground on which planning permission can be withheld as this issue can be resolved by provision of additional internal partitions to create a fire protected corridor or by installation of more complex internal fire detection equipment, neither of which would require the benefit of planning permission. The applicant has been made aware of the concerns that have been raised by Environmental Health.

6.8 London Plan

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

6.9 National Policy/Guidance Considerations

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

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

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

6.10 Planning Obligations

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

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

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

From 6 April 2015, the Community Infrastructure Levy Regulations (2010 as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 6 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

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

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The proposed development would provide generous private gardens to the rear and a landscaping condition is recommended to ensure that these are planted to reflect the prevailing character of the St. John's Wood Conservation Area.

The Arboricultural Manager has confirmed no objection to the application as the measures proposed to protect trees on the site and to the rear of adjacent properties would be sufficient to prevent harm occurring to these trees. A condition and Informatives are recommended to ensure that adequate tree protection measures are provided during construction works.

The sedum green roof over the parking courtyard structure is welcomed in biodiversity terms and a condition is recommended to ensure this is provided and thereafter retained.

6.12 Other Matters

6.12.1 Basement Excavation

A number of objections to the application relate to the impact of the excavation of the basement floor of the new dwellinghouses on the stability of neighbouring properties and boundary walls.

In terms of the progression of our policy towards basements, the City Council recently adopted its Supplementary Planning Document (SPD) 'Basement Development in Westminster' on 24 October 2014. The SPD provides detailed advice on how current policy is implemented in relation to basement development. It does not introduce any additional restrictions on basement development above and beyond the precautionary approach that the City Council had already adopted in response to such development.

The Draft Basements Policy remains the subject of consultation and unlike the SPD, has not yet been adopted. It is this document which will provide a specific basement policy and it will form part of the local plan (replacing the UDP) in due course. It has some, but only very limited, legal weight (known as material weight or a material consideration). It will not gain more legal weight until after consultation and amendment and will need to be tested at an independent examination before formal legal adoption.

The new basements policy may introduce restrictions on basement excavations provided there is a valid planning reason for doing so, but, as explained above, it has to go through a formal process including an examination in public by an independent Inspector and then legal adoption and it is not, therefore, likely to be formally adopted until early 2016. As such, at the present time permission could not be withheld on the basis of the emerging draft basement policy.

Concern has been raised by neighbouring residential occupiers over the impact of the proposed basement excavation on the structure and foundations on adjoining properties. 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 (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.

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.

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 is under consideration by the District Surveyor (Head of Building Control) and his advice on the acceptability of the structural approach and the consideration of the local hydrology will be reported verbally to the Committee.

Should the District Surveyor advise that the applicant's structural and ground investigation reports are satisfactory, we are not approving these documents or conditioning that the works shall necessarily be carried out in accordance with the reports. Their 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. The reports 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.

6.12.2 Construction Management

A draft Construction Management Plan has been submitted but lacks any significant detail and does not provide firm commitments on the management of construction. This is

understandable given that a contractor has yet to be appointed and therefore a pre-commencement condition is recommended to secure a fully detailed Construction Management Plan in accordance with the requirements set out in Appendix A.2 of the 'Basement Development in Westminster' SPD (October 2014).

7. CONCLUSION

The Committee's views are sought on the acceptability of the loss of the existing social and community use of this site, given the particular circumstances of this case, which are set out in detail in Section 6.1 of this report. Subject to the loss of the social and community use being found to be acceptable, the proposed development is considered to be acceptable in all other respects and would accord with the relevant policies in the UDP and the City Plan, subject to the conditions set out in the draft decision letter appended to this report and the planning obligations set out in the recommendation in Section 1.

BACKGROUND PAPERS

1. Application form.
2. Letter and email from the St. John's Wood Society dated 22 January 2015 and 11 March 2015.
3. Memo and email from the Arboricultural Manager dated 2 April 2015 and 13 July 2015.
4. Email from Thames Water dated 3 February 2015.
5. Memos from the Highways Planning Manager dated 4 February 2015 and 13 July 2015.
6. Letter from English Heritage dated 5 February 2015.
7. Memo from the Cleansing Manager dated 6 February 2015.
8. Memo from Environmental Health dated 19 February 2015.
9. Email from the occupier of 7b Blenheim Terrace dated 28 January 2015.
10. Letter and email from the occupier of 41 Blenheim Terrace both dated 9 February 2015.
11. Email from the occupier of 44 Blenheim Terrace dated 9 February 2015.
12. Email from the occupier of 36 Blenheim Terrace dated 9 February 2015.
13. Email from the managing agent for properties at Nos.27, 29 and 31 Blenheim Terrace dated 12 February 2015.
14. Email from the occupier of 28 Blenheim Terrace dated 22 February 2015.
15. Email from the occupier of 52 Blenheim Terrace dated 17 March 2015.
16. Email from the occupier of 39 Blenheim Terrace dated 17 July 2015.
17. Site Rationalisation Strategy by Nexus Planning dated December 2014.
18. Letter from the Central and North West London NHS Foundation Trust dated 18 December 2014.

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:** 15-19 Blenheim Terrace, London, NW8 0EH
- Proposal:** Demolition of existing buildings and erection of 3 x 5 bedroom five storey townhouses comprising basement, ground and three upper floors. Formation of covered car parking area to rear and alterations to form a side access road.
- Plan Nos:** 29410-A-03-100 Rev.02, 29410-A-03-101 Rev.02, 29410-A-03-102 Rev.02, 29410-A-03-200 Rev.02, 29410-A-05-100 Rev.01, 29410-A-05-101 Rev.01, 29410-A-02-001 Rev.02, 29410-A-02-002 Rev.03, 29410-A-03-000 Rev.03, 29410-A-03-001 Rev.03, 29410-A-03-002 Rev.03, 29410-A-03-003 Rev.03, 29410-A-03-B01 Rev.03, 29410-A-04-001 Rev.03, 29410-A-05-001 Rev.03, 29410-A-05-002 Rev.03, 29410-A-05-003 Rev.03, 29410-A-05-004 Rev.03, 29410-A-05-005 Rev.01, 29410-L-05-90-001 Rev.04, 29410-L-05-90-002 Rev.04, Planning Statement dated December 2014, Heritage Statement dated December 2014, Design and Access Statement dated 18 December 2014 (as amended by revised proposed drawings), Tree Survey Report (CBA10266v1 Rev.A), Code for Sustainable Homes Pre-Assessment Estimator (Code Level 4), Floorspace Schedule dated 2 July 2015 (Rev.02), Structural Methodology dated December 2014 (for information only - see Informative 12), Site Rationalisation Strategy by Nexus Planning dated December 2014 and letter from the Central and North West London NHS Foundation Trust dated 18 December 2014.

Case Officer: Oliver Gibson

Direct Tel. No. 020 7641 2680

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 **Pre Commencement Condition.** 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 as local planning authority. The plan shall provide the following details:
- (i) a construction programme including a 24 hour emergency contact number;
 - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
 - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
 - (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
 - (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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.

- 4 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 St. John's Wood 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)

- 5 Notwithstanding the annotations on the drawings hereby approved you must apply to us for approval of samples of the bronze metalwork you will use for the window and door surrounds, doors and to clad the third floor roof storey. You must include elevations and roof plans annotated to show where the material(s) 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 St. John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 4, DES 9 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must apply to us for approval of 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 St. John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 4, DES 9 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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

- (a) All new timber windows and doors at a scale of 1:20 or larger.
- (b) All new metal window and door surrounds at a scale of 1:20 or larger.
- (c) Typical elevations and sections of the banded projecting brickwork to the front facade at ground floor level and to the parapet above second floor level at a scale of 1:20 or larger (elevation and section).
- (d) Front boundary wall, gates and railings and staircases within front lightwells at a scale of 1:20 or larger.
- (e) All new boundary walls, gates and fences to the rear of the site at a scale of 1:50 or larger.
- (f) Plan and elevation of the waste and recycling stores at a scale of 1:50 or larger.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these detailed drawings. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St. John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 4, DES 9 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 8 You must apply to us for approval of detailed drawings showing the following alteration to the scheme: Provision of privacy screens between the balconies at third floor level. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the amenity of neighbouring residents and 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 St. John's Wood Conservation Area. This is as set out in S25, S28 and S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13, DES 1, DES 4, DES 9 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 9 You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the dwellinghouses, erect any extensions to the dwellinghouses or erect any outbuildings or structures within the rear gardens without our permission. This is despite the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

Reason:

To protect the amenity of neighbouring residents and 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 St. John's Wood Conservation Area. This is as set out in S25, S28 and S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13, DES 1, DES 4, DES 9 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 provide car parking spaces CP1, CP2 and CP3 shown on the drawing 29410-L-90-001 Rev.04 and these car parking spaces shall only be used for the parking of vehicles of people living in the residential dwellinghouses hereby approved. One of these car parking spaces shall be made permanently available to the occupiers of each of the three dwellinghouses. (C22BA)

Reason:

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

- 12 You must provide car parking spaces CP4 and CP5 shown on the drawing 29410-L-90-001 Rev.04 and these car parking spaces shall only be used for the parking of vehicles of persons working at or visiting the medical facility at No.38 Marlborough Place. (C22BA)

Reason:

To provide parking spaces for the medical facility at No.38 Marlborough Place in lieu of the dedicated parking spaces to be removed from the public highway in Marlborough Place. This is in accordance with STRA 25 and TRANS 22 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

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

Reason:

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

- 14 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 29410-L-90-001 Rev.04. You must clearly mark them and make them available at all times to everyone occupying the dwellinghouses. (C14FB)

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)

- 15 You must provide the following bio-diversity features before you start to use any part of the development, as set out in your application.

- The sedum green roof to the parking courtyard structure.

You must not remove any of these features. (C43FA)

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 16 Notwithstanding the outline landscaping scheme shown on drawings 29410-L-90-001 Rev.04 and 29410-L-90-002 Rev.04, you must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees that comprise part of the landscaping scheme that we approve or find that they are dying, severely damaged or diseased within 5 years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St. John's Wood 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)

- 17 **Pre Commencement Condition.** You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on the 'Tree Survey Plan' appended to the Tree Survey Report dated November 2014. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005 and the tree protection measure proposed should include a programme of supervision by an arboriculturalist who is registered with the Arboricultural Association or has the level of qualifications or experience (or both) needed to be registered. You must then carry out the work according to the approved details. (C31AC)

Reason:

To make sure that the trees on the site are adequately protected during building works. This is

as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

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 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 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 5 The tree protection method statement must include details of the site setup, vehicle access, materials storage, concrete mixing and welfare facilities.
- 6 If you find that you need to remove and rebuild any of the walls shown for retention, and in particular the retaining wall closest to T7, which follows the footpath between 16-19 Blenheim Terrace and 38 Marlborough Place, you will need to amend and resubmit the tree protection method statement.

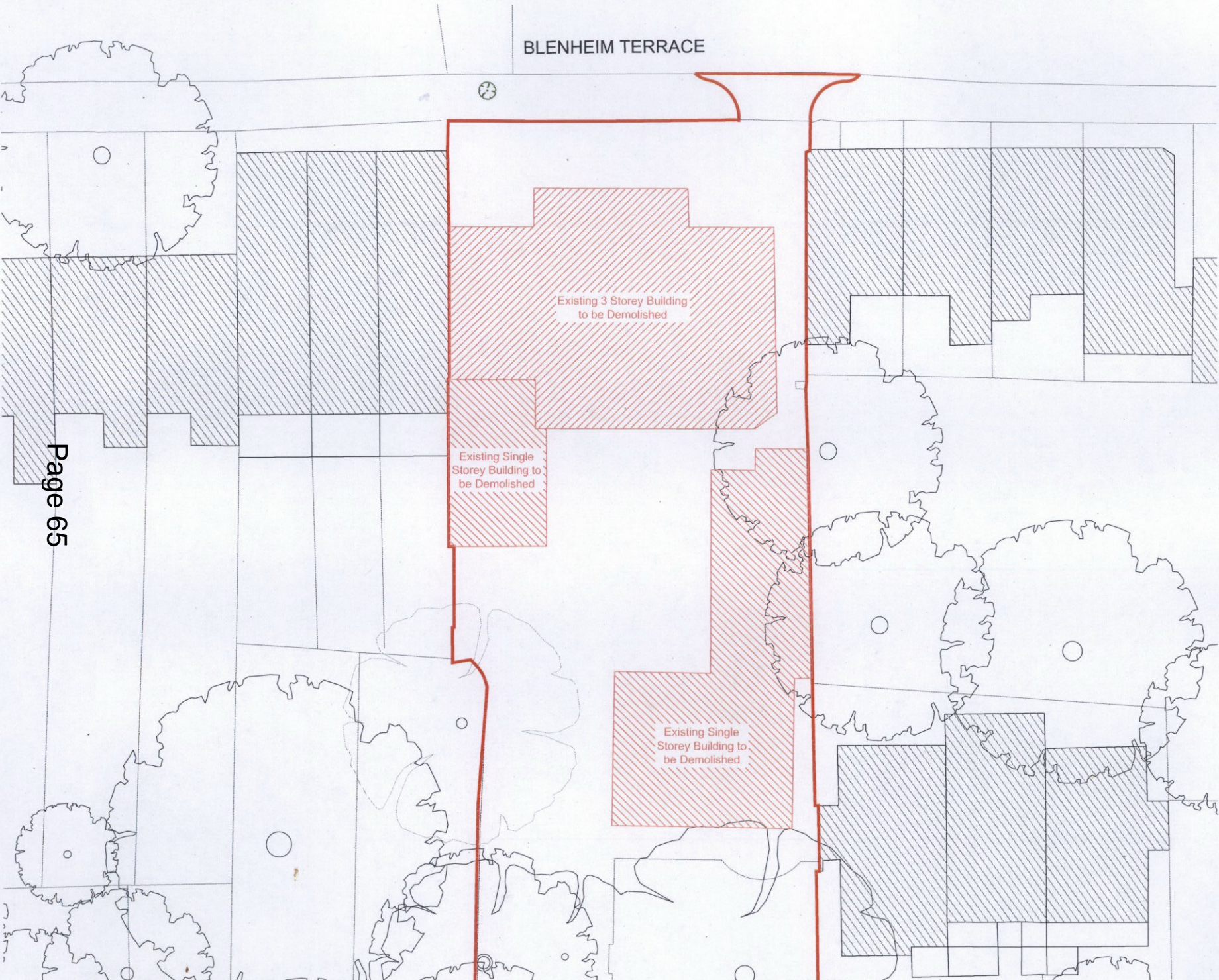
- 7 For the avoidance of doubt the Construction Management Plan required under condition 3 shall be limited to the items listed. Other matters such as noise, vibration, dust and construction methodology will be controlled under separate consents including the Control of Pollution Act 1974 and the Building Regulations. You will need to secure all necessary approvals under these separate regimes before commencing relevant works.
- 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 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:
- (i) A financial contribution towards alternative Social and Community uses/ projects in the vicinity.
 - (ii) Highway works in Blenheim Terrace and Marlborough Place to form access to the off-street parking and amend the location and layout of residents' on-street parking bays (appropriate arrangements to be agreed prior to commencement and highway works to be carried out prior to occupation).
 - (iii) Provision of costs for monitoring of agreement.
- 10 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)
- 11 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.
- 12 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.

- 13 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. (169AA)

BLENHEIM TERRACE



Page 65

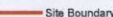
Contractors are not to scale dimensions from this drawing



WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
 The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malyan data must be co-ordinated with formally issued drawings. Broadway Malyan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
 © CROWN COPYRIGHT and database right 2005
 All rights reserved
 Ordnance Survey Licence number AL 1000 17853 Broadway Malyan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

Key:
 Site Boundary

Revision	Date	Description
01	08/12/18	Final Issue
02	10/01/20	Revised Issue

BroadwayMalyan^{BM}
 Architecture Urbanism Design
 3 Vinebridge Business Park
 Addlestone Road
 Weybridge, Surrey
 KT15 2BW
 T: +44 (0)1932 845 599
 F: +44 (0)1932 856 206
 E: Voy@broadwaymalyan.com
www.BroadwayMalyan.com

Client
 CNWL NHS Foundation Trust
 Project
 15-19 Blenheim Terrace
 NW8 0EH
 Description
 Proposed Demolition Plan

Status
Planning
 Scale 1:100@A1
 Drawn By AW
 Date DEC 14
 Job Number 29410
 Drawing Number 29410-A-03-200
 Revision 02

BLENHEIM TERRACE

Contractors are not to scale dimensions from this drawing

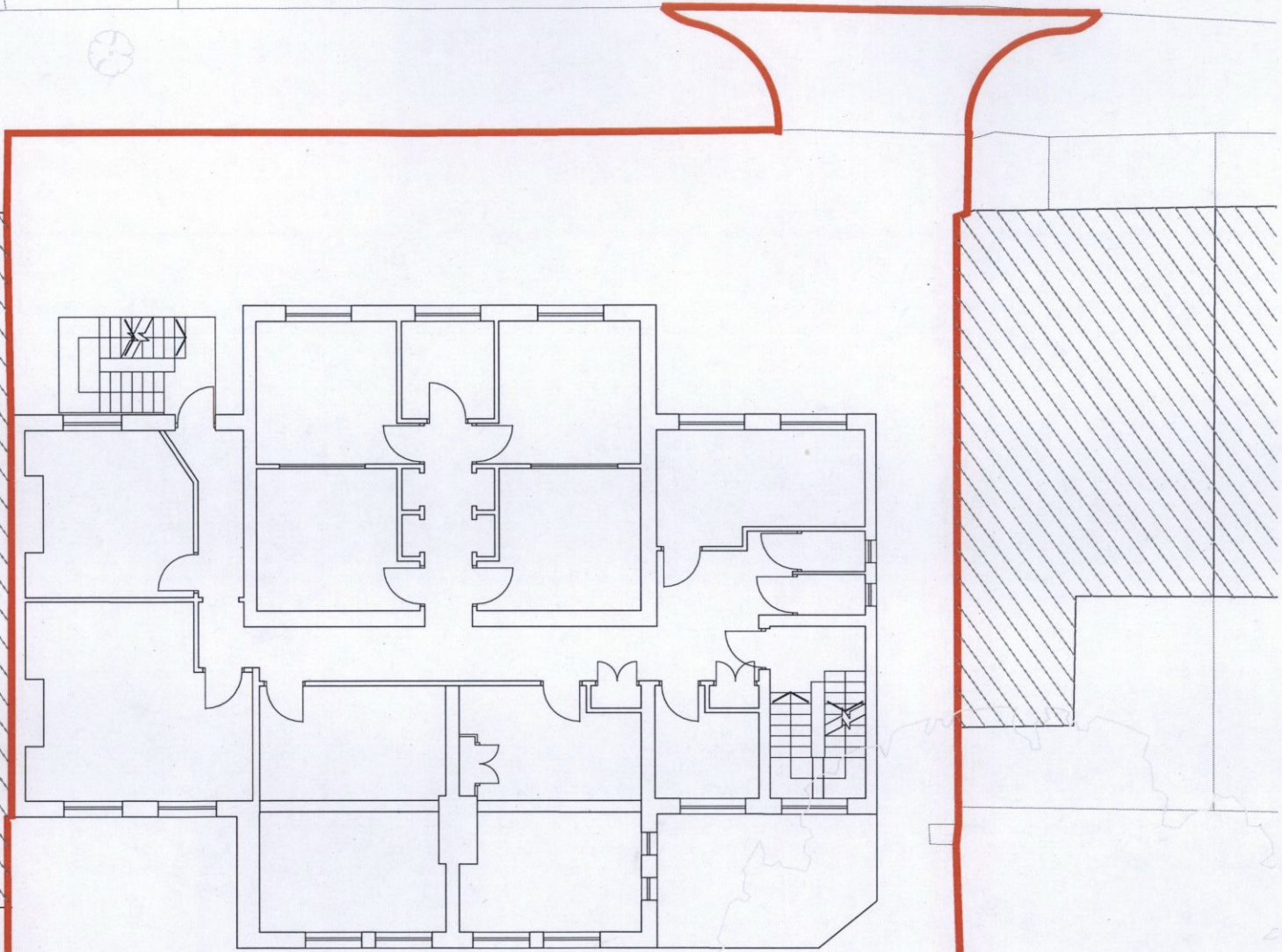


WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/reconstruction work based on Broadway Malyan data must be co-ordinated with formally issued drawings. Broadway Malyan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
© CROWN COPYRIGHT and database right 2005
All rights reserved
Ordnance Survey Licence number AL 1000 17893 Broadway Malyan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

Key:
— Site Boundary



Page 66

Revision	Date	Description
01	14/12/10	Final
02	12/12/10	Revised

BroadwayMalyanSM Architecture Urbanism Design

3 Windridge Business Park
Addiscombe Road
Wimbledon, Surrey
KT15 2BW
T: +44 (0)1832 845 589
F: +44 (0)1832 858 236
E: W.M@broadwaymalyan.com
www.broadwaymalyan.com

Client
CNWL NHS Foundation Trust
Project
15-19 Blenheim Terrace
Description
Existing
First Floor Plan

Status
Planning
Scale 1:100@A3
Drawn By AH
Date DEC 14
Job Number 29410
Drawing Number 29410-A-03-101
Revision 02

Original size 100mm @ A3 Copyright Broadway Malyan Limited

BLENHEIM TERRACE

Contractors are not to scale dimensions from this drawing

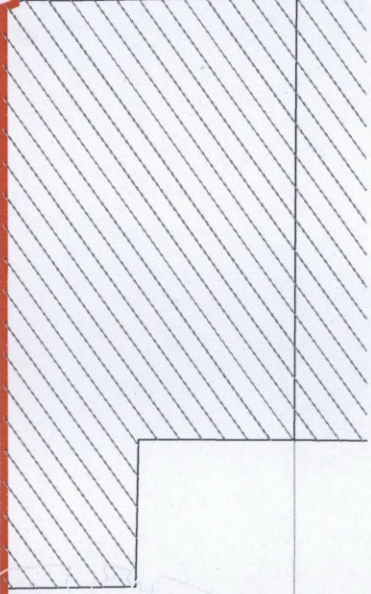
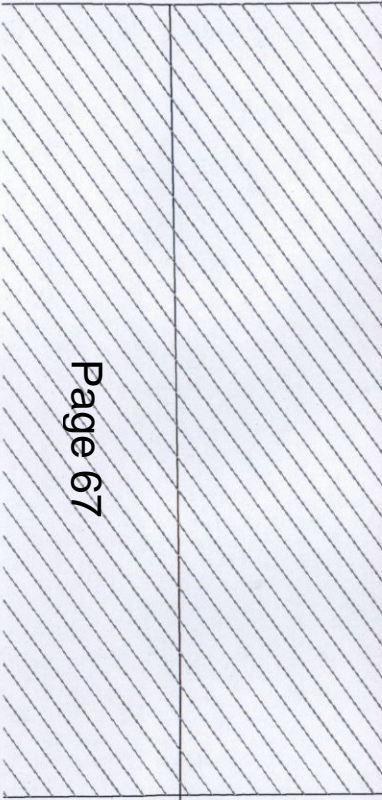
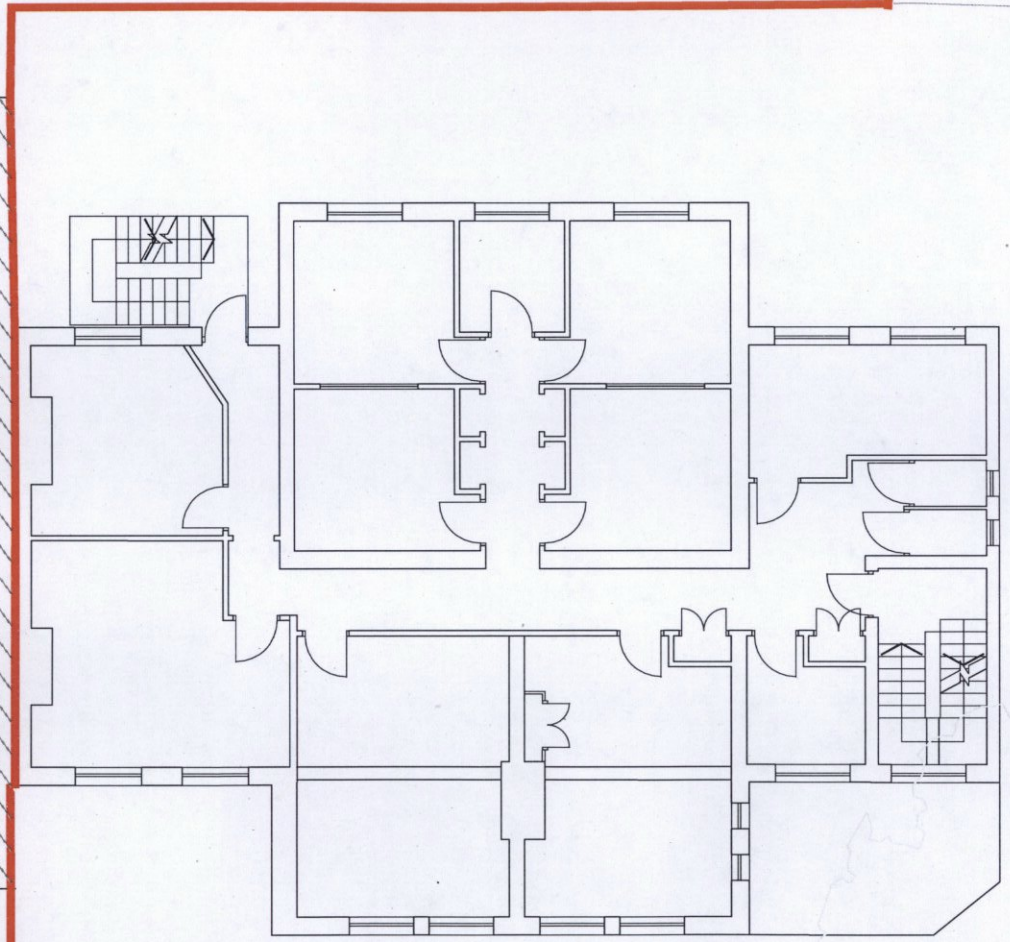


WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malyan data must be co-ordinated with formally issued drawings. Broadway Malyan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
© CROWN COPYRIGHT and database right 2005
All rights reserved
Ordnance Survey Licence number AL 1000 17893 Broadway Malyan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

Key:
— Site Boundary



Page 67

Revision	Date	Description
01	16/11/10	Issue
02	02/04/11	Revised

BroadwayMalyan™
Architecture Urbanism Design

3 Windridge Business Park
Addiscombe Road
Weybridge, Surrey
KT15 2BW
T: +44 (0)1832 845 599
F: +44 (0)1832 856 206
E: info@broadwaymalyan.com
www.broadwaymalyan.com

Client
CNWL NHS Foundation Trust
Project
15-19 Blenheim Terrace
Description
Existing
First Floor Plan

Status
Planning
Scale
1:100@A3
Job Number
29410
Drawn By
AH
Drawing Number
29410-A-03-101
Date
DEC 14
Revision
02

BLENHEIM TERRACE

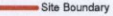
Contractors are not to scale dimensions from this drawing

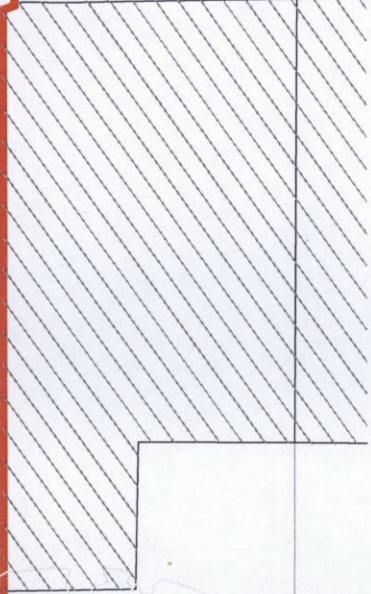
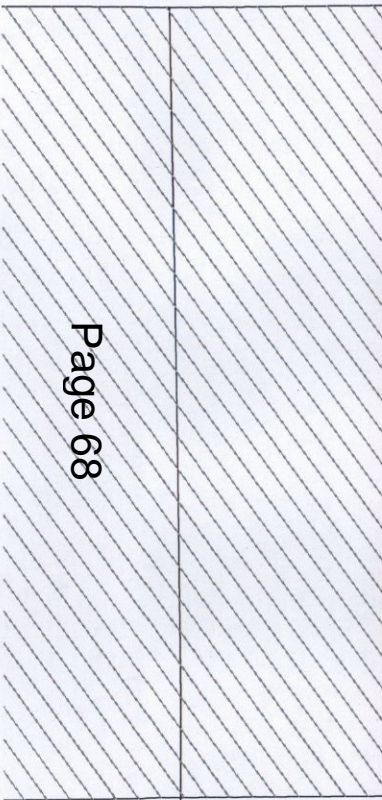
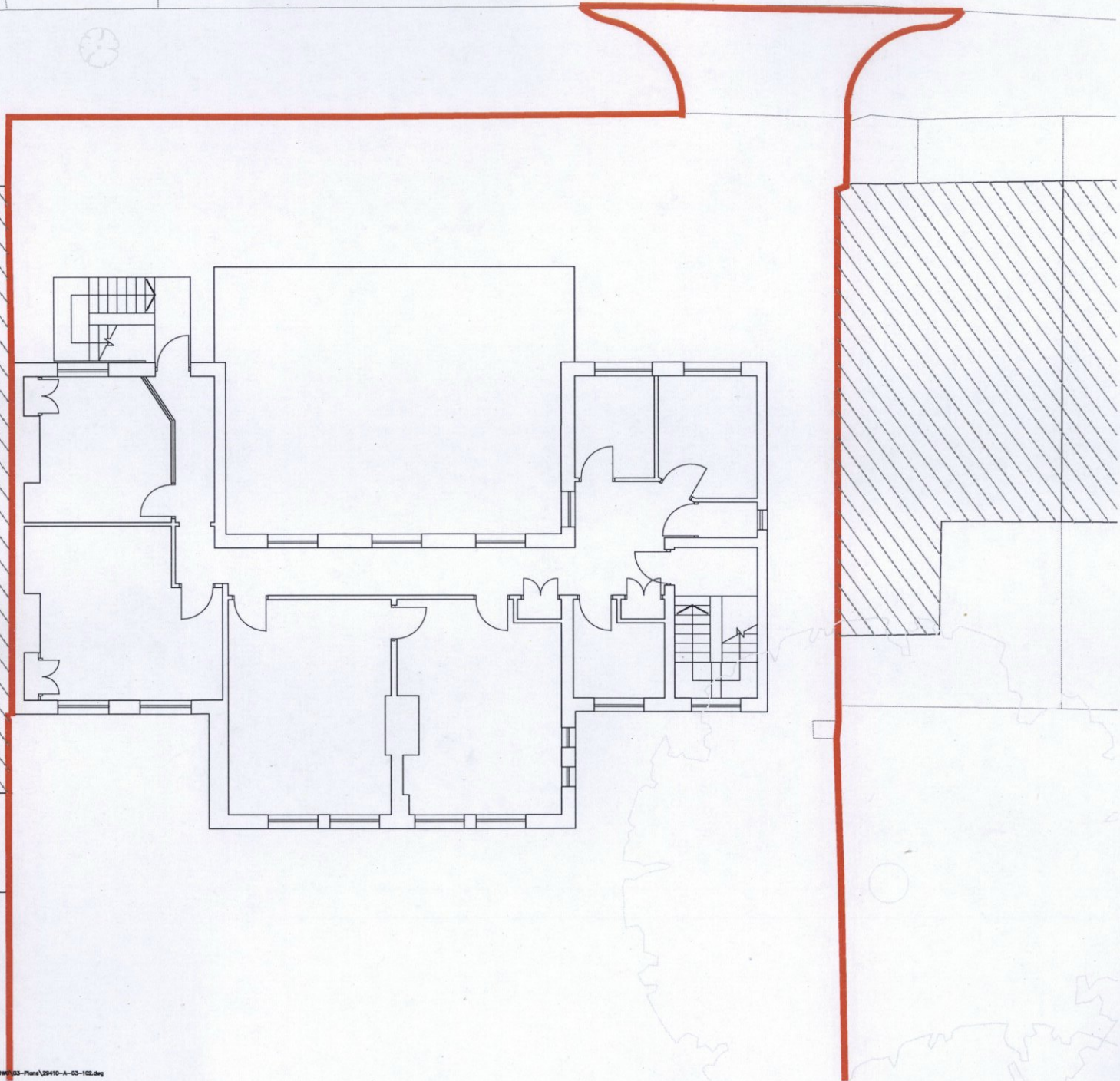


WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
 The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malayan data must be co-ordinated with formally issued drawings. Broadway Malayan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
 © CROWN COPYRIGHT and database right 2005
 All rights reserved
 Ordnance Survey Licence number AL 1000 17893 Broadway Malayan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malayan Limited accept no responsibility for the accuracy or completeness of the survey.

Key:
 Site Boundary



Page 68

Revision	Date	Description
BT	14/12/09	Pre Issue
02	15/12/09	Permitted

BroadwayMalayanSM Architecture Urbanism Design

3 Woodbridge Business Park
 Addlestone Road
 Woodbridge, Surrey
 KT15 2BW
 T: +44 (0)1932 845 589
 F: +44 (0)1932 856 208
 E: Word@broadwaymalayan.com
www.broadwaymalayan.com

Client
CNWL NHS Foundation Trust
 Project
15-19 Blenheim Terrace
 Description
**Existing
 Second Floor Plan**

Status
Planning
 Scale 1:100@A3
 Drawn By AH
 Date DEC 14
 Job Number 29410
 Drawing Number 29410-A-03-102
 Revision 02

Original size 100mm @ A3 Copyright Broadway Malayan Limited

Contractors are not to scale dimensions from this drawing

WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malyan data must be co-ordinated with formally issued drawings. Broadway Malyan accepts no responsibility.

Reproduced by permission of
Ordnance Survey on behalf of HMSO
© CROWN COPYRIGHT and database right 2005
All rights reserved
Ordnance Survey Licence number
AL 1000 17893 Broadway Malyan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

BASE COPY
FOR
PRESS

Revision	Date	Description
01	14-12-18	For Issue

BroadwayMalyan^{BM}
Architecture Urbanism Design
2 Weybridge Business Park
Addlestone Road
Weybridge, Surrey
KT15 2BW
T: +44 (0)1832 845 599
F: +44 (0)1832 858 205
E: Wey@broadwaymalyan.com
www.broadwaymalyan.com

Client
CNWL NHS Foundation Trust
Project
15-19 Blenheim Terrace
St John's Wood
Description
Existing
North Elevation

Status
Planning
Scale 1:100@A3
Date DEC 14
Drawn By AW
Drawing Number 29410
Revision 01

Original size 100mm @ A3 Copyright Broadway Malyan Limited



Page 69

Contractors are not to scale dimensions from this drawing

WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malyan data must be co-ordinated with formally issued drawings. Broadway Malyan accepts no responsibility.

Reproduced by permission of
Ordnance Survey on behalf of HMSO
© CROWN COPYRIGHT and database right 2005
All rights reserved
Ordnance Survey Licence number
AL 1000 17893 Broadway Malyan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

PLEASE COPY TO THE ADDRESS

Revision	Date	Description
01	14.12.14	Peruse

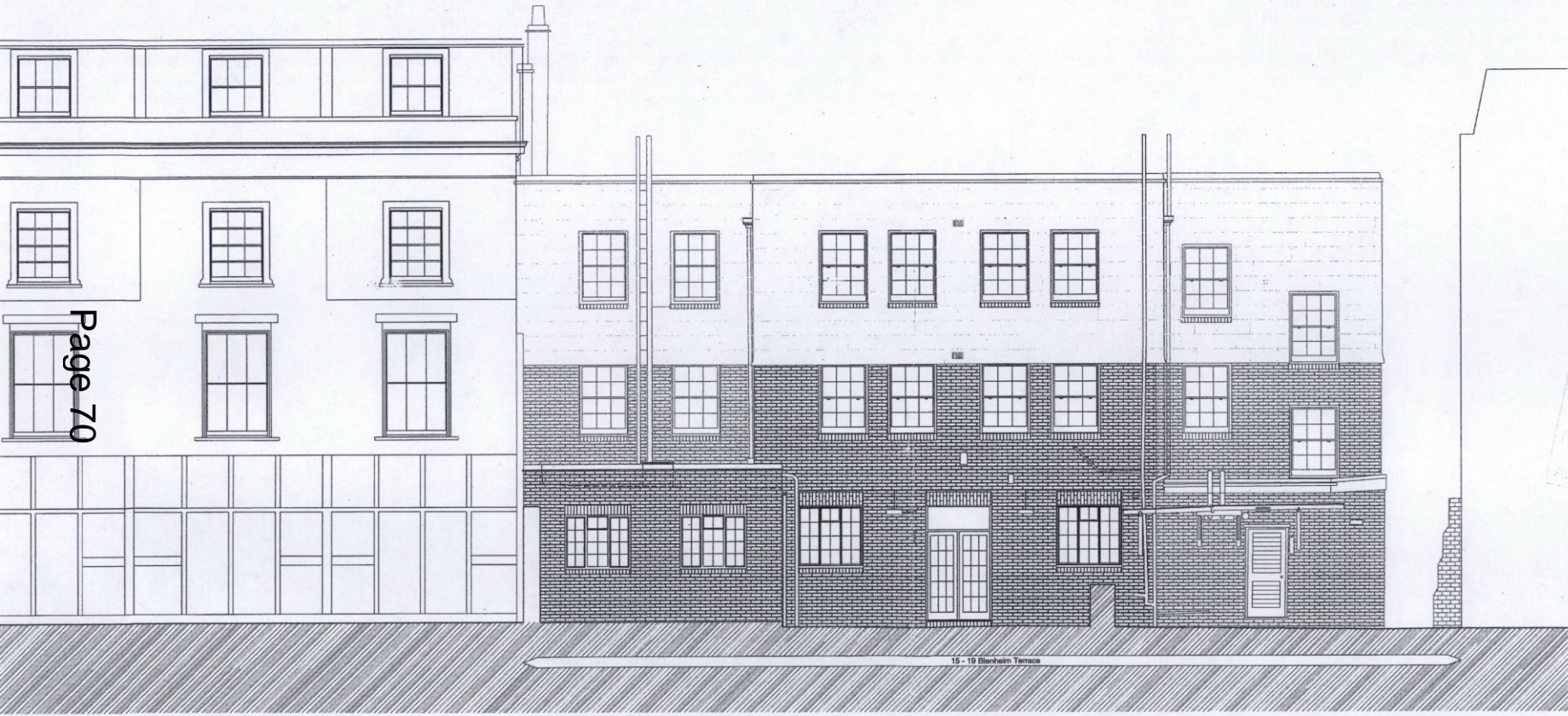
BroadwayMalyan^{BM}
Architecture Urbanism Design

3 Weybridge Business Park
Addlestree Road
Weybridge, Surrey
KT15 2JW
T: +44 (0)1832 845 599
F: +44 (0)1832 858 205
E: View@broadwaymalyan.com
www.broadwaymalyan.com

Client
CNWL NHS Foundation Trust
Project
15-19 Blenheim Terrace
St John's Wood
Description
Existing
South Elevation

Status
Planning
Scale 1:100@A3
Job Number 29410
Drawn By AW
Drawing Number 29410-A-05-101
Date DEC 14
Revision 01

Original size 100mm @ A3 Copyright Broadway Malyan Limited



Page 70

BLENHEIM TERRACE

Contractors are not to scale dimensions from this drawing



WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malyan data must be coordinated with formally issued drawings. Broadway Malyan accepts no responsibility.

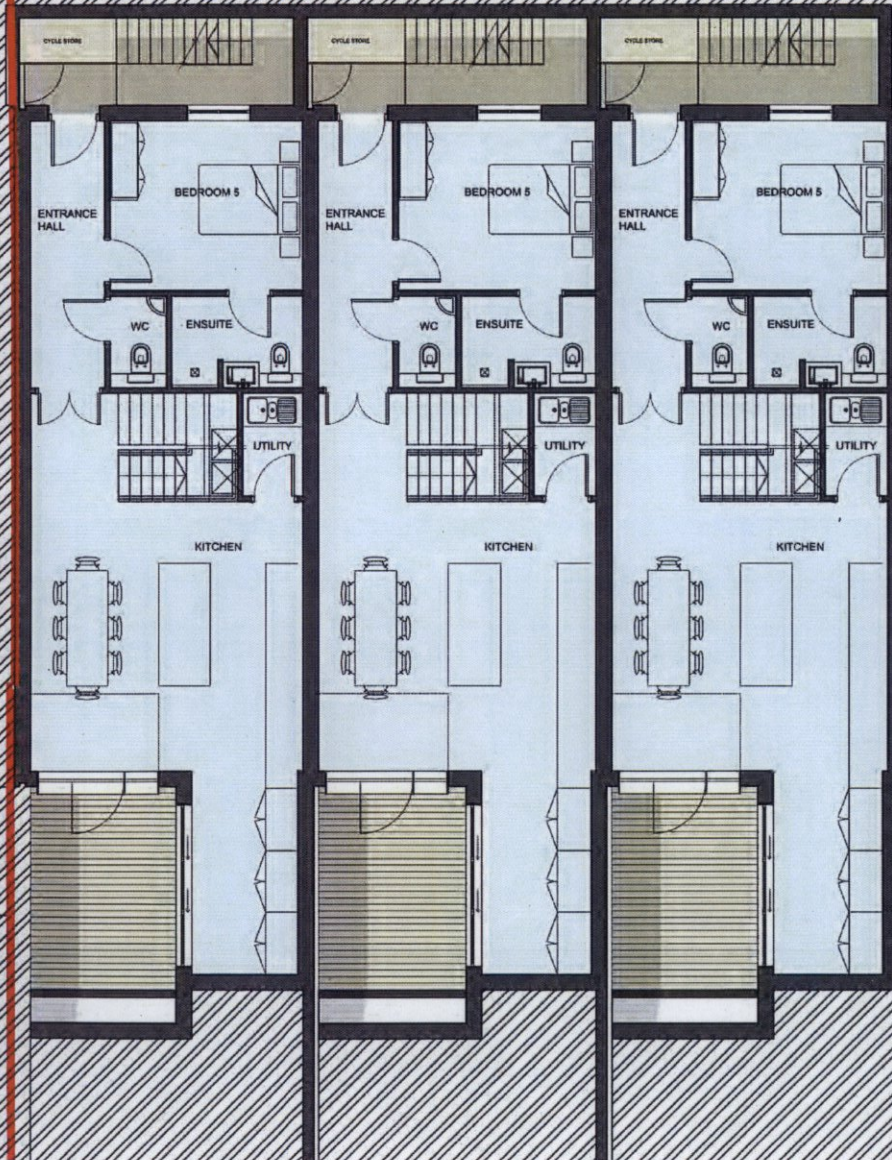
Reproduced by permission of Ordnance Survey on behalf of HMSO
© CROWN COPYRIGHT and database right 2005
All rights reserved
Ordnance Survey Licence number AL 1000 17893 Broadway Malyan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

For landscape details please refer to drawings:
29410-L-90-001
29410-L-90-002

Key
— Site Boundary

Page 71



Revision	Date	Description
01	14/12/14	Final Issue
02	15/12/14	Revised Issue
03	16/12/14	Revised Issue

BroadwayMalyan^{BM} Architecture Urbanism Design

3 Watlington Way, Farnham,
Surrey, GU14 7JH
UK

T +44 (0)1252 445 100
F +44 (0)1252 458 200
E info@broadwaymalyan.com

www.broadwaymalyan.com

Client
CNWL NHS Foundation Trust
Project
15-19 Blenheim Terrace

Description
Basement

Drawn By
Planning
Scale: **1:100@A3** Drawn By: **AW** Date: **DEC 14**
Job Number: **29410** Drawing Number: **29410-A-03-B01** Revision: **03**

Original size: 330mm @ A3. Copyright Broadway Malyan Limited

BLENHEIM TERRACE

Contractors are not to scale dimensions from this drawing



WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
 The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malayan data must be co-ordinated with formally issued drawings. Broadway Malayan accepts no responsibility.

Reproduced by permission of
 Ordnance Survey on behalf of HMSO
 © CROWN COPYRIGHT and database right 2005
 All rights reserved
 Ordnance Survey Licence number
 AL 1000 17893 Broadway Malayan Limited

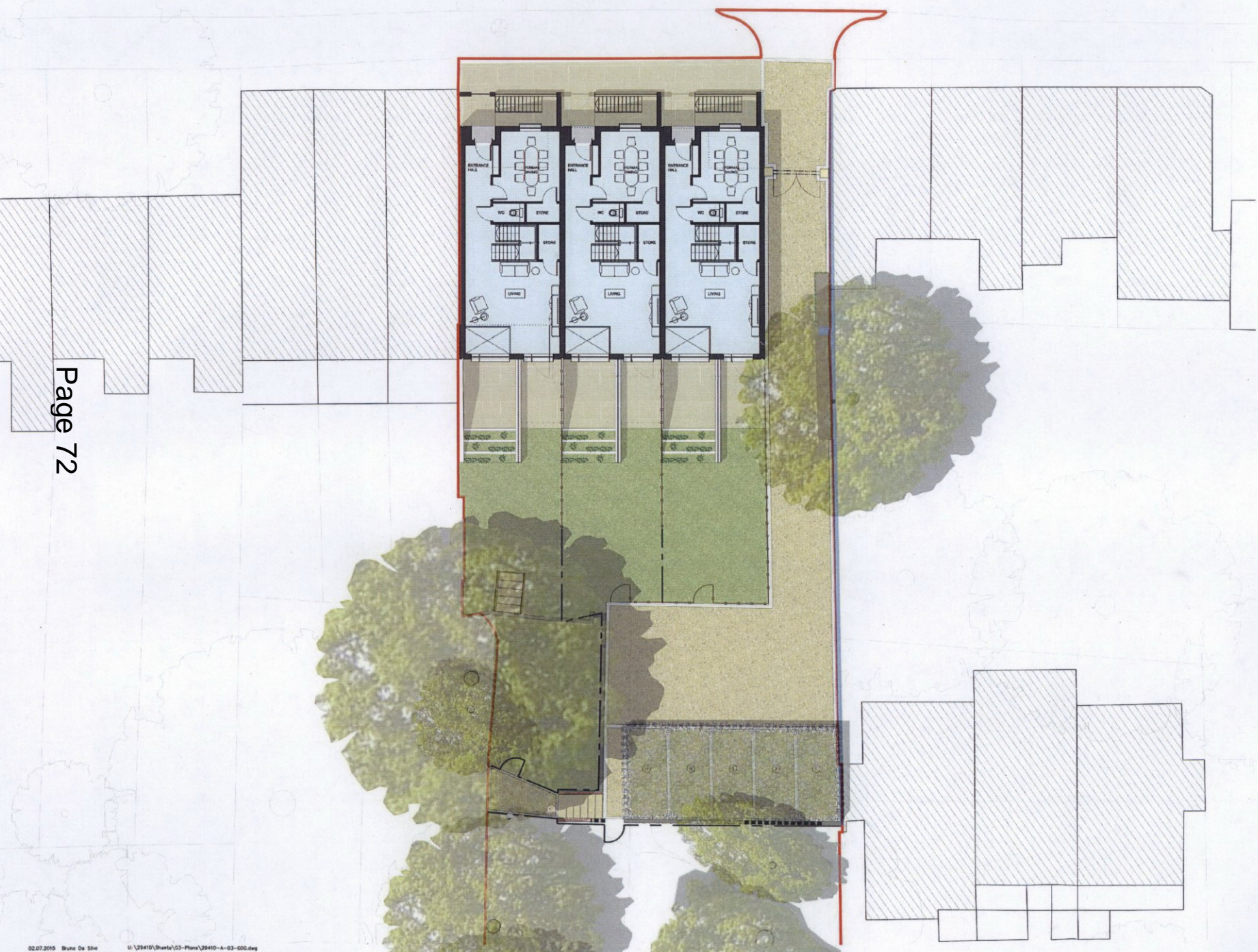
The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malayan Limited accept no responsibility for the accuracy or completeness of the survey.

For landscape details please refer to drawings:
 29410-L-90-001
 29410-L-90-002

Key:

- Site Boundary
- Existing Building Line
- H Healthcare Car Space

Page 72



Revision	Date	Description
01	16-12-11	Final Issue
02	15-01-12	Planning Issue
03	15-01-12	Planning Issue

BroadwayMalayan^{BM}
 Architecture Urbanism Design
 3 Weybridge Business Park
 Addington Road
 Weybridge, Surrey
 KT15 2BW
 T: +44 (0)1932 845 099
 F: +44 (0)1932 856 208
 E: info@broadwaymalayan.com
www.broadwaymalayan.com

Client
CNWL NHS Foundation Trust
 Project
15-19 Blenheim Terrace
 Description
Ground Floor Plan

Status
Planning
 Scale 1:100@A1
 Drawn By AW
 Date DEC 14
 Job Number 29410
 Drawing Number 29410-A-03-000
 Revision 03

Original size 100mm @ A1 Copyright Broadway Malayan Limited

BLENHEIM TERRACE

Contractors are not to scale dimensions from this drawing



WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malayan data must be co-ordinated with formally issued drawings. Broadway Malayan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
© CROWN COPYRIGHT and database right 2005
All rights reserved
Ordnance Survey Licence number AL 1000 17893 Broadway Malayan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malayan Limited accept no responsibility for the accuracy or completeness of the survey.

For landscape details please refer to drawings:
29410-L-90-001
29410-L-90-002

Key
— Site Boundary



Page 73

Revision	Date	Description
01	14.12.15	Final Issue
02	14.12.15	Planning Issue
03	14.12.15	Planning Issue

BroadwayMalayan^{RM}

Architecture Urbanism Design

3 Westridge Business Park
Aldermore Road
Woolston, Dudley
DY1 5 2JF
T: +44 (0)1932 345 599
F: +44 (0)1932 856 200
E: Wey@broadwaymalayan.com
www.broadwaymalayan.com

Client
CNWL NHS Foundation Trust
Project
15-19 Blenheim Terrace
Description
First Floor Plan

Sheet
Planning
Scale
1:100@A3
Job Number
29410
Drawing Number
29410-A-03-001
03
Drawn By
AW
Revision
03
Date
DEC 14

BLENHEIM TERRACE

Contractors are not to scale dimensions from this drawing



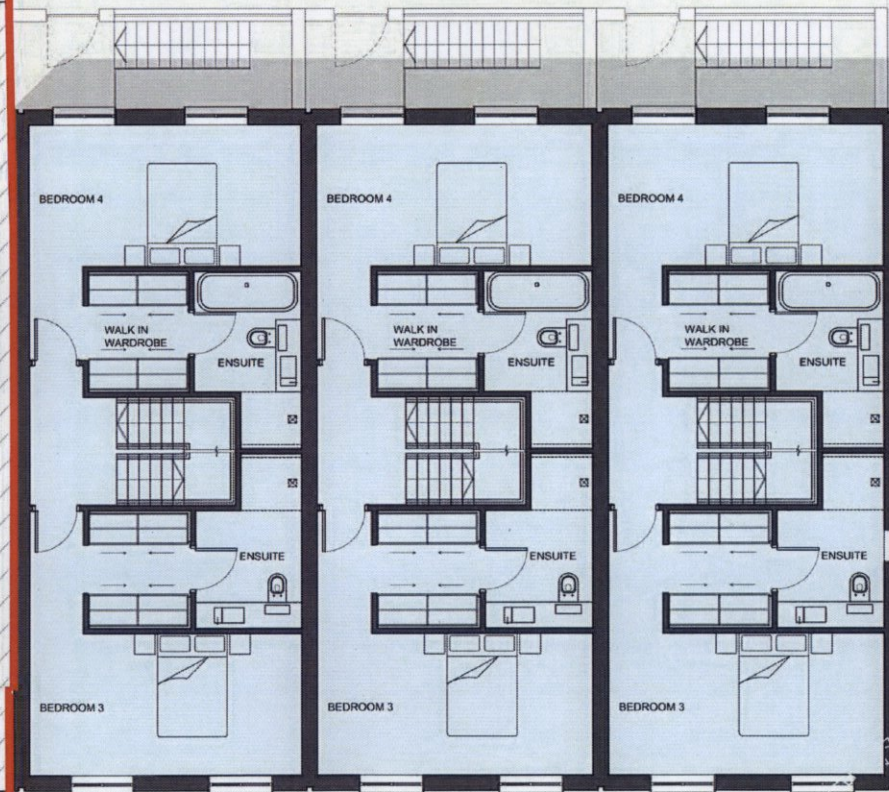
WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malayan data must be co-ordinated with formally issued drawings. Broadway Malayan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
© CROWN COPYRIGHT and database right 2005
All rights reserved
Ordnance Survey Licence number AL 1000 17893 Broadway Malayan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malayan Limited accept no responsibility for the accuracy or completeness of the survey.

For landscape details please refer to drawings:
29410-L-90-001
29410-L-90-002

Key:
— Site Boundary



Page 74

Revision	Date	Description
01	14.12.11	Final Issue
02	15.01.12	Planning Note
03	17.02.12	Planning Note

BroadwayMalayan^{BM} Architecture Urbanism Design

3 Westbridge Business Park
Aldermore Road
Wotton Bassett, Wiltshire
KT15 2BW

T: +44 (0)1930 845 599
F: +44 (0)1932 856 295
E: info@broadwaymalayan.com

www.broadwaymalayan.com

Client
CNWL NHS Foundation Trust
Project
15-19 Blenheim Terrace

Description
Second Floor Plan

Scale
1:100@A3
Drawn By
AW
Date
DEC 14
Job Number
29410
Drawing Number
A-03-002
Revision
03

Original size 120mm @ A3 Copyright Broadway Malayan Limited

BLENHEIM TERRACE

Contractors are not to scale dimensions from this drawing

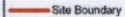


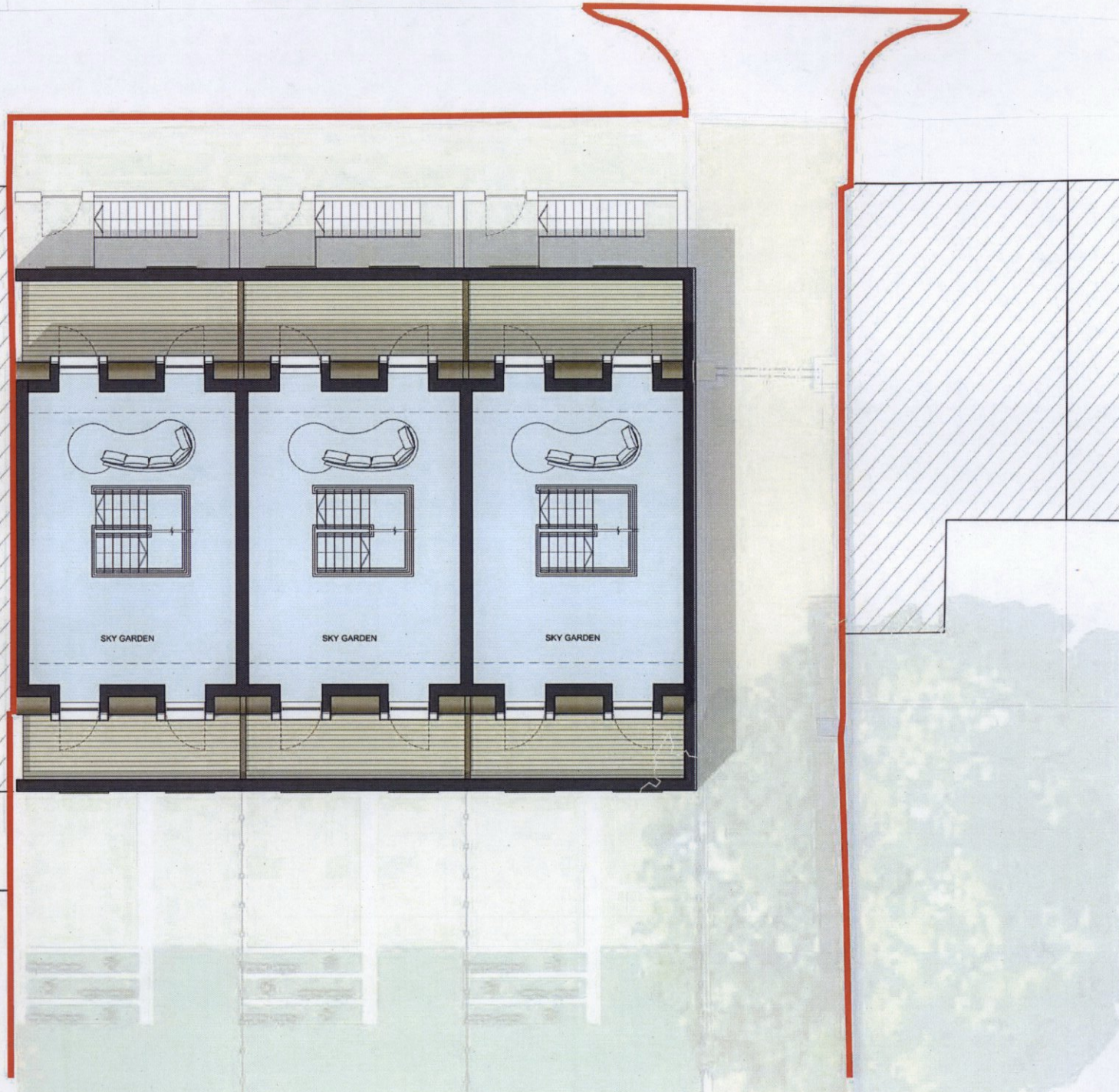
WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
 The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malyan data must be co-ordinated with formally issued drawings. Broadway Malyan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
 © CROWN COPYRIGHT and database right 2005
 All rights reserved
 Ordnance Survey Licence number AL 1000 17893 Broadway Malyan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

For landscape details please refer to drawings:
 29410-L-90-001
 29410-L-90-002

Key
 Site Boundary



Page 75

Revision	Date	Description
01	14.12.17	Final Issue
02	15.12.17	Planning Issue
03	15.12.17	Planning Issue

BroadwayMalyan^{BM}
Architecture Urbanism Design
 3 Weybridge Homing Park
 Ashbrook Road
 Weybridge, Surrey
 KT15 2BN
 T: +44 (0)1932 845 595
 F: +44 (0)1932 016 208
 E: info@broadwaymalyan.com
www.broadwaymalyan.com

Client:
CNWL NHS Foundation Trust
 Project:
15-19 Blenheim Terrace
 Description:
Third Floor Plan

Status:
Planning
 Scale: **1:100@A3** Drawn By: **AW** Date: **DEC 14**
 Job Number: **29410** Drawing Number: **29410-A-03-003** Revision: **03**

Contractors are not to scale dimensions from this drawing

WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
 The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malayan data must be co-ordinated with formally issued drawings. Broadway Malayan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
 © CROWN COPYRIGHT and database right 2005
 All rights reserved
 Ordnance Survey Licence number AL 1000 17893 Broadway Malayan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malayan Limited accept no responsibility for the accuracy or completeness of the survey.



Page 76

Material Key:

- 1 Bronze coloured metal mansard roofing.
- 2 Brickwork to match local London stock.
- 3 Bronze anodised aluminium bay window with timber double glazed door.
- 4 Timber double glazed window with bronze anodised aluminium perimeter and over panel.
- 5 3 no. projecting brick courses.

- 6 Local London stock brick wall with bronze coloured metal railings and gate.
- 7 Projecting brick courses in matching London stock brick.
- 8 Two storey double glazed feature timber window with bronze anodised aluminium perimeter, over panel and bronze coloured railings.
- 9 Bronze anodised aluminium front door, side and over panel and perimeter.

Revised	Date	Description
01	18.12.16	Issue
02	15.11.16	Planning
03	10.01.17	Planning

BroadwayMalayan^{BM}
 Architecture Urbanism Design
 3 Weybridge Business Park
 Addlestone Road
 Weybridge, Surrey
 KT15 2BW
 T +44 (0)1932 845 850
 F +44 (0)1932 856 208
 E info@broadwaymalayan.com
 www.broadwaymalayan.com

Client
CNWL NHS Foundation Trust
 Project
**15-19 Blenheim Terrace
 St John's Wood**
 Description
**Proposed
 North Elevation**

Status
Planning
 Scale: Drawn By: Date
1:100@A3 AW DEC 14
 Job Number: Drawing Number: Revision:
29410 29410-A-05-001 03

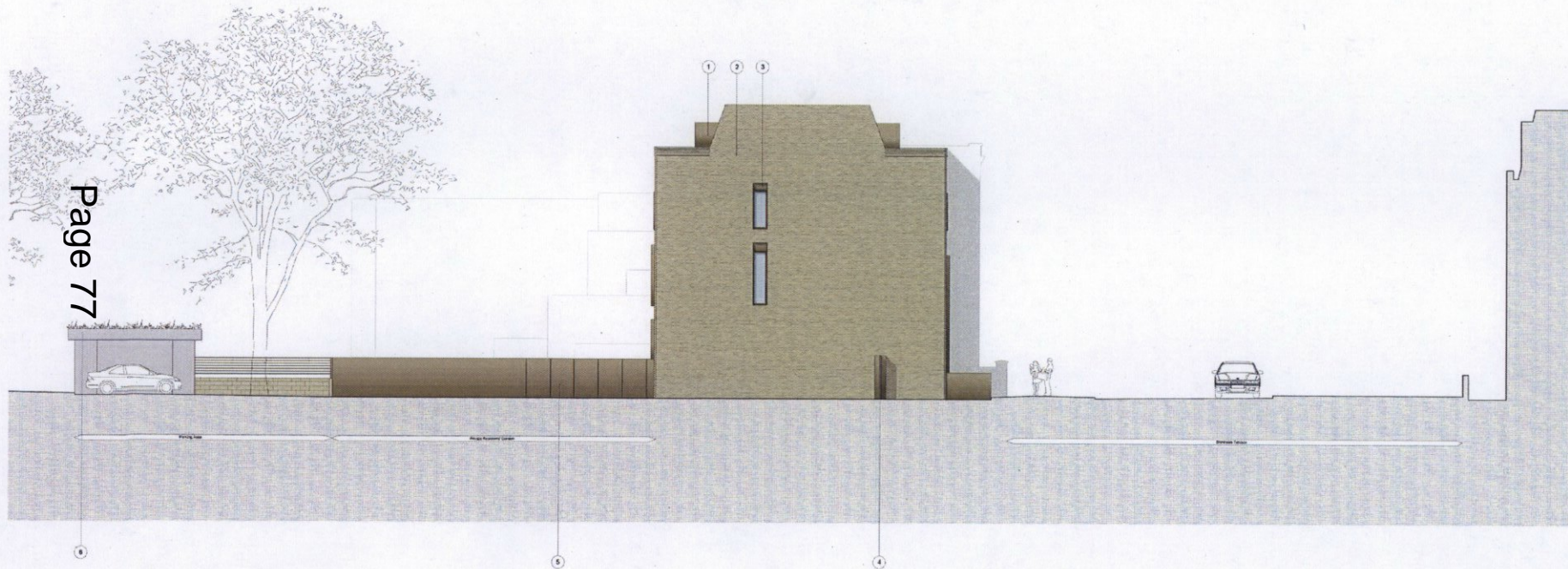
Contractors are not to scale dimensions from this drawing

WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
 The drawing contained within this file can only be used for information and does not form part of any contract documents. All Design/construction work based on Broadway Malyan data must be co-ordinated with formally issued drawings. Broadway Malyan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
 © CROWN COPYRIGHT and database right 2005
 All rights reserved
 Ordnance Survey Licence number
 AL 1000 17893 Broadway Malyan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

Refer to 90 series drawings for more detailed landscape information.



Page 77

Revision	Date	Description
01	14.05.08	Final Issue
02	10.02.08	Planning Issue
03	15.07.02	Planning Issue

BroadwayMalyan^{BM}
 Architecture Urbanism Design

3 Weybridge Business Park
 Addlestone Road
 Weybridge, Surrey
 KT15 2DU
 T: +44 (0)1932 845 589
 F: +44 (0)1932 856 206
 E: Weybridge@broadwaymalyan.com
www.broadwaymalyan.com

Client
CNWL NHS Foundation Trust
 Project
15-19 Blenheim Terrace

Description
**Proposed
 East Elevation**

Status
Planning

Scale	Drawn By	Date
1:100@A1	AH	DEC 14
Job Number	Drawing Number	Revision
29410	29410-A-05-003	03

Original size 100mm @ A1 Copyright Broadway Malyan Limited

- Material Key:
- 1 Bronze anodised aluminium bily windows.
 - 2 Brickwork to match local Leaden stock.
 - 3 Double glazed window with oak coloured timber window frame and bronze anodised aluminium perimeter.
 - 4 Entrance gate with bronze coloured metal panels.
 - 5 External garden wall with bronze coloured metal cladding panels.
 - 6 Carpark with secum roof.

Contractors are not to scale dimensions from this drawing

WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
 The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malyan data must be co-ordinated with formally issued drawings. Broadway Malyan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
 © CROWN COPYRIGHT and database right 2005
 All rights reserved
 Ordnance Survey Licence number AL 1000 17893 Broadway Malyan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

Page 78



- Material Key:**
- 1 Bronze coloured metal mansard roof.
 - 2 Brickwork to match local London stock.
 - 3 Double glazed window with timber window frame and bronze anodised aluminium and over panel perimeter.
 - 4 3 no. projecting brick courses.

- 5 Bronze anodised aluminium bay window with timber double glazed door.
- 6 Recessed balcony with bronze anodised aluminium perimeter, timber double glazed window with bronze coloured railings.
- 7 Timber double glazed window with bronze anodised aluminium perimeter and railings.
- 8 Two storey double glazed feature window with timber frame and bronze anodised aluminium perimeter.

Revisions	Date	Description
01	16/11/14	Final Issue
02	16/11/14	Photograph
03	16/12/14	Revised Issue

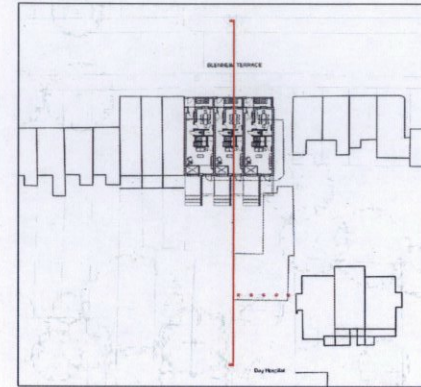
BroadwayMalyan^{BM}
Architecture Urbanism Design
 3 Waybridge Business Park
 Ashdown Road
 Wokingham, Surrey
 KT15 2BW
 T: +44 (0)1332 845 550
 F: +44 (0)1332 858 200
 E: info@broadwaymalyan.com
 www.broadwaymalyan.com

Client
CNWL NHS Foundation Trust
 Project
**15-19 Blenheim Terrace
 St John's Wood**
 Description
**Proposed
 South Elevation**

Status
Planning

Scale	Drawn By	Date
1:100@A3	AW	DEC 14
Job Number	Drawing Number	Revision
29410	29410-A-05-004	03

Original size 105mm @ A3. Copyright Broadway Malyan Limited



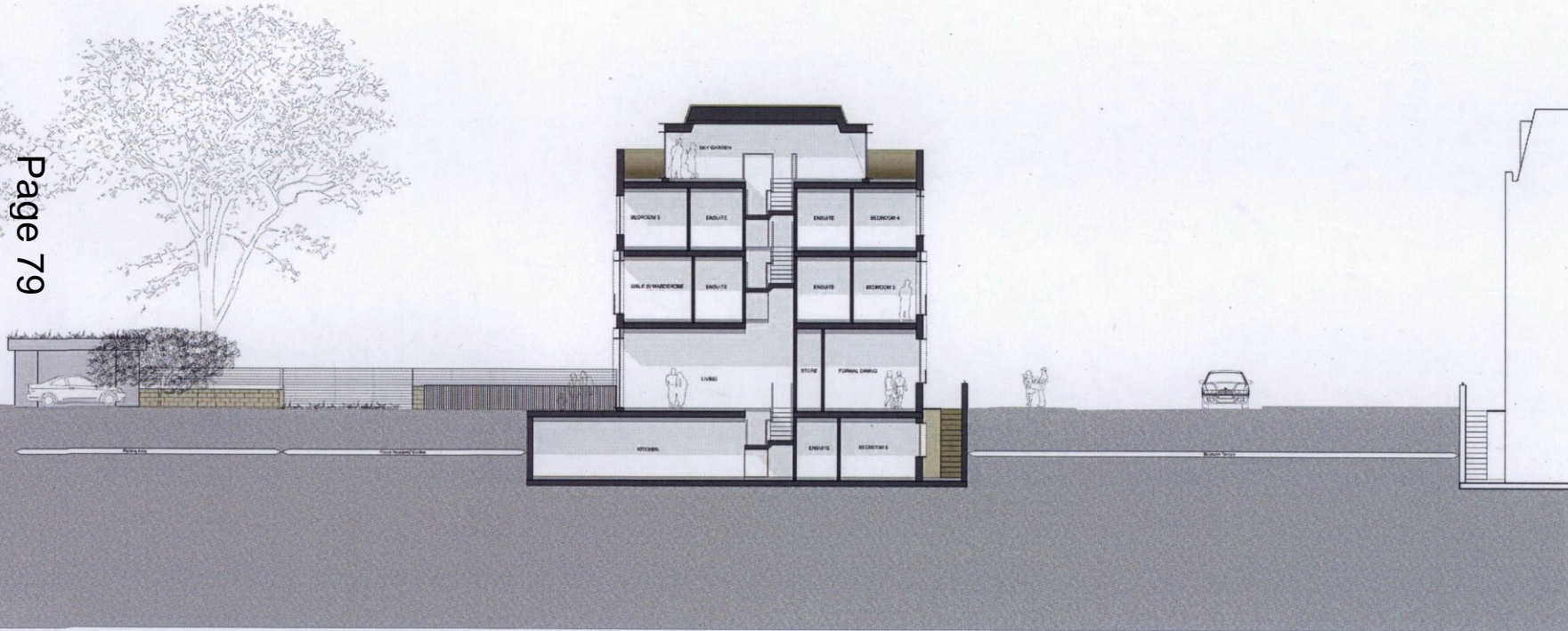
Contractors are not to scale dimensions from this drawing

WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
 The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malayan data must be co-ordinated with formally issued drawings. Broadway Malayan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
 © CROWN COPYRIGHT and database right 2005
 All rights reserved
 Ordnance Survey Licence number AL 1000 17893 Broadway Malayan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malayan Limited accept no responsibility for the accuracy or completeness of the survey.

Refer to 90 series drawings for more detailed landscape information.



Revision	Date	Description
01	14.12.08	Final Issue
02	16.01.09	Planning Issue
03	15.07.09	Planning Issue

BroadwayMalayan^{BM}
 Architecture Urbanism Design

3 Waybunge Business Park
 Addington Road
 Westbury, Surrey
 KT10 2BW

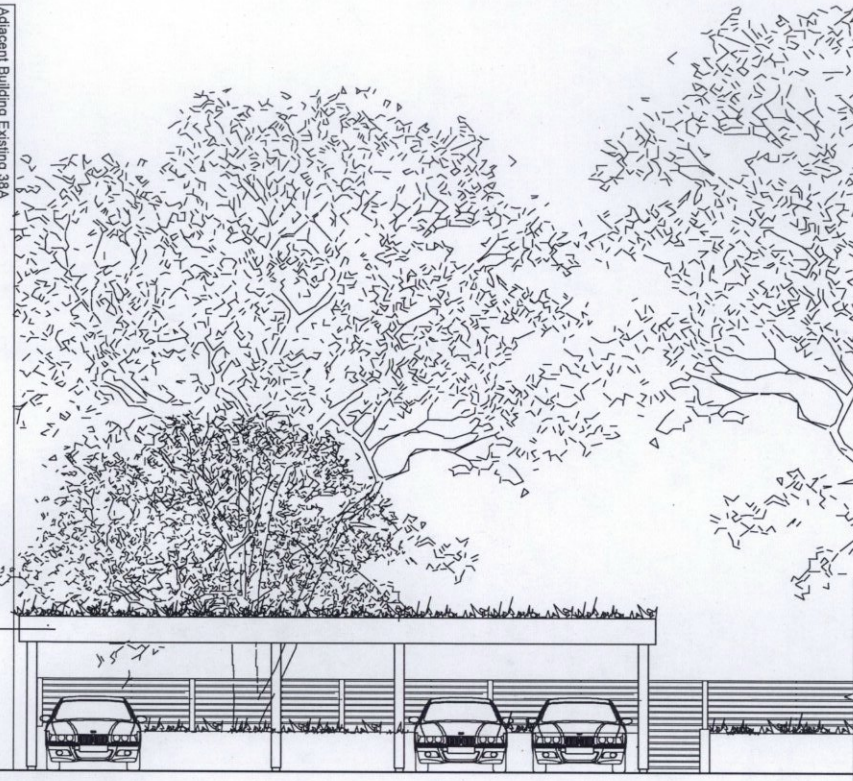
T +44 (0)1832 845 569
 F +44 (0)1832 858 208
 E info@broadwaymalayan.com
www.broadwaymalayan.com

Client
CNWL NHS Foundation Trust
 Project
15-19 Blenheim Terrace

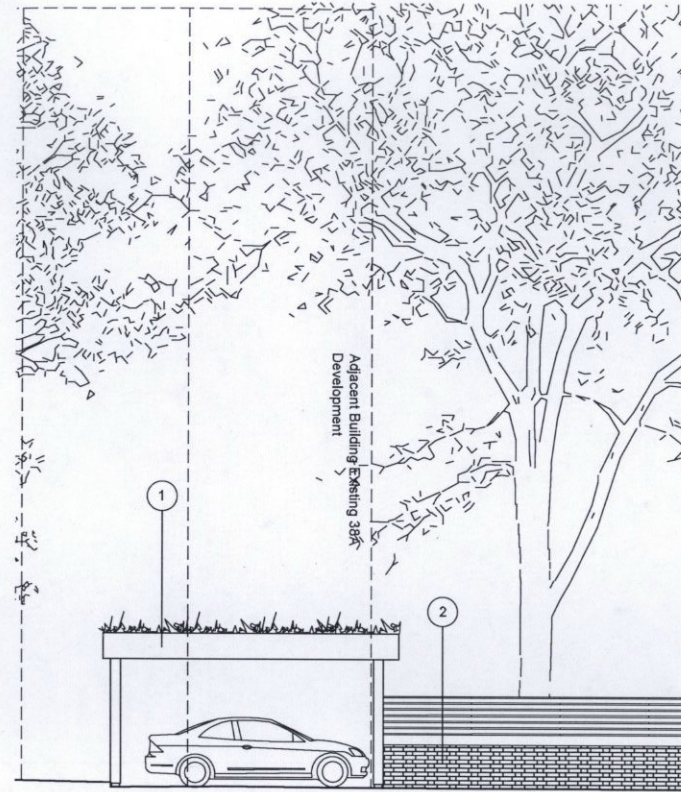
Description
Section AA

Status		
Planning		
Scale	Drawn By	Date
1:100@A1	AH	DEC 14
Job Number	Drawing Number	Revision
29410	29410-A-04-001	03

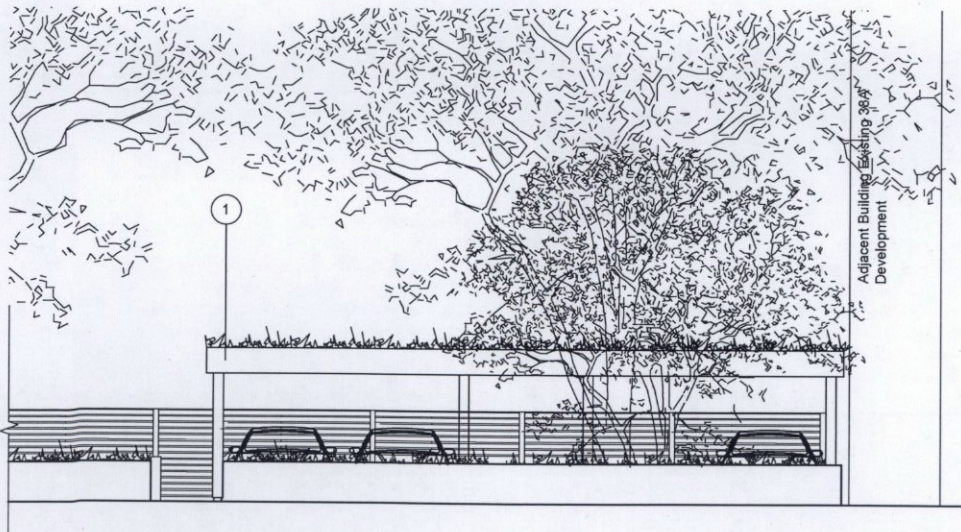
Adjacent Building Existing 38A
Development



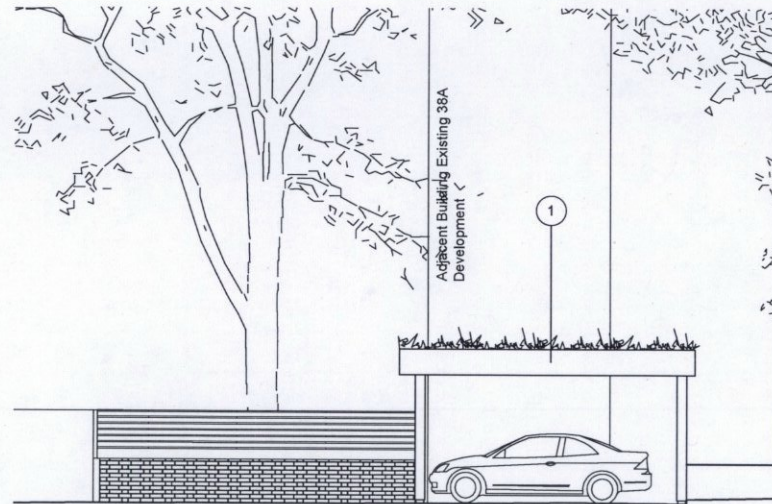
A South East Elevation-Proposed Car Port with Sedam Roof



B South West Section-Proposed Car Port with Sedam Roof



C North West Elevation-Proposed Car Port with Sedam Roof



D North East Elevation-Proposed Car Port with Sedam Roof

Contractors are not to scale dimensions from this drawing

WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malayan data must be co-ordinated with formally issued drawings. Broadway Malayan accepts no responsibility.

Reproduced by permission of Ordnance Survey on behalf of HMSO
© CROWN COPYRIGHT and database right 2005
All rights reserved
Ordnance Survey Licence number AL 1000 17893 Broadway Malayan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malayan Limited accept no responsibility for the accuracy or completeness of the survey.

Material Key:

- 1 Bronze coloured metal cladding to match proposed townhouses. To be read with Landscape Strategy Documents
- 2 Brickwork to match proposed townhouses. To be read with Landscape Strategy Documents

Revision	Date	Description
01	21/12/14	Final

BroadwayMalayan™
Architecture Urbanism Design

3 Weybridge Business Park
Addlestone Road
Weybridge, Surrey
KT13 2SR

T +44 (0)1932 845 509
F +44 (0)1932 858 206
E: info@broadwaymalayan.com

www.broadwaymalayan.com

Client
CNWL NHS Foundation Trust
Project
15-19 Blenheim Terrace
St John's Wood
Description
Proposed
Carport Elevations

Status
Planning

Scale 1:100@A3
Drawn By AW
Date DEC 14
Job Number 29410
Drawing Number 29410-A-05-005
Revision 01

Original size 100mm @ A3 Copyright Broadway Malayan Limited

Agenda Item 3

Item No.

3

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 18 August 2015	Classification For General Release	
Report of Director of Planning	Wards involved Warwick		
Subject of Report	Stockley House, 130 Wilton Road, London, SW1		
Proposal	Demolition of existing office building (Class B1) and redevelopment comprising a 15 storey building plus three basement levels to provide between 104-110 residential units, retail floorspace (Class A1/A3/A4), car parking for 60 cars, plant enclosure at roof level and associated public realm works.		
Agent	DP9		
On behalf of	Victoria Gardens Development Ltd		
Registered Number	14/08299/FULL	TP / PP No	TP/4137
Date of Application	18.08.2014	Date amended/ completed	19.08.2014
Category of Application	Major		
Historic Building Grade	Unlisted		
Conservation Area	Outside Conservation Area		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

1. Grant conditional permission, subject to the views of the Mayor and the completion of a S106 legal agreement to secure:

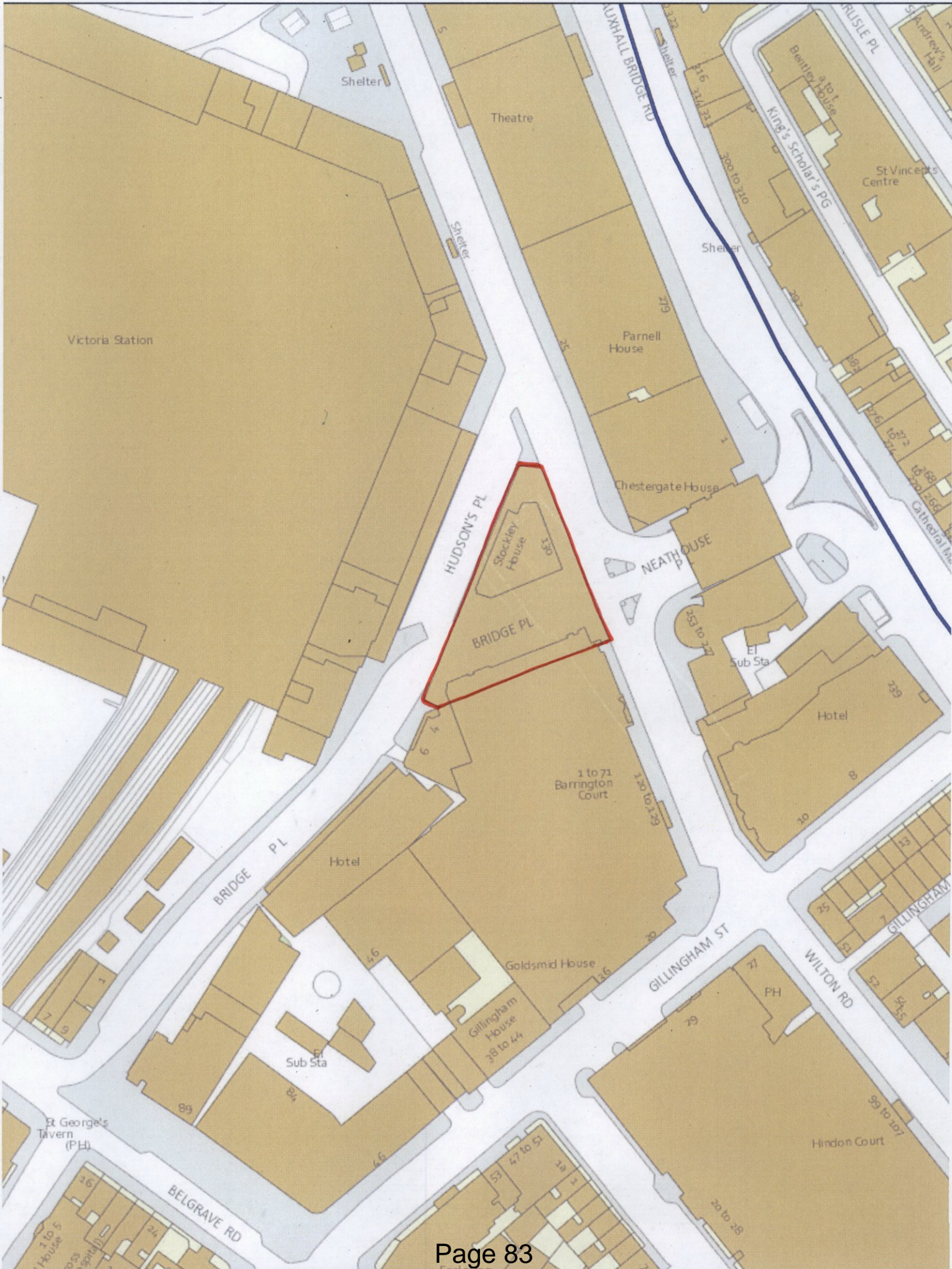
- £10,254,110 towards the Council's affordable housing fund.
- The Council's Code of Construction Practice and a financial contribution of £34,000 per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers.
- A financial contribution of £270,000 for public realm improvements to Hudson's Place. In the event that agreement cannot be reached between the relevant parties within six months of the completion of the development this money shall revert to the Council's affordable housing fund.
- Car club membership for each flat for 25 years.

- Car Lift Management Strategy to ensure that the lift always returns to ground floor level and to set out what arrangements would be put in place to ensure that downtime is kept to an absolute minimum.
- Car Parking Management Plan to include measures to ensure that no space is individually sold or allocated specifically to a unit or user and car parking spaces are on a first come first served basis to residents only.
- Obligation that the developer enters into a S278 agreement with TfL to secure the proposed highway works including repaving and reconstruction of the loading bay in Bridge Place.
- Safeguarding the feeder taxi rank on Bridge Place until the completion of the VSU works.
- Monitoring costs.

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

a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate the Director of Planning is authorised to determine and issue such a decision under Delegated Powers.

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; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.





STOCKLEY HOUSE, 130 WILTON ROAD, SW1

2. SUMMARY

Stockley House is a 1980s office building to the south east of Victoria Station with Bridge Place running through the site. The application is for its redevelopment to provide a 15 storey building with three basement levels to provide 109 residential units and flexible retail use (A1, A3, A4) at ground floor level. Sixty car parking spaces are proposed at basement level accessed from Hudson's Place.

The key issues for consideration are:

- The impact of the proposals on the character and appearance of the area;
- The impact of the proposals on the amenity of surrounding residents.

With the imposition of conditions and a S106 agreement, the proposed development is considered acceptable in land use, design, conservation, amenity, highways and environmental terms.

3. CONSULTATIONS

GREATER LONDON AUTHORITY

The principle of a residential-led mixed use development on this site within the CAZ and the Victoria Opportunity Area is strongly supported. Whilst the density, design, ground floor layout, massing and height are supported, further work is required on the internal layout in order to resolve a number of issues relating to residential quality such as the number of units per floor/core and the large number of single aspect units. Further information is also required on the children's playspace strategy. Matters of inclusive design are broadly supported.

The indicative affordable housing offer raises strategic concern and an independent assessment of the applicant's viability report is required. The energy strategy needs further attention as the London Plan target is not being reached. The development should be car free except for accessible spaces. Additional cycle parking spaces are required and further discussion is required with TfL about the stopping up of Bridge Place.

TRANSPORT FOR LONDON

Following revisions to the proposed highway layout, TfL is satisfied that there is sufficient flexibility in the concept design for the highway layout around the building for a S278 to be agreed and implemented post-determination. Request that an obligation to enter into a S278 agreement with TfL be secured by condition and through the S106 agreement.

ENGLISH HERITAGE (ARCHAEOLOGY)

No objection subject to condition.

ENVIRONMENT AGENCY

No objection.

LONDON UNDERGROUND LTD

No comment.

NETWORK RAIL

Supportive of the proposed development. The proposed development site is located adjacent to Network Rail's land at Hudson's Place and Victoria Station. The applicant has contacted Network Rail to discuss potential for improvements to Hudson's Place, although nothing has

formally been agreed. Network Rail's approval would be required in relation to any shared surface, car parking reorganisation and landscaping plans within Hudson's Place. Unless otherwise agreed, existing car parking provision must be maintained.

There are issues relating to construction and future maintenance of the proposed building. The developer will be required to enter into an appropriate Asset Management Agreement to ensure that the railway operations are protected.

NATURAL ENGLAND

The application is not likely to result in significant impacts on statutory designated sites or landscapes.

WESTMINSTER SOCIETY

This is a worthwhile scheme. The change of use to residential is welcome and the mix of unit sizes is reasonable. The proposed building would be significantly taller than existing but would not be out of step with many buildings nearby such as Neathouse Place. There will be considerable improvements at street level.

ENVIRONMENTAL HEALTH

Further information is required to ensure that the internal noise environment for residents will be acceptable and in respect of the rooftop plant. This should be secured by condition.

HIGHWAYS PLANNING MANAGER

166 cycle parking spaces are proposed which is above Council policy. 60 car parking spaces are proposed for 107 residential units, which falls short of the Council's maximum standard of 128. The Transport Statement states that the 2011 census shows that 42% of households within the area own a car, which would mean around 50 flats within the proposed development would own a car, possibly fewer given the very close proximity to Victoria Station.

Parking spaces should be unallocated, so that they could not be sold with individual apartments but that each resident with a car would have a right to park in the car park.

It is unlikely that a single car lift will be able to serve 60 car parking spaces without causing any queuing, however, any queuing is likely to be limited and occur on Hudson's Place, which is not public highway.

The infilling of the Colonnade on Wilton Road would reduce the footway width to some 2.6m, which is more than the City Council's minimum requirement of 2.0m. The footway width of Hudson's Place would be 2.4m and on Bridge Place would narrow to 2.2m alongside the proposed loading bay. All of these footways are on TfL's highway.

No objection to the retail unit being served from a loading bay on Bridge Place. This is a TfL road and this area is required to provide a feeder to a taxi rank until 2018. TfL has requested a Servicing Management Plan and this should be secured by condition, as well as no food retail.

CLEANSING MANAGER

No objection.

Item No.
3

ARBORICULTURAL MANAGER

There are no existing trees affected by the proposal. The tree planting within Hudson's Place would be an improvement, however, it is not within the site boundary and would need to be secured through a S106 agreement. Further details of planting to balconies and terraces are required to ensure that there is sufficient soil depth to create sustainable planting beds. Condition recommended to secure landscaping and planting details.

VICTORIA BUSINESS IMPROVEMENT DISTRICT

Look forward to the completion of this redevelopment which will help to transform this central part of Victoria. Welcome the redesign of the underpass and the approach to increase the amount of light reaching the footway, however, raise concern about the reduction in footway width to Wilton Road which may result in pavement congestion and people walking in the road. The pavement width should be retained. The redesign of Hudson's Place should keep the number of car parking spaces to a minimum to create more green space. Biodiversity features and sustainable drainage should be incorporated. Gas boilers should have ultra low NOx to improve local air quality and the applicant should explore connecting to the Pimlico District Heating Network. The building should incorporate features to deter rough sleepers.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 281; Total No. of Replies: 3.

Three letters have been received from residents within Barrington Court, Wilton Road on the following grounds:

Design

- The proposed building will be higher than those around it.

Amenity

- Loss of privacy/overlooking to residential windows and the communal terrace on the 10th floor of Barrington Court from the proposed high level terraces.
- Loss of sunlight and noise disturbance to the roof terrace.

Other

- Construction lorries should access the site via Vauxhall Bridge Road and should not come up Wilton Road.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

Stockley House is on a triangular site adjacent to Victoria Station on its south eastern side. It is bounded by Wilton Road to the east, Hudson's Place to the north west (owned by Network Rail) and Bridge Place to the south which runs beneath the building at road level. Wilton Road and Bridge Place form part of Transport for London's road network (TLRN).

The building was constructed as offices in 1985 and comprises basement, ground, mezzanine and seven upper storeys around a central atrium. The building is not listed and falls outside of a conservation area. It is within the Core Central Activities Zone (CAZ) and the Victoria Opportunity Area.

4.2 Relevant History

There is no relevant planning history.

5. THE PROPOSAL

The application is for the redevelopment of the site to provide a 15 storey building plus three basement levels comprising 109 residential units (14 studios, 20 x 1-bed, 34 x 2-bed and 41 x 3+bed) with ancillary gym for residents and flexible retail floorspace (Class A1/A3/A4) at ground floor level. To allow for future flexibility the description of development allows the provision of a minimum of 104 residential units and a maximum of 110. The Bridge Place underpass is retained through the building at road/ground level with a central atrium at first floor level and above.

Car parking for 60 cars is proposed within a drive-in car park at basement levels 2 and 3 accessed from a car lift off Hudson's Place. Plant is proposed at basement level and within an enclosure at main roof level.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The building is currently in office use (Class B1). The existing and proposed land uses can be summarised as follows:

Use	Existing (m2)	Proposed (m2)	Change (+ or -m2)
Office (Class B1)	9,736	0	-9,736
Residential	0	17,281	+17,281
Retail	0	289	+289
Total (m2)	9,736	17,570	+7,834

(Applicant's calculations)

Loss of office use

The proposal will result in the loss of all of the office floorspace (9736m2) on the site. Whilst the Council's position on this issue is set to change in September 2015, currently there are no policies within the UDP or the City Plan which protect office floorspace. Its loss is therefore considered acceptable in land use terms. The scheme is considered to be in line with the National Planning Policy Framework (NPPF) and Policy S47 of the City Plan which seeks to secure development that improves the economic, social and environmental conditions in the City.

Residential use

Policy S14 of Westminster's City Plan: Strategic Policies (the City Plan) and H3 of the UDP seek to maximise the amount of land or buildings in residential use. Policy H3 states that inside the CAZ, proposals to convert buildings in office use into permanent housing will be

Item No.
3

generally acceptable. Policy H5 of the UDP seeks to ensure an appropriate mix of unit sizes is achieved in all housing developments, with 33% of units to be family sized.

The introduction of residential use on the site is acceptable in principle. The applicant currently proposes 109 residential units of which 41 are family sized (38%) and the mix of unit sizes is therefore considered appropriate.

A large number of units will be single aspect. This is partly due to the triangular nature of the site, however, the single core arrangement proposed has resulted in the windows to the central atrium serving predominantly communal hall windows which is regrettable.

With the exception of six studio units, all units exceed the minimum unit size standards set out in the London Plan and individual room sizes specified in the London Housing Design Guide. The average size of the units is as follows: 36m² studios, 57m² 1-bed, 89m² 2-bed, 99m² 2-bed/disabled access, 150m² 3-bed and 152m² 4-bed units. The six studios which do not comply measure 33m², as opposed to 37m² required by the London Plan. These units are still considered to provide adequate accommodation and it is not considered that the application could reasonably be refused on this basis.

Policy H8 of the UDP relates to the provision of homes for long term needs. The City Council will expect all new housing units to meet the Lifetime Homes Standard. The applicant has confirmed that all of the units will meet the Lifetime Homes Standards and that 10% will be designed to be easily adaptable to meet the needs of a wheelchair user.

Policy H10 of the UDP relates to gardens and community facilities in relation to housing developments. Policy H10(A) states that as parts of housing developments, the City Council will normally expect the provision of amenity space. With the exception of the studio units, the vast majority of flats will have access to their own private balcony.

Policy H10(B) of the UDP requires the provision of a community facility as part of a housing development of 50 or more units. Policy SOC 6 of the UDP requires children's play space and facilities to be provided as part of new housing developments which include 25 or more family sized units.

No community facilities or children's playspace are being proposed as part of the development. It is considered that the development does offer some benefit to the wider community from the improved street environment and underpass on Bridge Place.

The applicant has confirmed that they are willing to make a financial contribution of £165,110 in order to meet the demand placed on educational facilities generated by the high number of residential units proposed in the development and £40,000 towards open space provision in the vicinity of the site. In the absence of site specific projects, under the new Community Infrastructure Levy Regulations (2010 as amended), the Council cannot currently collect money for these items (please refer to Section 6.10 'Planning Obligations' below). It is therefore recommended that the £205,110 should be secured for the Council's affordable housing fund.

Affordable Housing

Policy S16 of the City Plan states that in housing developments of either 10 or more additional units or more than 1,000m² of additional residential floorspace will be expected to provide a proportion of the floorspace as affordable housing. The quantum of affordable housing required in each case is set out in the Council's Affordable Housing Interim Guidance Note. In

this case, the additional 17,281m² (GEA) of residential floorspace proposed would require the provision of 4320.25m² (25% of floorspace) of on-site affordable housing or a payment in lieu towards the Council's affordable housing fund of £18,027,863.

Policy H4 of the UDP and Policy S16 of the City Plan require a sequential approach to affordable housing provision, with on-site provision being the expected form of delivery. However, where it can be demonstrated that this or off-site provision in the vicinity of the site cannot be achieved for legitimate reasons, a financial contribution to the Council's affordable housing fund may be considered as an acceptable form of affordable housing provision.

The applicant has provided a financial viability assessment which they argue demonstrates that an on-site affordable housing solution cannot be provided nor can a financial contribution towards the City Council's affordable housing fund in lieu of on-site provision. However, they have offered £10,000,000 towards the Council's affordable housing fund.

The Council has employed Lambert Smith Hampton as an independent consultant to review the applicant's financial viability assessment. They have concluded that the scheme will realise a surplus of £2.55m and the applicant's offer to make a payment in lieu of affordable housing of £10,000,000 should therefore be accepted.

Retail use

Two flexible retail units (Class A1 (shop), A3 (restaurant and cafes) or A4 (drinking establishments)) are proposed of 176m² and 113m² GEA with frontages to Wilton Road and Bridge Place.

Policy SS4 of the UDP relates to new retail floorspace in the CAZ and states that development schemes in areas that would benefit from more shops or services, must include an appropriate number of shop type premises at street level. Policy SS5 relates to non-A1 town centre uses at basement, ground and first floor level within the CAZ and states that they will only be granted where the proposal would not be detrimental to the character and function of an area or to the vitality or viability of a shopping frontage or locality.

Policy TACE 8 relates to restaurant/cafe uses and TACE 9 drinking establishments, within the CAZ with a gross floorspace of up to 500m². These policies aim to ensure that restaurant and bar uses have no adverse effect upon residential amenity or local environmental quality as a result of noise, vibration, smells, increased late night activity or increased parking and traffic; and no adverse effect on the character and function of the area.

Whilst it is regrettable that more retail floorspace and frontage is not being provided at ground floor level, there is currently no retail floorspace within the existing building and the introduction of some active street frontage in this location will enhance the character and vitality of the area.

The nearest residential accommodation to the proposed retail/non-retail uses are those within the development itself, which would be required to be built to an appropriate standard to protect residents from external background noise levels. Residential accommodation in nearby Barrington Court is above existing restaurant uses.

The applicant states that they have made provision for full height extraction, routed internally within the building to roof level, should it be required and it is recommended that this be secured by condition.

Item No.
3

6.2 Townscape and Design

The site sits outside a conservation area. The Grade II listed Victoria Station is immediately to the north west of the site and the Grade II* listed Apollo Theatre beyond that. Otherwise, the site is relatively unconstrained by heritage issues. Most of the buildings in the immediate vicinity are late 20th century and have little inherent architectural quality or significance. The existing building on the site was built in 1985 and is considered to be a poor architectural composition and relates poorly to the surrounding streetscape and public realm. Its demolition is welcomed.

The proposed building is 15 storeys high with an additional plant room giving an overall height of approximately 57m above ground, though the plant room is set back from the parapet edge. The existing building is approximately 39m and adjacent buildings are of similar height. The proposed building therefore constitutes a significant increase in height over the existing and adjacent buildings. Policy DES 1 of the UDP states that new development should maintain the scale and hierarchy of existing buildings.

Views analysis has been carried out for the new building to assess any impact on important views. These show that the building would have no or very little impact on middle and long distance views. The most significant impact is on the view from Vincent Square where, in winter, the top of the building will be visible above the building line to the west side of the Square. In summer, the tree foliage will hide the building from view. Given other buildings that are seen in this view, including recently consented proposals at Nova Victoria, it is not considered that this impact is harmful. Close up views show the building as a significant presence, larger than most of the buildings in the surrounding townscape. However, the position of the building at the apex of the street block gives some logic to the extra height and ameliorates the visual relationship to lower adjacent buildings. The building does not appear uncomfortably high in these views.

The architecture and form of the existing building is considered poor. The proposed building responds better to its immediate context at street level. The heavy and oppressive columns on the footway, the low overhanging ground floor, the lack of active ground floor use and the bleak underpass all give the current building a very poor street presence. The proposed building will incorporate two commercial units on Wilton Road, both of which will have large glazed windows to the underpass. The columns are removed and the first floor cantilevers over the footway, leaving a clear and unobstructed route for pedestrians. The ground floor is expressed as a much higher storey to give expression to the base and create a less oppressive feel to pedestrians. The underpass will have a much lighter feel with enhanced lighting and a large rooflight to the middle allowing an element of natural light to penetrate. The applicant has aspirations to improve the paving and public realm in Hudson's Place, but this land falls within Network Rail's ownership and these proposals, while welcome, do not form part of this application.

The building's architecture reflects some of the characteristics of surrounding buildings, particularly the Apollo Theatre and some of the Victorian mansion blocks. The building has a strongly expressed base, middle and top. The architectural style is influenced by Art Deco, of which there are several examples in the area. The strong horizontal emphasis of the building has been restrained by the vertical arrangement of balconies that provide an order to the façade and help to maintain a domestic scale to the building. Materials are high quality with reconstituted white stone being the primary cladding and anodised bronze and aluminium for window frames and architectural detail.

In summary, it is considered that, despite the significant increase in height, the building causes little harm to any established views and does not appear incongruous in more close up views when seen in the context of its surroundings. The demolition of the existing building is welcomed and its replacement by the new design is considered to have significant benefits in terms of the quality of architecture, public realm and townscape. The proposal is considered an enhancement to the area in terms of design and townscape. The proposal is therefore considered to comply with design Policies S28 of the City Plan, Strategic Policies, DES 1 and DES 4 of the UDP and the NPPF.

6.3 Amenity

Sunlight/Daylight/Privacy

Policy ENV13 of the UDP relates to protecting amenities, daylight and sunlight, and environmental quality. Policy ENV 13(D) states that the City Council will resist proposals which result in a material loss of daylight/sunlight, particularly to existing dwellings and educational buildings. Policy ENV 13(E) goes on to state that developments should not result in a significant increase in sense of enclosure, overlooking, or cause unacceptable overshadowing, particularly on gardens, public open space or on adjoining buildings, whether in residential or public use.

The nearest residential accommodation is at 4-6 Bridge Place which adjoins Stockley House. The residential windows within this block front Bridge Place which do not have a direct outlook over the site. The applicant has appointed daylighting consultants GVA Schatunowski Brooks who have confirmed that there will be no impact on sunlight or daylight received to residents within this building. There is no other residential accommodation immediately adjacent to the site. Barrington Court, 124 Wilton Road to the south is separated from the site by Davis House.

Two objections have been received from residents of Barrington Court on the grounds that the proposed high level terraces will result in a loss of privacy/overlooking to residential windows and a communal terrace at the 10th floor of their building. These flats contain no windows facing the site. Whilst three balconies and a terrace proposed at 13th floor level will enable views towards their communal terrace, they will be approximately 22m away, and it is not therefore considered that they will result in any significant overlooking/loss of privacy to the occupiers of Barrington Court.

Noise

Plant is proposed in the basement and within a plant enclosure at main roof level. Conditions are recommended to secure full details and a supplementary acoustic report when plant has been selected, location and hours finalised, and the attenuation measures are available to confirm compliance with the Council's standard noise condition.

Policy ENV 6 of the UDP states that the City Council will require residential developments to provide adequate protection from existing background noise and noise from within the development itself. The need to insulate the new residential units to a high standard has been identified by the applicant. Given that the site is located in an area of high noise pollution, it is recommended that details of sound insulation measures be secured by condition.

Construction Management

The City Council's Code of Construction Practice and associated Environmental Inspectorate have been developed to mitigate against construction and development impacts on large and

complex development sites. It is recommended that the necessary contributions to ensure compliance with the Council's Code of Construction Practice, and to secure the monitoring expertise of the Council's Environmental Sciences Team, the latter of which controls noise, dust and vibration emanating from the site, should be secured through a S106 legal agreement.

6.4 Transportation/Servicing

Wilton Road and Bridge Place form part of the TfL road network and Hudson's Place is owned by Network Rail. The applicant has submitted a Transport Assessment in support of their application.

Policy TRANS 23 of the UDP sets out the Council's policy on off-street parking for residential development which is based on a maximum standard of one off-street parking space per residential unit of two bedrooms or less; and 1.5 off-street parking spaces per residential unit of three bedrooms or more. The City Council encourages the provision of parking up to the maximum standard.

60 car parking spaces are proposed for 109 residential units, which falls short of the Council's maximum standard of 130. The Transport Statement states that the 2011 census shows that 42% of households within the area own a car, which would mean around 50 flats within the proposed development would own a car, possibly fewer given the very close proximity to Victoria Station.

The Highways Planning Manager is satisfied with the level of car parking proposed, provided that the parking spaces are unallocated, so that they could not be sold with individual apartments but that each resident with a car would have a right to park in the car park. It is recommended that this be secured through a S106 legal agreement.

The applicant has offered a parking mitigation payment of £1,000 per unit without a car parking space (£49,000). Under the new Community Infrastructure Levy Regulations (2010 as amended) the Council cannot currently collect such a payment and it is recommended that this money be put towards the Council's affordable housing fund instead.

The applicant has also offered car club membership for each of the flats. It is recommended that this should be secured for 25 years through a S106 legal agreement.

The proposed car park utilises basement levels 2 and 3 with a drive-in arrangement. It is accessed from a single car lift off Hudson's Place. Whilst it is unlikely that a single car lift will be able to serve 60 car parking spaces without causing any queuing, the Highways Planning Manager is satisfied that this is likely to be limited and occur on Hudson's Place, which is not public highway.

Cycle parking

Policy TRANS10 of the UDP requires one cycle parking space per residential unit. 157 cycle parking spaces are proposed which is above Council policy.

Servicing

Servicing is proposed to take place on street with a loading bay proposed on the north side of Bridge Place. The area of the proposed loading bay is currently providing a temporary feeder taxi rank during the Victoria Station Upgrade (VSU) works which will be operational until 2018. TfL have confirmed that measures will be required to safeguard the feeder taxi rank until the completion of the VSU works and it is recommended that this be secured through the legal agreement.

TfL have requested a Delivery and Servicing Management Plan for the development and it is recommended that this be secured by condition.

Highway works

The proposed building footprint will encroach onto TfL highway land. The infilling of the Colonnade on Wilton Road would reduce the footway width to some 3.6m and the footway width on Hudson's Place would be 2.4m which is more than the City Council's minimum requirement of 2m.

The building line to Bridge Place has been amended during the course of the application to overcome TfL's concerns. There has been a minor change to the position of the columns on the north side of Bridge Place to allow a minimum clearance of 2m around the columns and a 2m clearance on the south side of Bridge Place. TfL seek to ensure that there is an obligation to enter into a S278 agreement with TfL for the highway layout works which is recommended be secured through the legal agreement.

6.5 Economic Considerations

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

6.6 Access

Level access is proposed into each of the uses at ground floor level. Lift lobbies, corridors and thresholds will comply with the Disability Discrimination Act.

6.7 Other UDP/Westminster Policy Considerations

Not applicable.

6.8 London Plan

The proposal would attract a payment to the Mayor's Community Infrastructure Levy which could be dealt with by way of an Informative.

6.9 National Policy/Guidance Considerations

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

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

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

6.10 Planning Obligations

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

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

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

From 6 April 2015, the Community Infrastructure Levy Regulations (2010 as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 6 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under Section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

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

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

- A financial contribution of £10,254,110 towards the Council's affordable housing fund (including £254,110 in lieu of an education, open space and parking mitigation payment – see Land Use and Highways sections of this report).
- The applicant will be required to comply with the Council's Code of Construction Practice, provide a Site Environmental Management Plan prior to commencement of development and provide a financial contribution of £34,000 per annum during construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers.
- A financial contribution of £270,000 for public realm improvements to Hudson's Place. This land, however, is owned by Network Rail and in the event that agreement cannot be reached between the relevant parties within six months of the completion of the development, it is recommended that this money revert to the Council's affordable housing fund.
- Car club membership for each flat for 25 years.
- Car Lift Management Strategy to ensure that the lift always returns to ground floor level and to set out what arrangements would be put in place to ensure that downtime is kept to an absolute minimum.
- Car Parking Management Plan to include measures to ensure that no space is individually sold or allocated specifically to a unit or user and car parking spaces are on a first come first served basis to residents only.
- Obligation that the developer enters into a S278 agreement with TfL to secure the proposed highway works including repaving and reconstruction of the loading bay in Bridge Place.
- Safeguarding the feeder taxi rank on Bridge Place until the completion of the VSU works.

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

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

Policy S28 of the City Plan requires developments to incorporate exemplary standards of sustainable design and inclusive design and architecture.

Policy S38 states that major development should be designed to link to and extend existing heat and energy networks in the vicinity, except where the City Council considers that it is not practical or viable to do so. Policy S39 considers renewable energy and states that all major development throughout Westminster should maximise on-site renewable energy generation to achieve at least 20% reduction of carbon dioxide emissions, and where feasible, towards zero carbon emissions, except where the Council considers that it is not appropriate or practicable due to the local historic environment, air quality and/or site constraints.

The applicant has submitted an Energy and Sustainability Strategy in support of their application. It is proposed to deliver a 28% improvement in carbon emissions based on the current Building Regulations (2013 ed). It achieves this through passive design features and demand reduction measures, gas fired CHP and the use of renewable energy in the form of photovoltaic cells (2%). The development has also been designed to enable future connection to Pimlico District Heating Network.

The GLA have requested that the applicant pay a carbon offset payment for the shortfall in carbon savings as set out in Policy 5.2 of the London Plan. Under the new Community Infrastructure Levy Regulations (2010 as amended), the Council cannot currently collect such a payment.

London Plan policy requires 20% of car parking spaces in developments to have electric vehicle charging points and it is recommended that this be secured by condition.

6.12 Conclusion

With the imposition of conditions, and subject to a S106 agreement, the proposed development is considered acceptable in land use, design, amenity, highways and environmental terms.

BACKGROUND PAPERS

1. Application form.
2. Letter from Greater London Authority dated 10 December 2014.
3. E-mail from Transport for London dated 27 April 2015.
4. Letter from English Heritage dated 16 October 2014.
5. Emails from Network Rail dated 17 and 20 October 2014.
6. Letter from London Underground Ltd dated 30 September 2014.
7. Letter from Environment Agency dated 26 September 2014.
8. Letter from Thames Water dated 6 October 2014.
9. Letter from Natural England dated 24 September 2014.
10. Letter from Westminster Society dated 25 September 2014.
11. Memorandum from Highways Planning Manager dated 15 January 2015.
12. Memorandum from Cleansing Manager dated 25 February 2015.
13. Memorandum from Environmental Sciences Team dated 3 June 2015.
14. Memorandum from Environmental Health dated 14 November 2014.
15. Memorandum from Arboricultural Manager dated 3 November 2014.
16. Letter from Victoria Business Improvement District (undated).
17. Letter from occupier, 60 Barrington Court, 124 Wilton Road dated 19 September 2014.
18. Letter from occupier, 63 Barrington Court, 124 Wilton Road dated 12 May 2015.
19. Letter from occupier, 58 Barrington Court, 124 Wilton Road dated 15 September 2014.

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

DRAFT DECISION LETTER

Address: Stockley House, 130 Wilton Road, London, SW1

Proposal: Demolition of existing office building (Class B1) and redevelopment comprising a 15 storey building plus three basement levels to provide between 104-110 residential units, retail floorspace (Class A1/A3/A4), car parking for 60 cars, plant enclosure at roof level and associated public realm works.

Plan Nos: 13001 C645_P_AL_001, P_AL_002/B, P_AL_003/B, P_AL_004/A, P_AL_005/B, P_B3_001/B, P_B2_001/B, P_B1_001/E, P_00_001/D, P_01_001/C, P_T2_001, P_T3_001, P_T4_001, P_13_001, P_14_001, P_15_001, P_RF_001/A, S_AA_001/B, S_BB_001/C, S_CC_001/C, S_NW_001/C and S_SE_001/B.

Case Officer: Julia Asghar

Direct Tel. No. 020 7641 2518

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

You must carry out basement excavation work only:

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

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

Reason:

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

- 3 You must apply to us for approval 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 the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:
- i) Windows
 - ii) Typical Front elevation bay detail
 - iii) Balustrades
 - iv) Doors
 - v) Bronze panels
 - vi) Metal canopy

You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

Reason:

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

5 **Pre Commencement Condition.**

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

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

(c) You must not use any part of the new building until we have confirmed that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

- 6 **Pre Commencement Condition.** You must not start any demolition work on site until we have approved either:

- (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission on the same date as this consent, or
- (b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building.

You must only carry out the demolition and development according to the proposed arrangements. (C29AC)

Reason:

To maintain the character of the 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)

- 7 You must apply to us for approval of details of the ventilation system to get rid of cooking smells, including details of how it will be built and how it will look. You must not begin the restaurant or bar uses allowed by this permission until we have approved what you have sent us and you have carried out the work according to the approved details. (C14AB)

Reason:

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

- 8 You must provide the waste store shown on drawing P_B1_001/E and P_00_001/D before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

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

- 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 LA90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: 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 apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 9 and 10 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

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

- 14 You must apply to us for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the residential units will comply with the Council's noise criteria set out in Condition 11 and 12 of this permission. 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 details approved before the residential units are occupied and thereafter retain and maintain.

Reason:

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 (UDP), 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.

- 15 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)

- 16 You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the residential part of this development. (C22BA)

Reason:

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

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

Reason:

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

- 18 You must apply to us for approval of a Servicing Management Plan.

You must not occupy the development until we have approved what you have sent us. You must then carry out the servicing according to these details. (C26DB)

Reason:

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

- 19 You must apply to us for approval of details of the following parts of the development:-

1. A traffic management system close to the entrance of the car park/ lift.

2. Electric vehicular charging points for 20% of parking spaces.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details and maintain them for the lifetime of the development.

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)

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

- Photovoltaics

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

Reason:

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

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 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)
- 3 Please contact our Environmental Health Service (020 7641 2971) to register your food business and to make sure that all ventilation and other equipment will meet our standards. Under environmental health law we may ask you to carry out other work if your business causes noise, smells or other types of nuisance. (I06AA)

- 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 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 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)
- 7 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)
- 8 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)
- 9 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)
- 10 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)

- 11 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.
- 12 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)
- 13 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:
 - * £10,254,110 towards the Council's affordable housing fund.
 - * The Council's Code of Construction Practice and a financial contribution of £34,000 per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers.
 - * A financial contribution of £270,000 for public realm improvements to Hudson's Place. In the event that agreement cannot be reached between the relevant parties within 6 months of the completion of the development this money shall revert to the Council's affordable housing fund.
 - * Car club membership for each flat for 25 years.
 - * Car Lift Management Strategy to ensure that the lift always returns to ground floor level and to set out what arrangements would be put in place to ensure that downtime is kept to an absolute minimum.
 - * Car Parking Management Plan to include measures to ensure that no space is individually sold or allocated specifically to a unit or user and car parking spaces are on a first come first

served basis to residents only.

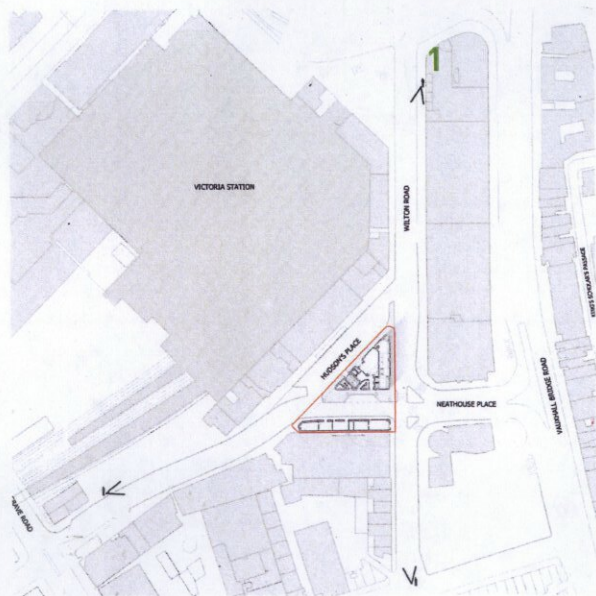
- * Obligation that the developer enters into a s.278 agreement with TFL to secure the proposed highway works including repaving and reconstruction of the loading bay in Bridge Place.
- * Safeguarding the feeder taxi rank on Bridge Place until the completion of the VSU works.
- * Monitoring costs.

- 14 Under Part 3, Class V of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the ground floor retail floorspace can change between the three uses (class A1, A3 and A4) we have approved for 10 years without further planning permission. However, the actual use 10 years after the date of this permission will become the authorised use, so you will then need to apply for permission for any further change. (I62A)
- 15 You should include features that improve biodiversity when designing the development and any open areas. For more advice, please speak to our Biodiversity Project Manager on 020 7641 1951. (I81AA)
- 16 Condition 14 requires the submission of sound insulation measures and Noise Assessment Report to predict internal noise levels with the proposed residential units. Your assessment should include a BS8223 façade calculation using the glazing and ventilation specification to demonstrate that the required internal noise levels are achievable. (I93AA)

6.0 CGI

6.1.1 Proposed view from Wilton Road looking south

Page 108



Position shown (indicative only)

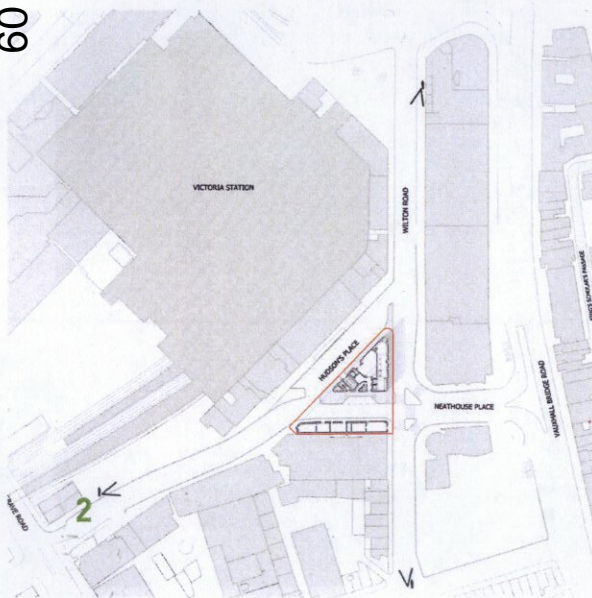


1. Proposed view from north of the site at junction of Wilton Road and Vauxhall Bridge Road looking south

6.0 CGI

6.1.2 Proposed view from Bridge Place looking north

Page 109



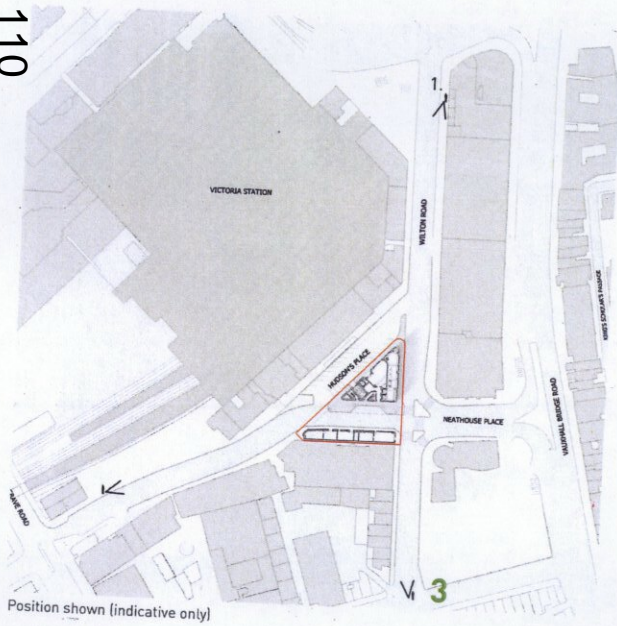
Position shown (indicative only)



2. Proposed view from Bridge Place looking north

6.1.3 Previous view from Bridge Place looking north

Page 110



Position shown (indicative only)



3. Previous view from the south on Wilton Road looking north

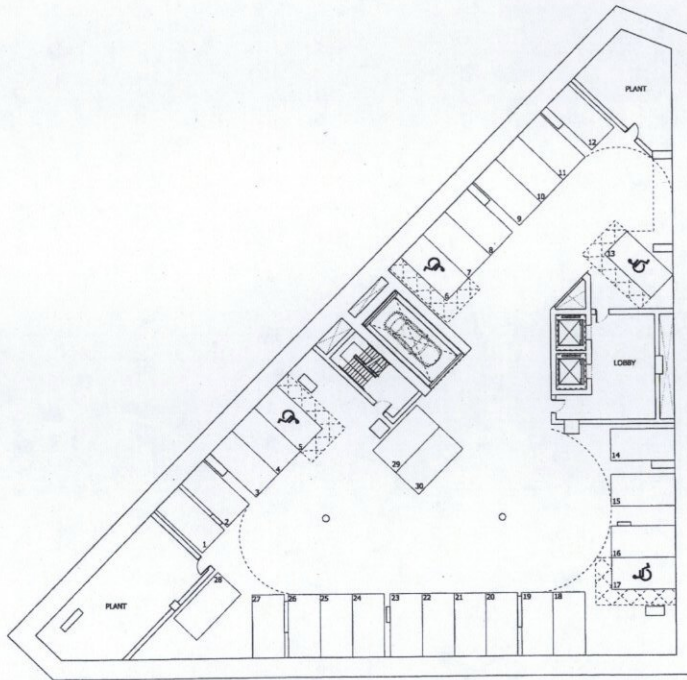
3.0 Bridge Place

- 3.1.2 On the new arrangement the residential entrance moves towards the apex of the building. The new entrance location is separated from the refuse and service collection that are exclusively located on Bridge Place side. A more open arrangement on the east corner has been achieved.

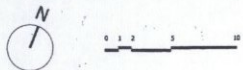


Page 111

Previous underpass artist impression from Wilton Road



NUMBER OF PARKING SPACES:
 BASEMENT 2: 30 (3 DISABLED)
 BASEMENT 3: 30 (4 DISABLED)
 TOTAL NUMBER OF PARKING SPACES: 60



NOTES:
 DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED OR MODIFIED IN ANY FORM OR BY ANY MEANS, GRAPHIC ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING WITHOUT THE WRITTEN PERMISSION OF SQUIRE AND PARTNERS ARCHITECTS.

Revision description	Date	Check	Rev
Issued for Planning	21.11.14	OG	A

Squire and Partners

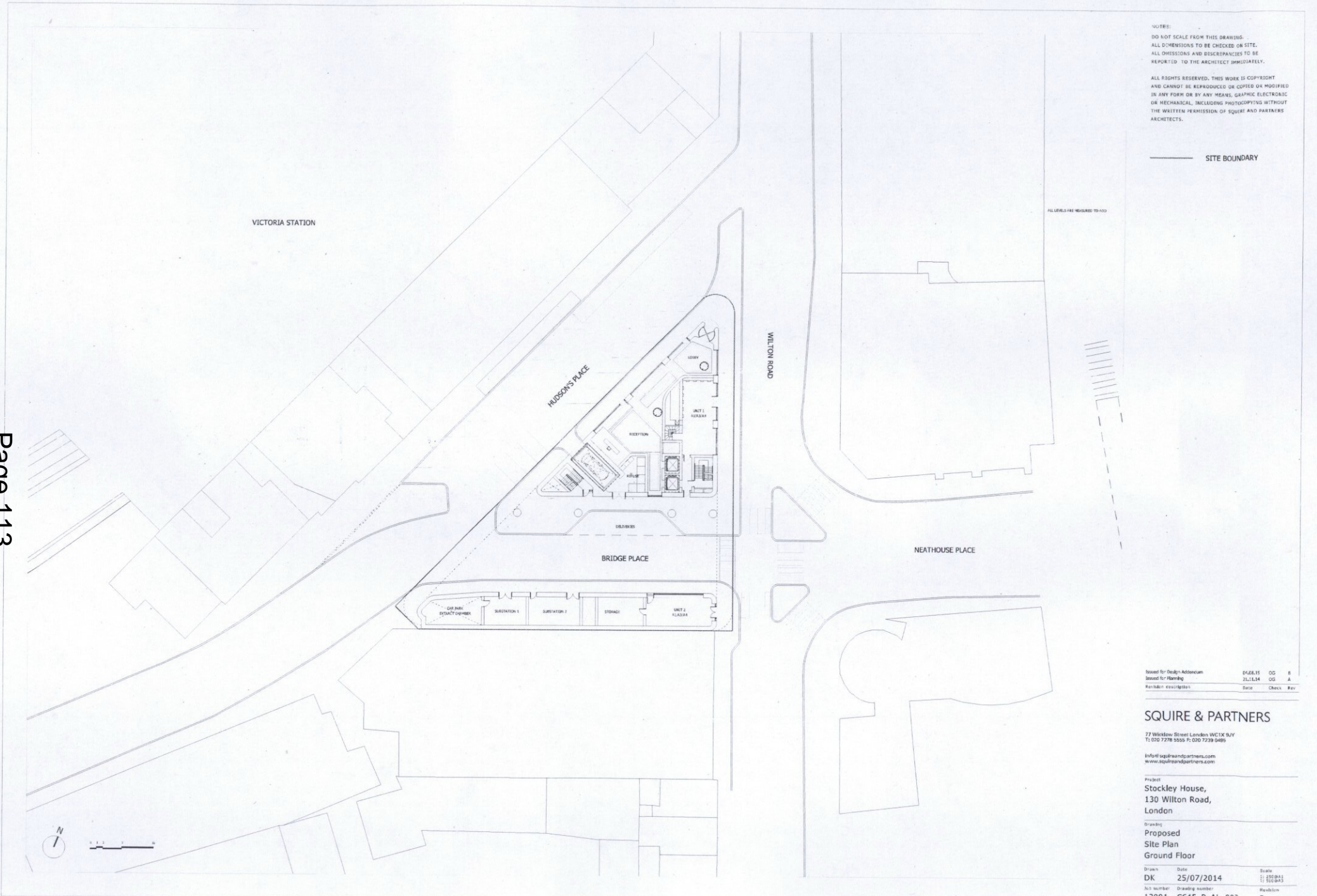
77 Wicklow Street London WC1X 9JY
 T: 020 7278 5555 F: 020 7239 0495

info@squireandpartners.com
 www.squireandpartners.com

Project
 Stockley House,
 130 Wilton Road,
 London

Drawing
 Proposed
 GA Drawing
 Basement 2 Floor

Drawn	Date	Scale
JBA	25/06/2013	1:1000(A1)
Job number	Drawing number	Revision
13001	C645_P_B2_001	A



NOTES:
 DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHTED AND CANNOT BE REPRODUCED OR COPIED OR MODIFIED IN ANY FORM OR BY ANY MEANS, GRAPHIC ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING WITHOUT THE WRITTEN PERMISSION OF SQUIRE AND PARTNERS ARCHITECTS.

— SITE BOUNDARY

ALL LEVELS ARE MEASURED TO FGD

Issued for Design/Advertisement	04.08.15	OG	B
Issued for Planning	21.11.14	OG	A
Rev/Rev Description	Date	Check	Rev

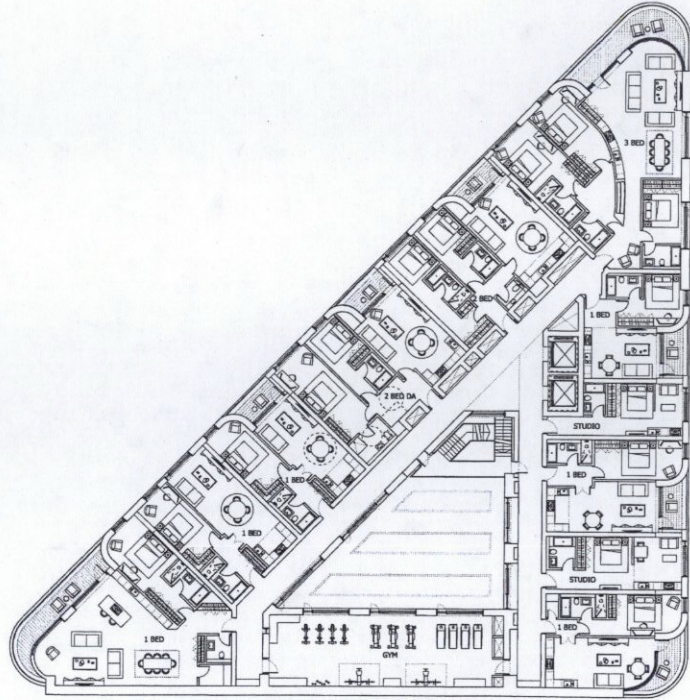
SQUIRE & PARTNERS

77 Wicklow Street London WC1X 9LY
 T: 020 7278 5555 F: 020 7239 6485
 info@squireandpartners.com
 www.squireandpartners.com

Project
**Stockley House,
 130 Wilton Road,
 London**

Drawing
**Proposed
 Site Plan
 Ground Floor**

Drawn	Date	Scale
DK	25/07/2014	1:100
Sheet number	Drawing number	Revision
13001	C645_P_AL_002	B



NOTES:
 DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED OR MODIFIED IN ANY FORM OR BY ANY MEANS, GRAPHIC ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT THE WRITTEN PERMISSION OF SQUIRE AND PARTNERS ARCHITECTS.

Revision description	Date	Check	Rev
Issued for Plotting	21.11.14	GG	A

Squire and Partners

77 Wicklow Street London WC1X 9JY
 T: 020 7278 5535 F: 020 7239 0495

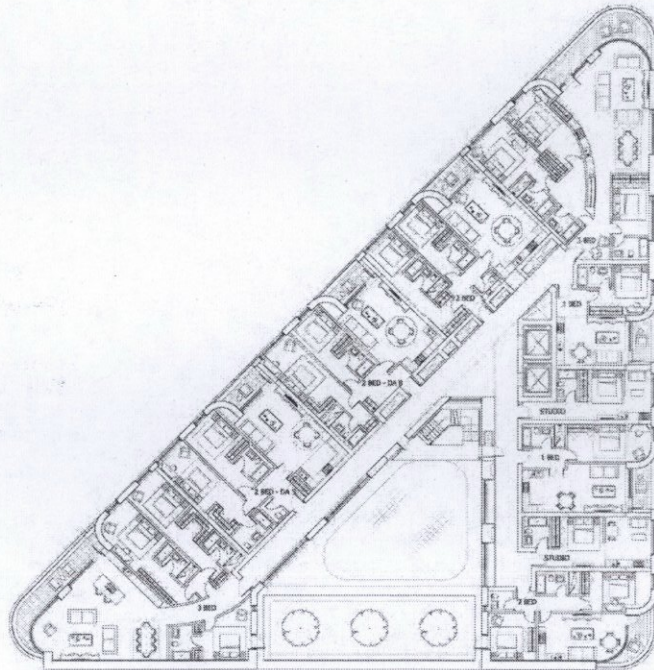
info@squireandpartners.com
 www.squireandpartners.com

Project
 Stockley House,
 130 Wilton Road,
 London

Drawing
 Proposed
 GA Drawing
 First Floor

Drawn	Date	Scale
DK	26/03/2014	1:300(A3)
Job Number	Drawing number	Revision
13001	C645_P_01_001	A





NOTES
DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL OMISSIONS AND DISCREPANCIES TO BE
REPORTED TO THE ARCHITECT IMMEDIATELY.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT
AND CANNOT BE REPRODUCED OR COPIED OR MODIFIED
IN ANY FORM OR BY ANY MEANS, GRAPHIC, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT
THE WRITTEN PERMISSION OF SQUIRE AND PARTNERS
ARCHITECTS.

Revision description	Date	Check	Rev
----------------------	------	-------	-----

Squire and Partners

77 Wicket Street London, WC1X 5JY
T: 020 7278 5595 F: 020 7278 0476

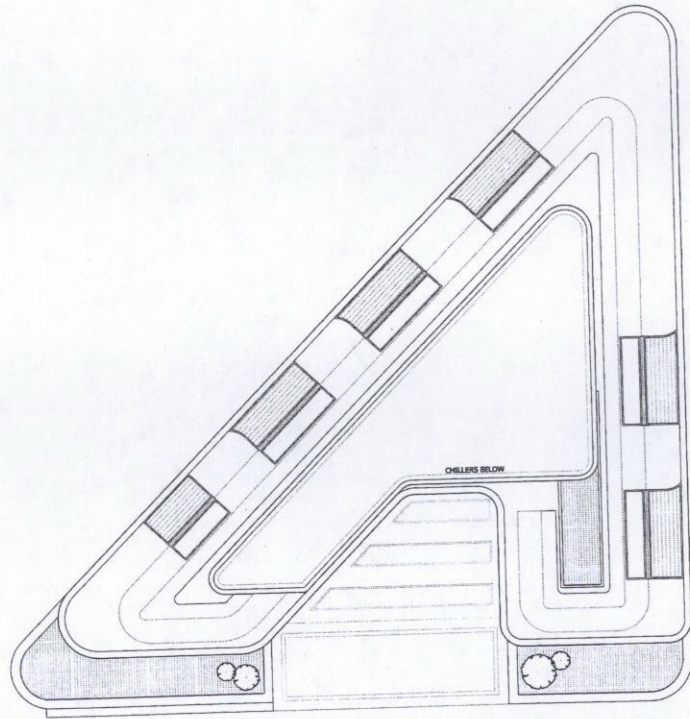
#@Squireandpartners.com
www.squireandpartners.com

Project
**Stockley House,
130 Wilton Road,
London**

Discipline
**Proposed
GA Drawing
Floors 2 - 7**

Drawn	Check	Scale
DK	26/03/2014	1:1000
JES	26/03/2014	1:1000
13001	C645_P_T2_001	-





NOTES:
DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED OR MODIFIED IN ANY FORM OR BY ANY MEANS, GRAPHIC ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING WITHOUT THE WRITTEN PERMISSION OF SQUIRE AND PARTNERS ARCHITECTS.

Issued for Planning	21.11.14	OG	A
Revision description	Date	Check	Rev

Squire and Partners

77 Wicklow Street London WC1X 9JY
T: 020 7278 5555 F: 020 7239 0495

info@squireandpartners.com
www.squireandpartners.com

Project
Stockley House,
130 Wilton Road,
London

Drawing
Proposed
GA Drawing
Roof Plan

Drawn	Date	Scale
JBA	25/06/2013	1:500 @ A3
Job number	Drawing number	Revision
13001	C645_P_RF_001	A

Agenda Item 4

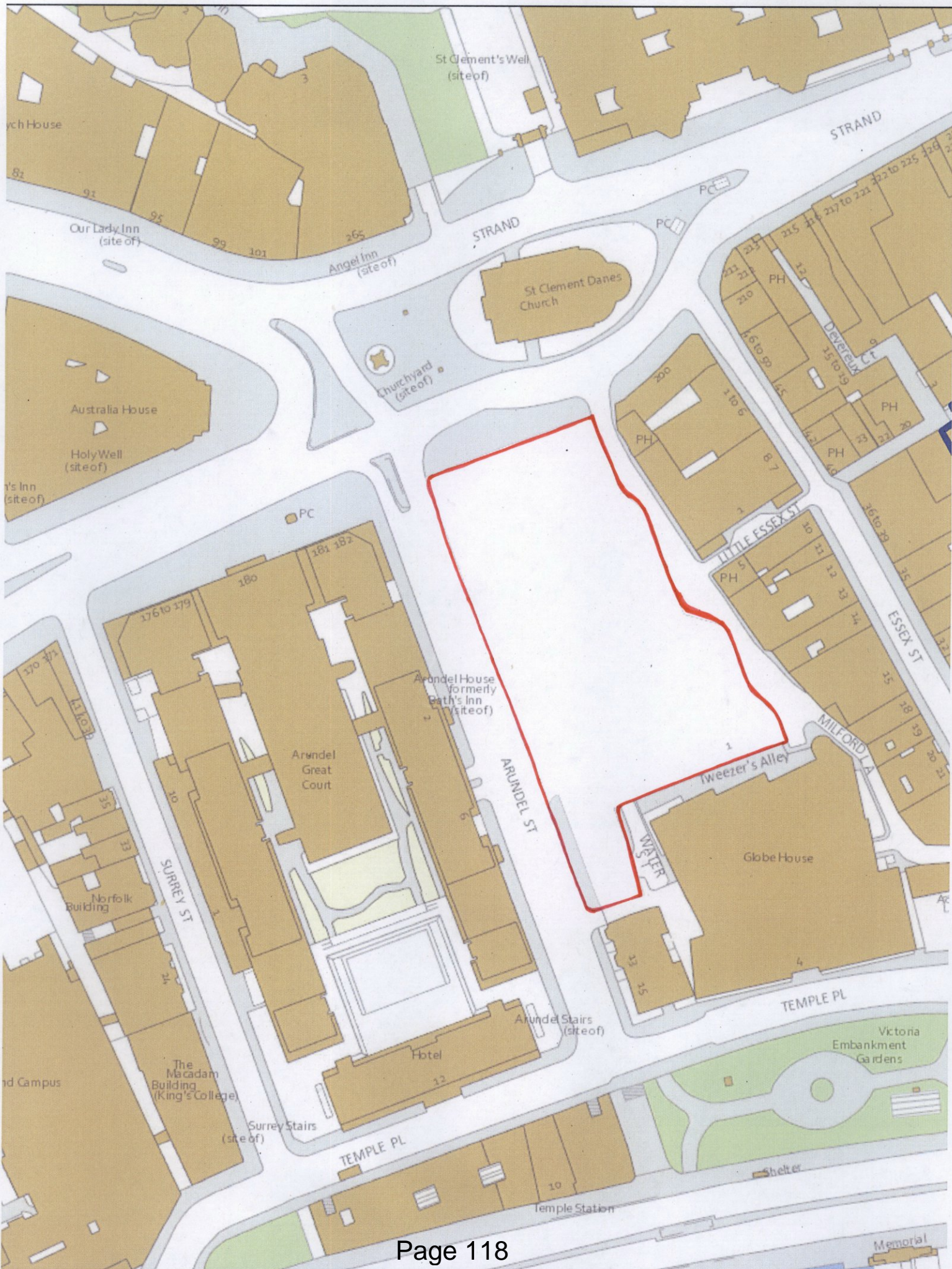
Item No.
4

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 18 August 2015	Classification For General Release	
Report of Director of Planning	Wards involved St James's		
Subject of Report	Development Site At 190 Strand, London, WC2R 1DT		
Proposal	Vary affordable housing provision.		
Agent	Turley		
On behalf of	Turley		
Registered Number	15/06351/MOD106	TP / PP No	TP/2648
Date of Application	13.07.2015	Date amended/ completed	13.07.2015
Category of Application	Non DCLG		
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. Does the Committee consider that the revised offer of a payment in lieu to the affordable housing fund of £24m comprises better value than the currently secured provision of part on site and part payment in lieu?

2. Subject to 1. above, authorise the proposed Deed of Variation to the S106 agreement to secure the immediate payment of the revised offer.





2. SUMMARY

Planning permission was originally granted on 15 March 2012 (RN:10/01280) for the redevelopment of the site to provide 206 flats. The permission has been varied a number of times (generally as a result of design progression), most recently in March 2015 (RN:15/00173). The accompanying S106 agreement secured 22 of these flats as affordable homes comprising 16 social rent flats and six intermediate flats, in a separate building, known as Block F. These are to be built towards the end of the overall project, currently estimated to be 2016/17. Work is well underway on the remainder of the site. The rent for the former would not exceed the target rents as determined by Central Government but would not reflect the City Council's subsequent strategy of setting rent levels below this level. More recent S106 agreements postdating this Government, imposed a target rent cap at 80% of market value and have prescribed rent ranges well below this to ensure affordability to those in housing need on the waiting list.

The S106 agreement also secured £2.5m towards the affordable housing fund upon commencement, which has been paid, and an additional sum up to a maximum of £2.5m upon sale of the affordable housing to a registered provider.

The scheme as originally proposed had no affordable housing provision. It was agreed between the applicant and the Council's consultants that the scheme would not have been viable with any on site provision or with any commuted sum. The applicant made the approved offer based on optimistic growth forecasts and concessions in terms of payment and delivery dates for the affordable housing.

The current proposal is to vary the terms of the S106 to remove in its entirety the requirement for on-site affordable housing. Instead, the proposal is to pay £21.5m (in addition to the £2.5m already paid) to the affordable housing fund. This would be secured upon signing the Deed of Variation. The applicant is not offering any financial justification for not proceeding with the current approved provision nor do they contend that the delivery of the overall project is prejudiced by the current requirements. On this basis no further viability assessments have been undertaken.

The Council's preference in well-established adopted policies is to require the affordable housing on site. In reality, genuine mixed tenure schemes are rare with most implemented proposals contributing instead to the affordable housing fund. This is invariably as a result of agreed viability appraisals demonstrating that a requirement for on-site affordable housing would severally prejudice the chances of the scheme progressing. The approved requirements, are on the face of it, a better fit with policy. The flats are of a high standard, of a design entirely consistent with the remainder of the site, and are prominently located and so can readily dispel criticisms levelled at affordable housing accessed through secondary entrances away from the market flats. However, the social rented component is not secured at rents capable of being afforded by those on the waiting list and as a consequence, the applicant argues that better value can be secured through the payment in lieu.

The Head of Affordable and Private Sector Housing supports the proposal. He advises that the payment could instead finance the purchase and improvement of 52 direct purchases compared to the existing scheme which could deliver up to 33 units (that is the 22 on site, flawed by the affordability constraint, and direct purchases from the payment in lieu of £5m). He does recommend, however, that the payment should be made immediately and well before the current delivery dates secured by the existing S106.

No consultations have been undertaken. It would be unusual to do so on proposed variations to legal agreements.

The Committee's views are sought.

3. CONSULTATIONS

HEAD OF AFFORDABLE AND PRIVATE SECTOR HOUSING:

No objection.

BACKGROUND PAPERS

1. Letter from Turley dated 13 July 2015.
2. Email from the Head of Affordable and Private Sector Housing dated 15 July 2015.

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

This page is intentionally left blank

Agenda Item 5

Item No.
5

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 18 August 2015	Classification For General Release	
Report of Director of Planning	Wards involved West End		
Subject of Report	Site 1. 59-65 Wells Street, London, W1A 3AE Site 2. 84-86 Great Portland Street, W1W 7NR		
Proposal	<p>Site 1. Demolition of existing building and replacement with a new building comprising basement, ground and six upper floors (with plant on main roof) for office (Class B1) accommodation at part ground floor and first to sixth floors, use of part ground floor as dual/alternative retail (Class A1) or restaurant use (Class A3) with social and community use (D1) at part basement level. Proposal includes associated external alterations to include plant at roof level (with photovoltaics on top of plant) and terraces at sixth and main roof level.</p> <p>Site 2. Use of first to fifth floors of 84-86 Great Portland Street as six residential flats (Class C3) with plant at roof level and new front facade on the Great Portland Street elevation and other associated external alterations. Works to extend the existing building to the rear (21-23 Riding House Street) to provide additional office accommodation (Class B1) and other associated external alterations to include plant at roof level and replacement entrance at ground floor level to 21-23 Riding House Street.</p>		
Agent	Gerald Eve		
On behalf of	Site 1. Ponsarn Investment Limited Site 2. Knighton Estates Ltd (parts of the Great Portland Street group)		
Registered Number	Site 1. 15/02731/FULL Site 2. 15/02730/FULL	TP / PP No	1. TP/2387 2. TP/2387
Date of Application	25.03.2015	Date amended/ completed	02.04.2015
Category of Application	1. Major 2. Other		
Historic Building Grade	Sites 1 and 2 - Unlisted		
Conservation Area	Site 1. Outside Conservation Area Site 2. Harley Street and East Marylebone		
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 Site 1. Within Core Central Activities Zone Site 2. Outside Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	1. A Premises Licence has not been submitted. 2. Not applicable.		

1. RECOMMENDATION

For Committee's consideration:

Site 1:

1. Does the Committee consider that the applicant's offer of replacement social and community provision is acceptable.

2. Subject to 1. above, grant conditional permission, subject to no new substantive issues being raised as a result of outstanding consultations, and subject to a legal agreement to secure the following:

- i) a financial contribution of £1,544,000 towards the Council's affordable housing fund (index linked and payable on commencement of the development at either Site 1 or 2);
- ii) the offer of the basement level Class D1 community space to All Saints Church for community and religious functions, on a peppercorn rent for a term of 20 years and fitted out (broadly equivalent to a Cat A fit out), at a cost not to exceed £350,000;
- iii) a financial contribution of £500,000, in the first instance to Greenhouse Sports, or an alternative locally based charity or community group to be agreed with the City Council in the event that Greenhouse Sports do not take up that offer;
- iv) public art to a value of £75,000;
- v) a CIL and Crossrail payment of £618,620;
- vi) monitoring costs of £500 for each of the above clauses.

3. If the S106 legal agreement has not been completed within two months, then:

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

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

Site 2:

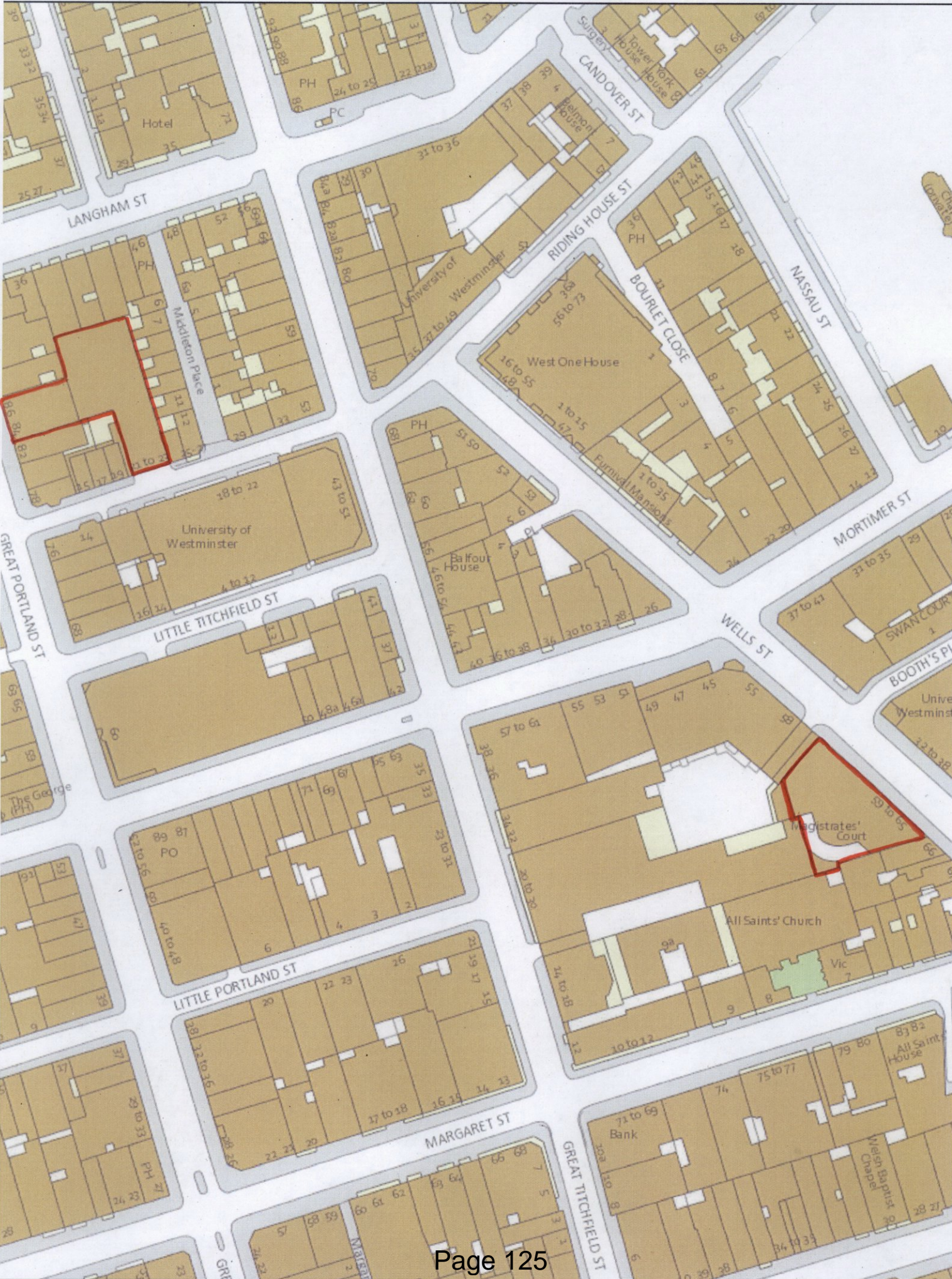
1. Grant conditional permission subject to a legal agreement to secure:

- i) Provision of lifetime car club membership (minimum 25 years) for all six flats;
- ii) The costs of monitoring the S106 agreement.

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

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

(b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.





Tasman House, 59-65 Wells Street

59-65 WELLS STREET AND 84-86 GREAT PORTLAND STREET, W1
Page 126



84-86 Great Portland Street

59-65 WELLS STREET AND 84-86 GREAT PORTLAND STREET, W1

2. SUMMARY

Site 1 sits to the north of Oxford Street and dates from the early 1960s. The building was most recently occupied by Her Majesty's Court and Tribunal Service (HMCTS). This is considered to fall within Class D1 and thus constitutes a social and community use, for which the policy presumption is to protect and/or replace. In March 2014, the court facility vacated the building, in connection with the wider consolidation of HMCTS assets, and relocated to a new facility at High Holborn. The building has been vacant since this time. It is proposed to demolish the existing building and construct a modern office-led building with some replacement community space in the basement and a ground floor unit for either Class A1 retail or Class A3 restaurant use.

Site 2 is located nearby and includes a sizeable rear extension (referred to as the 'rear building') which almost entirely fills the centre of the Great Portland Street/Riding House Street/Middleton Place block. This building was last used as offices until vacated by the previous tenant in late 2014. The front part of the site is to be re-clad and converted to residential accommodation to partially offset the large increase in commercial floorspace at Site 1. The rear building is to be extended and retained for office use.

The key issues are considered to be:

- Whether the proposed replacement Class D1 social and community accommodation in the basement of site 1 and financial contribution to another community group in the vicinity is sufficient to offset the large reduction in Class D1 floorspace from Site 1.
- Whether the proposed residential accommodation at Site 2, together with a reduced financial contribution towards the Council's affordable housing fund is sufficient to offset the large commercial increase at site 1.
- Whether the design for both sites is acceptable.

The financial contribution towards affordable housing has been assessed by independent consultants acting on behalf of the Council and they have concluded that a contribution is viable, which the applicant has now agreed to pay (having initially offered nothing). This aspect is considered to be acceptable. The design of the new building at Wells Street and the re-cladding of 84-86 Great Portland Street are also considered to be acceptable. The applicant has sought to address the objection from All Saints Church about the impact on the lighting to the church from the new building at Site 1 and whilst there will still be some loss of light to the interior of this fine Grade I building, the impact is considered to be within acceptable limits. There are no other amenity issues.

In use terms, the new offices and retail/restaurant unit at Site 1 and the residential accommodation at Site 2 are all considered to be acceptable. However, given the considerable shortfall in replacement social and community provision, the Committee is asked to consider whether the applicant's offer is acceptable.

3. CONSULTATIONS

Site 1 - 59-65 Wells Street:

HISTORIC ENGLAND

Advise that the application should be determined in accordance with national and local policy guidance.

HISTORIC ENGLAND (ARCHAEOLOGY)

No objection subject to imposition of recommended conditions.

FITZROVIA NEIGHBOURHOOD ASSOCIATION

Any response to be reported verbally.

ENVIRONMENTAL HEALTH

No objections subject to imposition of standard conditions.

HIGHWAYS PLANNING MANAGER

Objection to the loss of off-street servicing facilities; if the scheme is approved recommend conditions requiring submission of a servicing management plan and restriction preventing use of the premises as a food supermarket; advises that the impact on parking levels will be minimal; confirms bicycle parking storage and waste storage are sufficient;

GO GREEN PROGRAMME MANAGER

Note that the carbon reduction of 20% falls short of the 35% London Plan policy requirement and request a carbon offsetting contribution. Note that the expected BREEAM sustainability level of 'Excellent' is policy compliant.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 80; Total No. of Replies: 2.

Two responses raising objections on the following grounds:

Amenity:

- letter from a local resident concerned about noise and disruption during the construction works;
- letter on behalf of the Parochial Church Council of All Saints Church, Margaret Street: although they do not object in principle to the redevelopment, they do object to:
 1. Loss of light to three windows on the north side of the building, degrading the lighting to and quality of this Grade I listed building, as well as loss of light to the vicar's accommodation at 6 Margaret Street; and
 2. The applicant's suggestion that a possible interconnection between the community space in the new building and the church would be a community gain would be impossible to achieve in practice.

Request a reduction in bulk to the new building and the use of lighter material to the rear of the new building.

ADVERTISEMENT/SITE NOTICE: Yes

Site 2 - 84-86 Great Portland Street:

FITZROVIA NEIGHBOURHOOD ASSOCIATION

Any response to be reported verbally.

ENVIRONMENTAL HEALTH

No objections subject to imposition of standard conditions.

HIGHWAYS PLANNING MANAGER

- Objection to the lack of car parking provision for the residential flats and loss of off-street servicing facilities; if the scheme is approved recommend conditions requiring submission of a servicing management plan;
- Advises that the impact on parking levels will be minimal; confirms bicycle parking storage and waste storage are sufficient;

GO GREEN PROGRAMME MANAGER

Note that the carbon reduction of 29.3% falls short of the 35% London Plan policy requirement, would like to see a higher BREEAM sustainability level of 'Very Good'.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 229; Total No. of Replies: 4.

One letter of support for the proposals and three letters of objection on amenity grounds from residents in 19 Riding House Street raising concerns about:

- loss of light to and enclosure of their courtyard;
- overlooking from windows in an extension to the office accommodation;
- objection to the reintroduction of a communal walkway at the rear of their building that was to be removed by the applicant in a separate application [this is due to a misunderstanding - the walkway is to be removed but has been shown as existing in the drawings of the current application];
- the introduction of any new balconies or terraces; and
- any noise from the new plant.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION**4.1 The Application Site****Site 1: Tasman House, 59-65 Wells Street**

The site sits to the north of Oxford Street, within the northern half of Wells Street, on its eastern side, between the junctions with Margaret Street and Mortimer Street. The building dates from the early 1960s, when it was originally built as showrooms with offices. The current building, with five storeys above ground, has a simple façade of brick and pre-cast concrete, typical of this period, and considered to be of little architectural merit. The main entrance to the building is inadequate for a building of this scale and there is a street-level service entrance to the basement car park. The site is approximately 0.065 hectares.

The building was most recently occupied by Her Majesty's Court and Tribunal Service (HMCTS). In March 2014, the court facility vacated the building, in connection with the wider consolidation of HMCTS assets, and relocated to a new facility at First Avenue House, High Holborn. The building has been vacant since this time. The applicants have argued that for a number of structural and layout reasons, the existing building is not considered fit for purpose, nor suitable or viable for refurbishment within the existing structure.

Tasman House is not listed and is not located in a Conservation Area, albeit the East Marylebone Conservation Area immediately bounds the site to the north, south and west. On Margaret Street, to the rear of the site, is located the All Saints Church which is Grade I Listed.

The surrounding development and land use on Wells Street is largely commercial in character with some retail uses at ground floor, focused at the Oxford Street end of Wells Street. The northern part of Wells Street currently has poor, inactive street frontages that make little or no positive contribution to the vibrancy and character of the area.

Site 2: 84-86 Great Portland Street

The site is located on the east side of Great Portland Street and is bounded by Langham Street to the north, Middleton Place to the east and Riding House Street to the south. The immediate vicinity includes a diverse mix of buildings and uses including retail, offices and residential.

84-86 Great Portland Street is an unusual site, comprising two linked, but distinctly different, buildings. The building fronting Great Portland Street is a relatively conventional six storey office building, comprising a basement level and ground plus five storeys. The building is vacant, having previously been in office (Class B1) use until February 2015. The building forms part of a terrace and consists of traditional brick construction with punched openings and metal framed windows.

The application site also includes a sizeable rear extension (referred to as the 'rear building') which almost entirely fills the centre of the Great Portland Street/Riding House Street/Middleton Place block. This building provides basement, ground and two upper floors and was used as offices until vacated by the previous tenant in late 2014.

The site sits across the boundary of two Conservation Areas. 84-86 Great Portland is located within the Harley Street Conservation Area. The rear building is located within the East Marylebone Conservation Area. Although the application buildings are not listed, there are a number of Grade II listed buildings in close proximity to the site. To the north at 94 Great Portland Street, at its junction with Langham Street, and Nos. 38 to 42 Langham Street, and to the south at Nos. 78-80 Great Portland Street.

The site is within the Marylebone and Fitzrovia part of the Central Activities Zone, the East Marylebone Special Policy Area (SPA) and within the Great Portland Street "Named Street" as defined by Westminster's City Plan: Strategic Policies. It is also within the Protected Vista of Primrose Hill to the Palace of Westminster.

4.2 Relevant History

Site 1: Tasman House, 59-65 Wells Street

The planning history in relation to Tasman House is detailed and complex. Planning permission was originally granted for Tasman House on 11 March 1960, comprising a seven-storey building (including basement car park and loading bay) for use as showrooms with ancillary offices and stock-rooms. In 1963, the Metropolitan Police took first occupation and sought the use of two and a half floors of the property as Magistrates' Courts, and temporary use of the remaining space as administrative offices while New Scotland Yard was being redeveloped. The Metropolitan Police were not required to seek planning permission from the LPA (then London County Council), albeit it was consulted.

The County Council originally objected to the temporary office use of part of the building, but not to the use as Magistrates' courts. On the basis of further information provided by the Metropolitan Police, the County Council dropped this objection, on the understanding that the use of the property was to be returned to that originally permitted (showrooms with ancillary

offices) once the required redevelopment of New Scotland Yard had taken place and the Metropolitan Police had vacated Tasman House.

An opinion provided by Council officers in 1987, however, identified that a lawful use had been instigated by the part of the building used as magistrates' courts. The officer's opinion stated that, in relation to this part of the building, alternative uses, including showroom use, would require planning permission. The temporary administrative offices in the remaining area of the building were considered separately. Should the Metropolitan Police vacate this space, officers advised that their use would revert to showroom use. The officer's opinion was that a proposal involving office use mixed with showroom use may be considered appropriate by the City Council.

An application was submitted in late 1987 for change of use of the whole building to uses within Class B1. This application was submitted by the owner for valuation purposes and to establish the lawful use of the building on vacation by the court. This application was then modified as a result of negotiations between the applicant and the City Council, to include retail/showroom use on the ground floor, with office use to the rest of the property.

The Committee report recommended the refusal of the application on the grounds of office policy (planning policy at the time sought to resist the growth of office space in central London) and suggested residential accommodation should be provided. The officer's opinion regarding the lawful use of the building, as expressed in August 1987, was repeated in the detailed consideration. It was noted that the building's use had not been divided as intended in 1963 between different floors – the offices and magistrates' courts were interspersed throughout the property. The application was further amended in May 1988, to include retail/showroom use on the ground floor, residential use on the top floor and B1 uses on the remaining floors, but this was deferred at Committee, and later withdrawn, due to the Committee's concerns in relation to only one floor of residential use.

The applicant submitted a revised application in November 1990 for change of use of the premises from Magistrates Court and ancillary offices, to retail/showroom use on the ground floor with B1 use on the first to fourth floors and residential use on the fifth floor. The officer's report in relation to this application noted again that the building's use had not been physically divided in the way anticipated in 1963. It was highlighted that it would be "unrealistic to expect showroom uses to successfully operate on the first to fourth floors". In light of the inclusion of one floor of residential space, it was "considered that these intervening floors might reasonably change to office use in view of the applicant's offer to provide new residential on the fifth floor". Planning permission was granted on 24 January 1991.

The City Council's position at that time was, therefore, that a significant element of the building should revert to a previous or alternate use on the departure of the Court use. The City Council also accepted that the most likely use of the space would be for office accommodation, given the slim likelihood of showroom use proving viable due to changes in the market since 1963 in this area.

The current applicants consider that the position adopted by the City Council on the lawful use of the building, which culminated in the 1991 planning permission, should be given significant weight.

The applicants consider that the City Council's position with regard to the use of the site should be the same as it was in 1991 when planning permission was granted for the use of the ground floor of the building as retail or wholesale showroom, first to fourth floors as Class B1 offices and fifth floor as residential accommodation.

However, although the Council considered that the lawful use of the building at the time of the 1991 permission was a partly a Magistrates Court and partly offices for the Metropolitan Police, in making that decision the documented reports of the City Council make no reference to the loss of the Court facility. In this respect the City Council would approach the matter differently now and would apply local planning policies as they currently stand. In this respect City plan policy S34 is relevant (discussed in more detail below), which protects social and community floorspace such as law courts, except where they are being rationalised as part of a published strategy by the service provider. If it can be established that the law courts are no longer needed by the Court Service, an alternative social and community use would be considered subject to the demand for it or, failing that, residential provision.

Further, it appears that the use of the building has changed since 1991 when it was described as having two uses, namely law courts and separate police offices. The building (before it was vacated) was in a single use as law courts with the upper floor offices subsisting solely for the benefit of supporting the court. These offices appear to have been physically and functionally part of the courtrooms, meaning that the use of the whole building was as law courts, and if this arrangement has subsisted for at least 10 years, this would be the lawful situation.

In this respect it is therefore not considered that the 1991 permission is greatly relevant.

So, the existing building would need to be used for social and community purposes either wholly or in part, depending on demand and need. If it gets to the stage where housing is an acceptable alternative (the tests of social and community policy having been fully addressed in some way) a land use swap between uses (residential and offices in this case) with a swap site such as at 84-86 Great Portland Street would only be justified if it could be demonstrated that superior residential accommodation in terms of both quality and quantity could be provided at the swap site.

Site 2: 84-86 Great Portland Street

A number of planning applications were submitted in the 1950s in relation to redevelopment of 84-86 Great Portland Street and 21-23 Riding House Street. The existing buildings appear to date from a permission granted in 1958 for the erection of a building of part six- storeys and part four storeys, plus basement, for use as showrooms and offices, with car-parking and storage in the basement and a caretaker's flat on part of the third floor, and for the formation of a means of access to the highway. A number of smaller applications have been submitted since this time which are not directly relevant to the proposed development.

5. THE PROPOSALS

Two applications for planning permission have been submitted for:

1. Tasman House, 59-65 Wells Street:
 - Demolition of the existing building (ground plus five storeys) and replacement with a new building of basement, ground and six upper storeys, with plant room above;
 - Introduction of an office-led (Class B1) scheme on the first to sixth floors;
 - Introduction of Class A1 and/or A3 active uses at ground level;
 - Re-provision (in part) of space for a Class D1 (social and community) user at basement level;
 - Introduction of external terraces at sixth floor and roof level.
2. 84-86 Great Portland Street:

- Change of use of the existing 84-86 Great Portland Street building from office (Class B1) to residential (Class C3) use at part ground to fifth floor level to provide 6 no. residential units, including 2 no. 1 bed-room flats and 4 no. 2 bed-room flats;
- Provision of a new facade and residential entrance at ground floor level;
- Extension and refurbishment of the rear building to provide improved quality of office accommodation; and
- Introduction of a sedum roof to the rear building.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposals can be summarised as follows:

Site	Land Use	Existing (m2 GEA)	Proposed (m2 GEA)	Net Change (m2 GEA)
Tasman House	Office (Class B1)	0	3,905	+3,905
	Retail (Class A1) and/or restaurant (Class A3)	0	456	+456
	Social and community use (Class D1)	3,665	391	-3,274
84-86 Great Portland Street	Office (Class B1)	2,697	2,167	-530
	Residential (Class C3)	0	871	+871
Total	Office (Class B1)	2,697	6,072	+3,375
	Retail (Class A1) and/or restaurant (Class A3)	0	456	+456
	COMMERCIAL	2,697	6,528	+3,831
	Social and community use Class D1	3,665	391	-3,274
	Residential (Class C3)	0	871	+871

The two sites are considered to be in the vicinity of one another and therefore the proposals can be considered as a joint package with regard to relevant policy considerations.

6.1.1 Social and Community Use

One of the key land use considerations of these proposals is the substantial loss of the Class D1 social and community use at Tasman House. UDP policy SOC 1 states that:

(D) Existing community facilities will be protected.

(E) Proposals which involve the redevelopment or change of use of community facilities will be required to include adequate replacement facilities. Where the facility is surplus to the needs of the existing provider, any new development on the site should include an alternative community facility. Where adequate replacement facilities are not proposed then the City Council will refuse planning permission for this type of proposal.

Policy S34 of Westminster's City Plan: Strategic Policies states that:

All social and community floorspace will be protected except where existing provision is being reconfigured, upgraded or is being re-located in order to improve the services and meet identified needs as part of a published strategy by a local service provider. In all such cases the council will need to be satisfied that the overall level of social and community provision is improved and there is no demand for an alternative social and community use for that floorspace. In those cases where the council accepts a loss or reduction of social and community floorspace the priority will be residential.

The previous use on site was for a family magistrate court. This facility relocated in March 2014 as part of the Court Service's wider long term strategy to rationalise court functions within new premises and the building has been vacant since this time.

On-site replacement

The proposed development includes some re-provision of social and community space within the basement of the new building, but at 391m² (GEA) this is clearly a significant reduction from the existing D1 floorspace of 3,665m². Nor is the space ideal, as it would have no natural light and only a small entrance at ground level, with no usable space at that level. The applicant has been in discussions with All Saints Church, located directly to the rear of the site on Margaret Street, which has expressed interest in securing space within the new building. The applicant advises that the church is seriously limited in space for community activities and events, both for its own community of worshippers and to serve other local groups and organisations that require space (be it for religious or secular purposes).

It is intended that the proposed basement space would be used in a way analogous to a church hall, that is for religious and secular functions, including:

- Hospitality after Sunday and weekday services throughout the year;
- Hospitality after baptisms, weddings and funerals;
- Church study and educational groups;
- Welcome events for new members;
- Parochial Church Council and other meetings;
- Training sessions for volunteers; and
- Gathering/lecture space for visitor groups (e.g. frequent art and architectural history visits from universities and schools; visiting choirs and organists; day workshops).

The space would also provide opportunities for the church to respond to other requests for training/community/support group activities, which at the moment it is unable to accommodate due to space constraints. The church envisages that the space would be available to, and benefit, both its own community and those residents/workers in the surrounding area. A note in support of these proposals has been submitted by the vicar of All Saints.

The applicant proposes that, through the section 106 agreement, it be required to use reasonable endeavours to lease the basement space to All Saints Church, Margaret Street,

on the following terms:

- a) The space to be managed by the church, to provide space for community and religious functions;
- b) The space to be offered to the church on a peppercorn rent – originally for a term of 10 years but subsequently increased to 20 years – outside of the Landlord and Tenant Act 1954;
- c) the applicant initially offered a capital contribution of £200,000 to the church to contribute towards fit-out and transactional costs – this has subsequently been revised to fit out the space to the church's requirements (broadly equivalent to a Cat A fit out, at a cost not to exceed £350,000); and
- d) make the space ready for occupation by the church.

In the event that All Saints chooses not to proceed with the above offer, the applicant proposes that it commits to collaborative discussions seeking an alternative social or community user for the space, from one of the following categories of user, on equivalent financial terms to that offered to All Saints Church.

- a) Public sector, providing services directly accessed by members of the public (to include for the avoidance of doubt, but not limited to, education, health, social care, social services, child care, mental health services);
- b) Third sector, providing services to members of the public on a non-profit basis;
- c) Charities;
- d) Other categories identified by the Director of Planning.

The Applicant will actively market the space available to users in these groups, and will report to the City Council quarterly on marketing activities. Such activities will continue until the space is satisfactorily let to a mutually acceptable occupier on financial terms equivalent to those offered to the church. For the avoidance of doubt, this will include an ex-Act lease at a peppercorn, for a period of twenty years less any time elapsed between the completion of the Proposed Development and the commencement of the term of the lease. Such lease will be contracted out of the Landlord and Tenant Act 1954. The Applicant will also make a financial contribution of up to £350,000 (indexed) towards the tenant's fit out costs.

In this scenario, the s106 will prevent the remainder of the Proposed Development from being occupied until the basement Class D1 floorspace has been completed to shell and core specification.

Notwithstanding their potential interest in using the new D1 space, All Saints Church have submitted an objection to the proposal, mainly about its impact on the daylighting to the church windows (see below in section 6.3). The objection also refers to a potential 'community gain' of a direct basement access link between the church crypt and the basement of Tasman House, to provide easier access. The objection advises that such a link is not physically possible, and the applicant does now agree this option cannot now be pursued.

Off-site provision

Whilst officers consider that the above proposals are acceptable as far as they go, in

themselves they are not considered to provide a satisfactory replacement for the substantial loss of social and community floorspace. Following negotiations on this matter, in which officers advised that there should be additional replacement social and community provision, the applicant has been in contact with Greenhouse Sports, a charity which uses sport to engage children in inner London. Greenhouse has identified and secured a site within Marylebone on which it is seeking to deliver a new, charitable, social and community facility (likely to be an indoor sports facility). Greenhouse have started pre-application discussions with the City Council.

The Applicant has been informed by Greenhouse that additional capital funding is required to secure the delivery of the facility. There is, therefore, a clear need for additional funding to deliver a new social and community facility within the City and within reasonable proximity to the development proposals for Tasman House.

The Applicant therefore proposes that the s106 requires that, prior to the occupation of the new development, a payment of £500,000 be made to the City Council. The City Council will then pass this on to Greenhouse on implementation of its proposed development to contribute to addressing the funding requirement. Should planning permission for Greenhouse not be granted, or Greenhouse choose not to implement the permitted development, the City Council will pass the financial contribution to one or more alternative social and community providers to be agreed by the applicant and the Director of Planning, in mutual consultation with one another.

The applicant considers that this will satisfy the objectives of the City Council's social and community policy as well being compliant with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended). They refer to the reasoned justification to Policy S34, which notes that an overall loss in social and community floorspace may be acceptable where it is necessary to deliver a new or improved facility. In this case, the proposed development, although resulting in a reduction in social and community floorspace, will directly deliver one new community facility and will contribute to meeting an identified funding requirement to secure the delivery of a second new facility offsite.

The improved offer towards replacement social and community facilities is welcomed, but it is debatable as to whether this is enough to offset the substantial loss of social and community floorspace from the current development site. Members are therefore asked to consider whether the applicant's offer is sufficient to address the relevant policies to make the proposals acceptable in planning terms.

6.1.2 Commercial increase and residential requirement

The redevelopment of Tasman House would result in the provision of 3,905m² of new modern Class B1 offices. This would be partially offset by the reduction (530m²) in offices at 84-86 Great Portland Street: despite the extensions to the central part of the site, the partial change of use from offices to residential in the front building would result in an overall loss of office floorspace. The Tasman House redevelopment also includes 456m² of Class A1 retail or Class A3 restaurant: whilst the main policy issues arising from these uses are dealt with below, they are relevant in this section as they also trigger a requirement for the provision of residential floorspace.

Policies S1, S18 and S20 of Westminster's City Plan and Policies COM 2 of the UDP support office developments within the CAZ provided that the increase in office floorspace (where it is over 200m²) is at least matched by an equivalent amount of residential floorspace on site where this is appropriate and practical. Where on site provision of residential floorspace is not

considered appropriate or practical, UDP Policy COM 2 seeks the provision of residential accommodation on another site in the vicinity of the development site. Where neither on site or off site provision is appropriate or practical, other uses which contribute to the character and function of that part of the CAZ should be provided as part of the same development. Where none of the above can be achieved, a financial contribution can be made to the affordable housing fund in accordance with a standard formula.

Policy CENT 3 is also relevant, as it also requires other commercial increases (in this case A1 retail/A3 restaurant) to be matched by an equivalent amount of residential floorspace (and although policy S1 sets the trigger for this to increases over 400m², this threshold is exceeded in this case).

The creation of new office accommodation at the Wells Street site is acceptable in principle, as it is located within the Core CAZ. It is noted it accords with the Council's draft revisions to policy for new borough-wide targets for commercial jobs and office jobs. The applicant also highlights that these proposals are supported by the National Planning Policy Framework (NPPF) and the London Plan.

The applicant argues that the primary driver of the proposal is to create office space and that it is not appropriate or practical to provide residential use on site at Tasman House. The constraints of the site, in terms of provide a separate entrance and service core for a residential use on the site, along with the offices, D1 use in the basement and A1/A3 use on the ground floor, are acknowledged. Nor does the applicant appear to have any other available sites (other than 84-86 Great Portland Street) where additional residential accommodation could be provided.

UDP Policy CENT 3 allows for the required residential to be provided on another site in the vicinity of the commercial redevelopment. 84-86 Great Portland Street is in close proximity to Tasman House, being a few minutes' walk away, and will provide 871m² of residential accommodation. Clearly this is well short of the 3,905m² increase in offices, or total commercial increase (including the Class A1/A3 use) of 3,831m².

The alternative is a financial contribution towards the affordable housing fund. A policy compliant scheme (based on the increased 'unit sum' for 1 April 2015) would be £4,799,000. The applicant has submitted a Financial Viability Assessment (FVA) in order to establish if a financial contribution can be afforded by the scheme, in addition to the off-site residential provision in kind already proposed at Great Portland Street. Their FVA concludes that a mixed-use payment in lieu cannot be afforded, in addition to the provision of off-site residential accommodation and the cost of providing the social and community space within the basement at Tasman House at a peppercorn rent over a 20 year term. If no social and community floorspace was re-provided, the scheme could have provided a mixed-use payment in lieu of £1.64m.

The applicant also considers that the delivery of new, modern office space is a planning benefit of the proposed development that should be afforded very considerable weight, especially in view of the current concern expressed at the loss of office accommodation to residential accommodation within Central Westminster.

The viability report has been assessed by independent consultants acting on behalf of the City Council. They have had discussions with the applicant's consultants, mainly over disagreements about rental values and building costs. Following these discussions, the Council's consultants advise that the scheme could afford a payment towards affordable housing of £900,000. Whilst the applicant's has queried this finding, it is prepared to offer this

sum. Furthermore, the viability reports wrongly set aside £616,302 towards public realm and £6,954 towards health: the applicant confirms that these amounts can form part of the affordable housing contribution. Finally, the applicant had also set aside £30,000 as a carbon offset payment (see 6.10 below): given the policy priority of affordable housing, it is considered that this money should also go towards the affordable housing payment, which the applicant agrees to. In total therefore the applicant is offering £1,544,000 towards affordable housing. Although this falls short of the policy compliant sum of £4,799,000, in view of the advice from the Council's own consultant that this is the maximum achievable, this is considered to be acceptable.

A condition will require the new residential flats at 84-86 Great Portland Street to be provided ready for occupation before the use of the offices at 59-65 Wells Street can commence.

6.1.3 New Residential – Mix, Standard and Size

The proposals for 84-86 Great Portland Street include the provision of six new flats, which partly offsets the commercial increase (discussed above). Policy H3 of the UDP adopted January 2007 encourages the provision of more housing, specifically part (A) "The City Council will seek to maximise the amount of land or buildings in housing use outside the CAZ and where appropriate, within the CAZ". Policy S14 of 'Westminster's City Plan: Strategic Policies' also seeks to optimise housing delivery and states residential use is the priority across Westminster, except where specifically stated. Furthermore, S14 specifies that

- "The Council will work to achieve and exceed its borough housing target set out in the London Plan"
- "Residential use is the priority across Westminster except where specifically stated", and
- "The number of residential units on development sites will be optimised."

The supporting text notes that "Land and buildings should be used efficiently, and larger development sites should optimise the number of units in schemes, taking into account other policies and objectives. Housing densities should reflect the densities set out in the London Plan. City Management policy will address housing densities to be applied to development sites in different parts of the city."

London Plan Policy 3.3 seeks to increase housing supply; Policy 3.4 states that new developments should optimise housing output.

The proposals involve the creation of a separate residential entrance at ground floor level and the conversion of the upper floors of the building fronting Great Portland Street into 2 x 1-bedroom flats and 4 x 2-bedroom flats. Policies H5 of the UDP and S15 of the City Plan seek to secure an appropriate mix of units in housing developments, and policy H5 normally requires at least 33% of new units providing three or more bedrooms. There are no family sized units in this proposal, which is unfortunate, but the constraints of the site are acknowledged and in this central location, with little amenity space nearby, the proposed mix is on balance considered to be acceptable.

The two 1-bedroom flats (at 46 and 48m² GIA) are slightly below the minimum 50m² GIA for a 1-bedroom/2 person unit standard set out in the London Plan (although larger than the 37m² GIA for a 1 person unit). The London Plan Policy 3.5(D) recognises that, in some instances, development which compromises on some of the design standards may be acceptable where it contributes to meeting other planning objectives and is exemplary quality. Para 2.1.26 of the draft Interim Housing SPG also recognises that "Failure to meet one standard would not necessarily lead to an issue of compliance with the London Plan."

The scope to fully satisfy the London Housing Design Guidelines/London Plan standards is limited by the constraints of the existing building which is being converted. However, the proposed first floor units would still provide a good standard of residential amenity, improves the overall housing yield from the proposed development and provides a wider mix of residential units; the development would, otherwise, only provide 2-bed units. The 2-bedroom units are 95m² GIA in size, comfortably exceeding the minimum standard of 70m².

None of the flats have any outside amenity space but again this is due to the constraints of the site.

6.1.4 Retail and Restaurant

The building is located within the CAZ, but not within a designated shopping frontage. Nor is it within a Stress Area. The proposals involve the introduction of a unit (456m²) for either Class A1 retail or A3 restaurant floorspace at ground level along Wells Street, retaining flexibility depending on market demand. One of the applicant's objectives is to re-establish active street frontages on Wells Street, reinvigorating the street and introducing additional retail activity and visual interest. It is noted that the proportion of active frontages is currently low, particularly at the northern end of the street.

The NPPF stipulates that local planning authorities should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. London Plan Policy 2.11 aims to identify, enhance and expand retail capacity to meet strategic and local need and this is to be focused on the CAZ frontages. Westminster's City Plan: Strategic Policies S6 states that, in the Core CAZ, retail floorspace is encouraged throughout the area and large scale retail development will be directed to the CAZ frontages. UDP Policy SS4 stipulates that developments within the CAZ must include an appropriate number of shop type premises at street level and should provide at least the same amount of retail floorspace as there was there before. The size and type of units must be appropriate to the character and function of the street.

With regard to the restaurant option, UDP Policy SS5 states that proposals for non-A1 uses must not lead to, or add to, a concentration of three or more consecutive non-A1 uses, nor cause or intensify an existing over-concentration of A3 and entertainment uses in a street or area. Policies TACE 8-10 of the UDP set out a framework for considering entertainment uses within Westminster in order to safeguard residential amenity, local environmental quality and the established character and function of the city. The current proposal is below the 500m² threshold that constitutes a 'large' entertainment use. The site is within the Core Central Activities Zone and therefore Policy TACE 8 is applicable, which states that such entertainment uses will generally be permissible, subject to environmental, amenity and traffic considerations, taking account of the number and distribution of existing entertainment uses in the vicinity, any cumulatively adverse effect, and no adverse effect on the character and function of the area.

City Plan Policy S24 states that new entertainment uses need to demonstrate that they are appropriate in terms of the type and size of use, scale of activity, relationship to any existing concentrations of entertainment uses and any cumulative impacts and that they do not adversely impact on residential amenity, health and safety, local environmental quality and the character and function of the area.

Either A1 retail or A3 restaurant is considered to be acceptable in this case. The proposed unit has been designed to modern standards to prevent potential adverse effects on local amenity. Should the unit be occupied by a Class A3 user, it will be designed to ensure cooking odours would be discharged at roof level, which has been indicated on the submitted proposals. At

this stage in the redevelopment process no restaurant operator has yet been identified, though the applicant states that it is their intention that the unit would be let to a restaurant operator with a high quality offer. As a result, the density of covers and number of patrons is likely to be relatively low. Space dedicated to kitchens, prep areas and storage, rather than seating for patrons, is likely to be high, further reducing the capacity of the restaurant and its potential for adverse impacts particularly due to guests arriving and departing.

Should a restaurant be introduced, and an operator is identified, an operational management plan would be prepared and submitted for approval by the City Council: this will be conditioned. Other conditions will require details of the capacity, as only an indicative layout has been provided in the current submission. It is proposed to condition opening hours from 07.00 hours until midnight Monday to Saturday and 08.00 hours until 23.30 hours on Sundays and Bank Holidays. The proposed scheme incorporates an internal kitchen extract system that discharges at roof level, also to be conditioned. On this basis the proposal is considered to be acceptable and in compliance with the above policies.

6.2 Townscape and Design

6.2.1 Tasman House

Demolition

The existing building is a post-war office development of no interest, outside but adjacent to the East Marylebone Conservation Area. It does not make a positive contribution to the character and appearance of the area. Its demolition and redevelopment is uncontentious in principle.

Height and bulk

The proposed building is six storeys high to parapet level, with a recessed seventh floor and a plant room above. The height and bulk proposed are similar to the modern building immediately to the north. The buildings to the south are lower and the proposed massing has been cut back to reduce the impact on the setting of the lower buildings. This is considered acceptable.

Design

The new building comprises a two storey base, framed in stone, with a horizontal metal fascia at first floor level. Above this there are five glazed bays, four storeys high, framed with charcoal coloured brick piers. The glazing is subdivided horizontally and vertically to reduce its scale. This is an extensively glazed façade, which in a more sensitive historic street might be contentious and inappropriate. However, this part of Wells Street is characterised by large twentieth century buildings, and in this context the proposed building is acceptable.

Public art

It is proposed to include works of public art in the front facade. Three possible locations have been suggested: the office entrance, the community use entrance and the substation screen. Any one of these could be acceptable but the latter offers the largest area for art. The location and design of the artwork should be controlled by condition.

It is concluded that this is a high quality building which will contribute positively to the character and appearance of the area. The scheme complies with the City Council's urban design and conservation policies, including strategic Policies S25 and S28, and Unitary Development Plan policies including DES 1, DES 4 and DES 9.

6.2.2 Great Portland Street

The existing building is modern and of little merit. It does not make a positive contribution to the character and appearance of the Harley Street Conservation Area.

The proposal retains the existing structure but re-clads the front facade and adds extensions at the rear. The retention of the existing structure imposes certain constraints on the design of the new facade. The architects have sought to improve the appearance of the building and its contribution to the streetscape by dividing the front facade into two different bays, which is a response to the historic Georgian plot widths. The facades are clad in brickwork, with slightly projecting metal and glass bays. Given the constraints of keeping the existing structure, this design is considered to be an improvement on the existing building and will preserve and enhance the character and appearance of the conservation area.

The rear facade of the main building is retained and new windows installed. The lower building at the rear, in the centre of the street block, will be remodelled, extended and the facades improved. These works are uncontentious in conservation area terms. On Riding House Street the facade is retained and minor changes are made to the ground floor level. These are also uncontentious.

It is concluded that the works will improve the appearance of the buildings and the character and appearance of the Harley Street Conservation Area Conservation Area. The scheme complies with the City Council's urban design and conservation policies, including strategic Policies S25 and S28, and Unitary Development Plan policies including DES 1, DES 4 and DES 9.

6.3 Amenity (Daylight/Sunlight/Overlooking)

Policy S29 of the City Plan seeks to safeguard the amenity of existing residents. Policy ENV13 of the UDP seeks to protect and improve the residential environment and resist proposals which would result in a material loss of daylight and sunlight and/or a significant increase in sense of enclosure or overlooking. Whilst the policy is primarily designed with regard to residential accommodation, the City Council may apply them to other uses, such as schools and other activities, where loss of daylight or sunlight may prejudice the present use of the premises.

Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight' (2011). The applicant has undertaken a daylight and sunlight assessment of surrounding properties in accordance with the BRE guidelines.

With regard to daylight, Vertical Sky Component (VSC) is the most commonly used method for calculating daylight levels and is a measure of the amount of sky visible from the centre point of a window on its outside face. This method does not need to rely on internal calculations, which means it is not necessary to gain access to the affected properties. If the VSC achieves 27% or more, then the BRE advises that the windows will have the potential to provide good levels of daylight. If, however, the light received by an affected window, with the new development in place, is both less than 27% and would be reduced by 20% or more as a result of the proposed development, then the loss would be noticeable. The 'no sky line' method measures the daylight distribution within a room, calculating the area of working plane inside the room that has a view of the sky.

In terms of sunlight, the BRE guidelines state that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH, where total APSH is 1486 hours in London)

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

Impact on residential accommodation

The applications are each accompanied by a daylight and sunlight report. At Tasman House, the nearest residential is diagonally opposite the front of the site St Andrew's Chambers, and at the rear in 6 Margaret Street. The losses to the former are minor – the greatest loss is 4.38% VSC, with most windows affected less or not at all. The impact on this property is therefore considered to be acceptable. 6 Margaret Street is used as a single residential dwelling attached to All Saints Church: of the four main rooms at the rear, the ground floor utility room, second floor kitchen and third floor bedroom lose less than 20%. The first floor bedroom loses just over 20% (21.29%) but as it is a bedroom this is considered to be acceptable.

Permission has also been granted to convert 5 Margaret Street into three flats and 66-67 Wells Street into seven flats. Whilst neither scheme has been implemented yet, the daylight study has assessed the impact on these properties and concludes that the losses to No. 6 are within acceptable limits. At 66-67 Wells Street, six of the seventeen windows to the proposed development would be affected by the development at Tasman House, however it is noted that that scheme benefits from multiple windows. The applicant highlights the fact that the permission has not been implemented and no residential accommodation yet exists in 66-67 Wells Street. No planning conditions have been discharged and there is no evidence of impending implementation of this planning permission. Consequently, the applicant considers that any potential impact should not be given the same weight in planning decision making as that of a comparable level of impact on existing residential dwellings. Additionally, there is no development plan policy that seeks to protect the amenities of potential future residents. Prospective residents of 66-67 Wells Street, should it be refurbished, will have the opportunity to consider the sunlight and daylight effects of the development when deciding whether to purchase a property.

There will be some loss of sunlight to St Andrews Chambers and but again this will be well within acceptable limits.

The rear block at 84-86 Great Portland Street (Site 2) is surrounded by a number of residential properties. Here the daylight and sunlight study shows that whilst there will be some small losses of both, these losses are mostly small and well within the recommended guidelines. One property in Middleton Place (the rear of which faces south west) will lose half of its winter sunlight, but this is from a low starting point of only 2% APSH and the loss is considered to be acceptable as it will be negligible in practice.

Residents in 19 Riding House Street have objected to the closing in of their rear courtyard from a small first floor extension to the office accommodation. However, this aspect of the scheme has been revised to reduce the size of this extension, and the impact on the courtyard will be minimal. Therefore these objections are no longer considered to be sustainable. Other objections about overlooking from balconies or terraces are not sustainable as none are proposed for either the residential or office accommodation. References to a walkway at the rear of 19 Riding House are based on a misunderstanding and relate to another application.

Objection from All Saints Church

All Saints Church have submitted an objection about loss of light to the high level windows on the north side of the church: although the objector refers to three windows identified by the applicant's own daylight study where there will be a loss of greater than 20% VSC, one of these is actually a blocked window behind the church organ.

Council policy does not specifically refer to the protection of daylight to church buildings. However, in recognition of the importance of the church (listed Grade I), the applicants have sought to address these concerns as far as reasonably possible. The two windows which are affected provide light to the chancel – initial VSC losses were 21.64% and 32.61%. The scheme has been revised to step back the rear of the roof level plant screen and to use a lighter 'buff' coloured brick on the rear and side elevation face towards the church. An addendum daylight report has been submitted assessing the reflectivity of the lighter building materials and change to the plant screen and demonstrates that the loss to the two chancel windows reduces to 8.6% and 13%. The report also shows that there be no change to the distribution of light within the chancel (the Daylight Distribution test) and only a small absolute reduction in the internal daylight of 0.19% Average Daylight Factor (ADF), equivalent to a proportional loss of 8.88% of the existing ADF value.

It is noted that there are also windows on the south side of the church which will continue to provide the main source of light to the building. Furthermore, the church's windows have stained glass, thereby reducing the amount of light anyway. It is considered that the applicant's efforts to address this issue are acceptable and that this objection is not sustainable.

Noise

Policies ENV6 and ENV7 of the UDP and S32 of the City Plan seek to protect occupants of adjoining noise sensitive properties from the impacts of noise from new development, including from plant. Both proposals include plant which Environmental Health have assessed and have no objections to. One objector in Riding House Street has expressed concern about potential noise from the new plant on the roof of the extended central office block but conditions will ensure that the plant operates within acceptable limits.

6.4 Highways, Servicing and Parking

Car Parking (Sites 1 and 2)

No off-street parking is provided by either application. The Wells Street site is highly accessible with a PTAL rating of 6b, the best achievable. The site is located less than 10 minutes' walk away from three central London underground stations: Oxford Circus (Bakerloo, Central and Victoria underground lines), Goodge Street (Northern underground lines) and Tottenham Court Road (Central and Northern underground lines). By 2018, Tottenham Court Road station will also have a Crossrail station. There are also numerous bus routes running along Oxford Street to the south and Tottenham Court Road to the east of the site.

The site is within a Controlled Parking Zone and the Highways Planning Manager advises that the impact of the proposed commercial uses, including the restaurant, on parking levels will be minimal.

With regard to the residential proposals at Great Portland Street, the Highways Planning Manager has raised an objection on the grounds that no car parking is provided for use by the

proposed residential units which may have an impact on parking levels in the area and this may lead to a reduction in road safety and operation.

Policy TRANS23 details an 80% on-street car park occupancy threshold above which the provision of additional vehicles to the on-street parking environment will result in an unacceptable level of deficiency. The evidence of the Council's most recent night time parking survey in 2011 (Buchanan's) indicates that parking occupancy of ResPark bays within a 200 metre radius of the site is 81%. However TRANS23 includes all legal parking spaces (eg Single Yellow Lines, Metered Bays, P&D, and Shared Use) as such with the addition of Single Yellow Line availability at night, the stress level reduces to 27%.

The evidence of the Council's most recent daytime parking survey in 2011 (Buchanan's) indicates that parking occupancy of ResPark bays within a 200 metre radius of the site is 88%. During the daytime within the area, the only legal on-street spaces for permit holders are Residential and Shared Use Bays.

The Highways Planning Manager acknowledges that the site has a high level of public transport accessibility, however he notes that households within the West End Ward with 1 or more cars is 29% (2011 Census figures). Whilst this is lower than the borough average the above figures indicate that residents in the area do own cars, along with the fact that during the day Residential Bays have a high level of occupancy. Therefore the development is not consistent with TRANS23 and will add to existing on-street parking stress overall.

There is what appears to be an existing car lift accessed from Riding House Street and historically there may have been parking spaces at basement level, though not recently and the space is now used as office accommodation. The Highways Planning Manager considers that even if no car parking spaces currently exist it is not clear why the existing car lift cannot be utilised to provide access to car parking within the basement for the proposed residential units. The applicant advises that car lift has long been disused and decommissioned and would fall well below modern standards. Furthermore, the Council has previously accepted the loss of the car lift has part of a scheme approved in August 2014 for alterations to 78-82 and 15-23 Riding House Street, in which it approved the loss of this car lift/servicing area and the introduction of a refuse and cycle storage area. The proposed use of this part of the site is unchanged, therefore, from that previously approved and the objection from the Highways Planning Manager on this aspect of the scheme is not sustainable.

The Highways Planning Manager notes that if other planning considerations take priority over the objection raised regarding on-street parking stress, lifetime (25 year) car club membership is considered the strongest mechanism that is likely to reduce car ownership of the future residential occupiers. Whilst the provision of lifetime car club membership is not sufficient to remove his objection, this is considered to be an acceptable solution for the residential parking and will be secured in a S106 agreement.

Servicing – Site 1, Wells Street

The Highways Planning Manager has raised objections to both applications on servicing grounds. TRANS 20 requires convenient access to servicing and in most cases this should occur off-street. No off-street servicing is indicated for either development.

At Wells Street the proposed development will remove the existing service facilities accessed from Wells Street, which the Highways Planning Manager considers is contrary to UDP Policy TRANS20 and City Plan Policy S42 putting further pressure on the existing on-street parking/servicing facilities in the surrounding area to the disadvantage of all highway users and a decrease in the quality of the public realm.

It is proposed that servicing of the development will take place from the street. This reflects the last operation of the building. There is vehicular access to the basement by way of a ramp off Wells Street within the current building, however, the applicant advises that this was not used for servicing, rather it was the car park entrance. The car park could not accommodate vehicles in excess of 2.4m and the small ground floor service bay, which was used for storing bins, etc, could have only accommodated small vehicles even if it had not been used for storage. It could not have accommodated larger vehicles, such as a refuse truck.

The proposed permanent on-street servicing strategy would enable the footway in front of the site to be reinstated (with a short dropped kerb retained to facilitate servicing) and remove the need for service vehicles to reverse across a footway when delivering to site, avoiding potential conflict with pedestrians, which would be a benefit of the proposals.

The applicant indicates that the area of single yellow line to the front of the site could be used to carry out servicing. The Highways Planning Manager is concerned that the restrictions on this area of single yellow line allows cars to park on it between the hours of 18.30 and 08.30 and as such during these times it cannot be guaranteed to be free for service vehicles to use. The yellow line in front of the site is approximately 16.5m long, sufficient to accommodate 2-3 light goods vehicles at any one time. The applicant's Transport Statement includes a kerb side survey which demonstrates that there is sufficient capacity to accommodate delivery activity associated with the proposed development.

Creation of off-street servicing facilities would also have significant implications for the design of the new building: if the servicing bay had to be reprovided, the combination of the substation entrance, servicing bay/entrance, and entrance to the Class D1 accommodation would create a long stretch of potentially blank frontage which would be detrimental to the street. It would also take up some of the A1/A3 space on the ground floor, and the applicant is concerned that this would create a relatively narrow retail frontage to an awkwardly shaped unit that could make finding an occupier for the space significantly more difficult.

It is considered that the removal of the pedestrian cross-over, along with the reinstatement of active frontage in this location, outweighs the loss of the existing car park entrance and the very limited ground floor storage/servicing facilities it previously provided. Therefore the objection from the Highways Planning Manager is not considered to be sustainable.

If the ground floor unit were to be used as a food retail outlet, this could generate a more intensive and disrupting servicing requirement than the other proposed uses. It is therefore proposed attach conditions to the permission to restrict the A1 use from becoming a supermarket (or similar) and secure the submission (and subsequent agreement) of a Service Management Plan (SMP) for each use within the development site. In addition a condition should be imposed to ensure no goods are left on the highway for servicing purposes.

The SMP should identify process, storage locations, scheduling of deliveries and staffing arrangements; as well as how delivery vehicle size will be managed and how the time the delivered items spend on the highway will be minimised.

Servicing – Site 2, Great Portland Street

As stated above, the Highways Planning Manager has objected to the removal of the redundant car lift in Riding House Street on the basis that this also provided off-street servicing facilities. However, as also indicated above, the Council has given separate permission for the conversion of the area occupied by the car lift into a refuse storage area. The objection therefore cannot be sustained but a condition can be imposed to secure the submission (and subsequent agreement) of a Service Management Plan (SMP) for the

development site. Given the sole commercial use for office purposes, it is not considered that the servicing requirements will be significant.

Cycle Parking

At Wells Street, TRANS10 would require 1 space per 125m² for B1, 1 space per 300m² for A1 (non-food) and 1 space per 20 seats with minimum of 2 spaces for A3. The plans indicate 43 cycle parking spaces within the confines of the site. The submitted transport statement indicates that 31 spaces will be allocated to the B1 use, 2 spaces for the mixed A1/A3 use and 10 spaces for the D1. The above level of provision is sufficient and satisfies the needs of the development.

TRANS10 requires 1 cycle parking space per residential dwelling (C3). 10 cycle parking spaces are proposed for the new flats in Great Portland Street, which is welcomed. 17 cycle parking spaces are proposed for the reduced office accommodation, which are welcomed.

Waste

Separate waste storage is provided at both sites and this is acceptable.

6.5 Economic Considerations

The redevelopment of the redundant court building is welcomed in principle and both proposals provide economically viable uses that enables continued use of these sites.

6.6 Access

The entrances to all the proposed uses at both sites will have level thresholds and will be designed in accordance with the relevant guidance in the Building Regulations. Lift access will also be provided for the new social and community space at Tasman House, from the ground floor entrance to the basement accommodation.

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 these applications are considered to be consistent with the NPPF unless stated otherwise.

6.9 Planning Obligations

The City Council's approach to and priorities for planning obligations are set out in our Supplementary Planning Guidance (SPG) on Planning Obligations adopted January 2008. Planning obligations can serve to mitigate the land use impacts arising from a development either on the development site, in the wider locality, or where the development will increase local demands for facilities and services or where it is important to integrate the new development into the new community and environment so that it is more sustainable.

On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which make it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, whether there is a local CIL in operation or not, if the obligation does not meet all of the three following tests set out in Regulation 122(2):

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

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

From 6 April 2015, the Community Infrastructure Levy Regulations (2010 as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 6 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

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

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

Site 1:

- i) a financial contribution of £1,544,000 towards the Council's affordable housing fund (index linked and payable on commencement of the development at either Site 1 or 2);
- ii) the offer of the basement level Class D1 community space to All Saints Church for community and religious functions, on a peppercorn rent for a term of 20 years and fitted out (broadly equivalent to a Cat A fit out), at a cost not to exceed £350,000;
- iii) a financial contribution of £500,000, in the first instance to Greenhouse Sports, or an alternative locally based charity or community group to be agreed with the City Council in the event that Greenhouse Sports do not take up that offer;
- iv) public art to a value of £75,000;
- v) a CIL and Crossrail payment of £618,620;
- vi) monitoring costs of £500 for each of the above clauses.

Site 2:

- i) Provision of lifetime car club membership (minimum 25 years) for all six flats;
- ii) The costs of monitoring the S106 agreement.

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

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

Policy S28 of the City Plan requires developments to incorporate exemplary standards of sustainable and inclusive urban design and architecture. Policy S40 considers renewable energy and states that all major development throughout Westminster should maximise on-site renewable energy generation to achieve at least 20% reduction of carbon dioxide emissions, and where feasible, towards zero carbon emissions, except where the Council considers that it is not appropriate or practicable due to the local historic environment, air quality and/or site constraints. The NPPF establishes a presumption in favour of sustainable development. London Plan Policy 5.3 also requires developments to achieve the highest standards of sustainable design, with Policy 5.2 seeking to minimise carbon emissions through a 'Be Lean, Be Clean and Be Green' energy hierarchy.

The applicant states that sustainable design standards are integral to the proposed new building at Wells Street. A BREEAM pre-assessment has been carried out on the proposed offices in the building and it is predicted that, if enhancement measures are introduced, the proposed office areas could achieve a BREEAM Excellent rating.

The energy efficiency and sustainability initiatives of the site have been optimised to address the Mayor's Energy Hierarchy, to address the requirements of policies in Chapter 5 of the London Plan and Westminster's City Plan Policy S28, in so far as is possible in this constrained urban location.

The applicant's Energy Statement demonstrates that the proposed new construction will incorporate sustainable design and construction measures throughout all stages of the development including long-term management. Options to incorporate low-carbon energy supply technologies into the proposed development have been reviewed, in addition to renewable energy technologies. It is proposed to introduce eight building integrated PV panels on the south-west facing glazing on the roof. The Energy Statement demonstrates that the measures incorporated into the building are the maximum reasonably practical and will lead to a total carbon improvement of 20.6% over the baseline. Although this falls short of the 35%

target in the London Plan, the constraints of the site are acknowledged and this aspect of the scheme is considered to be acceptable.

The Energy Statement also concludes that the scheme generates a carbon offset payment of £30,000 based on GLA guidance. The Council's Go Green Manager has requested that this money is secured as part of the Council's offset fund. However, it is considered that given the shortfall in the affordable housing contribution, considered to be a greater priority, that this money goes towards affordable housing, which the applicant agrees to.

Separate BREEAM pre-assessments have been carried out for the proposed major refurbishment of 84-86 Great Portland Street and the rear building. The residential units proposed at 84-86 Great Portland Street have a predicted BREEAM rating of 'Very Good'. Likewise, the refurbished rear building is predicted to achieve a 'Very Good' rating. Although the Go Green Manager considers this to be inadequate, it is considered to be acceptable given that this is a refurbishment of a retained building and the constraints of the site preclude further improvements.

An Energy Strategy concludes that the building's total CO2 emissions are predicted to show a reduction of 29.33% over Building Regulations Part L 2013 baseline emissions, which is welcomed.

Policy S38 of the City Plan and UDP Policy ENV 17 encourage biodiversity. A green roof and green wall is proposed for Wells Street and sedum roofs are proposed at Great Portland Street – these are considered to be acceptable.

6.11 Conclusion

The main issue arising from these proposals concern the large reduction the amount of social and community floorspace. Whilst the applicant is proposing for replacement facilities, these are still well short of the existing amount of floorspace and the Committee is therefore asked to consider if this is acceptable. With regard to the design, amenity and highways aspects, these are considered to be acceptable.

BACKGROUND PAPERS

Site 1.

1. Application form and letter from Gerald Eve dated 27.7.15 and email from Gerald Eve dated 29.7.15
2. Letters from Historic England dated 16.4.15 and 27.4.15
3. Memorandum from Crossrail and Environmental Sciences Team dated 23.4.15
4. Memorandum from the Highways Planning Manager dated 23.4.15
5. Memorandum from the Go Green Programme Manager dated 8.4.15
6. Letter from the occupier, Flat 4, St Andrews Chambers dated 30.4.15
7. Letter from Molyneux Kerr Architects dated 30.4.15
8. Note from Fr Alan Moses on the Proposed Use of Basement Space by All Saints Church dated 12.1.15

Site 2.

1. Memorandum from Crossrail and Environmental Sciences Team dated 27.4.15
2. Memorandum from the Highways Planning Manager dated 23.4.15
3. Memorandum from the Go Green Programme Manager dated 8.4.15
4. Letter from the occupier, 42 Langham Street, dated 19.6.15
5. Letter from the occupier, Flat 1, 19 Riding House Street dated 30.4.15
6. Letter from the occupier, Flat 2, 19 Riding House Street dated 29.4.15
7. Letter from the occupier, Flat 3, 19 Riding House Street dated 1.5.15

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

DRAFT DECISION LETTER

Address: 59-65 Wells Street, London, W1A 3AE

Proposal: Demolition of existing building and replacement with a new building comprising basement, ground and six upper floors (with plant on roof main) for office (Class B1) accommodation at part ground floor and first to sixth floors, use of part ground floor as dual/alternative retail (Class A1) or restaurant use (Class A3) with social and community use (D1) at part basement level. Proposal includes associated external alterations to include plant at roof level (with photovoltaics on top of plant) and terraces at sixth and main roof level.

Plan Nos: 853_SP_0001; 853_GA_00 PL2, 01 PL2, 02 PL2, 03 PL2, 04 PL2, 05 PL2, 06 PL2, 07 PL3, 10 PL1; 853_GE_01 PL3, 02 PL3, 03 PL3, 04 PL3; 853_GS_01 PL3, 02 PL3 03 PL3; Design and Access Statement dated February 2015.

Case Officer: Paul Quayle

Direct Tel. No. 020 7641 2547

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 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 the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 3 You must apply to us for approval of detailed drawings of the following parts of the development:
- Facades - Typical details - at all levels.
 - Public art - Location and design

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

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

Reason:

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

- 4 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

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)

- 5 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)

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

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive

properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

- 9 In the event that the ground floor unit is used for Class A3 restaurant purposes, you must provide detailed drawings (plans and section/elevation) showing the roof level details of the full height kitchen extract duct indicated on your approved drawings. These details must be provided before the restaurant use commences and the approved duct shall thereafter be permanently retained for as long as the restaurant is in use

Reason:

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

- 10 In the event that the ground floor unit is used for Class A3 restaurant purposes, no more than 15% of the floor area shall consist of a bar or bar seating. You must use the bar to serve restaurant customers only, before, during or after their meals.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 8 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 11 In the event that the ground floor unit is used for Class A3 restaurant purposes, you must not open the restaurant premises to customers, and you must not allow customers on the premises, outside the hours 07.00 to midnight Monday to Saturday and 08.00 hours - 23.30 hours on Sundays and Bank Holidays

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 8 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 12 In the event that the ground floor unit is used for Class A3 restaurant purposes, you must apply to us for approval of an operational management plan to show how the restaurant will be operated to ensure that it does not cause a nuisance for people in the area, including people who live in nearby buildings. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the measures included in the management plan at all times that the restaurant is in use.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 8 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 13 You must apply to us for approval of details of a servicing management plan for the office

accommodation and retail/restaurant unit identifying the process, storage locations, scheduling of deliveries and staffing for servicing purposes. The uses must not commence until we have approved what you have sent us.

Reason:

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

- 14 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)

- 15 No goods shall be left on the highway during service deliveries,

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)

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

Reason:

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

- 17 You must provide the waste stores accommodation shown on drawings 853_GA_10 Rev PL1 and 853_GA_00 Rev PL2 before anyone moves into the property. You must clearly mark the stores and make them available at all times to everyone using the building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste stores for any other purpose.

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)

- 18 You must apply to us for approval of details of how waste is going to be stored on the site for the ground floor unit (either Class A1 retail or Class A3 restaurant). You must not commence either use until we have approved what you have sent us. You must then provide the waste store in line with the approved details, and clearly mark it and make it available at all times to everyone using the ground floor unit. You must not use the waste store for any other purpose. (C14CD)

Reason:

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

- 19 Notwithstanding the provisions of Class A1 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it) the Class A1 retail accommodation hereby approved shall not be used as a food retail supermarket, outlet or similar, unless otherwise agreed in writing by the City Council as local planning authority.

Reason:

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

20 **Pre Commencement Condition.**

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

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

(c) You must not use any part of the new building until we have confirmed that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

- 21 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 and appearance of the adjacent East Marylebone Conservation Area and the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 9 (B) and paras 10.108 to 10.146 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. (R29CC)

- 22 In the event that the Class A3 restaurant use is implemented, you must submit for our approval detailed drawings showing the layout of the restaurant use before the restaurant use commences. The drawings must include, entrances, kitchen, the number of covers, and bar area. Thereafter the number of covers shall not exceed those approved by the Council.

Reason:

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

- 23 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 February 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)

- 24 You must provide the sustainability features as shown on the approved drawing(s) and as outlined in the MTT Energy Statement dated 17.12.14 and MTT BREEAM Pre-Assessment Report dated 22.9.14 before you use the building.

Reason:

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

- 25 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the green roofs and green wall, to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

Informative(s):

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

- 2 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to
 - i) a financial contribution of £1,544,000 towards the Council's affordable housing fund (index linked and payable on commencement of the development at either Site 1 or 2);
 - ii) the offer of the basement level Class D1 community space to All Saints Church for community and religious functions, on a peppercorn rent for a term of 20 years and fitted out (broadly equivalent to a Cat A fit out), at a cost not to exceed £350,000;
 - iii) a financial contribution of £500,000, in the first instance to Greenhouse Sports, or an alternative locally based charity or community group to be agreed with the City Council in the event that Greenhouse Sports do not take up that offer;
 - iv) public art to a value of £75,000;
 - v) a CIL and Crossrail payment of £618,620;
 - vi) monitoring costs of £500 for each of the above clauses.

- 3 In the event that the Class A3 restaurant use is implemented, you are likely to need separate licensing approval. Your approved licensing hours may differ from those given above but you must not have any customers on the premises outside the hours set out in this planning permission. (I61AB)

- 4 You must make sure that any other activities taking place in the class A3 (restaurant or café) premises, such as small amounts of takeaway sales or small bar areas, are so minor that they do not alter the main use as a restaurant or café. If the scale of one or more of these extra activities is more substantial than this, it is likely that a material (significant) change of use (from class A3 to a mix of uses) will have taken place, which will need a new planning permission. (I61BA)

- 5 The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

- 6 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)

- 7 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)

- 8 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)

- 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.

DRAFT DECISION LETTER

Address: 84 - 86 Great Portland Street, London, W1W 7NR

Proposal: Use of first to fifth floors of 84-86 Great Portland Street as 6 residential flats (Class C3) with plant at roof level and new front façade on the Great Portland Street elevation and other associated external alterations. Works to extend the existing building to the rear (21-23 Riding House Street) to provide additional office accommodation (Class B1) and other associated external alterations to include plant at roof level and replacement entrance at ground floor level to 21-23 Riding House Street. (Part of a land swap with 59-65 Wells Street).

Plan Nos: 0946/X0100, P0101, P0102B, P0103B, P0104B, P0105B, P0106B, P0151A, P0152A, P0153A, P0154B, P0155A, P0156A, P0171A and P0172; Design and Access Statement dated 20.3.15

Case Officer: Paul Quayle

Direct Tel. No. 020 7641 2547

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 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 Harley 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 (scales 1:20 and 1:5) of the following parts of the development -

1. Typical façade details -all floor levels

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these detailed drawings. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Harley 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 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

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)

- 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)

- 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 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 All plant may operate on a 24 hour basis except for the 2 No. Mitsubishi PURY-P450 and 2 No. Mitsubishi PURY-P350 condensing units which shall operate in low noise mode only from 19.00 hours to 07.00 hours Mondays to Fridays and at all times on Saturdays and Sundays.

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.

- 9 You must apply to us for approval of details of a servicing management plan for the office accommodation, identifying the process, storage locations, scheduling of deliveries and staffing for servicing purposes. You must not recommence occupation of the offices until we have approved what you have sent us.

Reason:

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

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

Reason:

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

- 12 You must provide the separate waste stores for the office and residential accommodation shown on drawings 0946/P0101 and P0102 Rev B before anyone moves into the property. You must clearly mark the stores and make them available at all times to everyone using the offices and residential flats. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

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

- 13 You must not use any of the areas of flat roof of the rear part of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 14 The glass that you put in the new windows at first and second floor level of the 'rear building' that face towards the rear of 19 Riding House Street must not be clear glass, and you must fix them permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 15 The new sloping rooflight in the 'rear building' that faces towards the rear of 38-42 Langham Street shall be fitted with fritted translucent glass on the upper part of the rooflight and fixed permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square) and a detailed drawing showing the distribution of fritted translucent and clear glazing. You must not start work on the relevant part of the development until we have approved the sample and detailed drawing. You must then fit the type of glass we have approved and must not change it without our permission.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 16 The large new rooflight that faces towards the rear of the buildings in Middleton Place must be kept permanently shut, except in the case of 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 provide the access for people with disabilities as shown on the approved drawing(s) and as outlined in the Design and Access Statement dated 20.3.15 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)

- 18 You must provide the sustainability features as shown on the approved drawing(s) and as outlined in the Sustainability Statement dated 23.3.15 before you use the building. (C20AB)

Reason:

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

- 19 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the sedum roofs to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

- 20 The design and structure of the residential 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.

- 21 No goods shall be left on the highway during service deliveries to the office accommodation.

Reason:

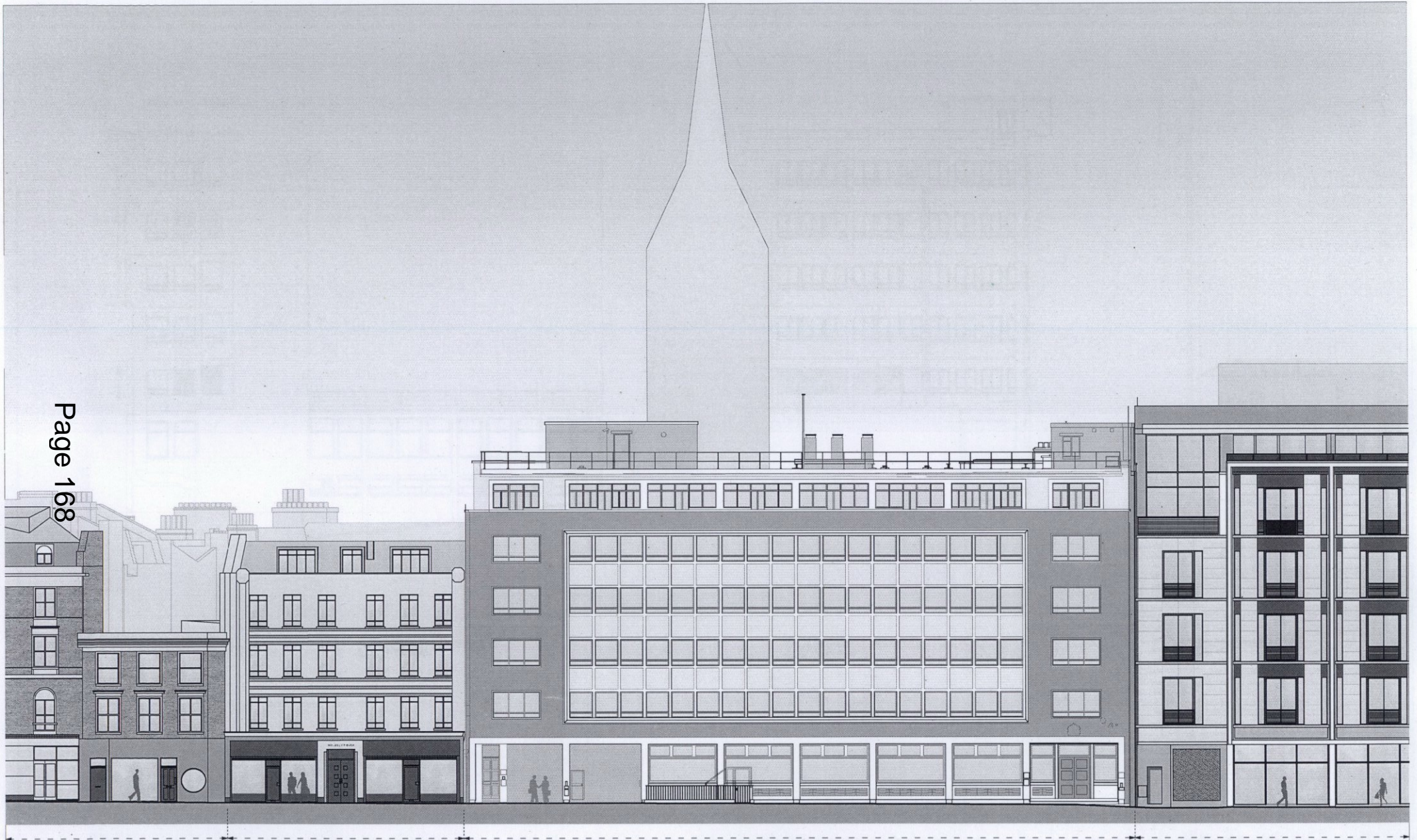
In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

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 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 parking mitigation measures with regard to the residential accommodation and monitoring costs. (I55AA)
- 3 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.
- 4 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)
- 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 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)
- 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.**



68 Wells Street

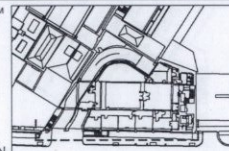
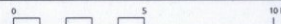
66-67 Wells St. (Wellbeck House)

59-65 Wells Street (Tasman House - Existing Building)

55-58 Wells St. (Wells & More Building)

DRAWING NOTES
 All dimensions to be checked on site prior to commencement of any work, and/or preparation of a 'shop drawing'.
 Sizes of any dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes and dimensions.
 Sizes of any dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing is to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended data.
 Any discrepancies between information shown on this drawing and any other contract documents or information supplied on recommendations is to be brought to the attention of the Architect.
 DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES



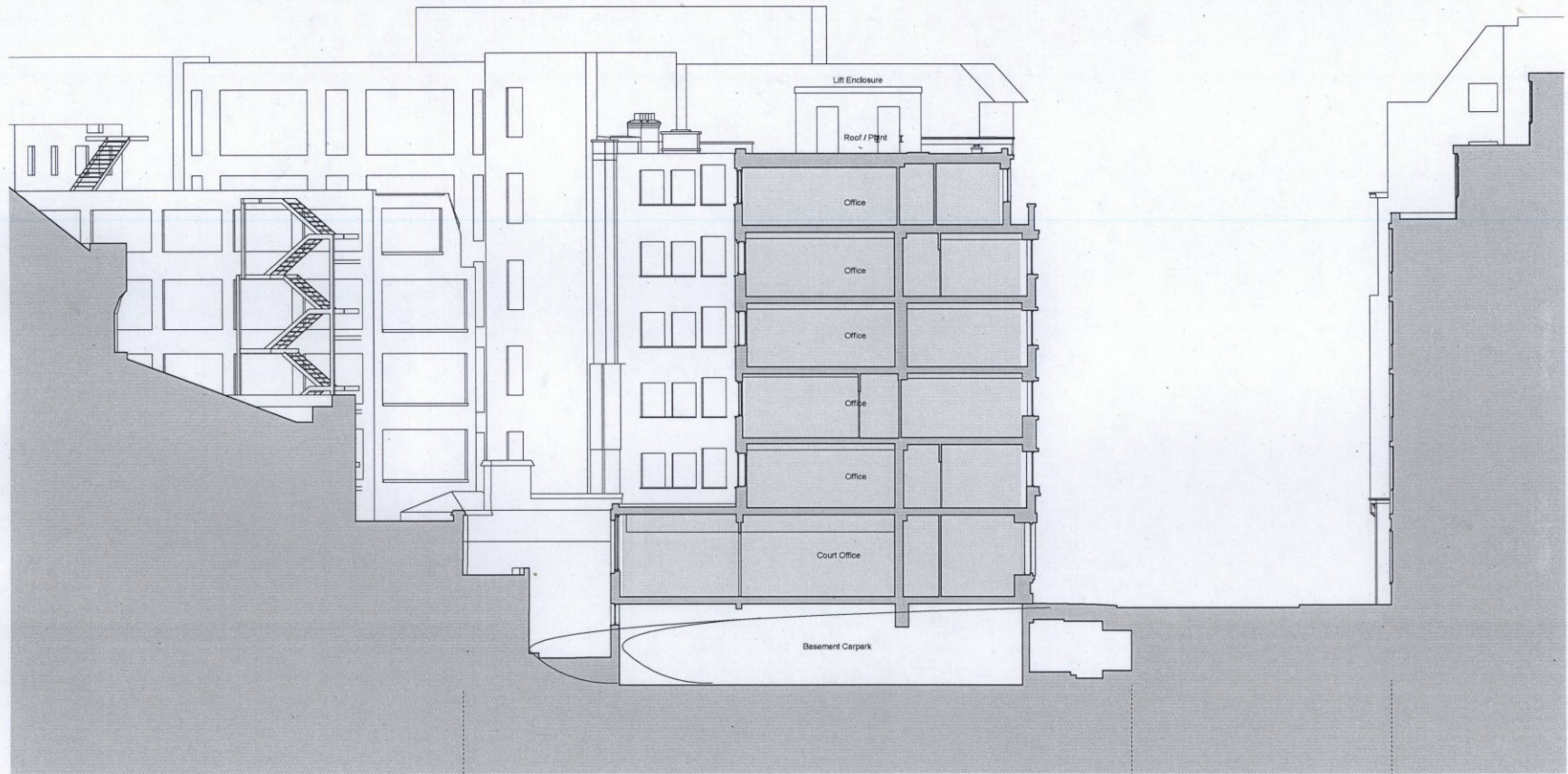
KEY PLAN

Issued for Planning
 STATUS REVISION

30/01/15
 DATE

DRAWING Existing Wells Street East Elevation	
SCALE 1:100 @ A1 1:200 @ A3	DRAWING FILE REF
DATE Dec. 2014	DRAWN BY AH
DWG No. 853_EE_01	REVISION PL
DRAWING STATUS PLANNING	

Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JF T: 020 7033 9913 F: 020 7033 9914	
CLIENT	Great Portland Estates
PROJECT	Tasman House

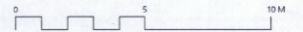


All Saints Church & Elsley House (beyond)

65-59 Wells Street (Existing Building)

Wells Street

Westminster College



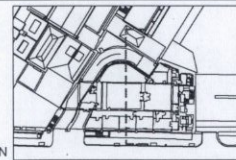
DRAWING NOTES

All dimensions to be checked on site prior to commencement of any work, and/or preparation of a shop drawing.
 Sizes of any dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes and dimensions.
 Sizes of any dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing is to be read in conjunction with all other Architect drawings, specifications and other Consultants' information.
 All preparatory systems shown on this drawing are to be installed strictly in accordance with the Manufacturer/Supplier recommended details.
 Any discrepancies between information shown on this drawing and any other contract documents or manufacturer/supplier recommendations is to be brought to the attention of the Architect.
 DGN No: SCALE 1/50 OF THIS DRAWING.

DRAWING NOTES



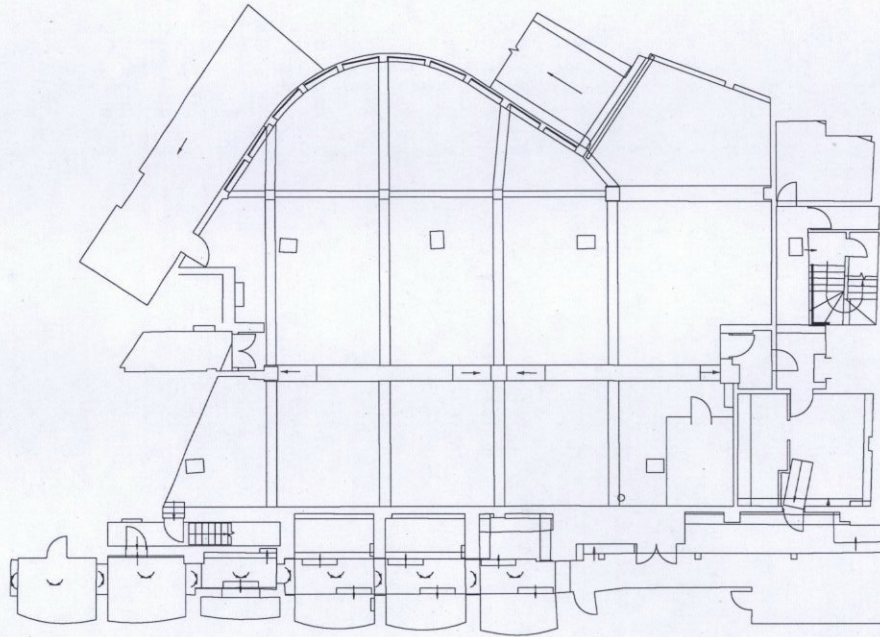
KEY PLAN



PL - Issued For Planning
 STATUS REVISION

30/01/15
 DATE

DRAWING Existing Typical East-West Section AA		DRAWING FILE REF - 853_ES_AA		Buckley Gray Yeoman Studio 4.04 The Iro Building 56 Shoreditch High Street London E1 6JF T: 020 7033 9913 F: 020 7033 9914	
SCALE 1:100 @ A1 (1:200 @ A3)	DRAWN BY AH	DATE Nov.2014	REVISION PL	CLIENT Great Portland Estates	PROJECT Tasman House
DWG No. 853_ES_AA	DRAWING STATUS PLANNING				



1 Existing Basement Floor Plan
1:100 at A1

GENERAL NOTES.

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.

Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.

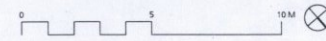
All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturer/Suppliers recommended details.

Any discrepancies between information shown on this drawing and any other contract information or manufacturer/suppliers recommendations is to be brought to the attention of the Architect.

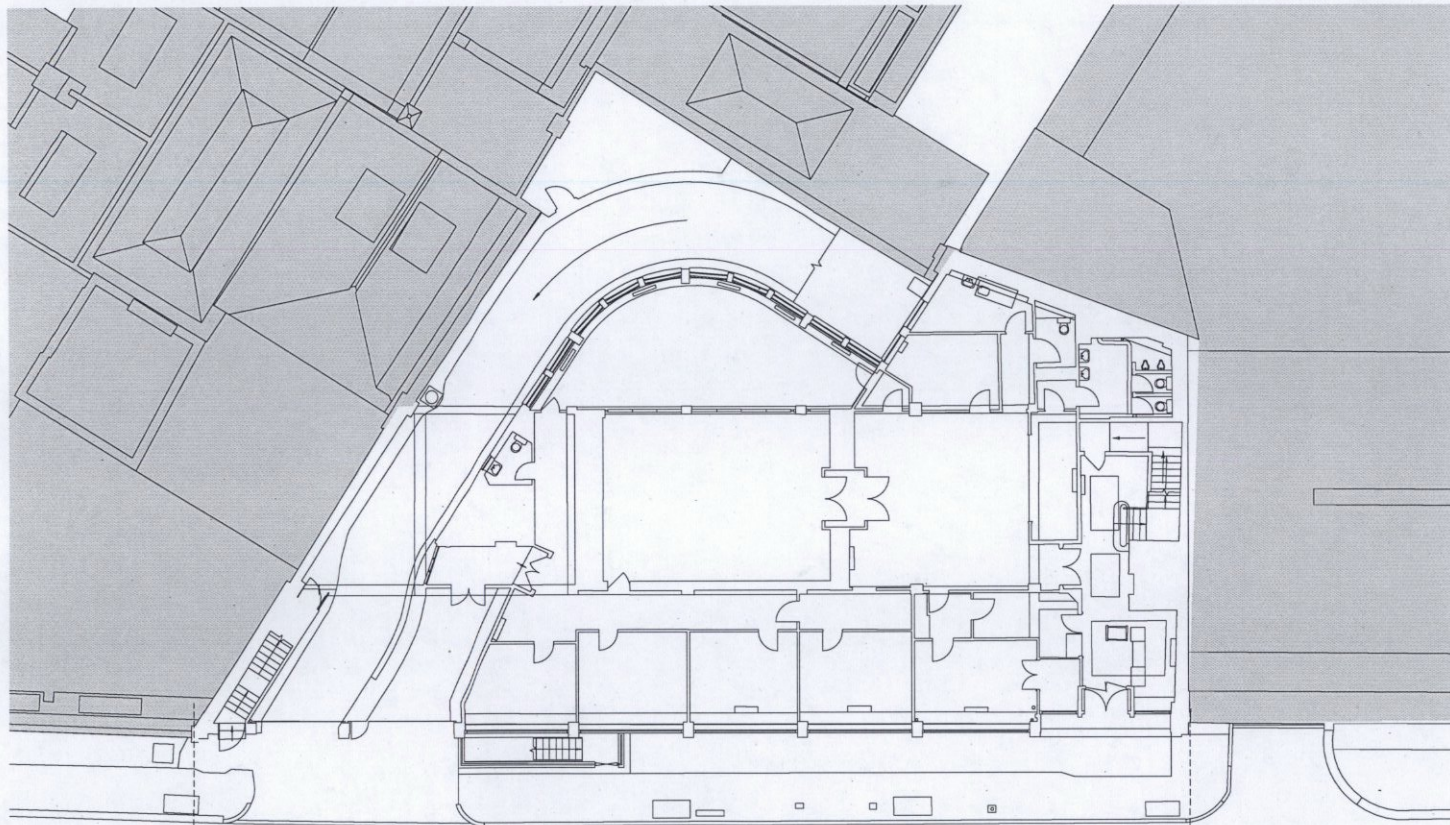
DO NOT SCALE FROM THIS DRAWING.

NOTES.

PL - Issued For Planning		30/01/15
REVISION	DATE	
Buckley Gray Yeoman		
<small>Studio 4.04 The Yea Building 56 Shoreditch High Street London E1 6JZ T: 020 7033 9912 F: 020 7033 9914</small>		
CLIENT	Great Portland Estates	
PROJECT	Tasman House	
DRAWING	Existing Basement GA Plan	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	Nov.2014	DRAWN BY -
DWG No.	853_EX_B1	REVISION PL
DRAWING STATUS	PLANNING	



Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and shall remain the property of its licensor.



No. 66-67

No. 59-65 (Tasman House)

No. 55-58
(45 Mortimer St.)

WELLS STREET

1 Existing Ground Floor Plan
1:100 at A1

GENERAL NOTES.
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.
 Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.
DO NOT SCALE FROM THIS DRAWING.
NOTES.

PL - Issued For Planning 30/01/15

REVISION DATE

Buckley Gray Yeoman
 Studio 4.04 The Ice Building 36 Shoreditch High Street
 London E1 6JL T: 020 7033 9913 F: 020 7033 9914

CLIENT Great Portland Estates

PROJECT Tasman House

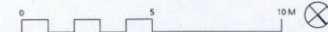
DRAWING Existing Ground Floor GA Plan

SCALE 1:100 @ A1 (1:200 @ A3)

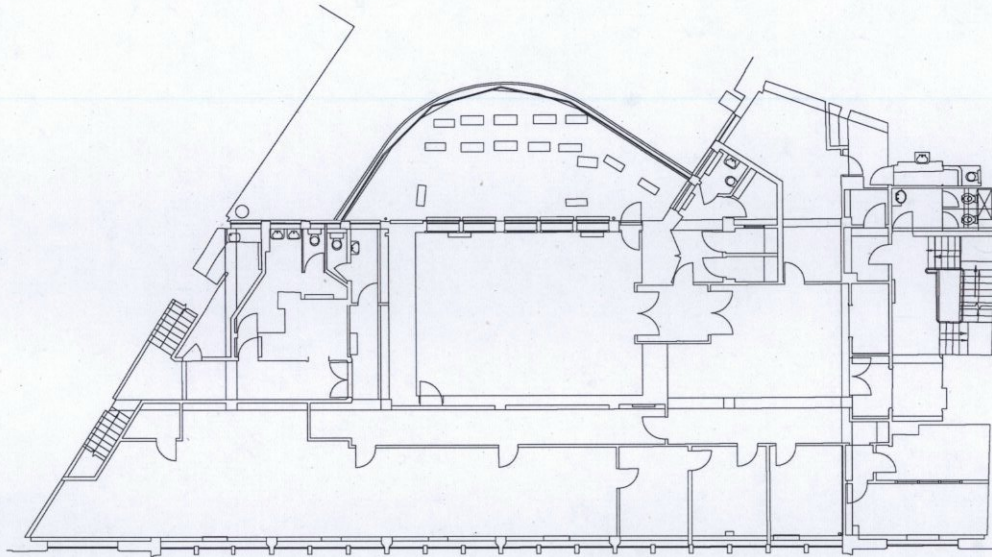
DATE Nov.2014 DRAWN BY

DWG No. 853_EX_00 REVISION PL

DRAWING STATUS PLANNING



Information contained on this drawing is the sole property of Buckley Gray Yeoman and is not to be copied or reproduced without written permission.



1 Existing First Floor Plan
1:100 at A1

GENERAL NOTES.
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.
 Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/suppliers recommended details.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.
 DO NOT SCALE FROM THIS DRAWING.
 NOTES:

PL - Issued For Planning 30/01/15

REVISION DATE

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 36 Shoreditch High Street
 London E1 6J 7. 020 7533 9912 F. 020 7533 9914

CLIENT Great Portland Estates

PROJECT Tasman House

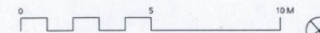
DRAWING Existing First Floor GA Plan

SCALE 1:100 @ A1 1:200 @ A3

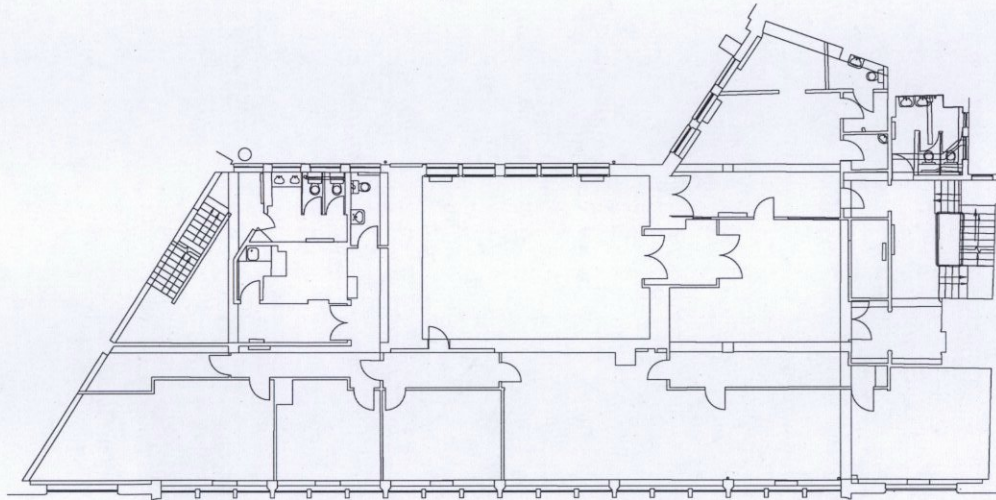
DATE May 2014 DRAWN BY

DWG No. 853_EX_01 REVISION PL

DRAWING STATUS PLANNING



Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and not to be copied or reproduced without permission.



GENERAL NOTES.

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Size of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.

Size of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.

All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.

Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.

DO NOT SCALE FROM THIS DRAWING.

NOTES.

PL - Issued For Planning 30/01/15

REVISION DATE

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6JU T: 020 7633 9913 F: 020 7633 9914

CLIENT Great Portland Estates

PROJECT Tasman House / Typical Upper Floor

DRAWING Existing Third Floor GA Plan

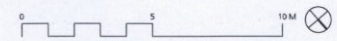
SCALE 1:100 @ A1

DATE Nov.2014 DRAWN BY AH

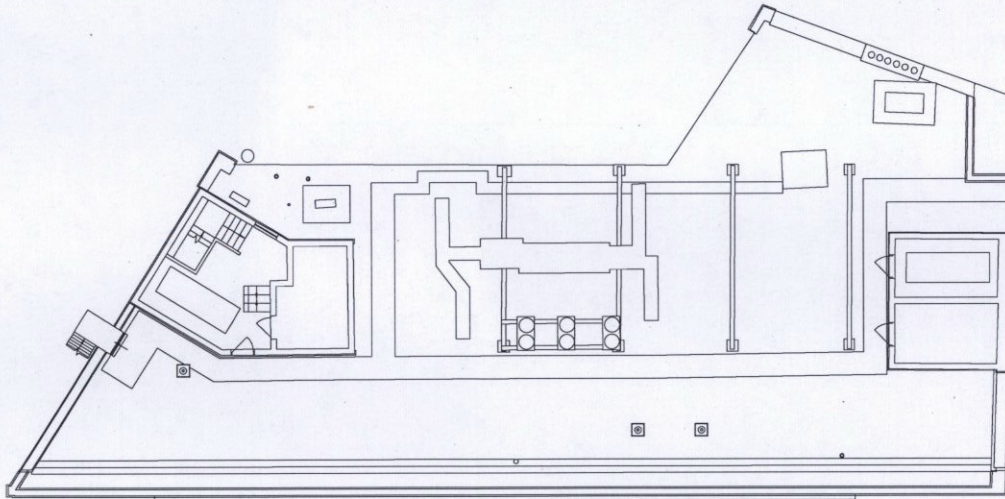
DWG No. 853_EX_03 REVISION PL

DRAWING STATUS PLANNING

1 Existing Third Floor Plan
 1:100 at A1



Information contained on this drawing is the copyright of Buckley Gray Yeoman and is not to be reproduced without their prior written consent.



GENERAL NOTES.
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.
 Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturer/Suppliers recommended details.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturer/suppliers recommendations is to be brought to the attention of the Architect.
DO NOT SCALE FROM THIS DRAWING.
NOTES.

PL - Issued For Planning 30/11/15

REVISION DATE

Buckley Gray Yeoman
 Studio 4.04, The Tice Building 56 Shoreditch High Street
 London E1 6JL T: 020 7033 9912 F: 020 7033 9914

CLIENT Great Portland Estates

PROJECT Tasman House

DRAWING Existing Roof GA Plan

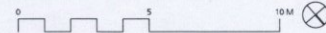
SCALE 1:100 @ A1 (1:200 @ A3)

DATE Nov.2014 DRAWN BY -

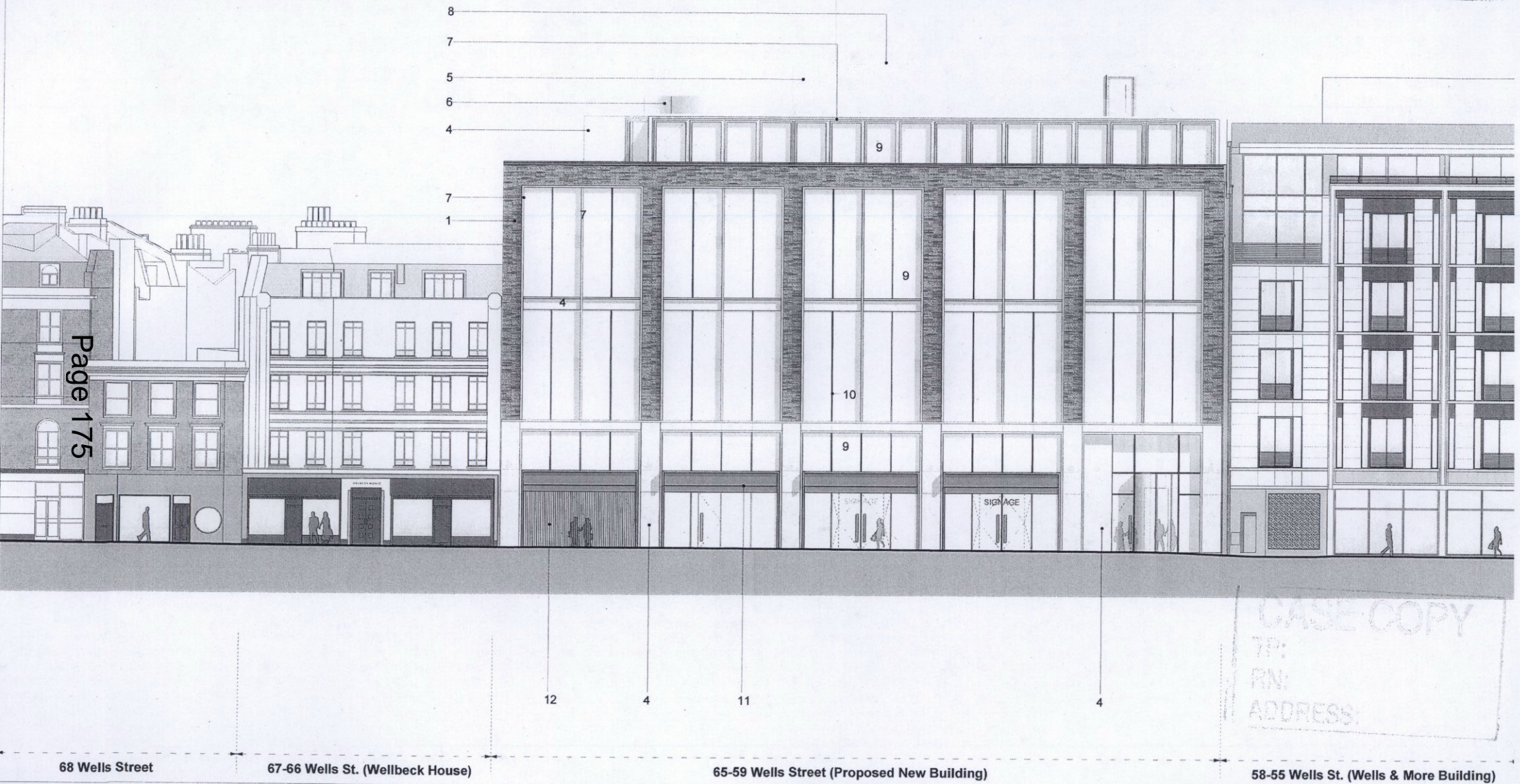
DWG No. 853_EX_06 REVISION PL

DRAWING STATUS **PLANNING**

1 Existing Roof Floor Plan
 1:100 at A1



Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and shall be used only for the intended project purposes.

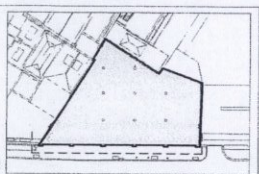


CASE COPY
 TP:
 RN:
 ADDRESS:

DRAWING NOTES:
 All dimensions to be checked on site prior to commencement of any work, and/or preparation of any shop drawings.
 Uses of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes and dimensions.
 This drawing is to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommendations to be brought to the attention of the Architect.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.
 DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:
Material Key:
 1. Charcoal Coloured Briwork
 2. Light Buff Coloured Brickwork
 3. Diamond Brick Pattern
 4. White Coloured Masonry Facade
 5. Green "Living Wall"
 6. PPC Metal Cladding to Riser
 7. White Coloured Masonry Framing to Facade
 8. Photovoltaics

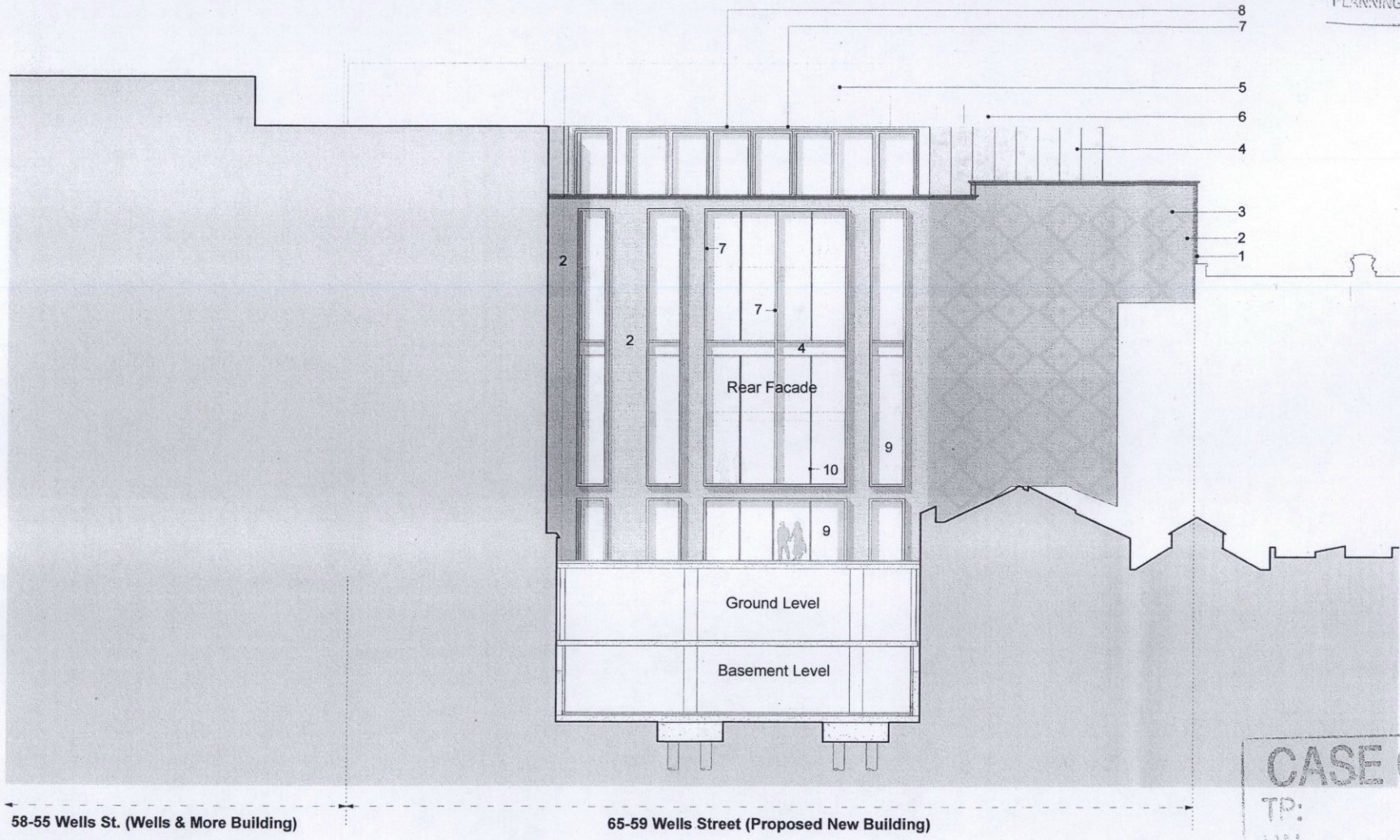
9. Clear Large Format Double Glazing
 10. Metal Fins to Glazing
 11. Anodised Aluminium Cladding
 12. Service and Substation Entrance



PL3	Issued for Planning
PL2	Issued for Planning
PL1	Issued for Planning
-	Issued for information - Stage C

DRAWING	Proposed Wells Street East Elevation
SCALE	1:100 @ A1 1:200 @ A3
DATE	Sept 2014
DWG No.	853_GE_01
DATE	28/09/2014
DRAWING STATUS	PLANNING

DRAWING FILE REF	PLW	CLIENT	Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914
REVISION	PL3	CLIENT	Great Portland Estates
REVISION		PROJECT	Tasman House

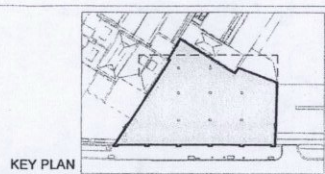


CASE COPY
 TP:
 HN:
 ADDRESS:

DRAWING NOTES:
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes and dimensions to any structural elements are indicative only. See structural engineers drawings for actual construction details.
 Sizes and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers' commercial details.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers' recommendations is to be brought to the attention of the Architect.
 NOT SCALE FROM THIS DRAWING.

DRAWING NOTES
Material Key:
 1. Charcoal Coloured Brickwork
 2. Light Buff Coloured Brickwork
 3. Diamond Brick Pattern
 4. White Coloured Masonry Facade
 5. PPC Metal Louvered Acoustic Plant Screen
 6. PPC Metal Cladding to Riser
 7. White Coloured Masonry Framing to Facade
 8. Photovoltaics

9. Clear Large Format Double Glazing
 10. Metal Fins to Glazing
 11. Anodised Aluminium Cladding



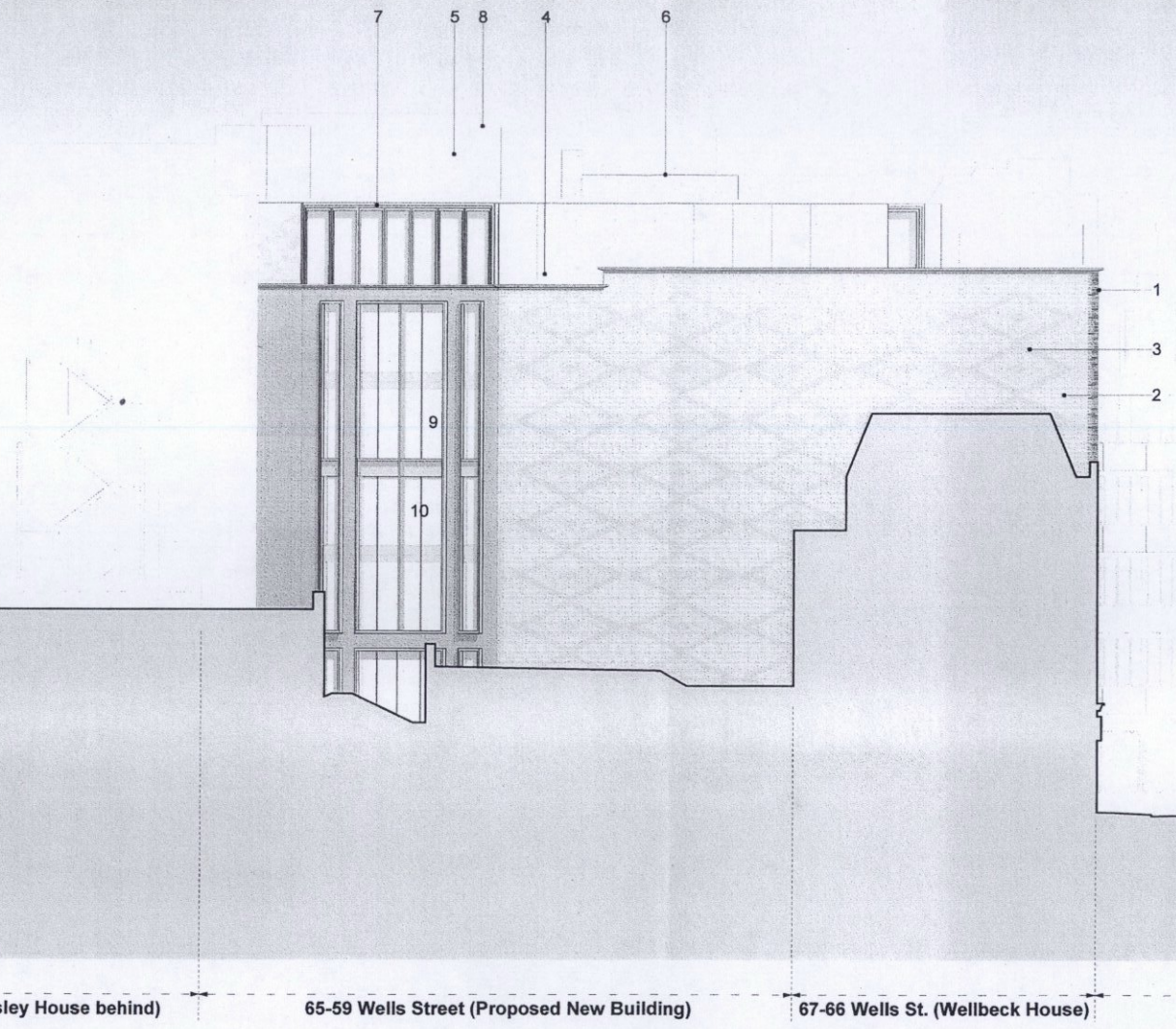
PL3	Issued for Planning
PL2	Issued for Planning
PL1	Issued for Planning
-	Issued for Information - Stage C

DRAWING Proposed Rear West Elevation	
SCALE 1:100 @ A1 1:200 @ A3	DRAWING FILE REF 853_GE_02
DATE Sept 2014	DRAWN BY PLW
DWG No. 853_GE_02	REVISION PL3
DATE 28/09/2014	DRAWING STATUS PLANNING

Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6J T: 020 7033 9913 F: 020 7033 9914	
CLIENT	Great Portland Estates
PROJECT	Tasman House

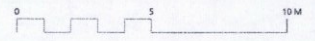
CITY OF WESTMINSTER
 23 07 15 - 15 02 731
 PLANNING AND CITY DEVELOPMENT

Page 177



CASE COPY
 TP:
 RN:
 ADDRESS:

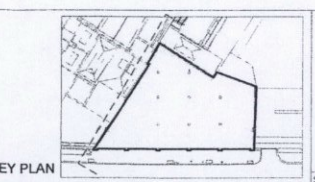
All Saints Church (Elsley House behind) 65-59 Wells Street (Proposed New Building) 67-66 Wells St. (Wellbeck House) Wells Street City of Westminster College



DRAWING NOTES:
 1. Dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 2. Lines and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes and dimensions.
 3. Lines and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 4. Proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
 5. Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers communications is to be brought to the attention of the Architect.
 6. DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES
Material Key:
 1. Charcoal Coloured Briowork
 2. Light Buff Coloured Brickwork
 3. Diamond Brick Pattern
 4. White Coloured Masonry Facade
 5. PPC Metal Louvred Acoustic Plant Screen
 6. PPC Metal Cladding to Riser
 7. White Coloured Masonry Framing to Facade
 8. Photovoltaics

9. Clear Large Format Double Glazing
 10. Metal Fins to Glazing
 11. Anodised Aluminium Cladding

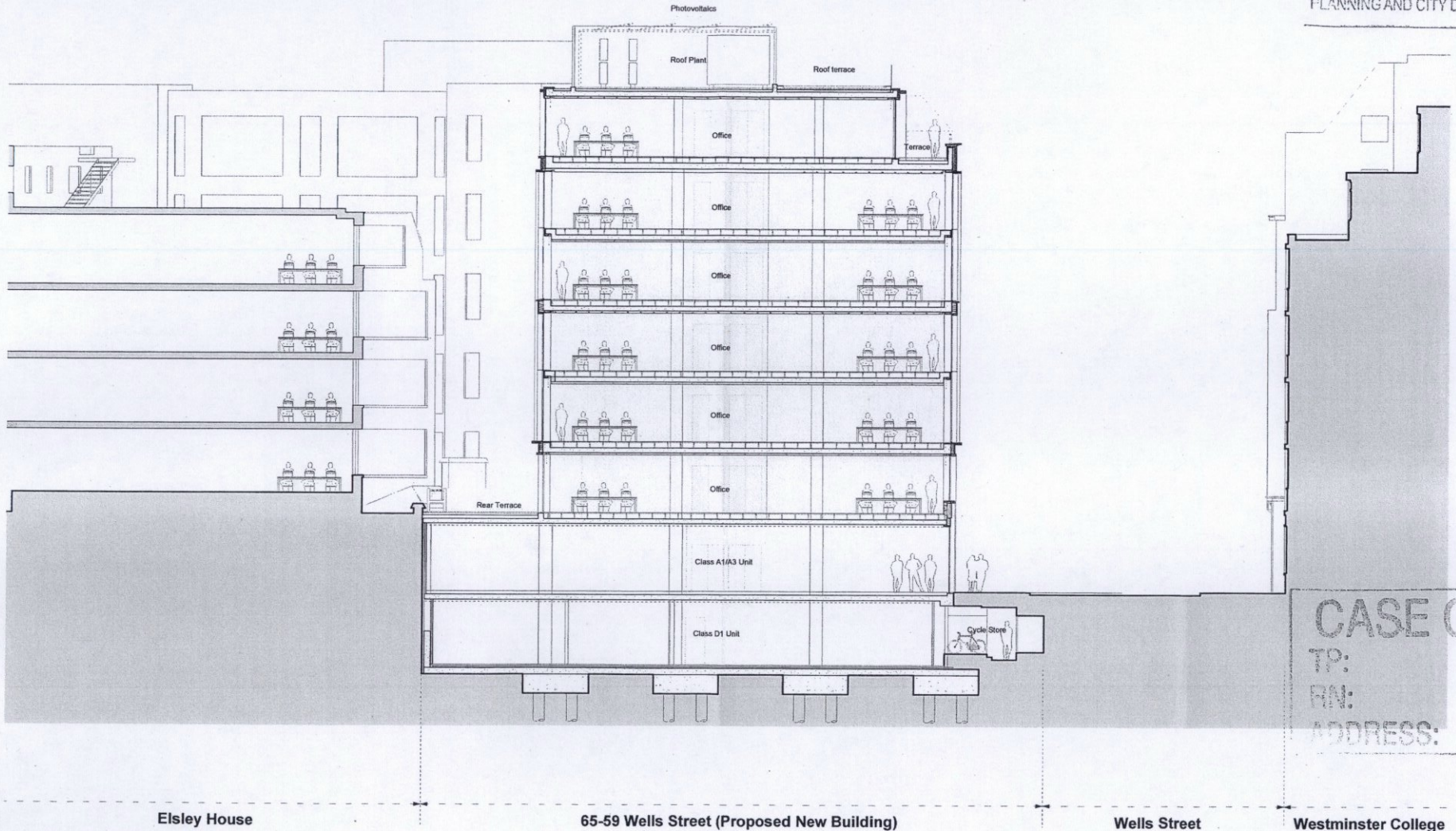


PL3	Issued for Planning
PL2	Issued for Planning
PL1	Issued for Planning
-	Issued for Information - Stage C
STATUS REVISION	

DRAWING Proposed South Elevation	
SCALE 1:100 @ A1 1:200 @ A3	DRAWING FILE REF 853_GE_04
DATE Sept 2014	DRAWN BY PLW
DWG No 853_GE_04	REVISION PL3
DATE 21/07/2015	
DATE 03/07/2015	
DATE 30/01/2015	
DATE 26/09/2014	
DRAWING STATUS PLANNING	
DATE	

Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6J1 T: 020 7033 9913 F: 020 7033 9914	
CLIENT Great Portland Estates	PROJECT Tasman House

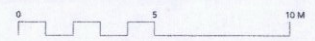
CITY OF WESTMINSTER
 23 07 15 - 15 02731
 PLANNING AND CITY DEVELOPMENT



Page 178

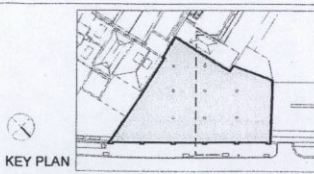
CASE COPY
 TP:
 RN:
 ADDRESS:

Elsley House 65-59 Wells Street (Proposed New Building) Wells Street Westminster College



DRAWING NOTES:
 dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 dimensions of any structural elements are indicative only. See structural engineers drawings for actual dimensions.
 dimensions of any service elements are indicative only. See service engineers drawings for actual sizes and details.
 this drawing to be read in conjunction with all other Architects' drawings, specifications and other Consultants' information.
 any discrepancies between information shown on this drawing and any other contract information or manufacturer/supplier recommendations is to be brought to the attention of the Architect.
 NOT SCALE FROM THIS DRAWING.

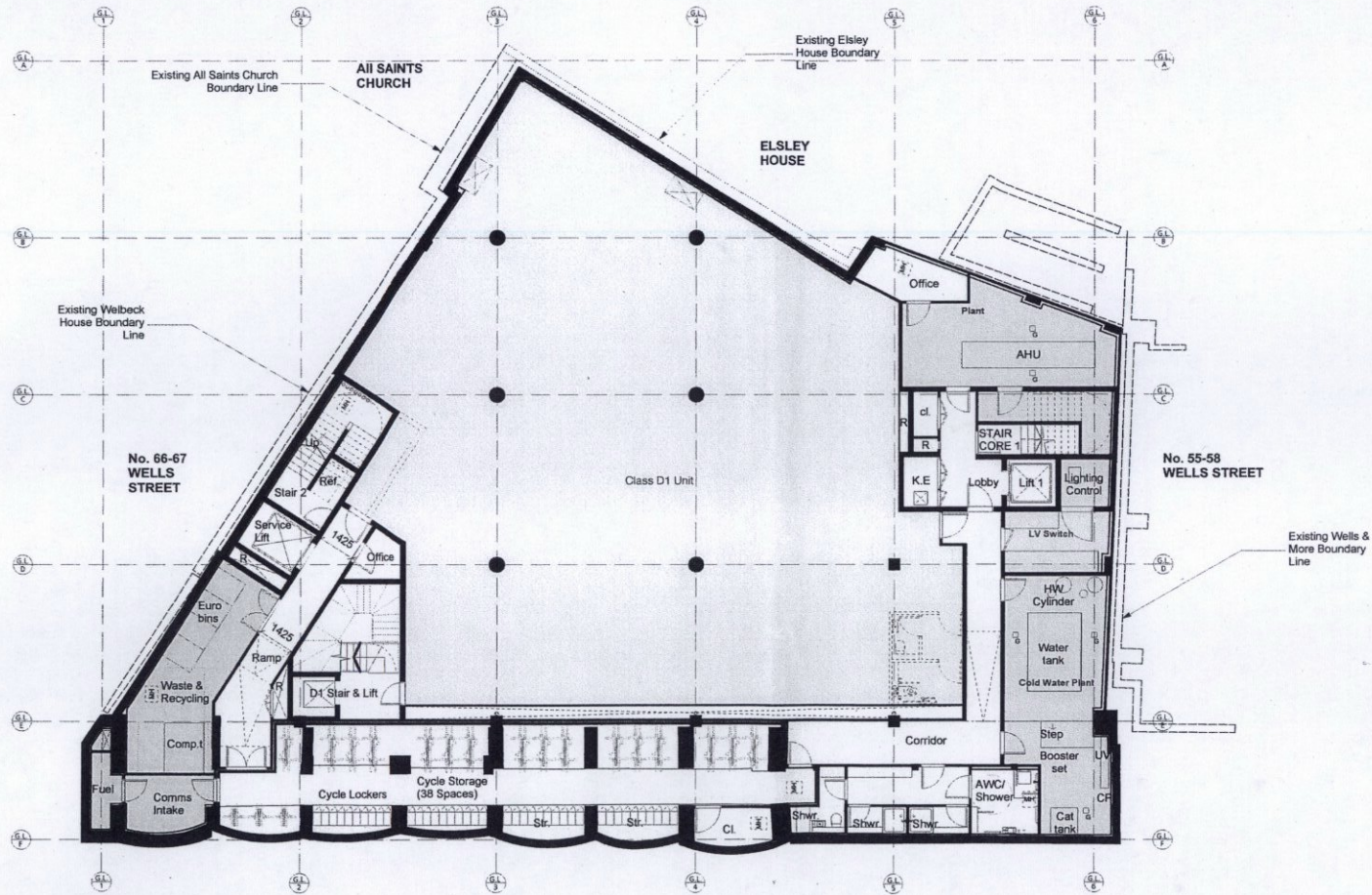
DRAWING NOTES:



PL3	Issued for Planning
PL2	Issued for Planning
PL	Issued for Planning
-	Issued for information -Stage C

DRAWING		Proposed Section AA	
SCALE	1:100 @ A1 1:200 @ A3	DRAWING FILE REF	853_GS_01
DATE	June 2015	DRAWN BY	PLW
DWG No.	853_GS_01	REVISION	PL3
DATE	21/07/2015 08/07/2015 30/01/2015 26/09/2014	DRAWING STATUS	PLANNING

Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	Great Portland Estates
PROJECT	Tasman House



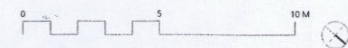
1 Proposed Basement Floor Plan
1:100 at A1

GENERAL NOTES.
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.
 Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.

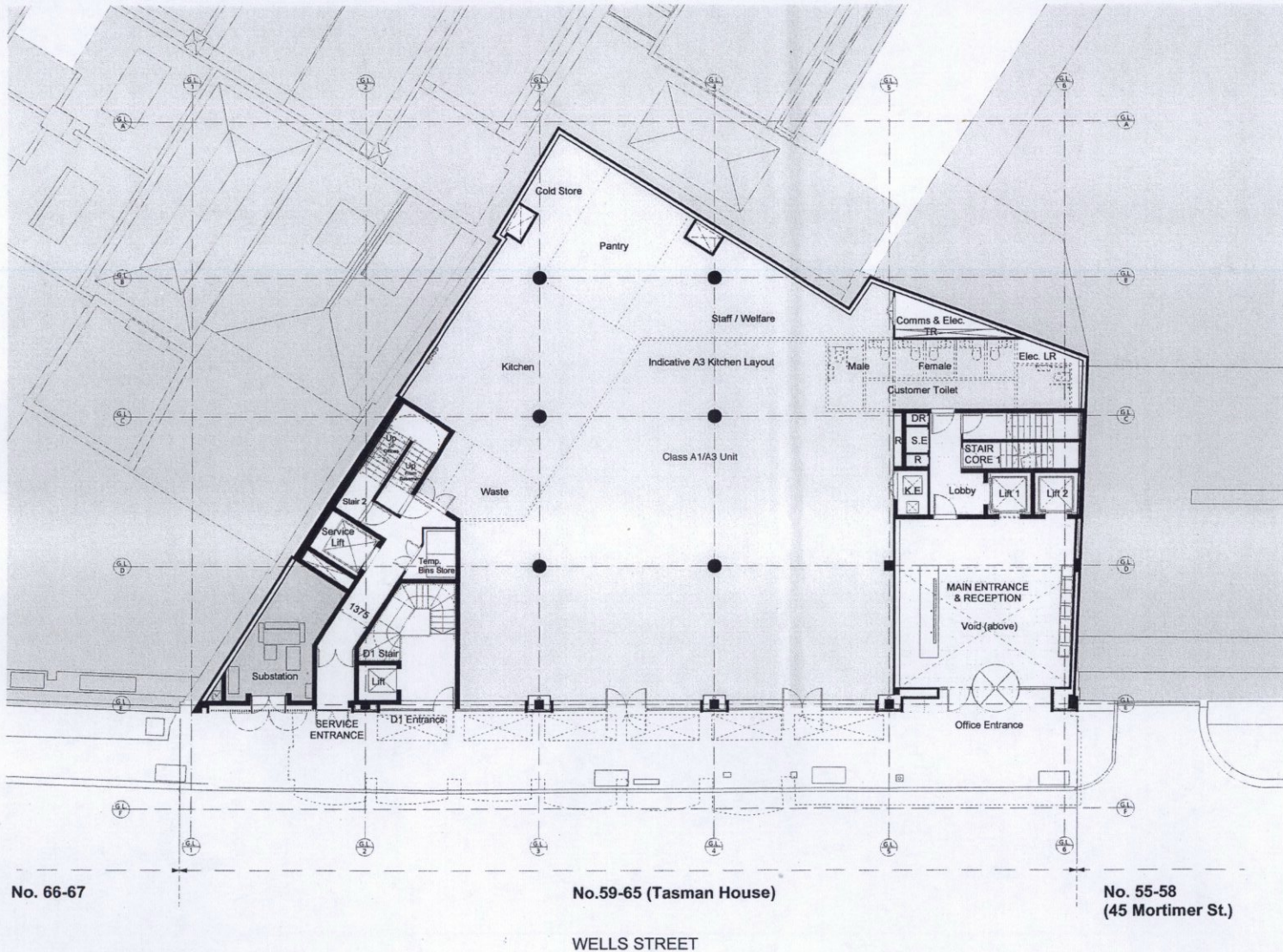
DO NOT SCALE FROM THIS DRAWING.
 NOTES:

CASE COPY
 TP:
 RN:
 ADDRESS:

PL1	ISSUED FOR PLANNING	08/07/15
/	ISSUED FOR PLANNING	30/01/15
REVISION		DATE
Buckley Gray Yeoman		
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914		
CLIENT	Great Portland Estates	
PROJECT	Tasman House	
DRAWING	Proposed Basement Plan	
SCALE	1:100 @ A1 1:200 @ A3	
DATE	April 2014	DRAWN BY NW
DWG NO.	853_GA_10	REVISION PL1
DRAWING STATUS	PLANNING	



Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and is not to be reproduced without their permission.



GENERAL NOTES
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.
 Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect
DO NOT SCALE FROM THIS DRAWING.
NOTES

CASE COPY
 TP:
 RN:
 ADDRESS:

PL2	ISSUED FOR PLANNING	08/07/15
PL1	ISSUED FOR PLANNING	02/04/15
/	ISSUED FOR PLANNING	30/01/15

REVISION	DATE
----------	------

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6J1 T: 020 7033 9913 F: 020 7033 9914

CLIENT: Great Portland Estates

PROJECT: Tasman House

DRAWING: Proposed Ground Floor Plan

SCALE: 1:100 @ A1 1:200 @ A3

DATE: April 2014 DRAWN BY: NW

DWG No: 853_GA_00 REVISION: PL2

DRAWING STATUS: PLANNING

Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and is not to be reproduced without their permission.

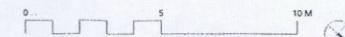
No. 66-67

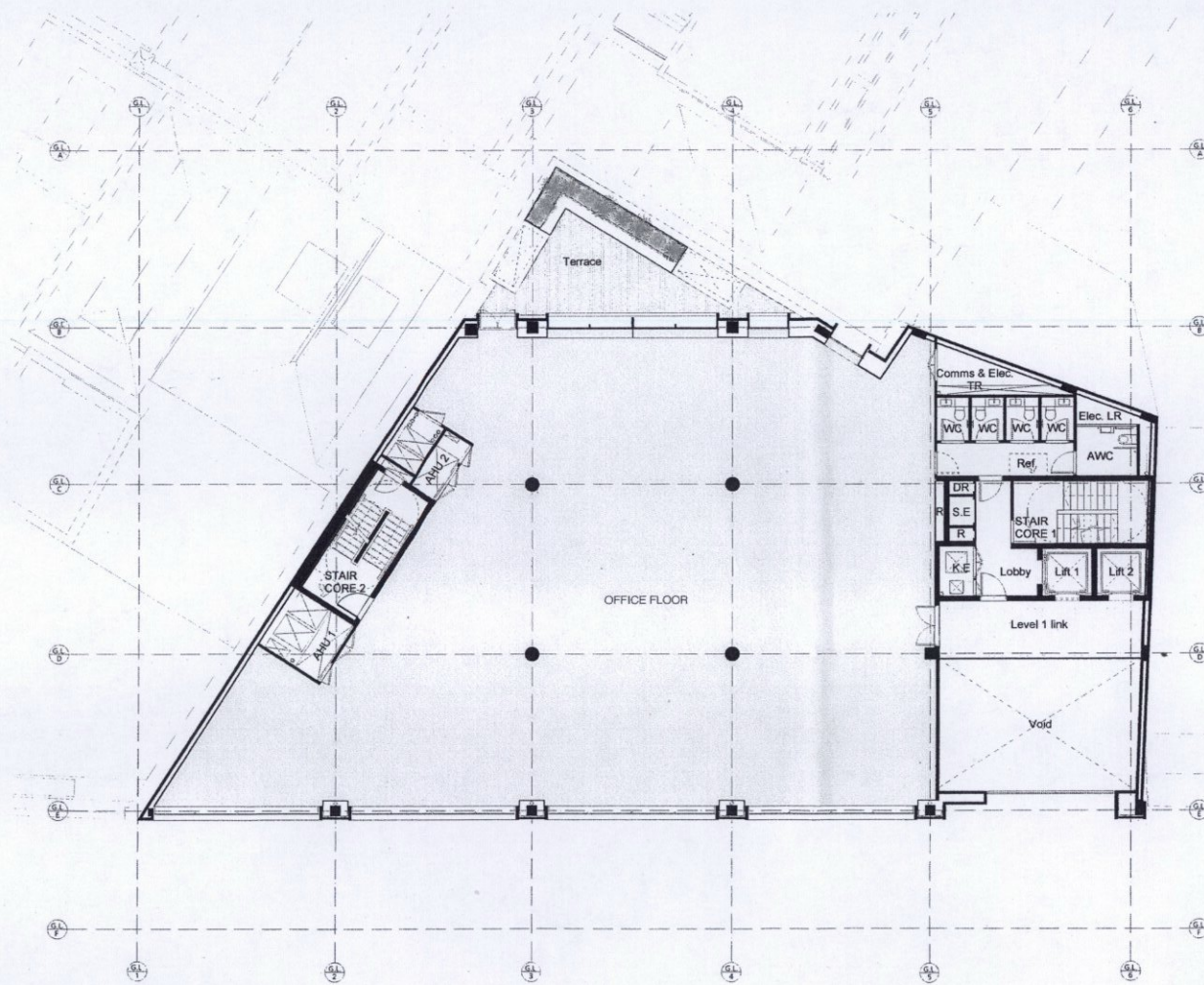
No.59-65 (Tasman House)

No. 55-58
 (45 Mortimer St.)

WELLS STREET

1 Proposed Ground Floor Plan
 1:100 at A1





1 Proposed First Floor Plan
1:100 at A1

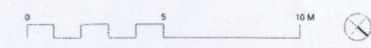
GENERAL NOTES:
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual size / dimensions.
 Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.
DO NOT SCALE FROM THIS DRAWING.
NOTES:

CASE COPY
 TP:
 RN:
 ADDRESS:

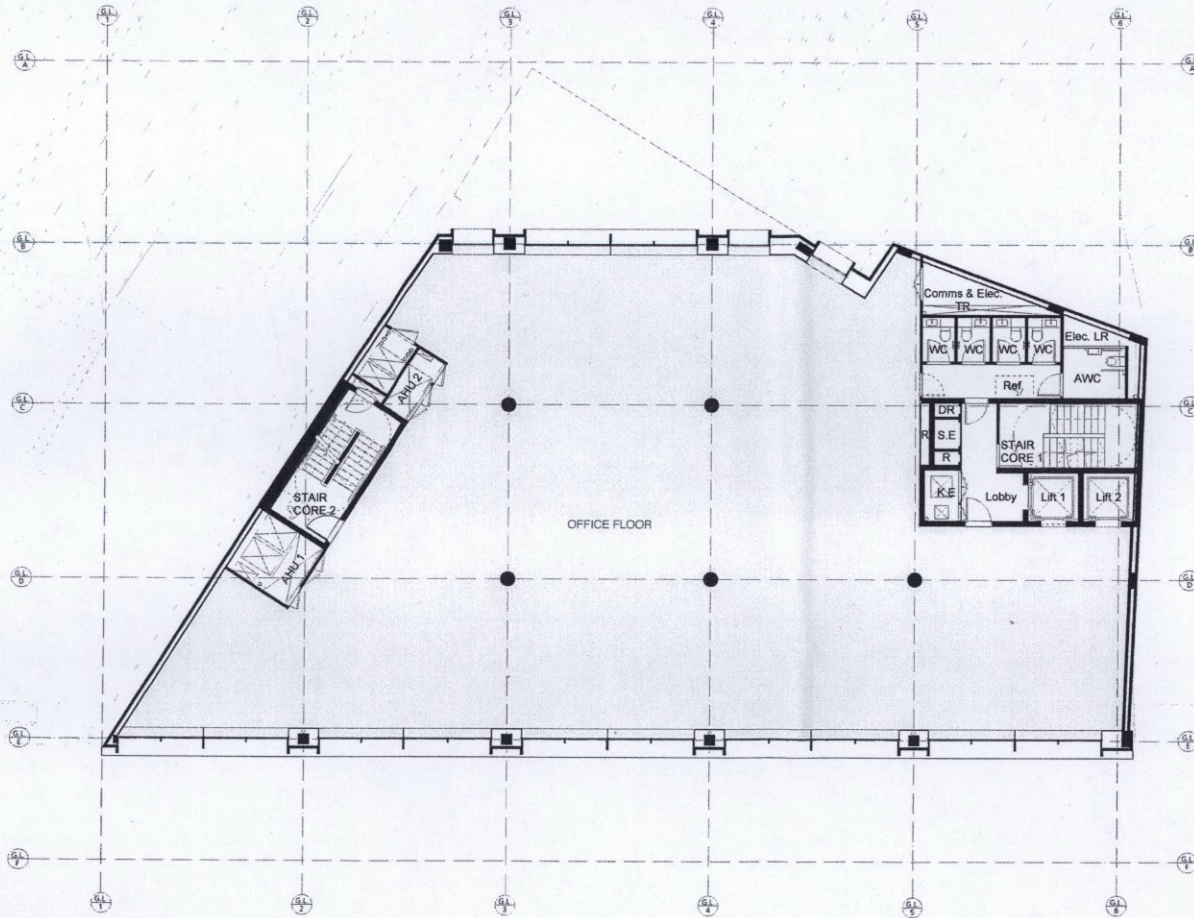
PL2	ISSUED FOR PLANNING	08/07/15
PL1	ISSUED FOR PLANNING	02/04/15
/	ISSUED FOR PLANNING	30/01/15
REVISION	DATE	

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6JU T: 020 7033 9913 F: 020 7033 9914

CLIENT	Great Portland Estates	
PROJECT	Tasman House	
DRAWING	Proposed First Floor Plan	
SCALE	1:100 @ A1 1:200 @ A3	
DATE	April 2014	DRAWN BY NW
DWG NO.	853_GA_01	REVISION PL2
DRAWING STATUS	PLANNING	



All information contained on this drawing is the sole copyright of Buckley Gray Yeoman and is not to be retransmitted without their permission.



1 Proposed Second Floor Plan
1:100 at A1

GENERAL NOTES

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.

Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.

All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.

Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect

DO NOT SCALE FROM THIS DRAWING.

NOTES:

CASE COPY
 TP:
 RN:
 ADDRESS:

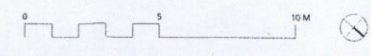
PL2	ISSUED FOR PLANNING	08/07/15
PL1	ISSUED FOR PLANNING	02/04/15
/	ISSUED FOR PLANNING	30/01/15

REVISION	DATE
----------	------

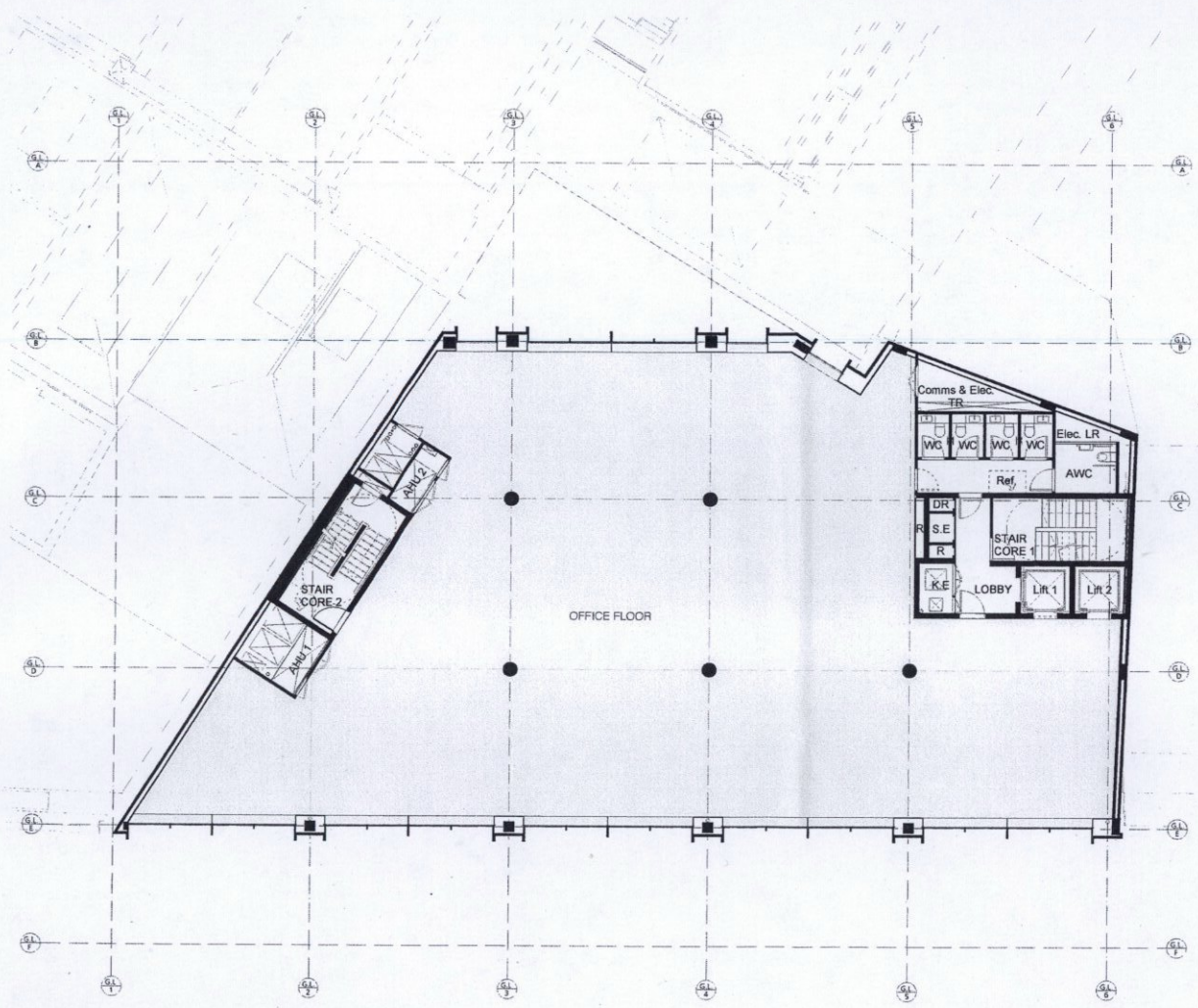
Buckley Gray Yeoman

Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6JU T: 020 7033 9913 F: 020 7033 9914

CLIENT	Great Portland Estates	
PROJECT	Tasman House	
DRAWING	Proposed Second Floor Plan	
SCALE	1:100 @ A1 1:200 @ A3	
DATE	April 2014	DRAWN BY NW
DWG No	853_GA_02	REVISION PL2
DRAWING STATUS	PLANNING	



Information contained on this drawing is the property of Buckley Gray Yeoman and is not to be reproduced without their permission.



1 Proposed Third Floor Plan
1:100 at A1

GENERAL NOTES.
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.
 Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect
 DO NOT SCALE FROM THIS DRAWING.

NOTES.

CASE COPY
 TP:
 RN:
 ADDRESS:

PL2	ISSUED FOR PLANNING	08/07/15
PL1	ISSUED FOR PLANNING	02/04/15
/	ISSUED FOR PLANNING	30/01/15

REVISION	DATE
----------	------

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6U T 020 7033 9913 F 020 7033 9914

CLIENT: Great Portland Estates

PROJECT: Tasman House

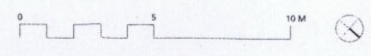
DRAWING: Proposed Third Floor Plan

SCALE: 1:100 @ A1 1:200 @ A3

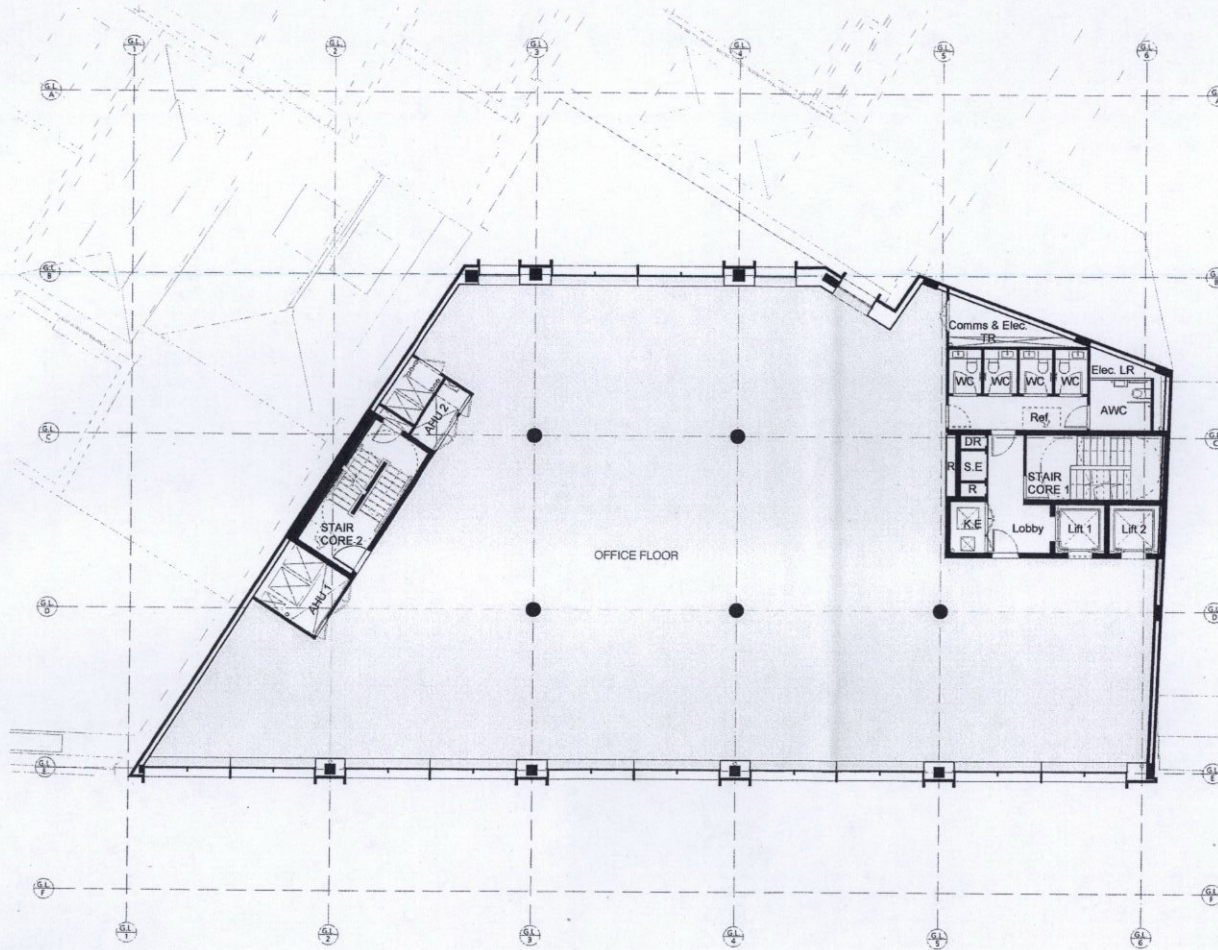
DATE: April 2014 DRAWN BY: NW

DWG No: 853_GA_03 REVISION: PL2

DRAWING STATUS: PLANNING



Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and is not to be reproduced without their permission.



1 Proposed Fourth Floor Plan
1:100 at A1

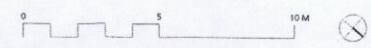
GENERAL NOTES
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.
 Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.

DO NOT SCALE FROM THIS DRAWING.
 NOTES

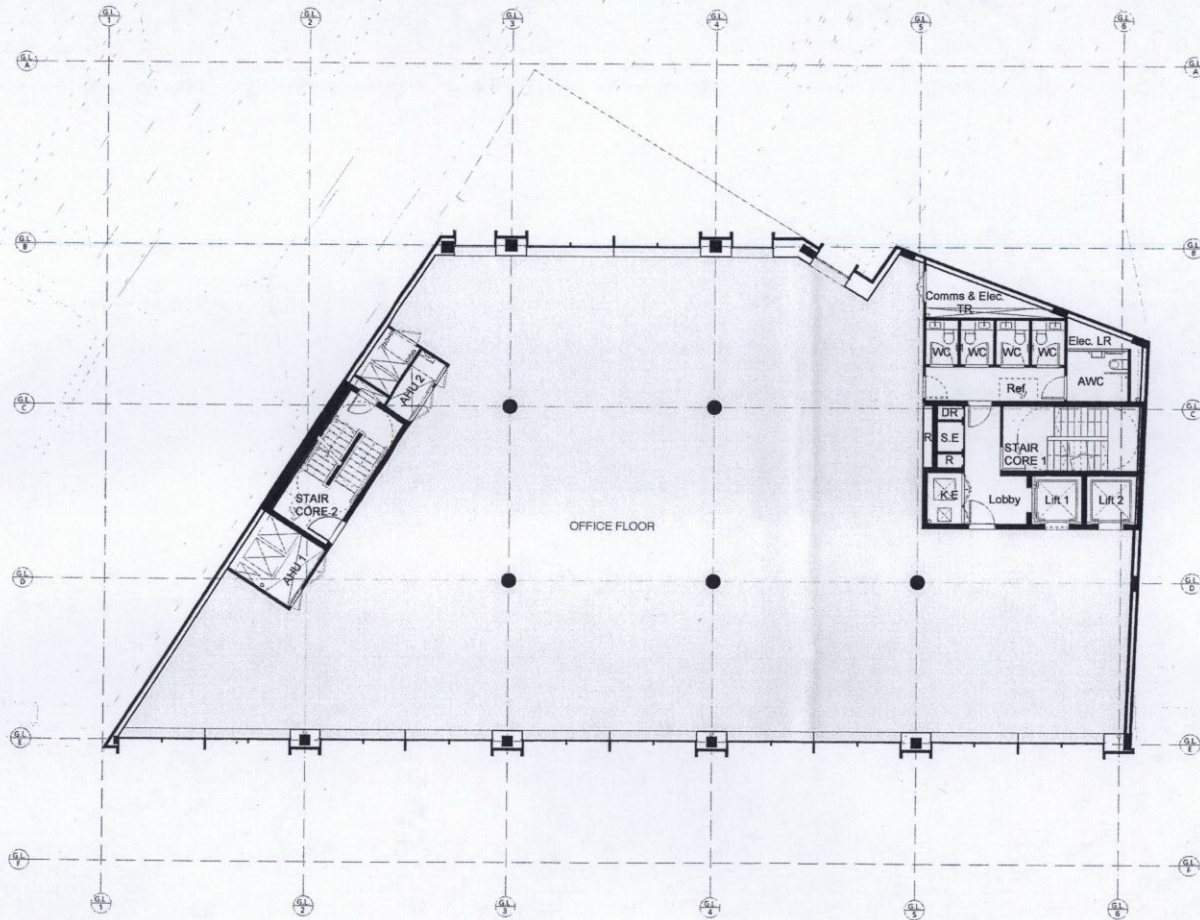
CASE COPY
 TP:
 RN:
 ADDRESS:

PL2	ISSUED FOR PLANNING	08/07/15
PL1	ISSUED FOR PLANNING	02/04/15
/	ISSUED FOR PLANNING	30/01/15

REVISION	DATE
Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6J1 T 020 7033 9913 F 020 7033 9914	
CLIENT	Great Portland Estates
PROJECT	Tasman House
DRAWING	Proposed Fourth Floor Plan
SCALE	1:100 @ A1 1:200 @ A3
DATE	April 2014
DWG No	853_GA_04
DRAWN BY	NW
REVISION	PL2
DRAWING STATUS	PLANNING



Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and must be reproduced without their permission.



1 Proposed Fifth Floor Plan
1:100 at A1

GENERAL NOTES

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.

Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.

All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.

Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect

DO NOT SCALE FROM THIS DRAWING.

NOTES

CASE COPY
 TP:
 RN:
 ADDRESS:

PL2	ISSUED FOR PLANNING	08/07/15
PL1	ISSUED FOR PLANNING	02/04/15
/	ISSUED FOR PLANNING	30/01/15

REVISION	DATE
----------	------

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT
 Great Portland Estates

PROJECT
 Tasman House

DRAWING
 Proposed Fifth Floor Plan

SCALE
 1:100 @ A1 1:200 @ A3

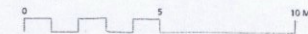
DATE
 April 2014

DRAWN BY
 NW

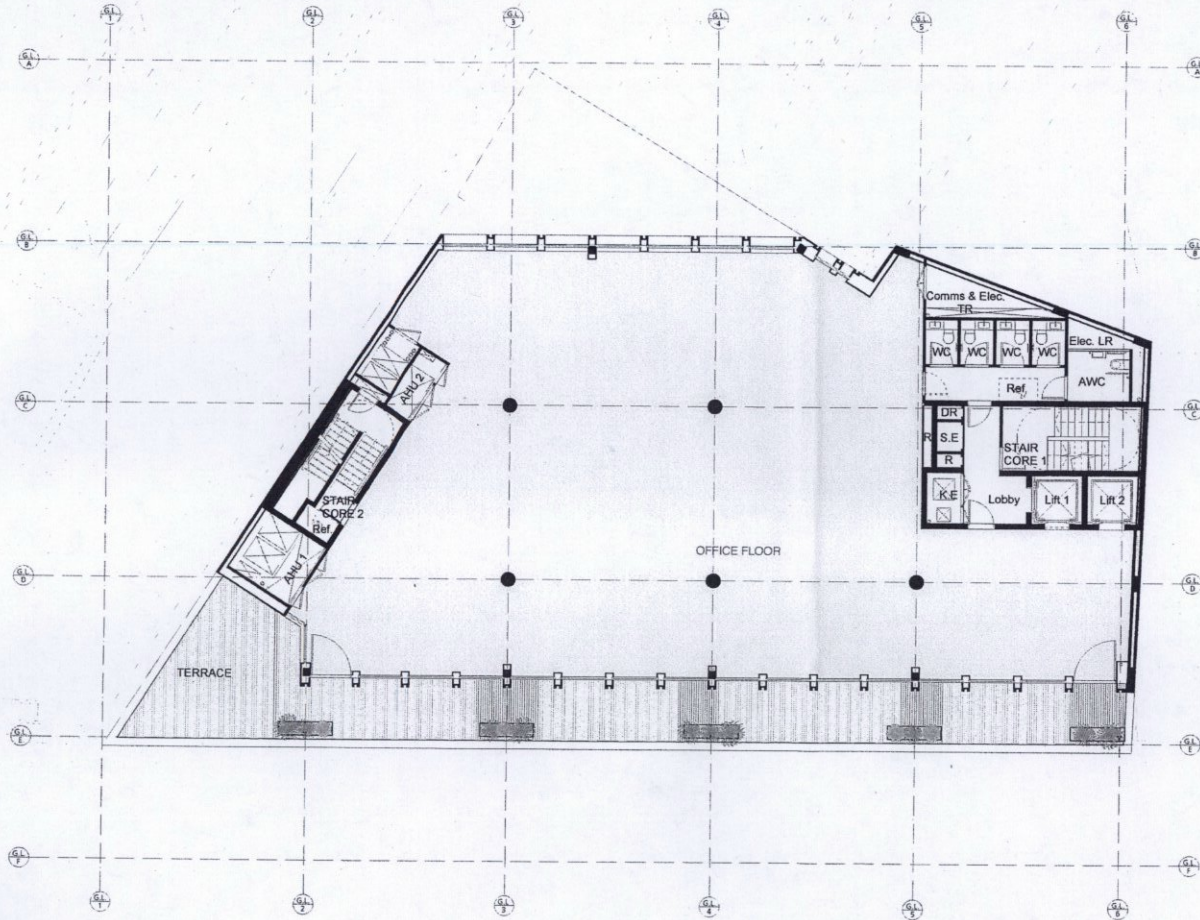
DWG No.
 853_GA_05

REVISION
 PL2

DRAWING STATUS
 PLANNING



Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and is not to be reproduced without their permission.



1 Proposed Sixth Floor Plan
1:100 at A1

GENERAL NOTES

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.

Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.

All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.

Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.

DO NOT SCALE FROM THIS DRAWING.

NOTES

CASE COPY
 TP:
 RN:
 ADDRESS:

PL2	ISSUED FOR PLANNING	08/07/15
PL1	ISSUED FOR PLANNING	02/04/15
/	ISSUED FOR PLANNING	30/01/15

REVISION	DATE
----------	------

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6U T: 020 7033 9913 F: 020 7033 9914

CLIENT
 Great Portland Estates

PROJECT
 Tasman House

DRAWING
 Proposed Sixth Floor Plan

SCALE
 1:100 @ A1 1:200 @ A3

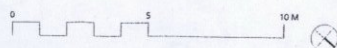
DATE
 April 2014

DRAWN BY
 NW

DWG No:
 853_GA_06

REVISION
 PL2

DRAWING STATUS
 PLANNING



Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and is not to be reproduced without their permission.

GENERAL NOTES

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.

Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.

All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.

Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect

DO NOT SCALE FROM THIS DRAWING.

NOTES

CITY OF WESTMINSTER
 23 07 15 - 15 02731
 PLANNING AND CITY DEVELOPMENT

CASE COPY
 TP:
 RN:
 ADDRESS:

PL3	ISSUED FOR PLANNING	21/07/15
PL2	ISSUED FOR PLANNING	08/07/15
PL1	ISSUED FOR PLANNING	02/04/15
/	ISSUED FOR PLANNING	30/01/15

REVISION DATE

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT
 Great Portland Estates

PROJECT
 Tasman House

DRAWING
 Proposed Roof Plan

SCALE
 1:100 @ A1 1:200 @ A3

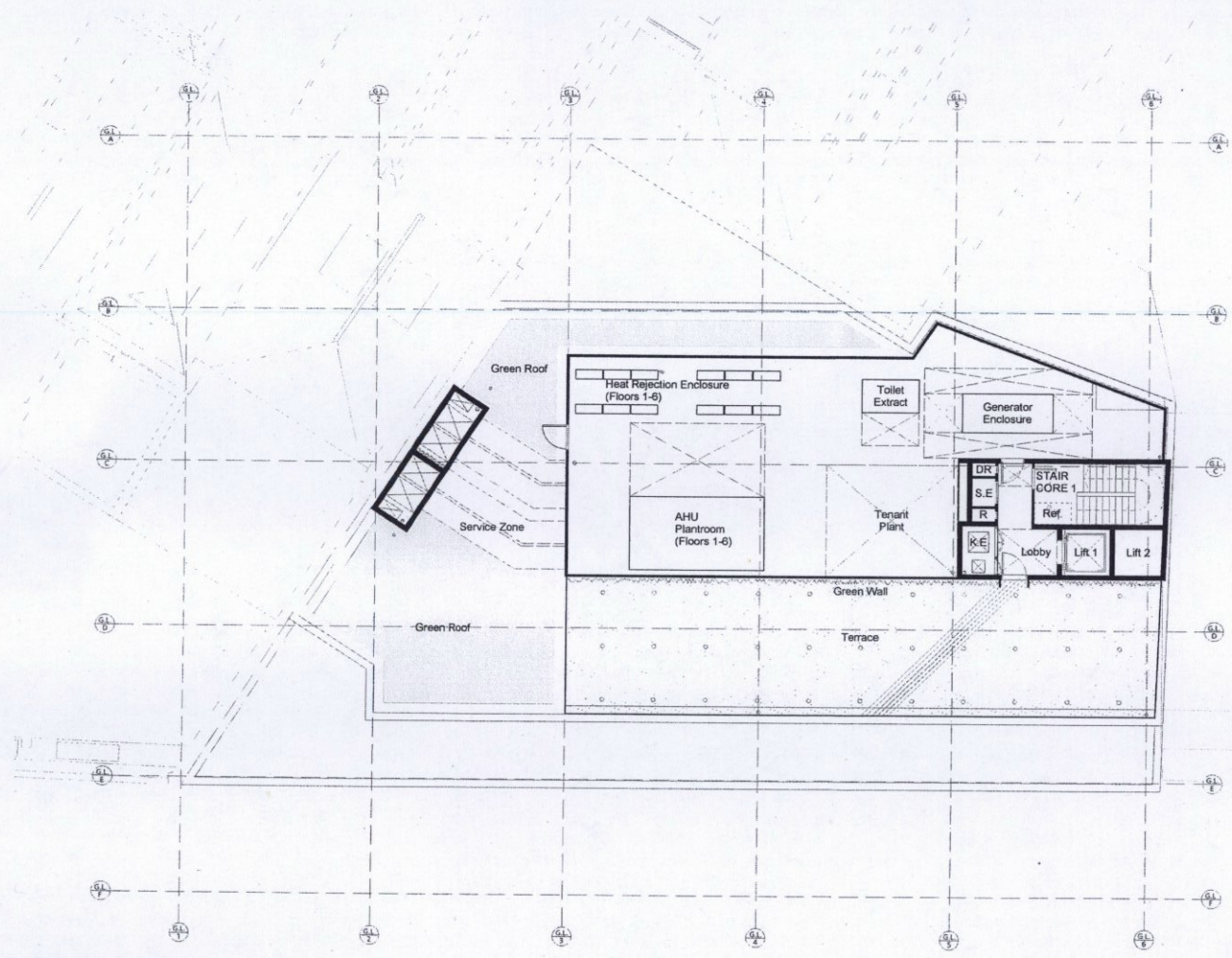
DATE
 April 2014

DRAWN BY
 PLW

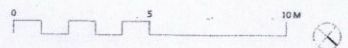
DWG No.
 853_GA_07

REVISION
 PL3

DRAWING STATUS
INFORMATION



1 Proposed Roof Plan
 1:100 at A1



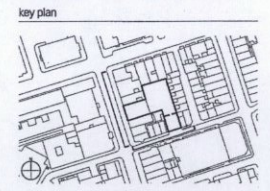
Information contained on this drawing is the sole property of Buckley Gray Yeoman and is not to be reproduced without their permission.



1 existing Great Portland Street elevation

notes
 All information pertaining to the existing building is based on Michael Gallie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and details are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.



project
 84-86 Great Portland Street & 21-23 Riding House Street

client
 Great Portland Estates

architect
Lifschutz Davidson Sandilands
 Island Studios
 22 St. Peter's Square
 London W6 9AW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@lds-uk.com

drawing title
 context elevations
 Great Portland Street and Riding House Street

scale at A1 scale at A3 drawn date
 1:100 1:200 DJB 02.15

job no. drawing rev.
 0946 X0171 -



2 existing Riding House Street elevation

01. new cavity wall with brick outer leaf
02. new portland stone finish to ground floor
03. new projecting precast concrete cladding
04. new precast concrete coping
05. new inward opening double glazed window with louvred ventilation overpanel and anodised aluminium finish
06. new inward opening double glazed window with glazed overpanel and anodised aluminium finish
07. spare
08. new powered glazed entrance door with anodised aluminium frame
09. new fixed double glazed display window with anodised aluminium frame
10. new inset anodised aluminium side panels
11. new residential entrance door and glazed overpanel glazed panel to incorporate building number
12. new fixed double glazed window with anodised aluminium finish and black interlayer
13. new anodised aluminium rainscreen
14. mild steel balustrade painted finish
15. existing concrete facings and window surrounds to be cleaned and re-pointed
16. new insulated aluminium door with glazed overpanel
17. new insulated aluminium door with anodised aluminium facing and fixed side panels
18. dry riser cabinet behind hinged aluminium panel with etched text denoting presence of the dry riser

rev date by revisions

A 15.05.15 GM glazed balustrades replaced with anodised aluminium rainscreen panels due to structural limitations of existing facade, materials key and labels amended

- level 06 ▽
- level 05 ▽
- level 04 ▽
- level 03 ▽
- level 02 ▽
- level 01 ▽
- level G ▽

20.5.15

CASE COPY
 TP:
 RN:
 ADDRESS:

notes

All information pertaining to the existing building is based on Michael Gallie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.

key plan



project

84-86 Great Portland Street & 21-23 Riding House Street

client

Great Portland Estates

architect

Lifschutz Davidson Sandilands

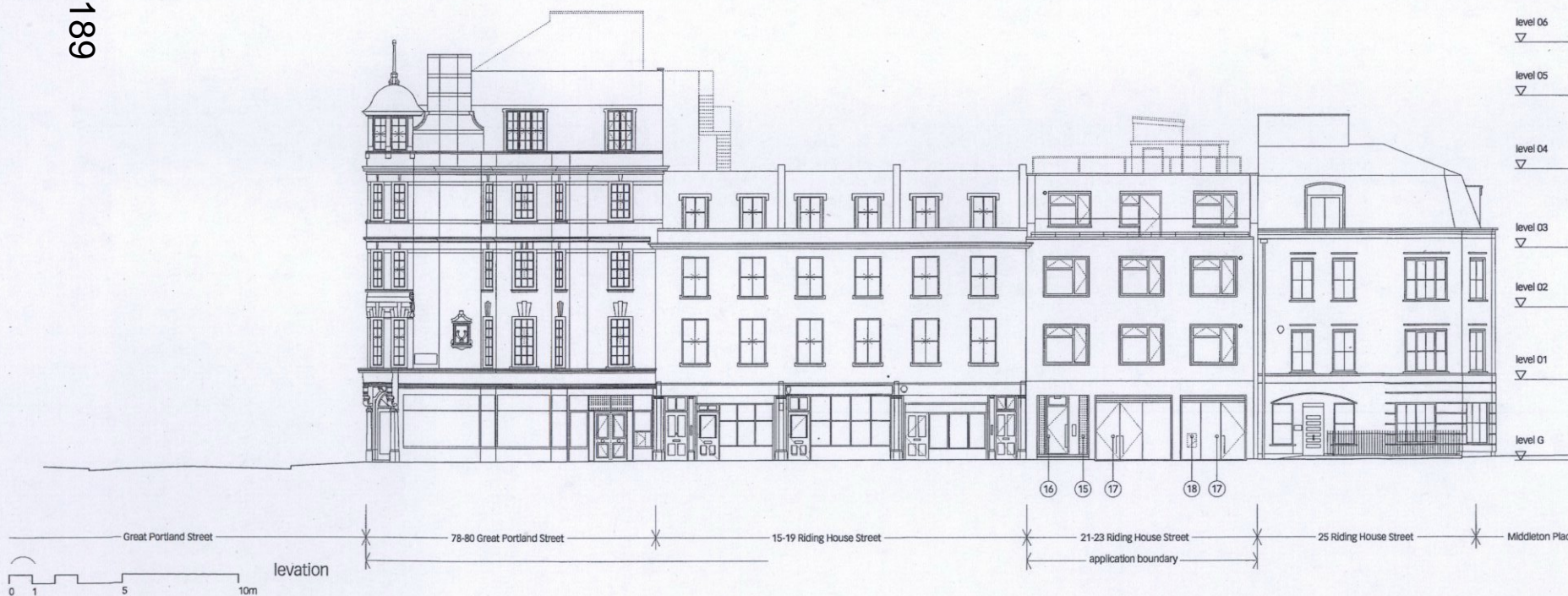
Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@lds-uk.com

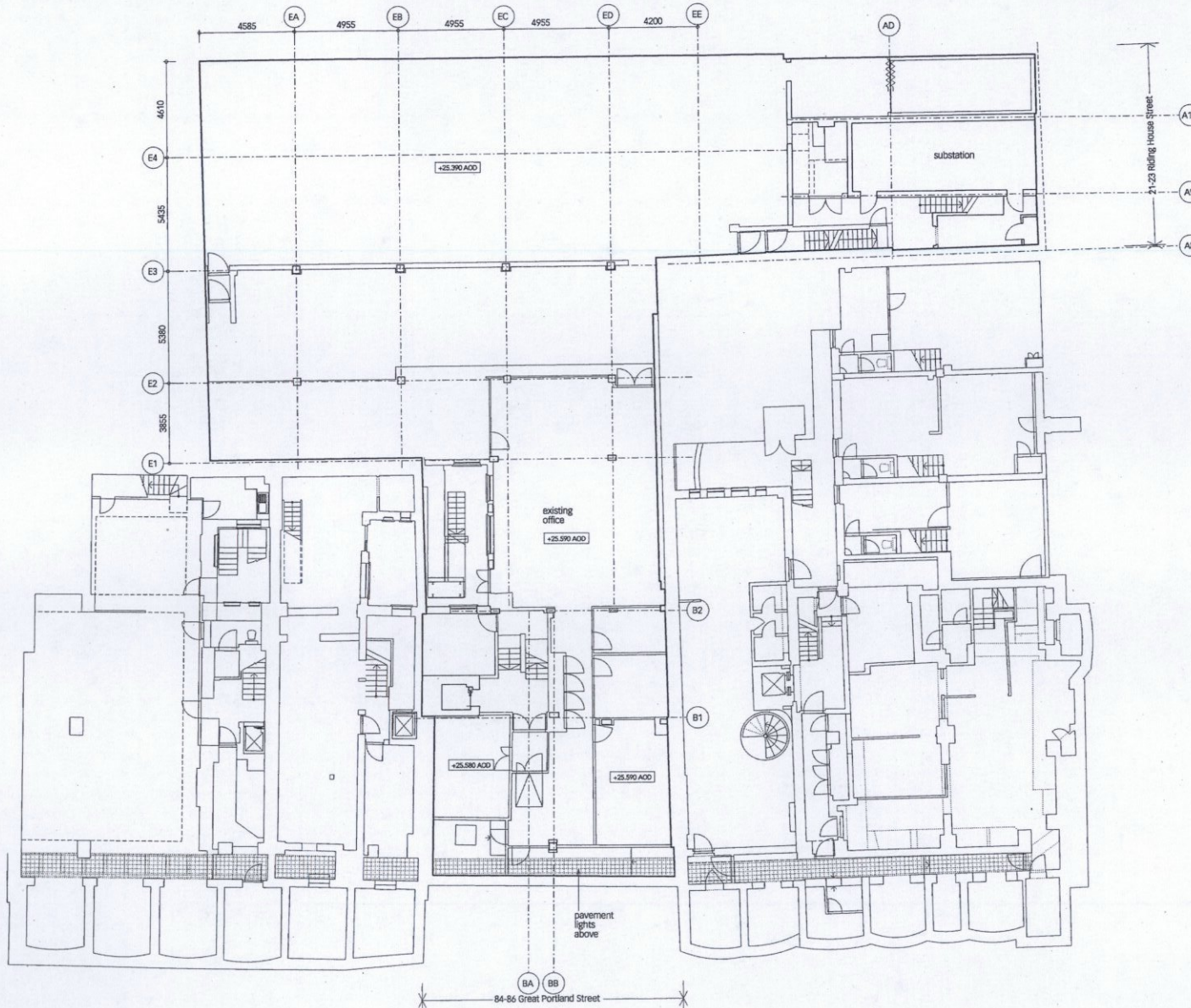
drawing title
 elevations
 Great Portland Street and Riding House Street

scale at A1 scale at A3 drawn date
 1:100 1:200 DJB 08.14

job no. drawing rev.
 0946 P0171 A

Page 189
 1 proposed Great Portland Street elevation





key

— application boundary

notes

All information pertaining to the existing building is based on Michael Galie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

The drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.

key plan



project

84-86 Great Portland Street & 21-23 Riding House Street

client

Great Portland Estates

architect

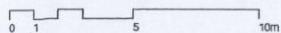
Lifschutz Davidson Sandilands
 Island Studios
 22 St. Peter's Square
 London W1P 9NW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@lds-uk.com

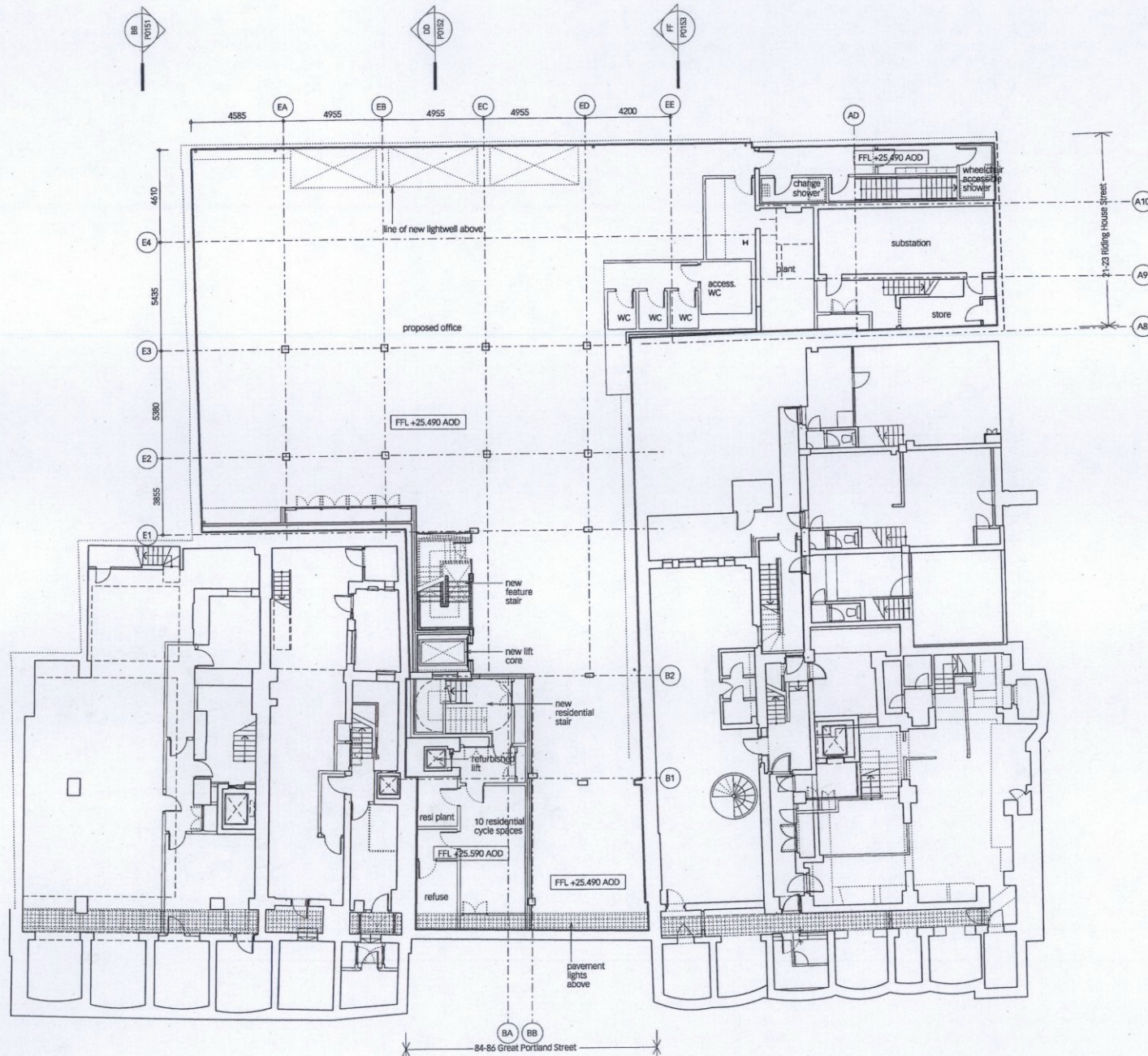
drawing title

existing basement floor plan

scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15

job no.	drawing	rev.
0946	X0101	-



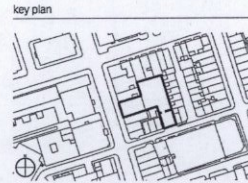


key
 application boundary

notes

All information pertaining to the existing building is based on Michael Galie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.



project
 84-86 Great Portland Street & 21-23 Riding House Street

client
 Great Portland Estates

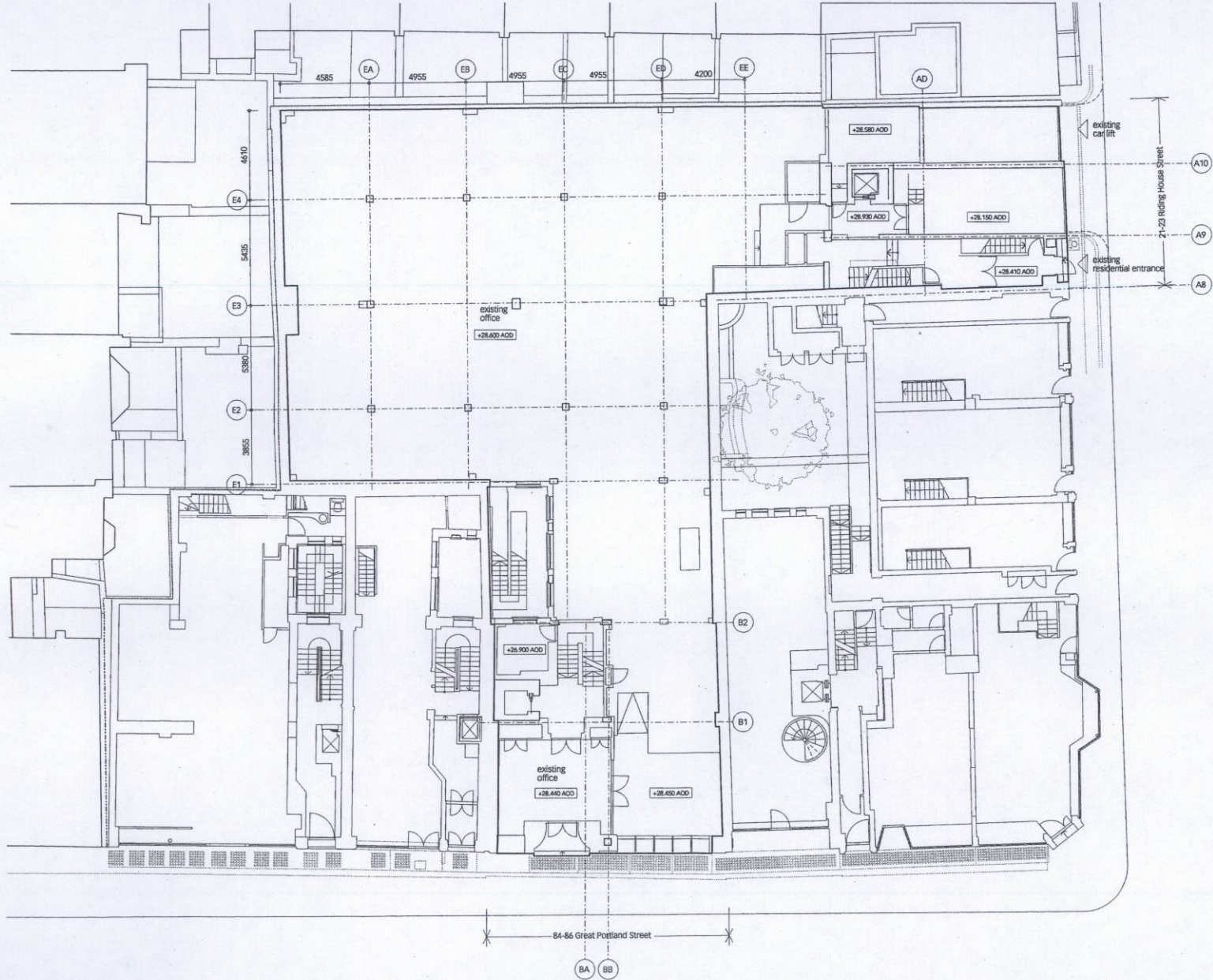
architect
Lifschutz Davidson Sandilands
 Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@ids-uk.com

drawing title
 proposed basement floor plan

scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15

job no.	drawing	rev.
0946	P0101	-



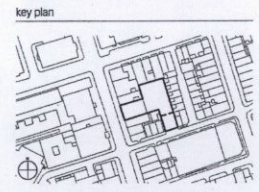


key
 — application boundary

notes

All information pertaining to the existing building is based on Michael Galle & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.



project
 84-86 Great Portland Street &
 21-23 Riding House Street

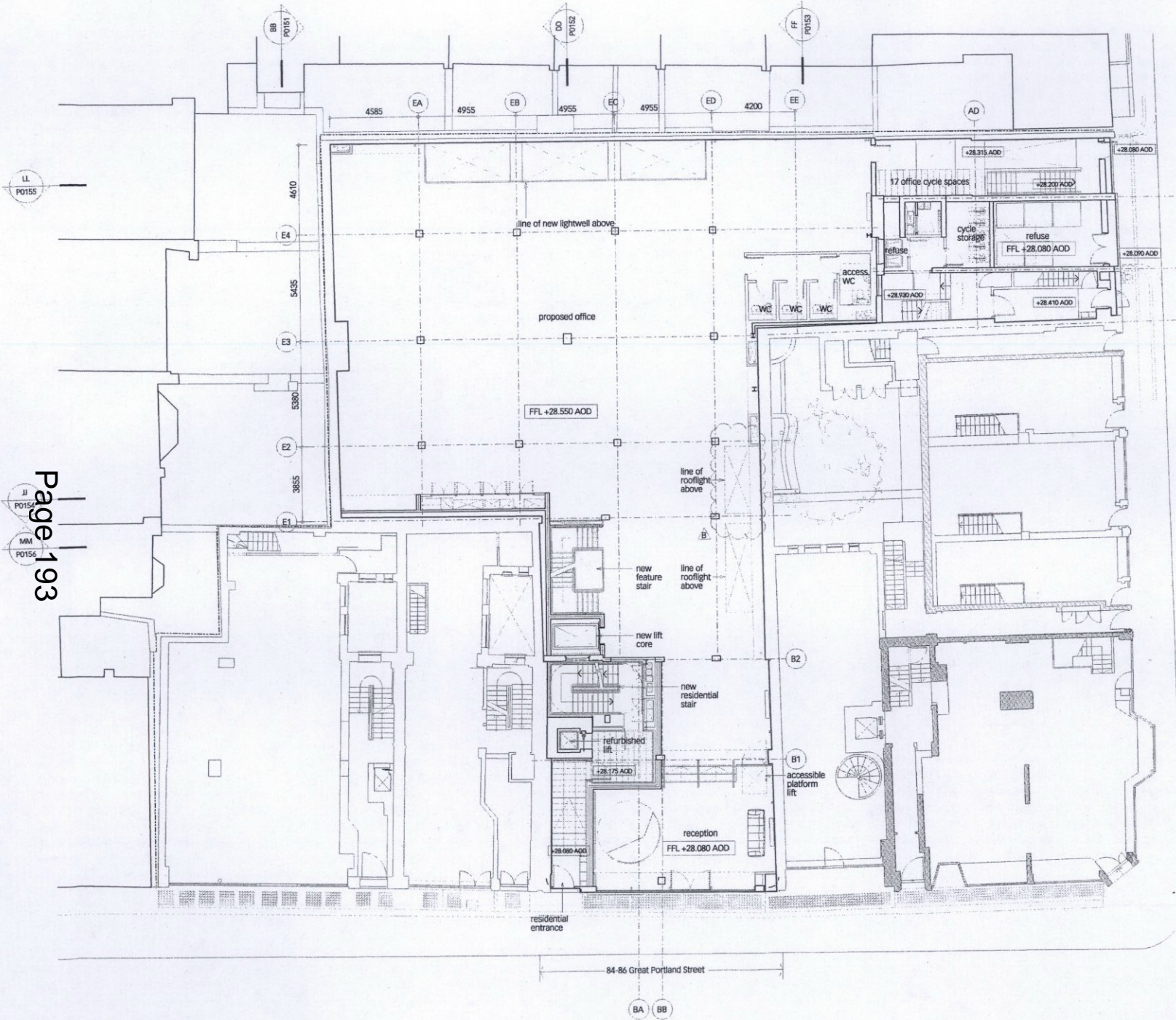
client
 Great Portland Estates

architect
**Lifschutz
 Davidson
 Sandilands**
 Island Studios
 22 St. Peter's Square
 London W6 9HW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@lds-uk.com

drawing title
 existing ground floor plan

scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15
job no.	drawing	rev.	
0946	X0102	-	

rev date by revisions
 A 15.05.15 CR rooflight adjacent to stair core reduced in size
 B 19.06.15 CR rooflight to the south added at high level

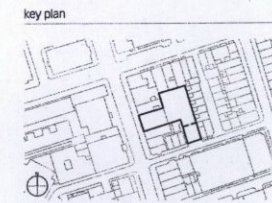


CASE COPY
 TP:
 RN:
 ADDRESS:
 23.6.15

key
 — application boundary

notes
 All information pertaining to the existing building is based on Michael Galle & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.



project
 84-86 Great Portland Street & 21-23 Riding House Street

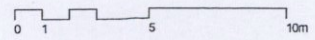
client
 Great Portland Estates

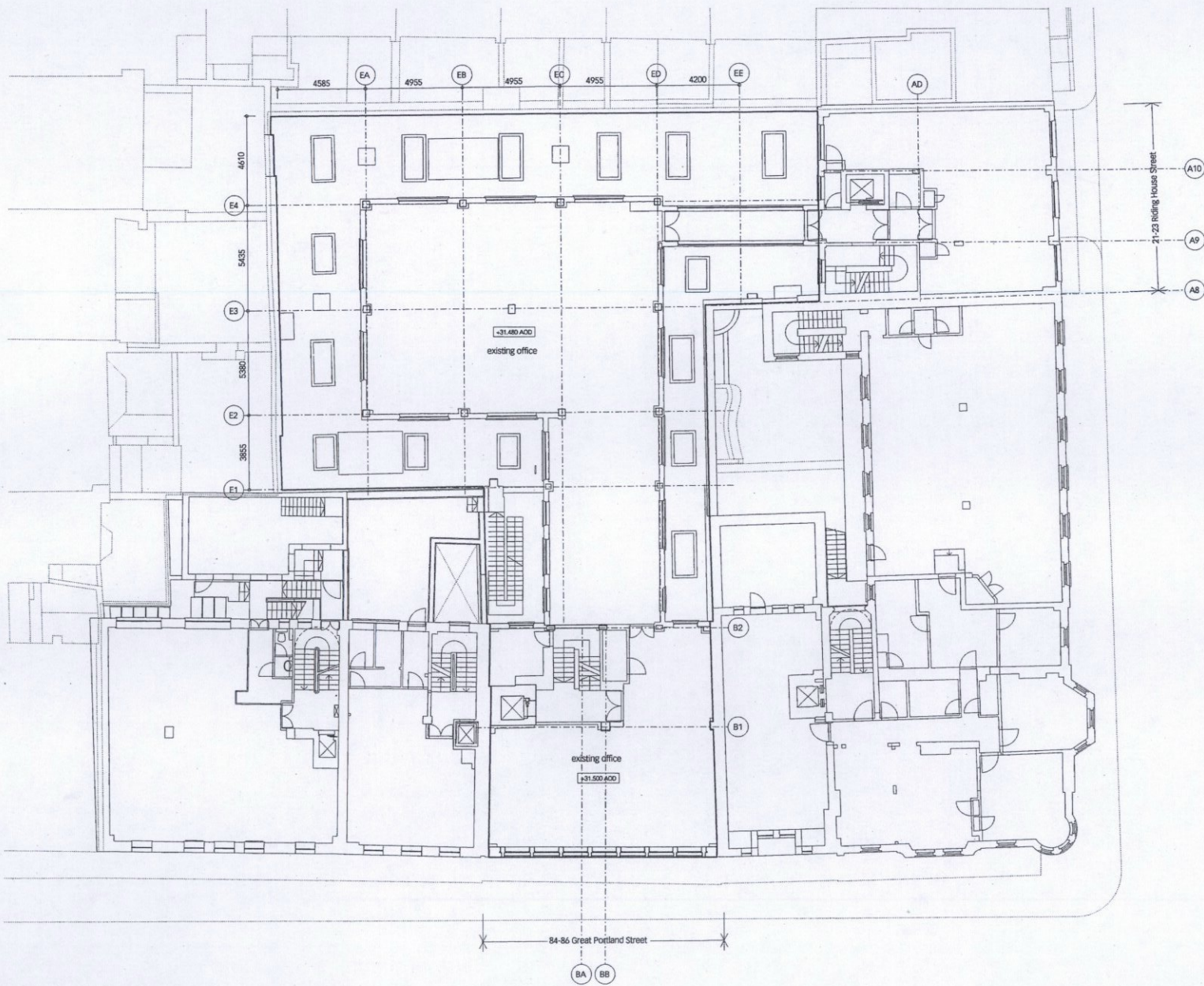
architect
Lifschutz Davidson Sandilands
 Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@lds-uk.com

drawing title
 proposed ground floor plan

scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15
job no.	drawing	rev.	
0946	P0102	B	

Page 193

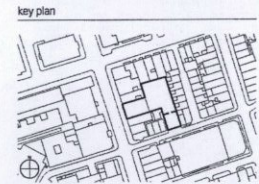




key
 application boundary
 notes

All information pertaining to the existing building is based on Michael Gallie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.



project
 84-86 Great Portland Street &
 21-23 Riding House Street

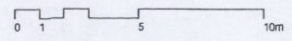
client
 Great Portland Estates

architect
**Lifschutz
 Davidson
 Sandilands**

Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@lids-uk.com

drawing title
 existing first floor plan

scale at A1	scale at A3	drawn	date
1:100	1:200	CH	02.15
job no.	drawing	rev.	
0946	X0103	-	



rev date by revisions

- A 15.05.15 CR office extension to the south revised, annotation updated, sedum roof to rear added
- B 19.06.15 CR rooflight to the south added

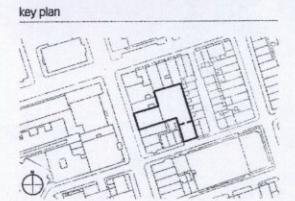
CASE COPY
 TP:
 RN:
 ADDRESS:

23.6.15

key
 — application boundary

notes
 All information pertaining to the existing building is based on Michael Gallie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.



project
 84-86 Great Portland Street & 21-23 Riding House Street

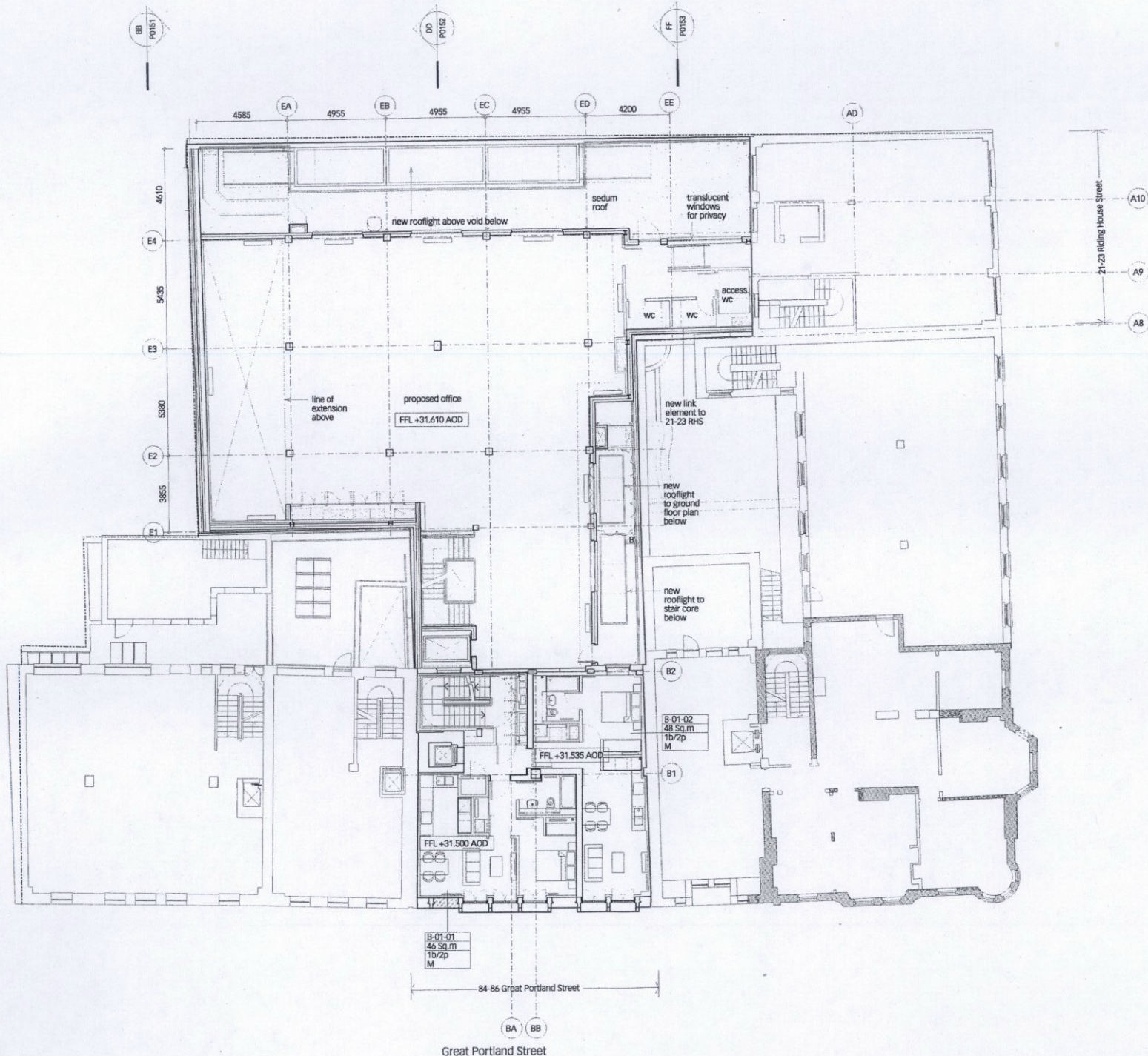
client
 Great Portland Estates

architect
Lifschutz Davidson Sandilands
 Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@ids-uk.com

drawing title
 proposed first floor plan

scale at A1 scale at A3 drawn date
 1:100 1:200 DJB 02.15

job no. drawing rev.
 0946 P0103 B



Page 195

BB P0151
 DD P0152
 FF P0153
 LL P0155

II P0154
 MM P0156

B-01-01
 46 Sq.m
 1b/2p
 M

B2

B-01-02
 48 Sq.m
 1b/2p
 M

B1

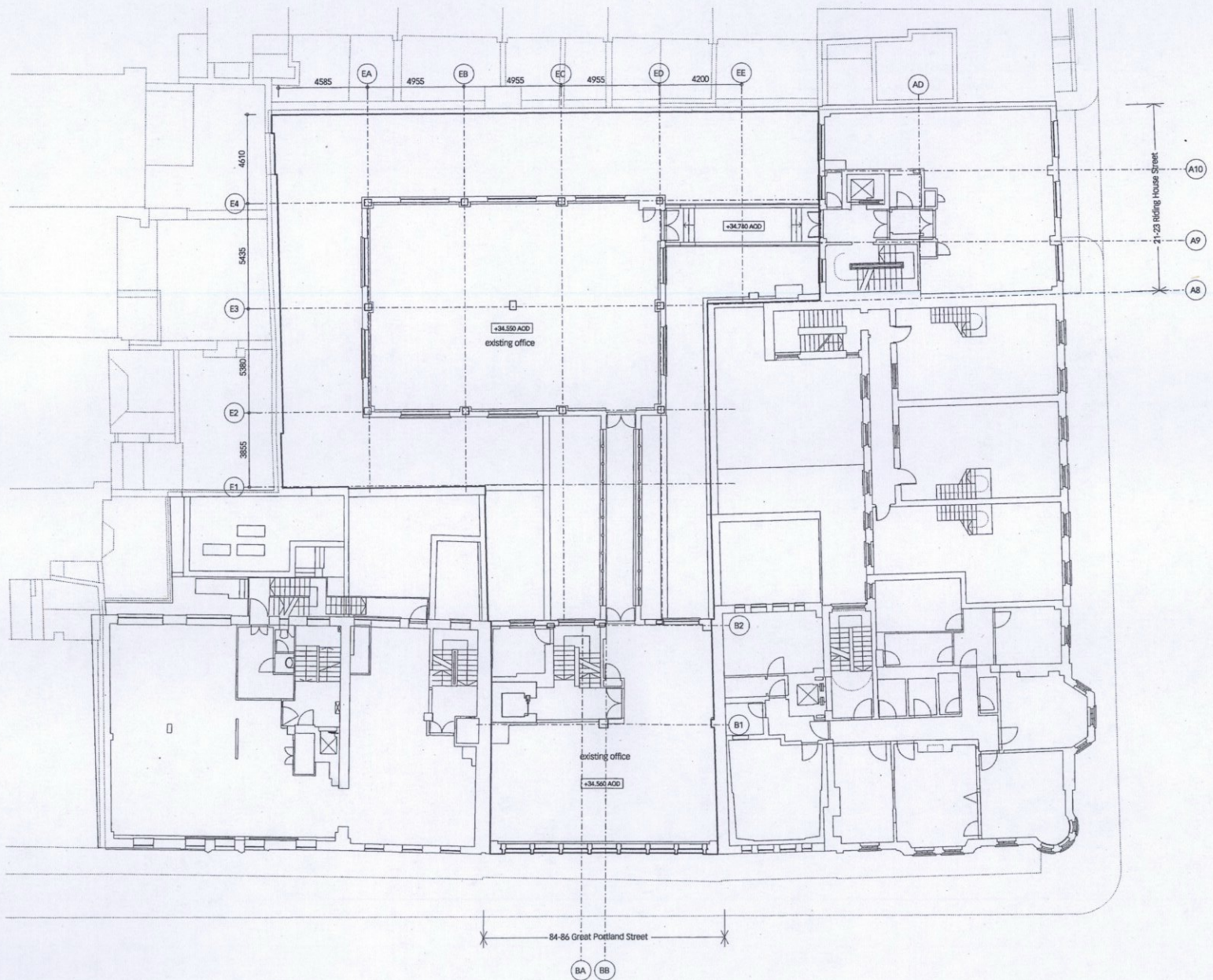
FFL +31.535 AOD

FFL +31.500 AOD

Great Portland Street

84-86 Great Portland Street



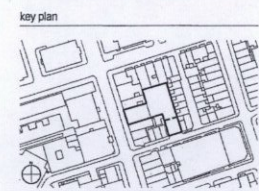


key
 — application boundary

notes

All information pertaining to the existing building is based on Michael Galie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.



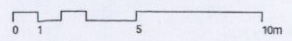
project
 84-86 Great Portland Street & 21-23 Riding House Street

client
 Great Portland Estates

architect
Lifschutz Davidson Sandilands
 Island Studios
 22 St. Peter's Square
 London W6 9AW
 United Kingdom
 T +44 (0)20 8000 4800
 mail@lds-uk.com

drawing title
 existing second floor plan

scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15
job no.	drawing	rev.	
0946	X0104	-	



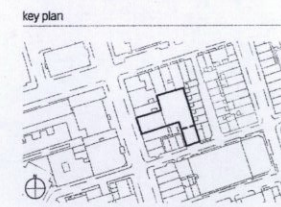
rev date by revisions
 A 15.05.15 CR office extension to the south revised, annotation updated
 B 19.06.15 CR rooflight to the south added

CASE COPY
 TP:
 RW:
 ADDRESS:

23.6.15

key
 — application boundary

notes
 All information pertaining to the existing building is based on Michael Gallie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.



project
 84-86 Great Portland Street & 21-23 Riding House Street

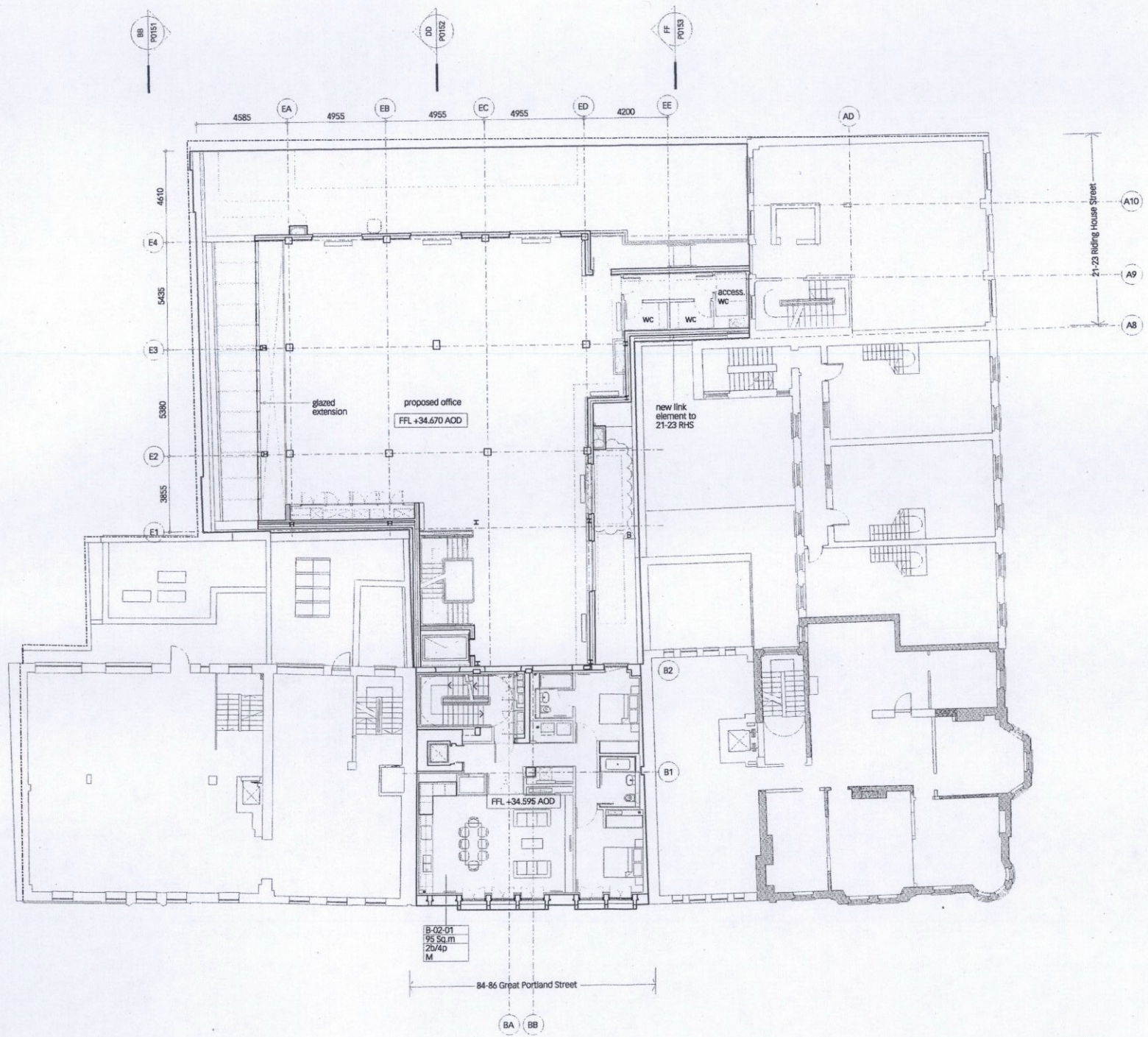
client
 Great Portland Estates

architect
Lifschutz Davidson Sandilands
 Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8400 4800
 mail@lcs-uk.com

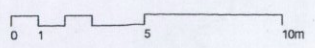
drawing title
 proposed second floor plan

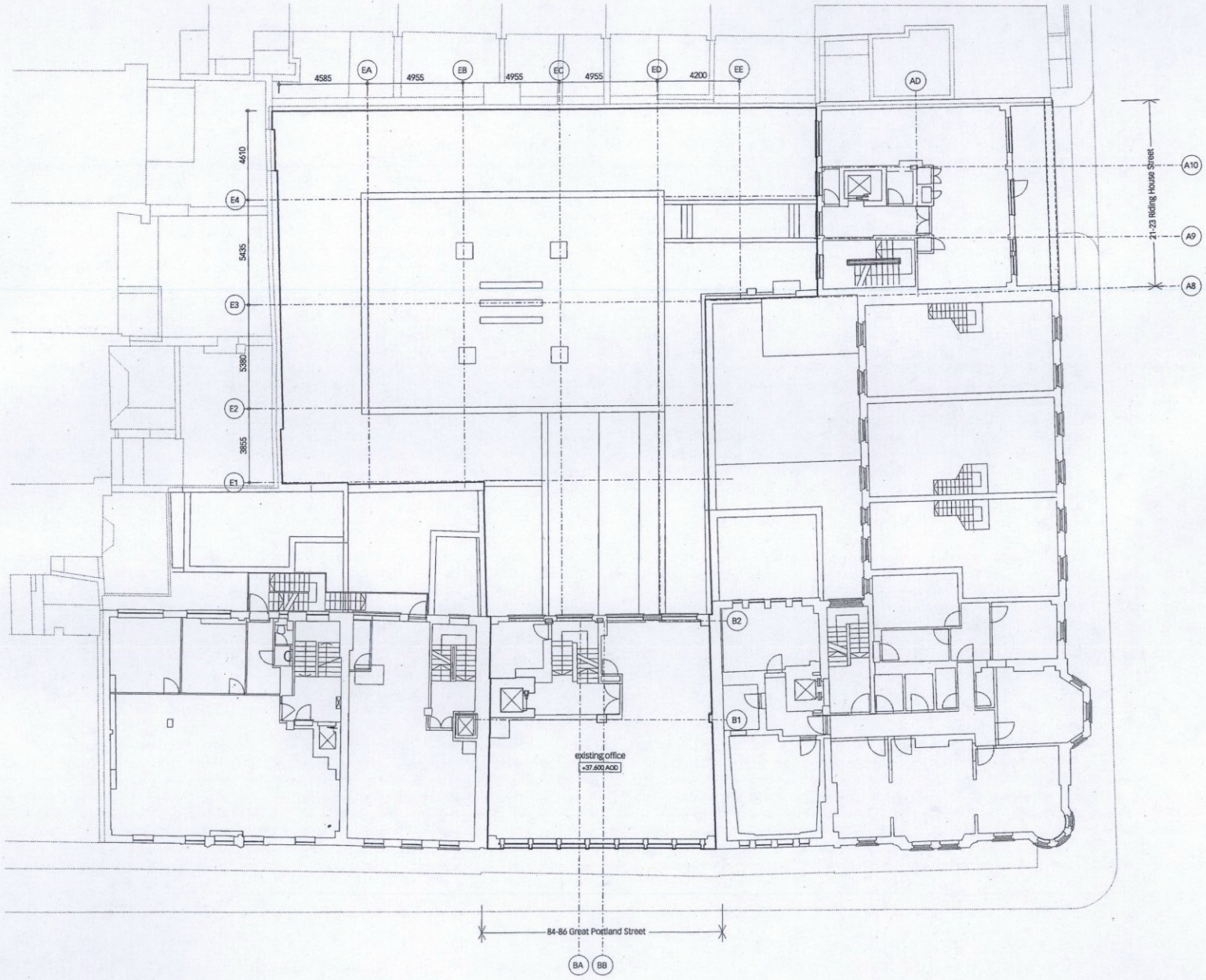
scale at A1 scale at A3 drawn date
 1:100 1:200 DJB 02.15

job no. drawing rev
 0946 P0104 B



Page 197

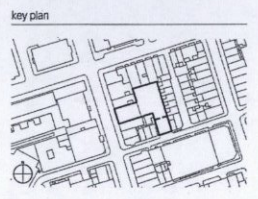




key
 — application boundary
 notes

All information pertaining to the existing building is based on Michael Galie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.



project
 84-86 Great Portland Street &
 21-23 Riding House Street
 client
 Great Portland Estates

architect
**Lifschutz
 Davidson
 Sandilands**
 Island Studios
 22 St. Peter's Square
 London W6 9RW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@lds-uk.com

drawing title
 existing third to fifth floor plan

scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15
job no.	drawing	rev.	
0946	X0105	-	



rev date by revisions
 A 15.05.15 CR office extension to the south revised
 B 19.06.15 CR rooflight to the south added

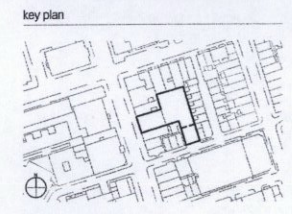
CASE COPY
 TP:
 RN:
 ADDRESS:

23.6.15

key
 — application boundary

notes
 All information pertaining to the existing building is based on Michael Gallie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.



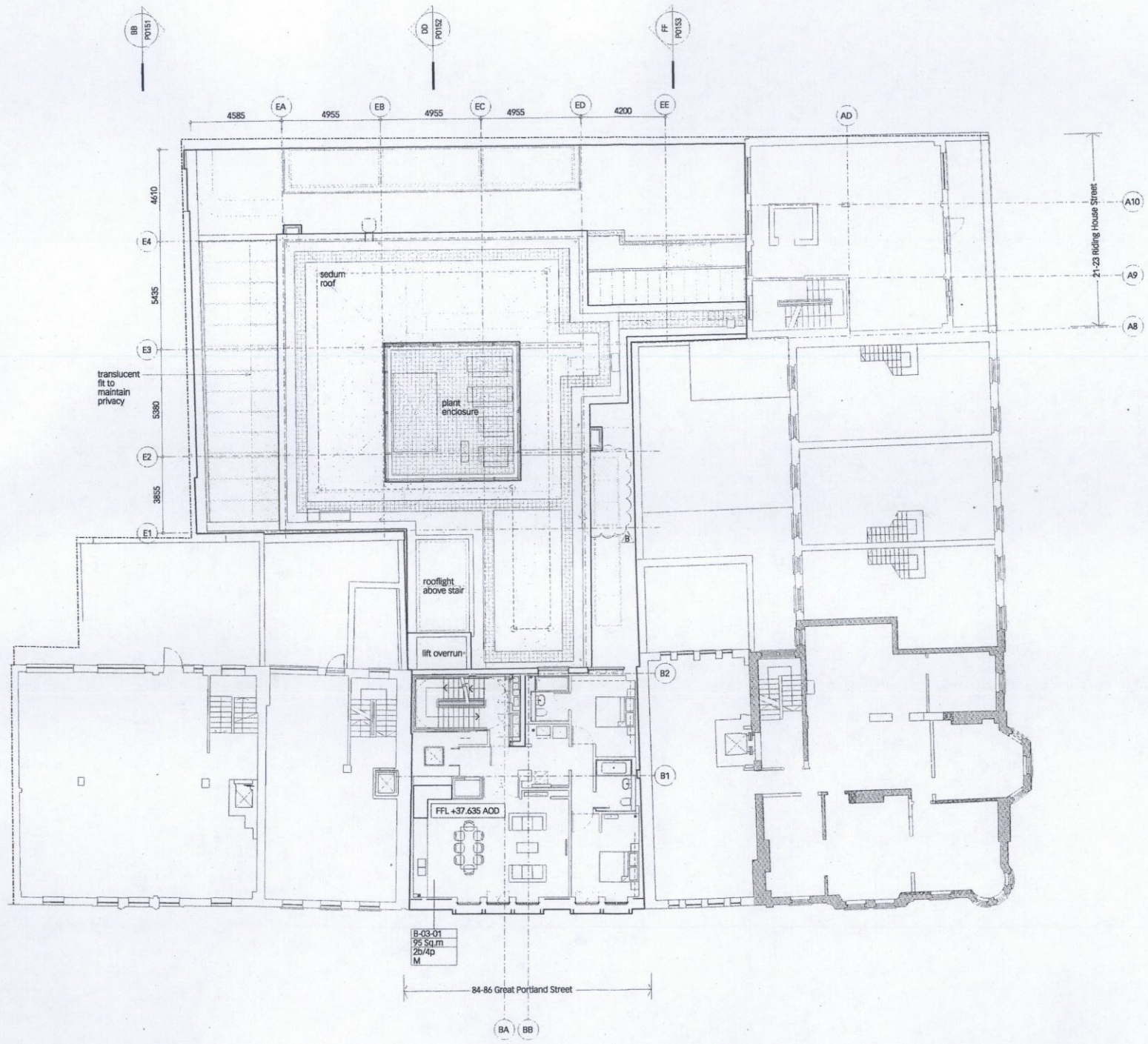
project
 84-86 Great Portland Street & 21-23 Riding House Street

client
 Great Portland Estates

architect
Lifschutz Davidson Sandilands
 Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8400 4800
 mail@lids-uk.com

drawing title
 proposed third to fifth floor plan

scale at A1 scale at A3 drawn date
 1:100 1:200 DJB 02.15
 job no. drawing rev.
 0946 P0105 B



B-03-01
 95 Sq.m
 25/4p
 M

84-86 Great Portland Street

translucent fit to maintain privacy

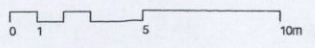
LL P0155

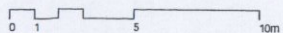
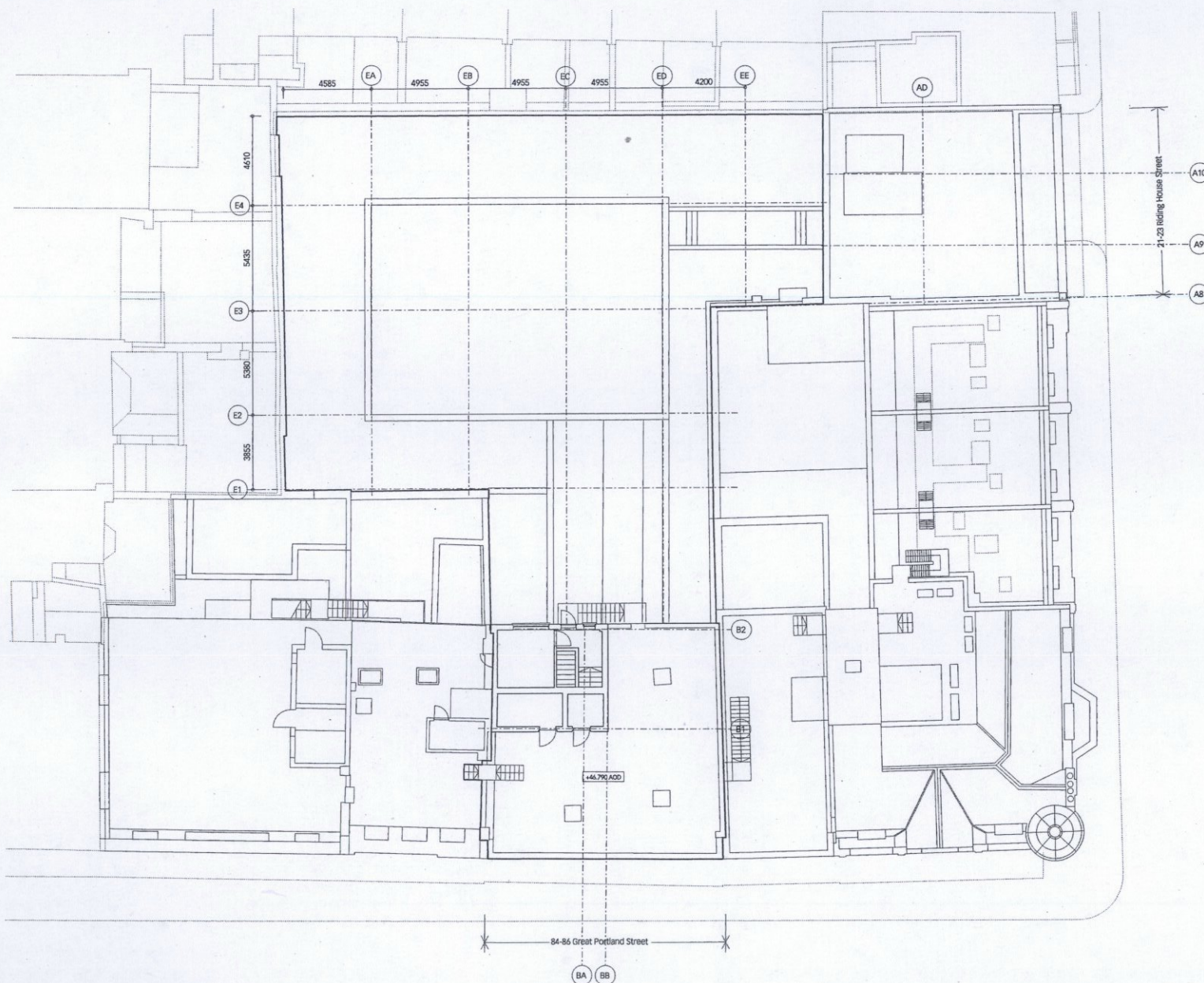
BB P0151

DD P0152

FF P0153

Page 199
 JJ P0154
 MM P0156





key

— application boundary

notes

All information pertaining to the existing building is based on Michael Galile & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.

key plan



project

84-86 Great Portland Street & 21-23 Riding House Street

client

Great Portland Estates

architect

Lifschutz Davidson Sandilands

Island Studios
22 St. Peter's Square
London W6 9AW
United Kingdom
T +44 (0)20 8600 4800
mail@lds-uk.com

drawing title

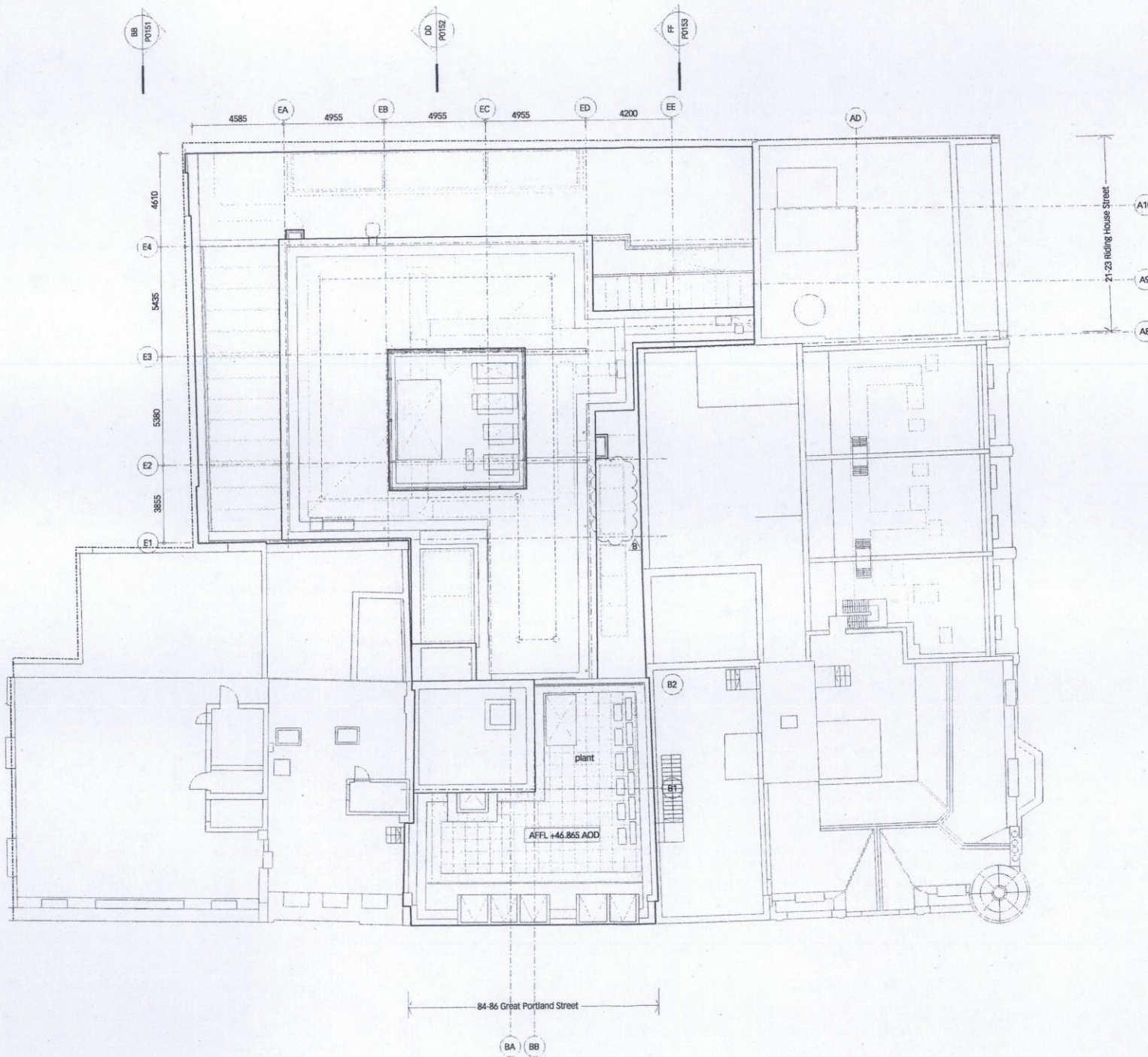
existing sixth floor (roof) plan

scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15

job no.	drawing	rev.
0946	X0106	-



rev	date	by	revisions
A	15.05.15	CR	office extension to the south revised
B	19.06.15	CR	rooflight to the south added



CASE COPY
 TP:
 RN:
 ADDRESS:

23.6.15

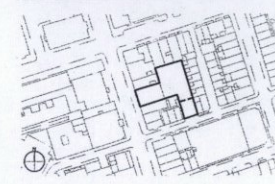
key
 — application boundary

notes

All information pertaining to the existing building is based on Michael Gallie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.

key plan



project
 84-86 Great Portland Street &
 21-23 Riding House Street

client
 Great Portland Estates

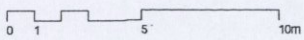
architect
Lifschutz Davidson Sandilands
 Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@ids-uk.com

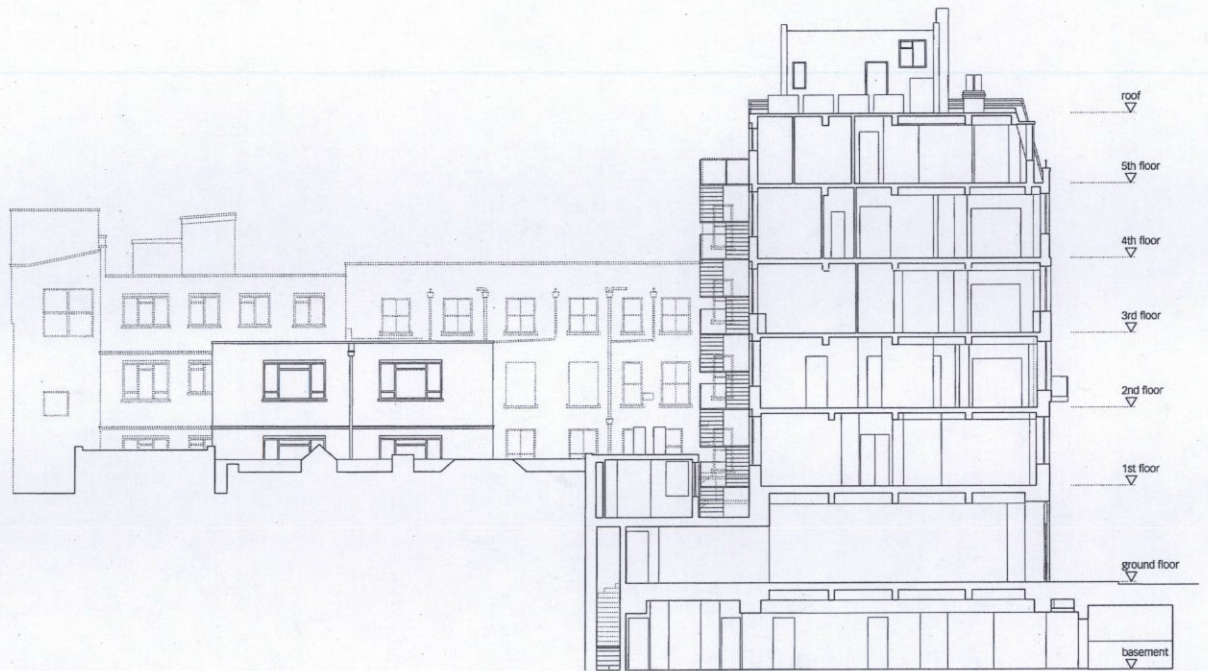
drawing title
 proposed sixth floor plan

scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15
job no.	drawing	rev.	
0946	P0106	B	

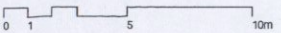
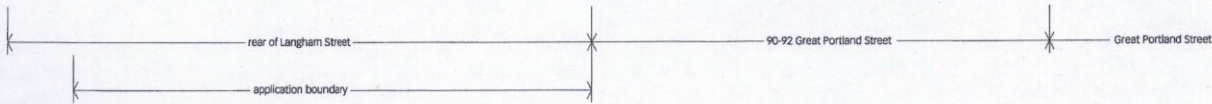


Page 201





roof
 5th floor
 4th floor
 3rd floor
 2nd floor
 1st floor
 ground floor
 basement



notes

All information pertaining to the existing building is based on Michael Gellie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.

key plan



project

84-86 Great Portland Street & 21-23 Riding House Street

client

Great Portland Estates

architect

**Lifschutz
 Davidson
 Sandilands**

Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@lds-uk.com

drawing title

existing section BB

scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15

job no.	drawing	rev.
0946	X0151	-

material key

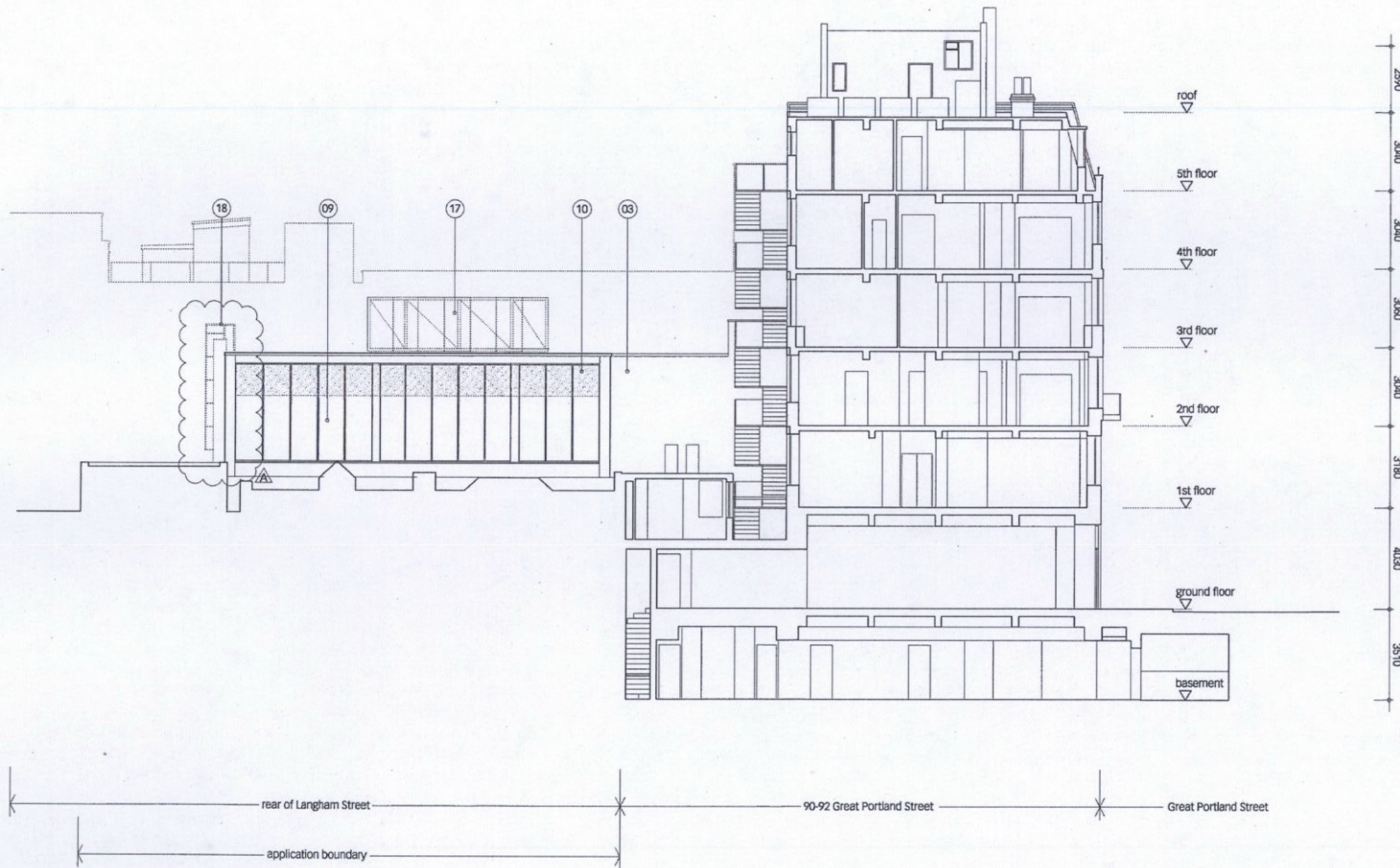
- 01. existing brickwork cleaned
- 02. existing brickwork infilled
- 03. white insulated render
- 04. insulated aluminium faced panel
- 05. aluminium framed double glazed window
- 06. aluminium framed double glazed window with integral vent termination
- 07. aluminium framed double glazed window with translucent frit
- 08. omitted
- 09. double glazed mansard rooflight
- 10. translucent frit to maintain privacy
- 11. glazed rooflight incorporating automated opening vent
- 12. glazed fixed rooflight
- 13. zinc coping
- 14. new lead flashing to interface with existing party / boundary wall
- 15. new standing seam zinc roof
- 16. omitted
- 17. plant screen
- 18. mild steel ladder with painted finish
- 19. aluminium enclosure to duct route
- 20. movement joint
- 21. double glazed aluminium framed door with translucent frit
- 22. aluminium hopper and rainwater pipe

rev date by revisions
 A 19.05.15 CR ladder added to east elevation for roof access

20.5.15

CASE COPY
 TO:
 RFL
 ADDRESS:

Page 203

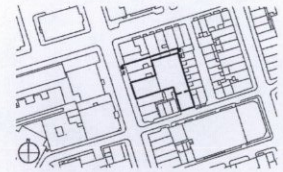


notes

All information pertaining to the existing building is based on Michael Gallie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.

key plan



project

84-86 Great Portland Street & 21-23 Riding House Street

client

Great Portland Estates

architect

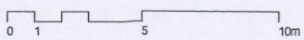
Lifschutz Davidson Sandilands

Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8600 4800
 mail@lds-uk.com

drawing title

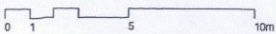
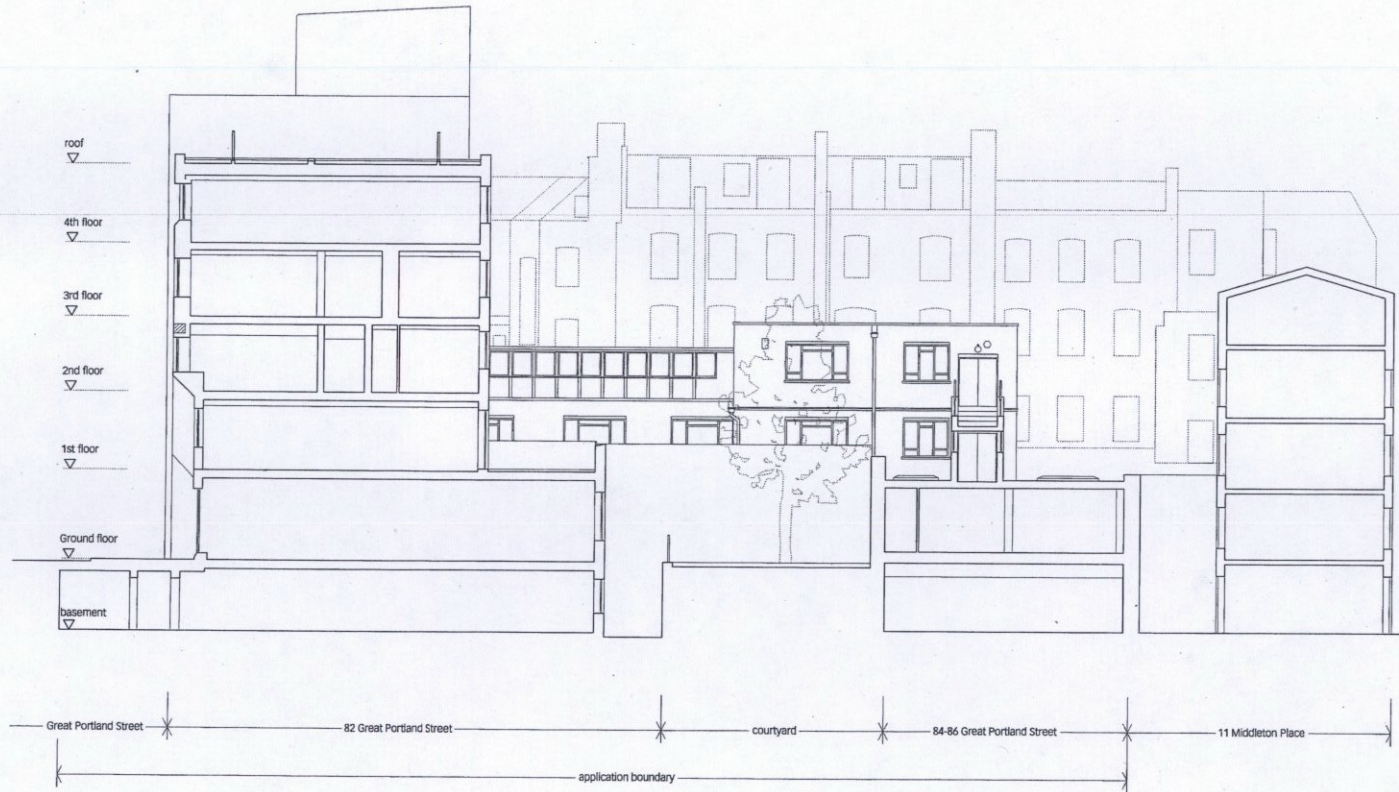
proposed section BB

1 proposed section BB



scale at A1 scale at A3 drawn date
 1:100 1:200 DJB 02.15

job no. drawing rev.
 0946 P0151 A



notes

All information pertaining to the existing building is based on Michael Galie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy off it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.

key plan



project

84-86 Great Portland Street & 21-23 Riding House Street

client

Great Portland Estates

architect

Lifschutz
Davidson
Sandilands

Island Studios
22 St. Peter's Square
London W6 9HW
United Kingdom
T +44 (0)20 8600 4800
mail@lids-uk.com

drawing title

existing section FF

scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15

job no.	drawing	rev.
0946	X0153	-

material key

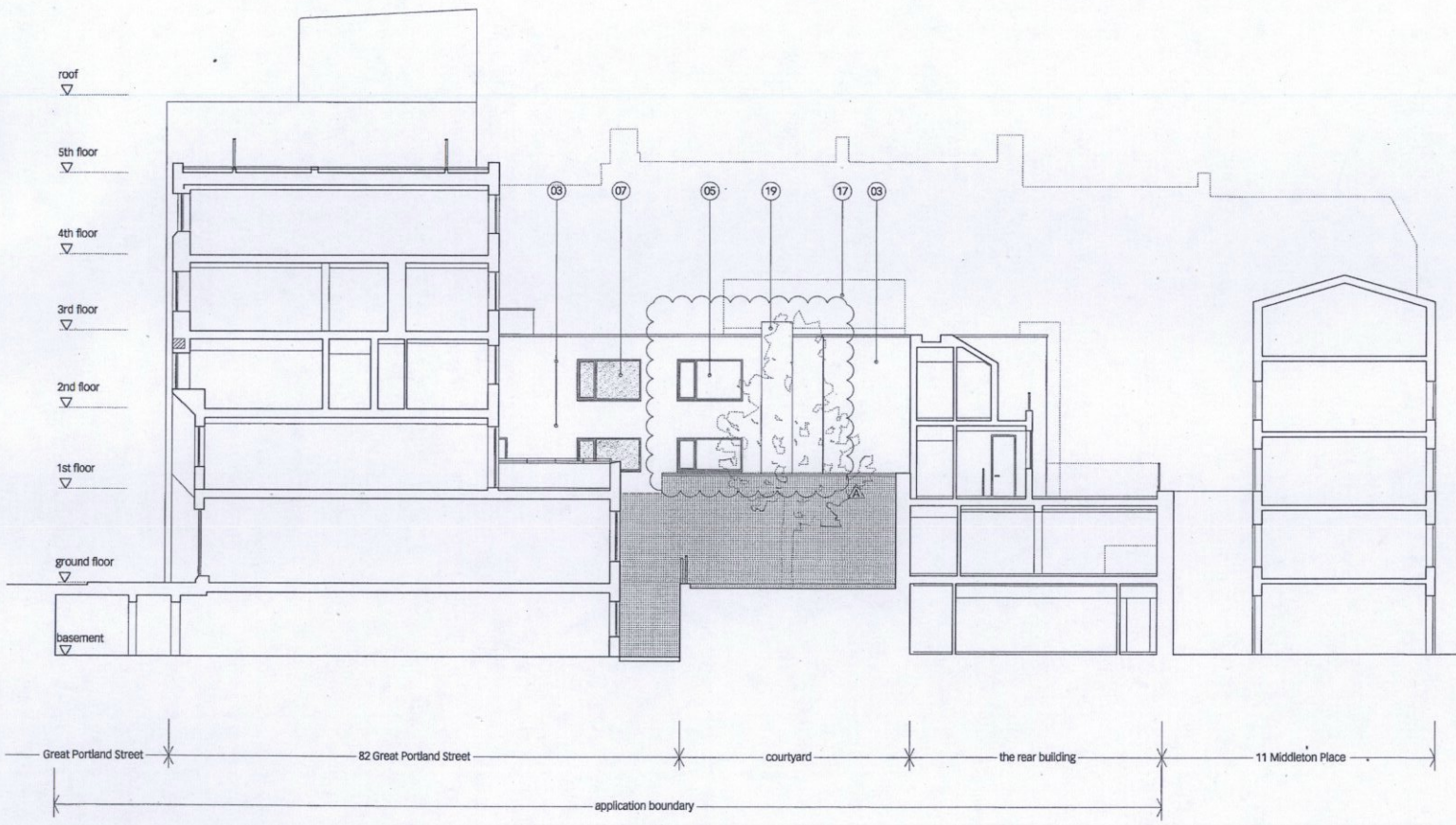
- 01. existing brickwork cleaned
- 02. existing brickwork infilled
- 03. white insulated render
- 04. insulated aluminium faced panel
- 05. aluminium framed double glazed window
- 06. aluminium framed double glazed window with integral vent termination
- 07. aluminium framed double glazed window with translucent frit
- 08. omitted
- 09. double glazed mansard rooflight
- 10. translucent frit to maintain privacy
- 11. glazed rooflight incorporating automated opening vent
- 12. glazed fixed rooflight
- 13. zinc coping
- 14. new lead flashing to interface with existing party / boundary wall
- 15. omitted
- 16. omitted
- 17. plant screen
- 18. mild steel ladder with painted finish
- 19. aluminium enclosure to duct route
- 20. movement joint
- 21. double glazed aluminium framed door with translucent frit
- 22. aluminium hopper and rainwater pipe

rev	date	by	revisions
A	15.05.15	CR	office extension to the south revised, aluminium enclosure to duct route added, annotation updated

28.5.15

CASE COPY
 TP:
 RN:
 ADDRESS:

Page 205

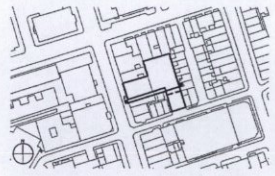


notes

All information pertaining to the existing building is based on Michael Gallie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.

key plan



project

84-86 Great Portland Street &
 21-23 Riding House Street

client

Great Portland Estates

architect

Lifschutz
 Davidson
 Sandilands

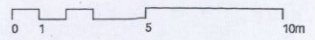
Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8500 4800
 mail@ids-uk.com

drawing title

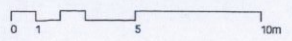
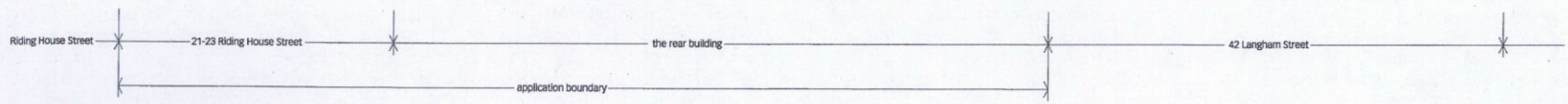
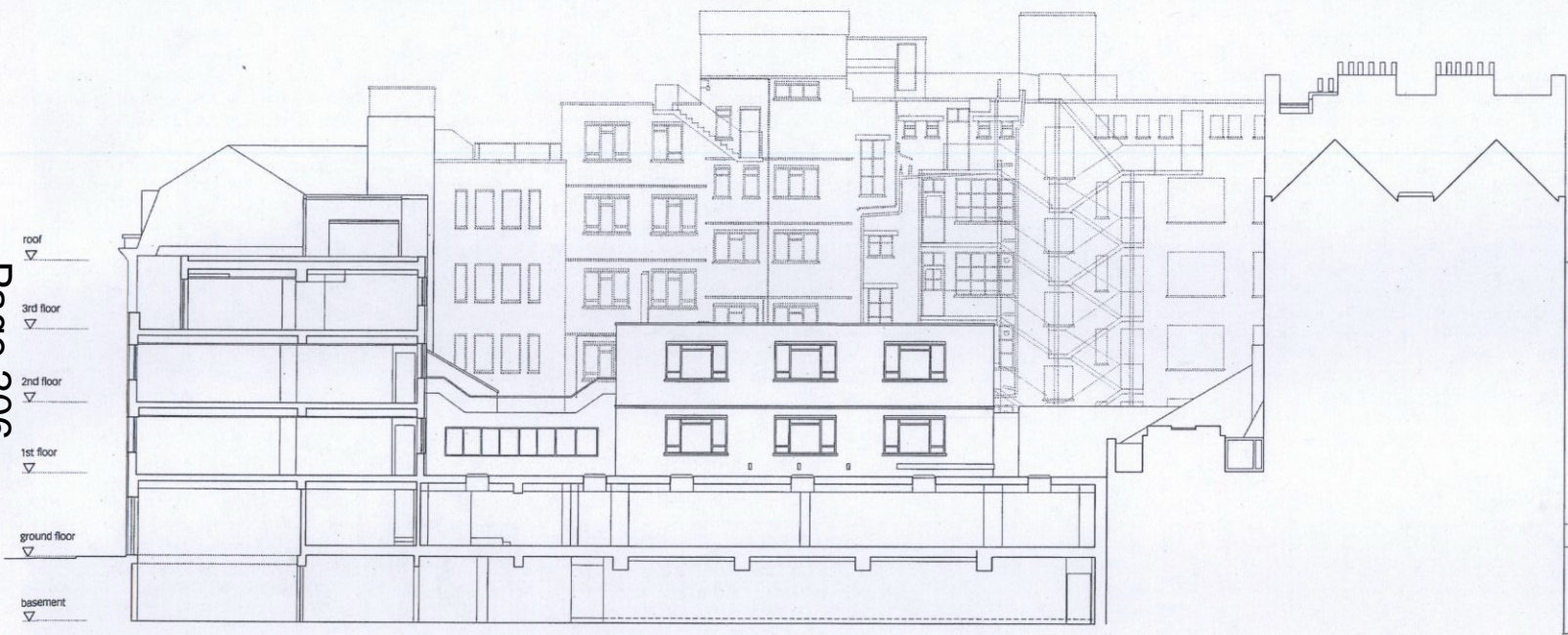
proposed section FF

scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15

job no.	drawing	rev.
0946	P0153	A



Page 206



notes

All information pertaining to the existing building is based on Michael Galle & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.

The drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.

key plan



project
84-86 Great Portland Street &
21-23 Riding House Street

client
Great Portland Estates

architect
**Lifschutz
Davidson
Sandilands**
Island Studios
22 St. Peter's Square
London W6 9HW
United Kingdom
T +44 (0)20 8600 4800
mail@lds-uk.com

drawing title
existing section LL

scale at A1	scale at A3	drawn	date
	1:200	DJB	02.15

job no.	drawing	rev.
0946	X0155	-

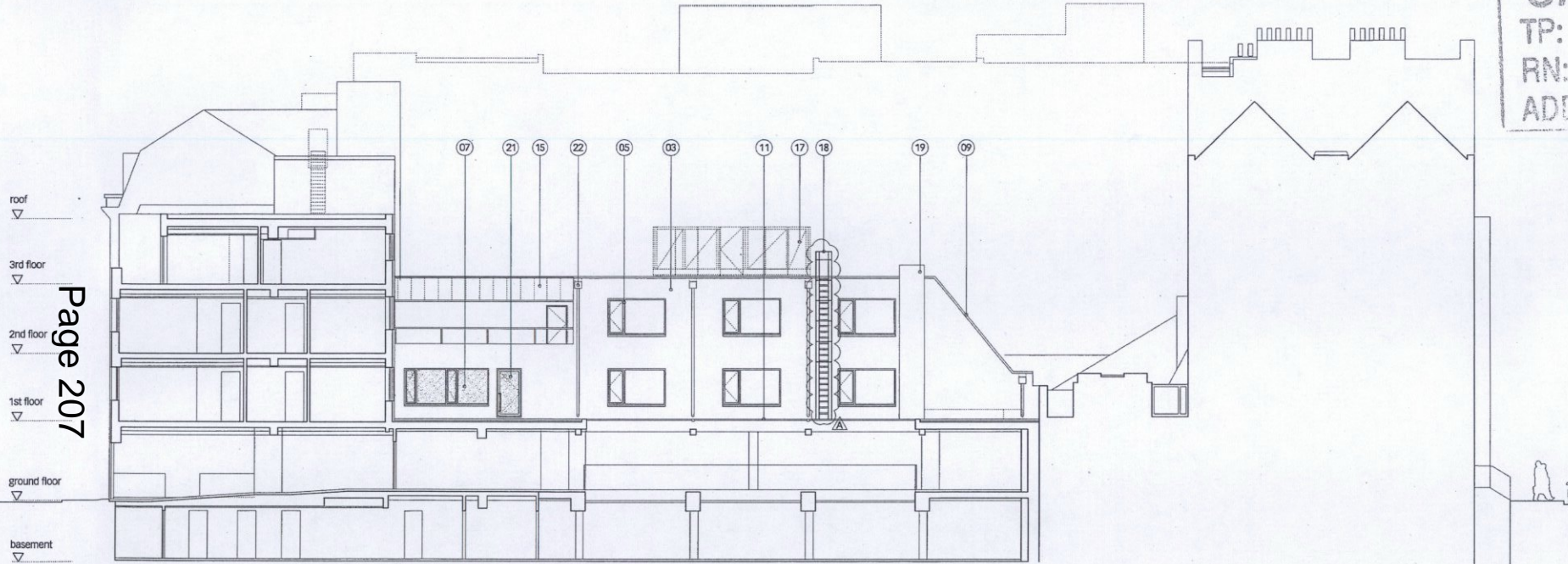
material key

- 01. existing brickwork cleaned
- 02. existing brickwork infilled
- 03. white insulated render
- 04. insulated aluminium faced panel
- 05. aluminium framed double glazed window
- 06. aluminium framed double glazed window with integral vent termination
- 07. aluminium framed double glazed window with translucent frit
- 08. omitted
- 09. double glazed mansard rooflight
- 10. translucent frit to maintain privacy
- 11. glazed rooflight incorporating automated opening vent
- 12. glazed fixed rooflight
- 13. zinc coping
- 14. new lead flashing to interface with existing party / boundary wall
- 15. new standing seam zinc roof
- 16. omitted
- 17. plant screen
- 18. mild steel ladder with painted finish
- 19. aluminium enclosure to duct route
- 20. movement joint
- 21. double glazed aluminium framed door with translucent frit
- 22. aluminium hopper and rainwater pipe

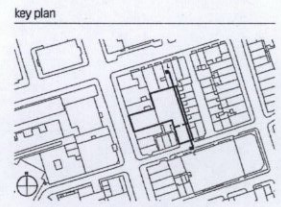
rev date by revisions
 A 05.15.15 CR ladder added for roof access, annotation updated

28.5.15

CASE COPY
 TP:
 RN:
 ADDRESS:



notes
 All information pertaining to the existing building is based on Michael Gallie & Partners measured survey drawings of September 2011. Wider context is based on an Ordnance Survey plan of August 2006. All proposed design information, dimensions and datums are subject to detailed survey, site investigations, further design development and statutory approvals such as Building Control. All levels & spot heights noted as Above Ordnance Datum (AOD) and are relative to OS Newlyn datum.
 This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.

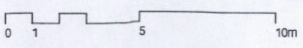
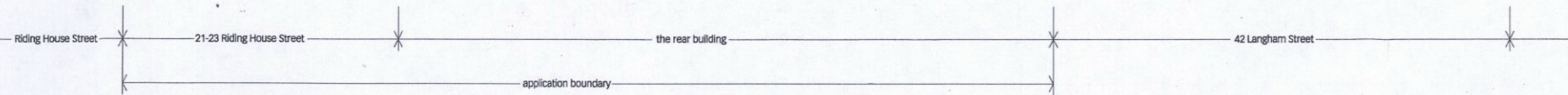


project
 84-86 Great Portland Street & 21-23 Riding House Street

client
 Great Portland Estates

architect
Lifschutz Davidson Sandilands
 Island Studios
 22 St. Peter's Square
 London W6 9NW
 United Kingdom
 T +44 (0)20 8500 4800
 mail@lds-uk.com

drawing title
 proposed section LL



scale at A1	scale at A3	drawn	date
1:100	1:200	DJB	02.15
job no.	drawing	rev.	
0946	P0155	A	

This page is intentionally left blank

Agenda Item 6

Item No.
6

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 18 August 2015	Classification For General Release	
Report of Director of Planning	Wards involved West End		
Subject of Report	1 Wood's Mews, London, W1K 7DL		
Proposal	Demolition of the existing building, excavation of two basement levels and the erection of a part three/part four storey single family dwelling with a ground and rear third floor roof terrace, associated stair access and a garage at ground floor level. Installation of green roof areas and PV cells at main roof level.		
Agent	GRID Architects		
On behalf of	GRID Architects		
Registered Number	14/08487/FULL	TP / PP No	TP/3122
Date of Application	26.08.2014	Date amended/ completed	05.09.2014
Category of Application	Minor		
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.





1 WOOD'S MEWS, W1

2. SUMMARY

The application site relates to No.1 Wood's Mews, which is on the northern side of Wood's Mews and is currently in use as a single family dwellinghouse consisting of ground and two upper floors with a garage. To the rear of the application site is a large communal garden, which features a large Maple tree and smaller Bay tree, which is enclosed by properties on Dunraven Street, Park Street, Wood's Mews and Green Street. There is a vehicular access road to the west of the application site, which allows access into a communal garden for maintenance purposes. The building is unlisted but is located within the Mayfair Conservation Area.

Permission is sought for the demolition of the existing building, excavation of two basement levels and the erection of a new building comprising ground and part two and part three upper floors for use as a single family dwellinghouse with a garage. The new building includes rear ground and third floor terraces.

The key issues for consideration are:

- The impact on the amenity of neighbouring residents.
- The impact in design terms of the proposal on the character and appearance of the conservation area.

The scheme has been revised since it was first submitted, to reduce the height/bulk of the proposed replacement building, the omission of a rear lightwell and the submission of a revised daylight and sunlight assessment. Subject to appropriate conditions, the application is considered acceptable in land use, amenity and design and conservation terms and complies with the policies set out in the adopted Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

3. CONSULTATIONS

Original Submission

HISTORIC ENGLAND

No requirement for Historic England to be consulted.

RESIDENTS SOCIETY OF MAYFAIR AND ST JAMES'S

Objection - Noise and disturbance from construction of a double basement to nearby residents; potential for structural damage; the design is not an enhancement to Mayfair's heritage.

HIGHWAYS PLANNING MANAGER

No objection.

CLEANSING MANAGER

No objection.

BUILDING CONTROL

No objection.

ARBORICULTURAL MANAGER

Objection -Insufficient information to demonstrate that the Maple tree can be retained without harm. More information is required with regards to the amount of pruning that will be required, the impact of piling on the above ground parts of the tree(s). To demonstrate that the proposed rear lightwells will not harm the Maple tree, trial holes are required over the whole

area of the proposed rear lightwells to 1.5m deep to ensure that no significant roots are affected.

THAMES WATER

No objection - subject to a condition requiring a piling method statement prior to commencement of development.

CROSSRAIL

No objection - subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 68; Total No. of Replies: 11.

One supporting comment and 10 letters of objection raising the following points:

Amenity

- Loss of daylight/sunlight; increased sense of enclosure; loss of privacy.
- Daylight/sunlight report has missed off some habitable rooms from nearby properties.
- Overshadowing to terraces at 3-5 Wood's Mews.

Design

- Existing building is considered to make a positive contribution to the conservation area.
- The bulk/height and detailed design are unsympathetic to Wood's Mews and the Mayfair Conservation Area and the associated impact on nearby Heritage Assets.
- The proposal maximises the development of the site and is unsympathetic to neighbouring properties.
- Rear elevation windows are too tall and the rear façade could be further refined.

Parking

- Increase in traffic congestion, including construction vehicles being parked immediately outside nearby residents.

Trees

- Adverse impact on the plants, and the large Maple tree in the rear garden.

Other

- No consultation with neighbours by the applicant was undertaken.
- Design and other requirements set out by the Planning Department in the 'pre-application correspondence' have been ignored.
- Inconvenience caused to residents and businesses from construction works and associated disruption.
- Confusion over the plans and elevations, particularly relating to the first and second floor rear parapets, the second floor setback and general alignment with 3 Wood's Mews.
- The applicant has not submitted a Construction Management Plan.
- Supporting statement makes strong claims for the sustainability of the redevelopment, but does not acknowledge the embedded energy in the construction of the replacement building.
- Supporting statements do not demonstrate that the proposed building is the only reasonable approach to redevelopment of the site.
- Vehicles (whether for construction or for delivery) should not be allowed to arrive at site before 09.30 and that works, particularly those associated with demolition, excavation and pile-driving, be limited to the hours of 10.00-13.00, Monday to Friday only.

ADVERTISEMENT/SITE NOTICE: Yes

Revised Application (revised bulk)**COUNCILLOR ROBERTS**

Objection on overdevelopment of the site, impact on existing Maple tree and excavation of two basement levels.

HISTORIC ENGLAND

Authorisation received.

RESIDENTS SOCIETY OF MAYFAIR AND ST JAMES'S

Objection - Comment that there is a strong hostility to the proposed scheme by local residents. Concern is also raised on the impact of the replacement building on the character and appearance of the Mayfair Conservation Area; the impact of the development on the Maple tree and the resulting impact on nearby residents from the proposed double basement.

ARBORICULTURAL MANAGER

No objection, subject to appropriate conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 68; Total No. of Replies: 10

10 letters of objection raising the following new points:

Amenity

- Query the accuracy of revised daylight/sunlight assessment.

Other

- Site notice erected in the wrong location. (A site notice was subsequently erected outside the premises on 29.05.2015).

ADVERTISEMENT/SITE NOTICE: Yes

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

The application site relates to No. 1 Wood's Mews, which is on the northern side of the mews and forms part of a terrace of properties within the Mayfair Conservation Area. The immediate surroundings are characterised by large townhouses fronting onto Green Street, Dunraven Street and Park Street, all of which enclose a communal garden which features a large Maple tree, located immediately to the north of the application site close to its rear boundary.

No. 1 Wood's Mews is a brick building, comprising of ground and two upper floors with a garage. The building is in use as a single family dwelling. There is a small vehicle access to the west of the application site, which also allows access to the communal garden to the rear for maintenance purposes.

The surrounding properties on Wood's Mews, Dunraven Street and Green Street (on the opposite side of the communal garden) are in residential use.

4.2 Relevant History

On 3 May 1950 permission was granted for the conversion of the original pitch roof to a near sheer extension at second floor level and the formation of two single family dwellings with private garages. This permission was implemented.

On 26 January 1970 permission was granted for a third floor extension to the front elevation, with terrace to the rear. This permission was not implemented.

On 25 July 1989 permission was granted for the erection of a rear conservatory at ground floor level and installation of timber windows. This permission was not implemented.

5. THE PROPOSAL

Permission is sought for the demolition of the existing building, excavation of two basement levels and the erection of a new building comprising ground and part two/part three upper floors for use as a single family dwelling with a garage.

The current proposal replicates the footprint of the existing property and increasing its height, with the majority of the additional bulk and height being located to the middle and rear of the site. The height of the replacement building on the southern façade, fronting onto Wood's Mews, is either slightly lower or maintains the existing height, with all additional bulk set back by approximately 5m from this elevation. Materials proposed include scalloped lead cladding at third floor level and a mix of natural stone and red brick with aluminium windows and doors. Oak is proposed for both the main entrance and garage doors.

The proposal retains a small ground floor rear patio and a terrace at rear third floor level. The terrace would be set back from the rear elevation by an area of soft landscaping, screened by a chimney breast on the western boundary and would be set back from the rear building line of 3-5 Wood's Mews to the east.

The proposal also includes the installation of green roof areas and PV cells at main roof level. The basement levels will provide a swimming pool, a media room/bar and study and the upper floors will provide a mix of living/kitchen and bedroom accommodation.

The application has been revised omitting a front third floor terrace and rear lightwell, setting the third floor back from the front building line by approximately 5m and re-locating the kitchen from basement to ground floor level. A revised daylight/sunlight assessment has also been provided which assesses windows to neighbouring properties previously omitted from the original assessment.

6. DETAILED CONSIDERATIONS

6.1 Land Use and Quality of Accommodation

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

The proposed single family dwelling would be in accordance with the internal space standards contained within the London Plan (2011). It is considered that the proposal would provide an acceptable standard of residential accommodation both in terms of size and space standards, natural light levels and internal noise levels (which will be secured by condition).

6.2 Townscape and Design

The original late Victorian building was a simply detailed structure with a few flamboyant details which distinguished it from more mundane buildings of its type. However, it has been much altered in the latter part of the 20th century and it now only makes a neutral contribution

to the conservation area. Consequently, the demolition of the building is acceptable in principle subject to its replacement being of appropriate design quality to maintain the character and appearance of the surrounding conservation area.

It is noted that following consultation to the original proposal, objections were received to the application on the grounds of the height and bulk of the replacement building, detailed design, and the associated impact on the Mayfair Conservation Area and other nearby heritage assets. However, following negotiation with the applicant, revisions have been received which remove the front section of the third floor and reduce the height of the parapet to Wood's Mews.

In design and heritage asset terms, there is no objection in principle to basement excavation on this site. There is no evidence to support objectors claims that the proposed excavation work would be detrimental to neighbouring properties and refusal of permission on that basis cannot therefore be justified. Furthermore, the basement does not visually manifest itself in any way that is detrimental to the character or appearance of the surrounding conservation area.

The design of the new building is sympathetic to the scale, character and detailed design of buildings in the conservation area. Its facing materials are typical of many buildings in the surrounding area and objections to these, or its modern design, are not considered to be sustainable. The new building is a good modern design. There is no development plan requirement to follow any particular style and it would be inappropriate and unacceptable to force the applicant to take an alternative approach on this site by, for example, requiring the use of sash windows.

Mayfair is an area of mixed character, containing old and new buildings of varying aesthetic merit, and Wood's Mews is no exception. Consequently, there is no justifiable reason to refuse permission for a modern building as a matter of principle.

With regard to the detailed design of the proposed development, the chosen palette of materials is appropriate and suitable for its context. To prevent a reoccurrence of painted brickwork, a condition removing permitted development rights for this alteration is recommended.

The proposed modern architectural treatment of the facades is also considered acceptable and as the basement does not have any external manifestation (such as lightwells), both aspects of the proposal are considered acceptable in design and heritage asset terms.

The existing structure has been altered in the past to the detriment of its appearance and it is not worthy of retention when considered in the context of the proposed development which represents an improvement in design terms. Its bulk and massing have been skilfully handled and the facades are attractively detailed. The development is therefore considered to fully accord with the City Council's development plan policies and supplementary planning guidance 'Development and Demolition in Conservation Areas' and the objections received from nearby residents on these grounds are therefore not considered sustainable.

6.3 Amenity

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

Objections have been received from neighbouring residential occupiers at 38 Green Street, 3-5 Wood's Mews, 2 and 5 Dunraven Street and 6, 8 and 10 Wood's Mews that the new building would result in a material loss of daylight and sunlight, an increased sense of enclosure and loss of privacy to adjoining occupiers.

Objectors also specified that the daylight/sunlight assessment incorrectly identified 38 Green Street as being 8 Green Street; some affected windows and entire properties were not included in the assessment and that insufficient information was submitted to demonstrate the impact, in terms of an increased sense of enclosure, on 3-5 Wood's Mews.

6.3.1 Daylight and Sunlight

Policy ENV13 seeks to ensure good daylighting levels for habitable rooms in existing premises. Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight' (second edition 2011). The applicant has undertaken a daylight and sunlight assessment in accordance with the BRE guidelines.

The properties tested include 38 Green Street; 6-10 Wood's Mews; 1-3 Dunraven Street and 3-5 Wood's Mews, all of which are residential properties. Given that 5 Dunraven Street and 39 and 40 Green Street are located a minimum of 23m from the application site, these properties have not been included in the applicant's daylight/sunlight assessment.

The applicant's daylight/sunlight report has been revised and now correctly identifies 38 Green Street (as opposed to 8 Green Street). The study is considered to be comprehensive and adequately assesses all the required nearby properties.

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

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

The assessment indicates that Nos. 6, 8 and 10 Wood's Mews, 1 and 3 Dunraven Street and 38 Green Street would experience losses in VSC ranging from 0.09% to 18.44%. In all cases there would be no material loss of daylight and no breach in BRE guidelines. At Nos. 8 and 10 Wood's Mews, first and second floor windows would experience a slight increase in VSC levels due to the fact that the southern facing façade of the new building is lower than existing. None of these properties would experience any losses of sunlight.

2 Dunraven Street

No. 2 Dunraven Street is located immediately to the west of the subject site, on the opposite side of the existing vehicular access and has been subdivided into separate units. The new building is approximately 5.5m higher than the existing property on the western elevation. The rear of 2 Dunraven Street is bounded by a ground floor wall with metal railings above fronting onto the vehicular access.

An objection has been received from the owner/occupier of a lower ground and ground floor maisonette at 2 Dunraven Street that the proposal would result in a loss of light and enclosure. The assessment shows that there would be losses to VSC levels to this maisonette in excess of 20% as recommended by the BRE guidelines. The losses range from 1.34% to 28.18% (see table below). All losses to VSC daylight levels at first and second floor level are within BRE guidelines.

VSC figures for basement/ground floor maisonette 2 Dunraven Street.

Window	Level	Room use	Existing VSC	Proposed VSC	Loss	% Loss	No skyline Rule % loss
W1	Basement	Bedroom	8.68	6.25	2.43	27.91%	20.51%
W2	Basement	Study	4.61	4.55	0.06	1.34%	2.78%
W1	Ground	Living/Dining room	17.28	13.63	3.65	21.13%	54.08%
W2	Ground	Kitchen	12.64	9.08	3.56	28.18%	26.92%
W3	Ground	Kitchen	13.68	9.86	3.82	27.94%	
W4	Ground	Living/Dining room	9.58	8.31	1.27	13.21%	1.97%

The table above shows that the biggest losses would be to ground floor kitchen windows (27.94% and 28.18%) and to a basement bedroom window (27.91%). Although these losses exceed the 20% guideline which the BRE guidelines state would be noticeable, in all three cases the actual reductions in VSC levels are very minor (between 2.43% and 3.82%). The fact that the BRE guidelines are breached can be attributed to the fact that existing VSC levels are low and therefore any percentage losses appears disproportionately high. There would, however, be no material loss of light to the maisonette.

3-5 Wood's Mews

No. 3-5 Wood's Mews is in use as a single family dwelling and is located immediately to the east of the application site. The property projects further into the communal garden to the rear than the application site, but is lower than the existing building.

At second floor level there is a gymnasium and small kitchenette, which is set back from both the rear and front elevation with windows looking onto terraces provided at front and rear second floor level. A skylight at second floor level is located below the southern façade of the gymnasium and serves an atrium space for a family room/kitchen at ground floor level.

The revised daylight/sunlight assessment, which included data for 3-5 Wood's Mews, shows that losses of daylight, including to the skylight, which serves the atrium space at ground floor, are all within BRE guidelines.

With regard to sunlight, one of the windows to the second floor kitchenette would experience a reduction from 3% of existing Annual Probable Sunlight Hours (APSH) to 2% APSH. Although technically this breaches the BRE guidelines, the actual impact is not great enough to warrant refusing the application.

The majority of the additional height and bulk is located to the middle and rear of the application site, the eastern flank wall of the application site would be increased in height by approximately 1.3m, adjacent to the southern façade of the existing gymnasium and kitchenette at 3-5 Wood's Mews. Whilst this may result in some additional overshadowing to the southern terrace, again this is not considered to warrant refusal of the application.

Given the relationship with the northern terrace at 3-5 Wood's Mews and the application site, any overshadowing to the northern terrace would be negligible.

6.3.2 Increased Sense of Enclosure

As already stated, the new building is in part higher and part lower than the existing building. The majority of the increased height is set towards the rear. The eastern flank elevation with 3-5 Wood's Mews will be increased in height by 1.3m. Given the relatively minor increases in bulk and mass, it is considered that the new building would not result in a material increased sense of enclosure to any of the surrounding residential properties.

6.3.3 Overlooking

Given that the proposal replaces a single family dwelling, which already has windows on all elevations, the glazing featured on the replacement building would not materially increase overlooking to any nearby properties.

The original terrace at front third floor level has been omitted from the scheme, which has addressed previous objections received from nearby residents.

The proposed terrace at rear third floor level would be set back from the boundary wall by 3m, by an area of non-accessible roof for soft landscaping and would be set behind a chimney stack on the western elevation. The proposed terrace at third floor level would therefore not result in a material increase in overlooking to nearby properties.

Conditions are recommended to restrict any other flat roof areas at third floor level for emergency or maintenance purposes only.

6.4 Plant

The proposal includes the installation of an internal flue, which would terminate at roof level, to provide mechanical ventilation to the pool at sub-basement level.

Environmental Health are satisfied that the application can be determined with the inclusion of a condition requiring the submission of an acoustic report to demonstrate that the plant would comply with the Council's noise criteria.

6.5 Transportation/Parking

The proposals would not result in any increase in residential units and there would therefore be no significant increase in demand for parking in the area.

Conditions are recommended to secure cycle parking details and that the garage at ground floor level is to be retained as garage space for the parking of vehicles.

The new garage is in the same location as an existing garage on the site and objections that this would be a hazard to vehicular and pedestrian movements are not sustainable.

6.6 Trees

A number of objections from nearby residents have been received on the grounds of the impact of the proposal on the Maple and Bay trees, both of which are located in the rear communal garden. Councillor Roberts has also objected to the proposal and the threat posed to the existing Maple tree as a result of the basement excavation and pruning. Councillor Roberts also recommends a TPO for the Maple tree.

During the original consultation for the application, the City Council's Arboricultural Manager raised a number of concerns in relation to the proposals. These included; the impact of the construction of the ground floor terrace on the roots of the large Maple tree; impact of the rear lightwell on the roots of the Maple tree and requested further details of the proposed pruning of the large Maple tree and on the secant piling methodology. Clarification was also sought on whether the small Bay tree is to be retained.

Following these comments, the applicant has omitted the rear lightwell; provided details of the secant piling methodology and confirmed that the Bay tree is to be retained. The applicant has also submitted a specification of the extent of pruning required. Following these revisions, the City Council's Arboricultural Manager has confirmed the additional information provided sufficiently overcomes previous concerns raised. However, a number of conditions are recommended to ensure that the Maple tree will not be harmed as a result of construction works or from the replacement building. With regards to the TPO, all the trees in the gardens are protected by virtue of being within the conservation area. The same penalties apply for unauthorised works or willful damage to trees in conservation areas as to trees protected by TPOs, therefore it is not considered necessary to make a TPO for the trees.

It is therefore considered that the objections raised have been addressed.

6.7 Economic Considerations

Any economic benefits generated are welcome.

6.8 Other UDP/Westminster Policy Considerations

Basement Excavation

Objections have been received concerning any potential impact that the basement excavation would have on the structural integrity of other buildings, and the potential increase in the risk of flooding.

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 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 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 the 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

Construction works

Objections have also been received on the grounds that the proposed works will be noisy and disruptive, that construction vehicles in Wood's Mews and surrounding streets will make it difficult for existing residents to park and those construction vehicles will potentially cause congestion to the local road network. The applicant has submitted a Construction Management Plan (CMP) which sets out how the proposed works will be implemented, whilst seeking to ameliorate the impact on neighbouring residents. Whilst the submitted CMP covers a large range of issues including hours of construction work, vehicle access and egress from the site and predicted vehicular movements, the plan is in draft form and does not fully address all detailed issues set out in Appendix 2 of our SPD – Basement Development in Westminster. A condition is therefore recommended to require a CMP for the proposed development, submitted to the City Council before any works commence, which must be in accordance with Appendix 2 of our SPD - Basement Development in Westminster.

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.

6.9 London Plan

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

6.10 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.

6.11 Planning Obligations

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

6.12 Environmental Assessment including Sustainability and Biodiversity Issues

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

6.13 Access

Access to the property is to remain unchanged.

6.14 Other Issues

Objections have been received that inadequate consultations have been carried out and that a site notice had not been erected outside of the subject site. A site notice was erected outside of the premises on 29 May 2015 and expired on the 19 June 2015. In addition to this, individual consultations have been sent to neighbouring properties in accordance with Article 13 of the Development Management Order (as amended) and the City Council's normal practice.

6.15 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. Email from Councillor Roberts dated 3 August 2015.
3. Letters from Historic England dated 23 September 2014 and 21 May 2015.
4. Memorandum from the Highways Planning Manager dated 16 September 2014.
5. Memorandum from Cleansing Manager dated 24 September 2014.
6. Memorandum from Building Control dated 11 September 2014.
7. Memoranda from Arboricultural Manager dated 13 October 2014, 21 July 2015 and 6 August 2015.
8. Memoranda from Environmental Health dated 3 June 2015 and 16 June 2015.
9. Letter from Thames Water dated 24 September 2014.
10. Letter from Crossrail dated 23 September 2014.
11. Letters from Residents Society of Mayfair and St James's dated 27 October 2014 and 28 May 2015.
12. Letter from owner/occupier of 6 and 8 Wood's Mews dated 14 October 2014.
13. Letter from owner/occupier of 2 Dunraven Street dated 3 October 2014.
14. Letter from owner/occupier of 41 Green Street dated 03 October 2014.
15. Letters from owner/occupier of 40 Green Street, two letters dated 14 October 2014 and one dated 29 May 2015.
16. Letters from owner/occupier of 39 Green Street dated 6 October 2014 and 1 June 2015.
17. Letters from owners/occupiers of Flat 2, 10 Wood's Mews dated 6 October 2014, and 28 May 2015.
18. Letters from owners/occupiers of 3-5 Wood's Mews dated 6 October 2014 and 7 October 2014, 27 May 2015, 28 May 2015, 29 May 2015 and 19 June 2015.

Item No.
6

19. Letters from owner/occupier of 38 Green Street dated 3 October 2014 and 29 May 2015.
20. Letter on behalf of the leaseholders of 10 Wood's Mews dated 14 October 2014.
21. Letter from owner/occupier of 5 Dunraven Street dated 26 May 2015.
22. Letter from owner/occupier of 42 Green Street dated 15 June 2015.
23. Briefing note from the residents of Wood's Mews and surrounding streets dated 31 July 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: 1 Wood's Mews, London, W1K 7DL

Proposal: Demolition of the existing building, excavation of two basement levels and the erection of a part three/part four storey single family dwelling with a ground and rear third floor roof terrace, associated stair access and a garage at ground floor level. Installation of green roof areas and PV cells at main roof level.

Plan Nos: PL_098 Rev P1, PL_099 Rev P3, PL_100 Rev P3, PL_101 Rev P3, PL_102 Rev P2, PL_103 Rev P3, PL_104 Rev P2, PL_303 Rev P2, PL_304 Rev P2, PL_305 Rev P2, PL_401 Rev P5, PL_403 Rev P1 and PL_306 P1.

Case Officer: Louise Smith

Direct Tel. No. 020 7641 5974

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be

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

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

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

Reason:

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

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

Reason:

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

- 5 You must apply to us for approval of details of a supplementary acoustic report demonstrating

that the plant will comply with the Council's noise criteria as set out in Condition 3 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

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

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

Reason:

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

- 7 You must apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - each type of window and external door. You must not start any work on these parts of the development until we have approved what you have sent us.

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

Reason:

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

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: 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 not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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)

- 10 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 protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: 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)

- 11 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 Mayfair 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)

- 12 You must apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - new scalloped stone and new scalloped leadwork. You must not start any work on these parts of the development until we have approved what you have sent us.

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

Reason:

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

- 13 You must only use the garage for people living in this property to park their private motor vehicles. (C22EB)

Reason:

To provide parking spaces for people using the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22AB)

- 14 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)

- 15 You must apply to us for approval of details of secure cycle storage for the residential use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation and make it available at all times to everyone using the dwellinghouse. You must not use the cycle storage for any other purpose.

Reason:

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

- 16 You must provide the waste store shown on drawing PL_100 P3 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the single family dwelling. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

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

- 17 You must not use the roof on the front of the of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

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)

- 18 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 3 months of completing the development (or within any other time limit we agree to in writing).

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

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted

November 2013 and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

- 19 You must apply to us in writing for permission if you want to remove any trees which you have shown that you were going to keep on drawing PL_100 P3, PL_101 P3 and PL_303 P2. If any trees which you have shown that you were going to keep die or become seriously damaged or diseased within five years of you completing the development, you must replace them. You must plant the replacement trees in the same place or in any other place we agree to in writing. You must apply to us for our approval of the size and species of the replacement trees, and you must plant the replacement trees within 12 months of removing the original tree or trees. You must also replace any replacement tree which dies, is removed or becomes seriously damaged or diseased within five years of the date we give our approval for the replacement trees, in the next planting season with another of similar size and species to the one that was originally planted. (C31JA)

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 20 **Pre Commencement Condition.** You must apply to us for approval for a revised Tree Report, taking into account the revisions made to the scheme, and the additional information submitted in relation to the impact on the Maple and Bay Trees. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005. You must then carry out the work according to the approved details. (C31AC)

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

- 21 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 the people in the residential part of the development. This is as set out in S29 and 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. (R21CC)

- 22 **Pre Commencement Condition.** You must not start any demolition work on site until we have approved either:
- (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission on the same date as this consent, or
 - (b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building.

You must only carry out the demolition and development according to the proposed arrangements. (C29AC)

Reason:

To maintain the character of the 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)

- 23 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Services on 0845 850 2777 to discuss the details of the piling method statement.

- 24 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which
- Accommodate the proposed location of the Crossrail structures including tunnels, shafts and temporary works,
 - Accommodate ground movement arising from the construction thereof,
 - Mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels and other structures
 - Mitigate the effects on Crossrail, of ground movement arising from the development.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by the above points of this condition shall be completed, in their entirety before any part of the building(s) hereby permitted is/are occupied.

Reason:

To meet the requirements of a direction made in connection with the CrossRail Project by the Secretary of State for Transport under Articles 10 (3), 14 (1) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and as set out in S41 and S43 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 5 (E) and

para 4.68 of our Unitary Development Plan that we adopted in January 2007. (R33AC)

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

- green roofs
- PV panels

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

Reason:

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

- 26 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme; provision of green roof to the flat roof at third floor level on the front elevation. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

- 27 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the green roofs at main roof level and at front third floor level include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

- 28 You must not paint any outside walls of the building without our permission. This is despite the fact that this work would normally be 'permitted development' (under class C of part 2 of schedule 2 to the Town and Country Planning General Permitted Development (England) Order 2015) (or any order that may replace it). (C26WB)

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)

- 29 You must arrange for an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered, to supervise the development. You must apply to us for our approval of the supervision schedule. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then adhere to the approved supervision schedule.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 30 You must not use the part of the rear third floor roof of the building labelled as 'Soft Landscaping - No Access' shown on drawing number PL_103 P3 for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

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)

- 31 The chimney stack on the western elevation shown on drawing numbers PL_103 P3 and PL_303 P2 must be constructed in its entirety before the property is occupied and retained thereafter.

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)

- 32 You must not make any external alterations to the outside of the building without our permission. This is despite the provisions of Classes A, D and E of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

Reason:

To prevent an overdevelopment of the site and to protect the 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. (R21EC)

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 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)

- 4 To meet condition 19 the minimum protection we normally expect is plywood boarding at least 1.2 metres high. The boarding should go around the tree at a distance from the trunk which will keep machinery away from the branches. If this is not possible there should be at least two metres between the trunk of the tree and the boarding. (I33AA)

- 5 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)

- 6 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.

- 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 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)
- 10 Condition 24 meets the requirements of the direction made by the Department of Transport relating to the Chelsea to Hackney (CrossRail 2) line. If you have any questions about this project, please write to:

Crossrail Limited
25 Canada Square

London E14 5LQ.
(Telephone: 0345 602 3813)

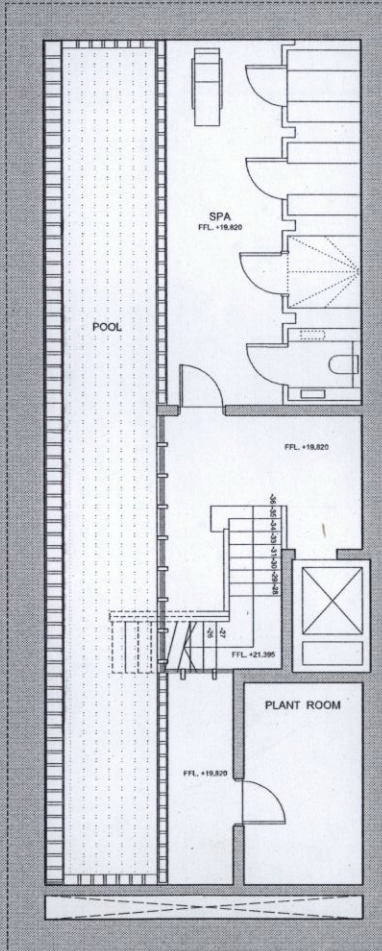
(I57AA)

- 11 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following.
- * Window cleaning - where possible, install windows that can be cleaned safely from within the building.
 - * Internal atria - design these spaces so that glazing can be safely cleaned and maintained.
 - * Lighting - ensure luminaires can be safely accessed for replacement.
 - * Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission).
- More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm.

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

- 12 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained.
- Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:
- * Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;
 - * Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;
 - * Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained;
 - * Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;
 - * Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
- 13 Conditions 3 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 14 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

- 15 Please be aware that should any of the rooms at basement or sub-basement level be used for habitable rooms, these are likely to not comply with the Housing Act.
- 16 The supervision schedule should include provision for reporting to the LPA after each operation.



Disclaimer:
Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
This document is copyright and may not be reproduced without permission of the owner.

Notes:
Gross External Area = 135.3 sqm
Gross Internal Area = 101.1 sqm

Rev	Issue	Date	Drawn	Issued
P1	Planning Application	26.08.14	MP	LO

Project Name:

Site Location:

GRID
Architectural Gridlines
1:50 Scale
11/05/14
11/05/14
11/05/14

Client:
Cian & Aaron Investments Ltd.

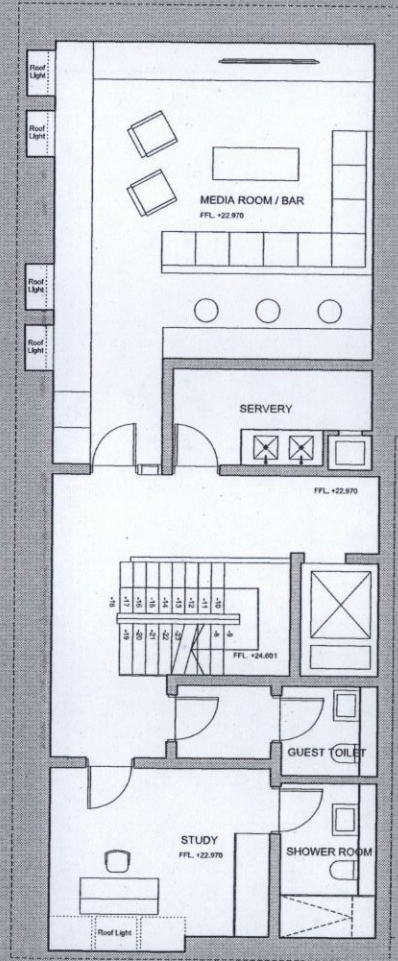
Project:
1 Woods Mews
Mayfair W1

Drawing Title:
Basement Plan (1.5)
Proposed
Pool // Spa

Drawn By:	Issued By:	Date of First Issue:
MP	LO	26.08.2014

Project No: 11057 Scale @ A1: 1:50

Drawing No: PL_098 Revision: p1



Disclaimer
Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
This document is copyright and may not be reproduced without permission of the owner.

Info
Gross External Area = 136.3 sqm
Gross Internal Area = 108.6 sqm

Rev.	Issue	Date	Drawn	Checked
P1	Planning Application	26.08.14	MP	LO
P2	Planning Review	30.04.15	AC	CCo
P3	Planning Review	08.06.15	AC	CCo

Project Name

Site Location

0m 1m 2m 3m

GRID
Architectural Grid
12, Woodmancott Street
London W1K 1JF
Tel: 020 7734 2222
Fax: 020 7734 2223
www.clanandaron.co.uk

Client
Clan & Aaron Investments Ltd.

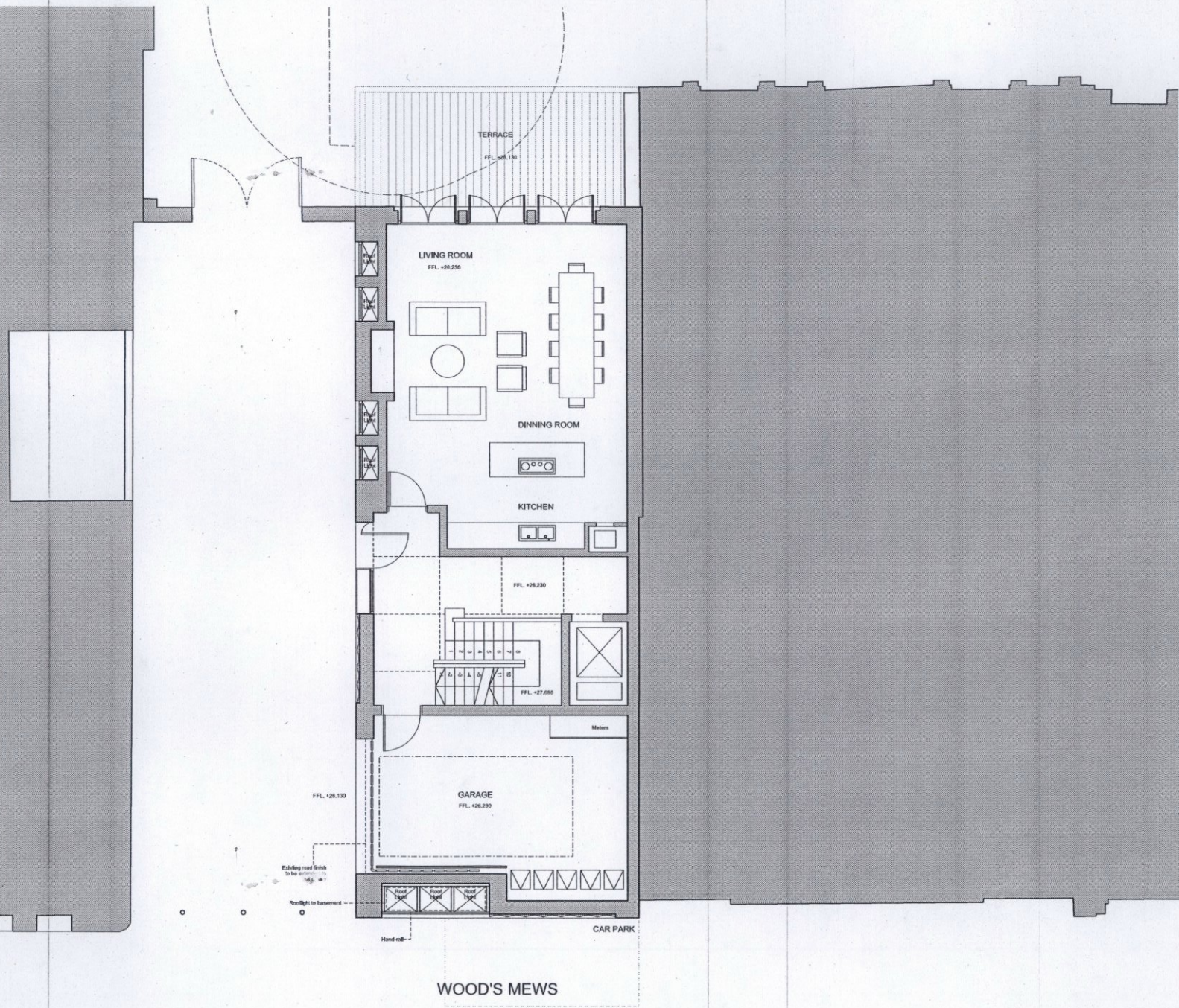
Project
**1 Woods Mews
Mayfair W1**

Drawing Title
**Basement Plan (-1) // Lower Ground
Proposed
Studio, Kitchen // Diner**

Drawn By: MP	Issued By: LO	Date of First Issue: 26.08.2014
-----------------	------------------	------------------------------------

Project No: 11057 Scale @ A1: 1:50

Drawing No: PL_099	Revision: P3
-----------------------	-----------------



Disclaimer
Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
This document is copyright and may not be reproduced without permission of the owner.

Area
Gross External Area = 136.3 sqm
Gross Internal Area = 110.3 sqm

Rev	Date	Description	By	Check
P1	26.06.14	Planning Application	MP	LO
P2	30.04.15	Planning Review	AC	CCo
P3	08.06.15	Planning Review	AC	CCo

Part of Issue

Rev/Location

0m 1m 2m 3m

GRID
Architectural & Planning

Client
Clan & Aaron Investments Ltd.

Project
**1 Woods Mews
Mayfair W1**

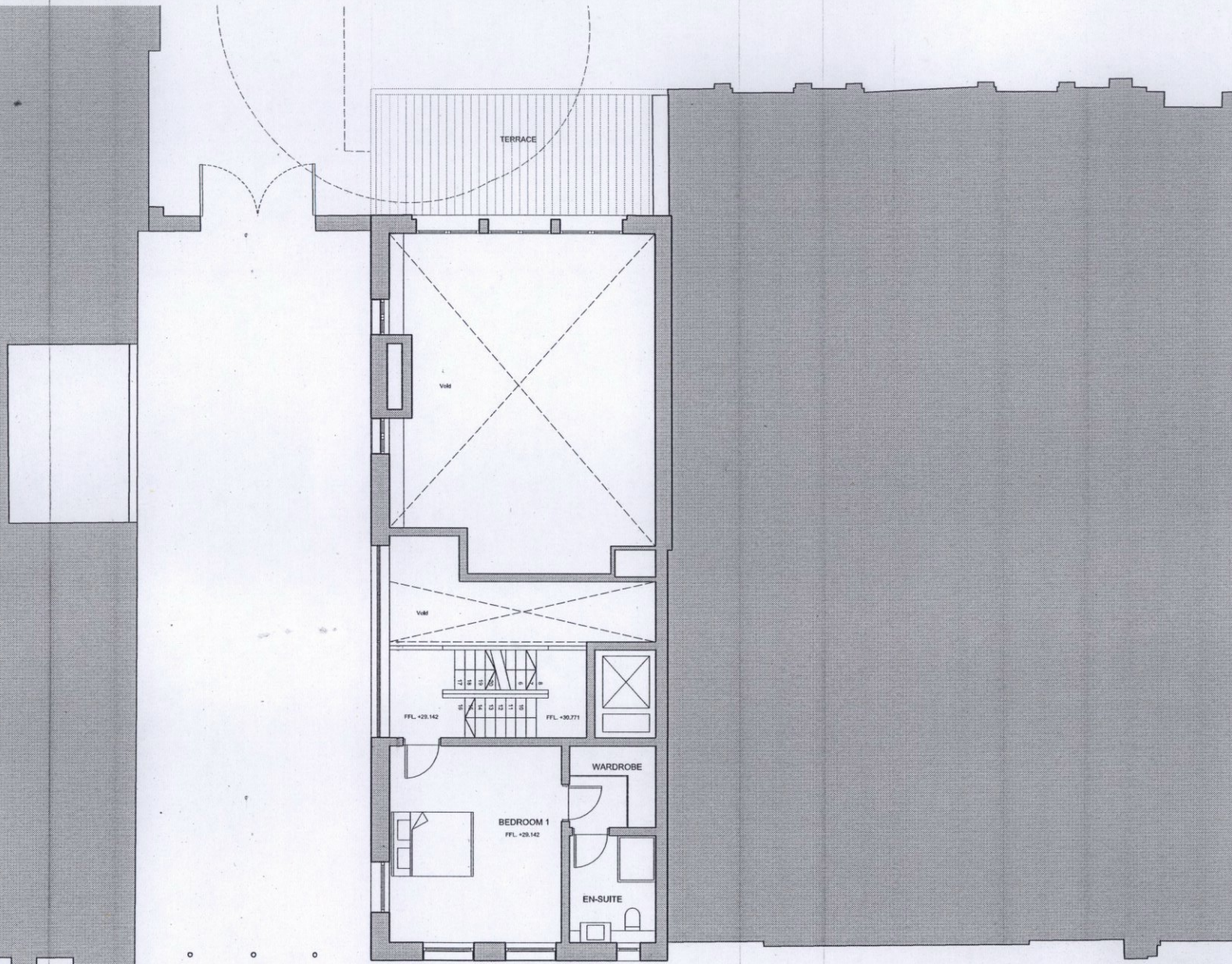
Drawing Title
**Ground Floor // Upper Ground Plan
Proposed
Garage // Refuse, Reception**

Drawn By: MP
Issued By: LO
Date of First Issue: 26.08.2014

Project No: 11057
Scale @ A1: 1:50

Drawing No: PL_100
Revision: P3

WOOD'S MEWS



Disclaimer:
Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
This document is copyright and may not be reproduced without permission of the owner.

Info:
Gross External Area = 136.3 sqm
Gross Internal Area = 48.2 sqm

No.	Rev.	Date	Desc.	By
P1		26.08.14	MP	LO
P2		30.04.15	AC	CCG
P3		08.08.15	AC	CCG

Project Name:
Key Location:

Scale: 0m 1m 2m 3m

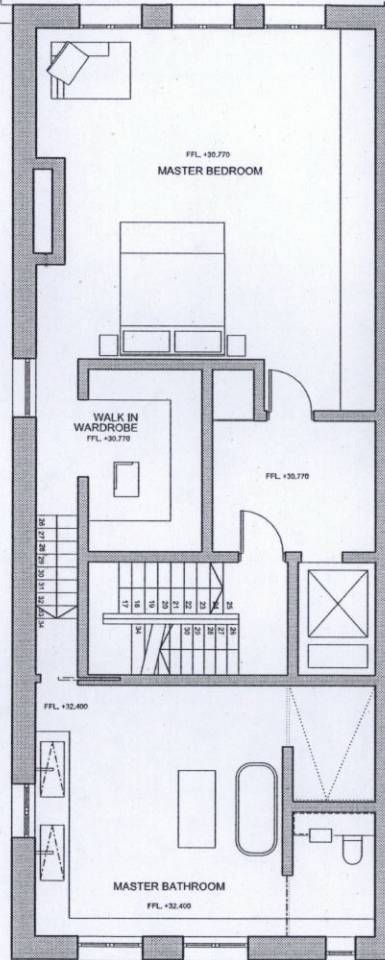
GRID
Architectural & Planning
10, Victoria Park
Leeds LS2 9PL
Tel: 0113 275 1111
www.gridarchitects.co.uk

Client:
Clan & Aaron Investments Ltd.

Project:
**1 Woods Mews
Mayfair W1**

Drawing Title:
**First Floor Plan
Proposed
Bedroom 1**

Drawn By: MP	Issued By: LO	Date of First Issue: 26.08.2014
Project No: 11057	Scale @ A1: 1:50	
Drawing No: PL_101	Revision: P3	



WOOD'S MEWS

Disclaimer:
Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
This document is copyright and may not be reproduced without permission of the owner.

Notes:
Gross External Area = 135.3 sqm
Gross Internal Area = 114.6 sqm

No.	Name	Date	Drawn	Checked
P1	Planning Application	26.06.14	MP	LO
P2	Planning Review	08.06.15	AC	CCO

Project Name

Key/Location

0m 1m 2m 3m

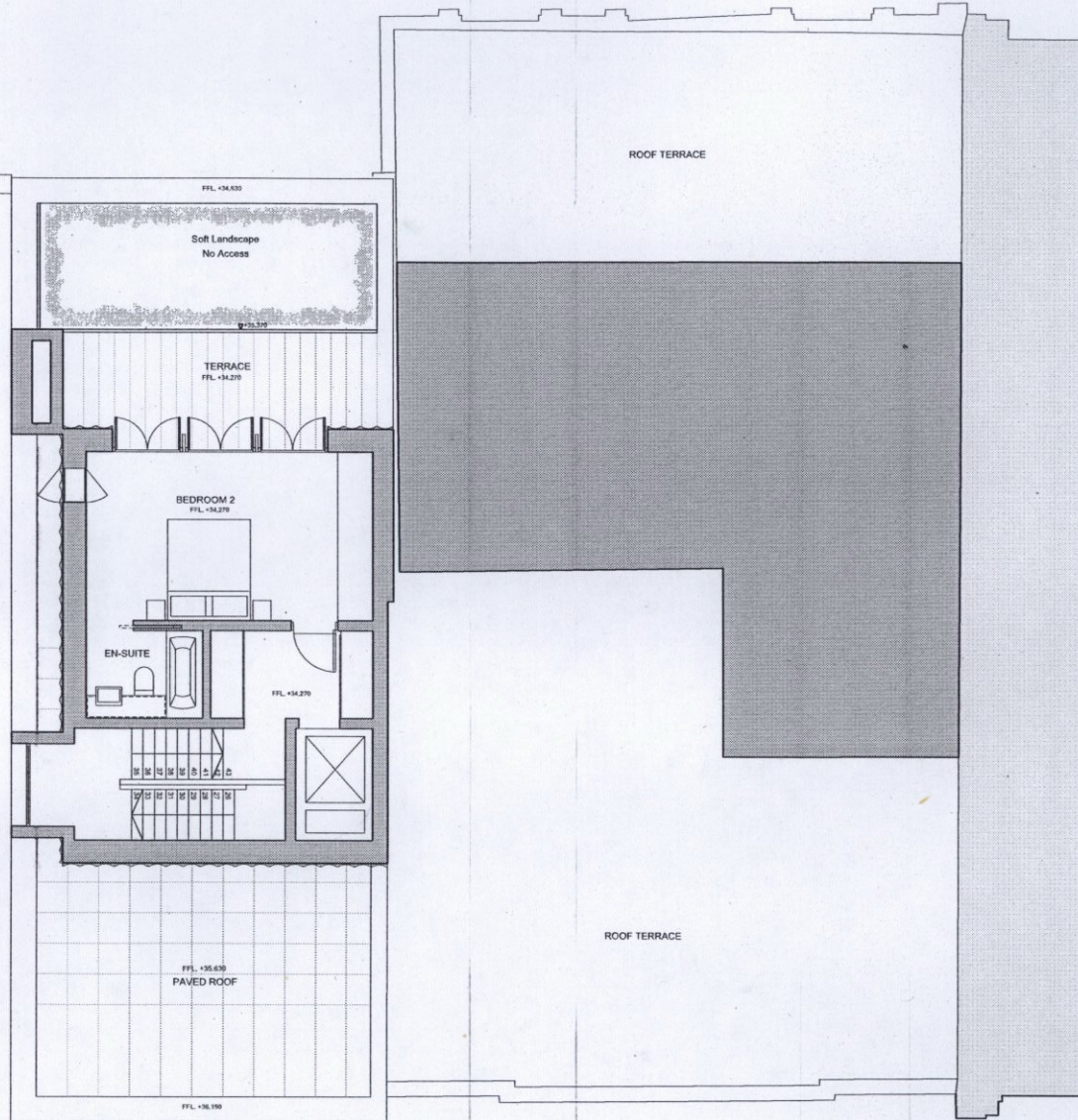
GRID
Addition 1 of Masterplans
15, Cannon Row
London W1A 1AA
Tel: 020 7614 8100 | Email: info@clanandaron.co.uk | www.clanandaron.co.uk

Client:
Clan & Aaron Investments Ltd.

Project:
1 Woods Mews
Mayfair W1

Drawing Title:
Second Floor Plan
Proposed
Master Bedroom // Master En-suite

Drawn By:	Issued By:	Date of First Issue:
MP	LO	26.06.2014
Project No:	Scale @ A1:	
11057	1:50	
Drawing No:	Revision:	
PL_102	P2	



WOOD'S MEWS

Disclaimer:
Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
This document is copyright and may not be reproduced without permission of the owner.

Notes:
Gross External Area = 95.3 sqm
Gross Internal Area = 44.4 sqm

Rev	Date	By	Check
F1	26.06.14	EF	LO
F2	26.02.05	AC	CCO
F3	24.03.05	AC	CCO

Project Name: _____
Site Location: _____

0m 1m 2m 3m

GRID
Add the Grid to the drawings

Client: **Clan & Aaron Investments Ltd.**
Project: **1 Woods Mews Mayfair W1**

Drawing Title: **Third Floor Plan Proposed Bedroom 2**

Drawn By: AC	Issued By: CCO	Date of First Issue: 26.06.2014
Project No: 11057	Scale @ A1: 1:50	
Drawing No: PL_103	Revision: p3	

WOOD'S MEWS

Disclaimer:
Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
This document is copyright and may not be reproduced without permission of the owner.

Notes:

No.	Name	Date	Disc.	Int.
P1	Planning Application	26.08.14	MP	LO
P2	Planning Review	26.02.05	AC	CCo

Project Name

Site Location

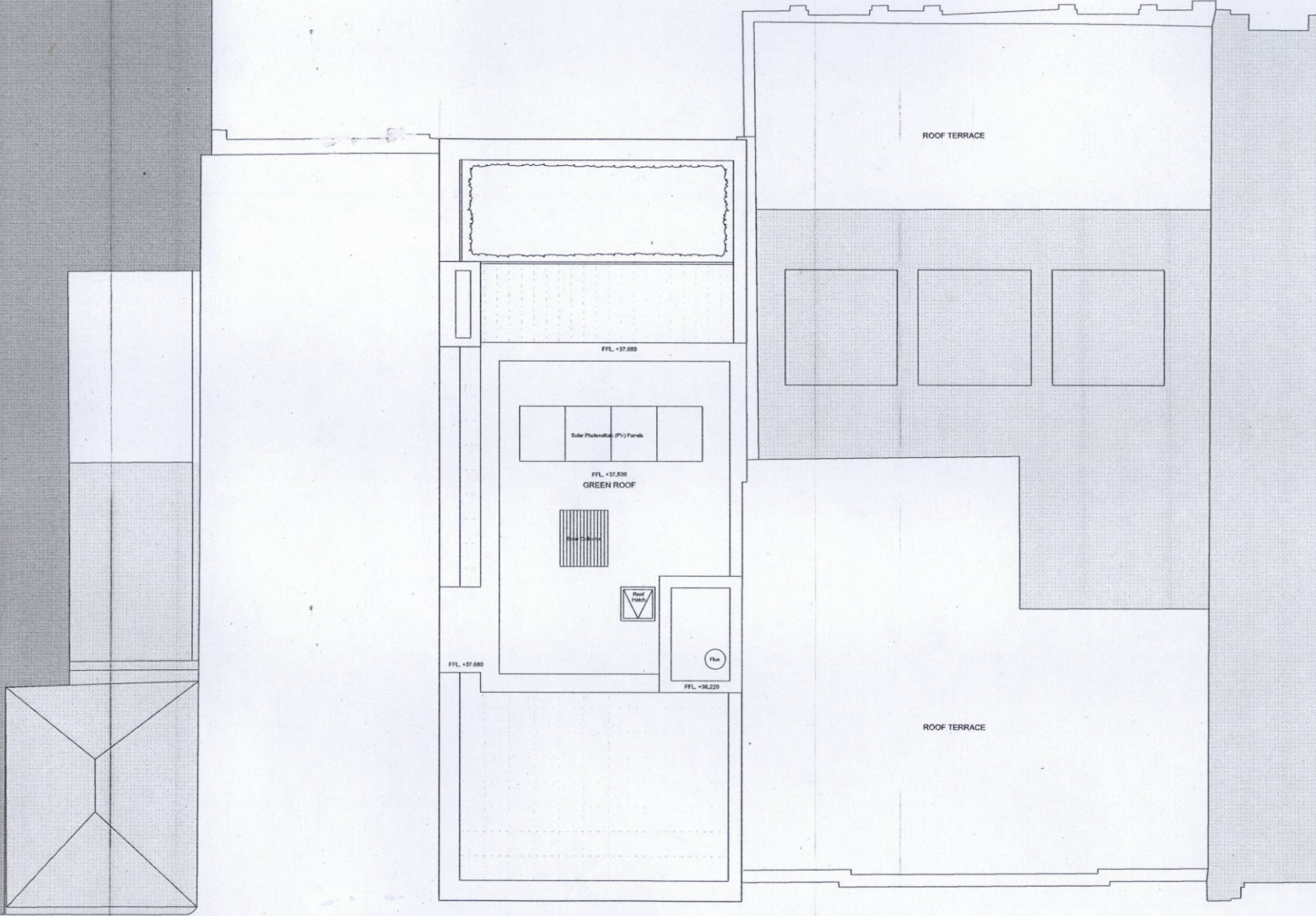
GRID
Architectural Measurements
12, Victoria Road
London, W1A 1AA
Tel: 020 7232 3373 | Email: info@grid-architects.co.uk

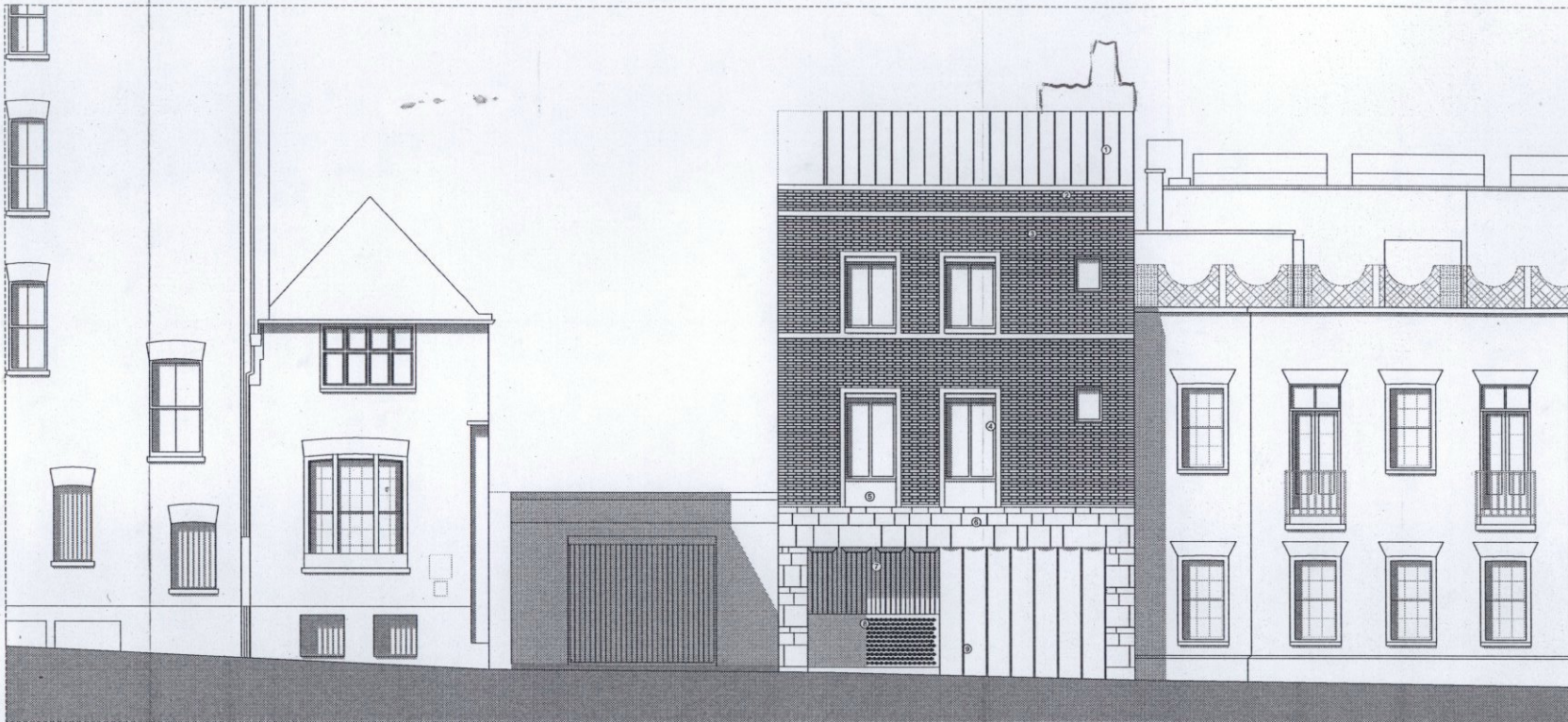
Client:
Clan & Aaron Investments Ltd.

Project:
**1 Woods Mews
Mayfair W1**

Drawing Title:
**Fourth Floor Plan
Proposed
Roof**

Drawn By: AC	Issued By: CCo	Date of First Issue: 26.08.2014
Project No: 11057	Scale @ A1: 1:50	
Drawing No: PL_104	Revision: P2	





01 | South Elevation 1:500A1



02 | South Elevation 1:500A1

Disclaimer:
Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
This document is copyright and may not be reproduced without permission of the owner.

Notes:

- 1- Scalloped lead cladding
- 2- Natural stone string course
- 3- 50mm Red brick - Flemish bond
- 4- Anodised aluminium framed windows / doors
- 5- Embossed patterned window box
- 6- Natural stone surrounds
- 7- Oak garage doors
- 8- Water cut patterned balustrade
- 9- Scalloped natural stone cladding

Rev	Issue	Date	Drawn	By
P1	Planning Application	26.08.14	EF	LO
P2	Planning Review	26.02.05	AC	CCo

Project # 11057

Site Location

GRID
Architects / Masterplanners
110, Southway Street
London E16 3JF
United Kingdom
T: +44 (0)20 7111 3333 F: +44 (0)20 7111 3334 W: www.gridarchitects.com

Client:
Clan & Aaron Investments Ltd.

Project:
1 Woods Mews
Mayfair W1

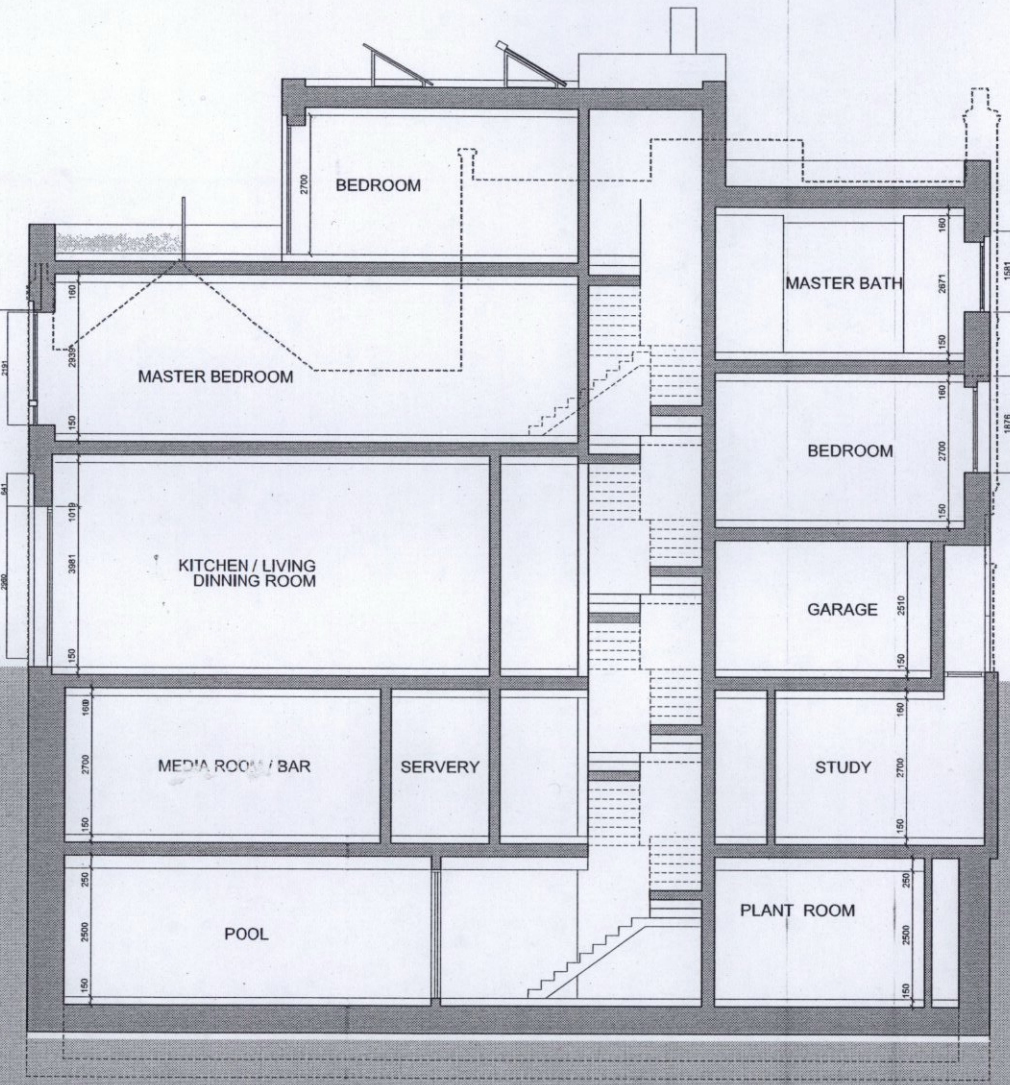
Drawing Title:
South Elevation
Proposed

Drawn By:	Issued By:	Date of First Issue:
AC	CCo	26.08.2014

Project No: 11057 **Scale @ A1:** 1:100 / 1:50

Drawing No: PL_305 **Revision:** P2

- 04 Level
RL. +37,680 ▽
- 03 Level
FFL. +35,630 ▽
- 02 Level
FFL. +34,270 ▽
- 02 Level
FFL. +32,400 ▽
- 02 Level
FFL. +30,770 ▽
- 01 Level
FFL. +29,140 ▽
- 0.5 Level
FFL. +27,685 ▽
- 00 Level
FFL. +26,230 ▽
- 0.5 Level
FFL. 24,600 ▽
- 0.1 Level
FFL. 22,970 ▽
- 1.5 Level
FFL. 21,395 ▽
- 02 Level
FFL. 19,820 ▽



Grid
 And Body Multiplicants
 100mm
 1:100
 1:100
 1:100
 1:100

GRID
 And Body Multiplicants
 100mm
 1:100
 1:100
 1:100

0m 1m 2m 3m

GRID
 And Body Multiplicants
 100mm
 1:100
 1:100
 1:100

Client:
 Clan & Aaron Investments Ltd.

Project:
 1 Woods Mews
 Mayfair W1

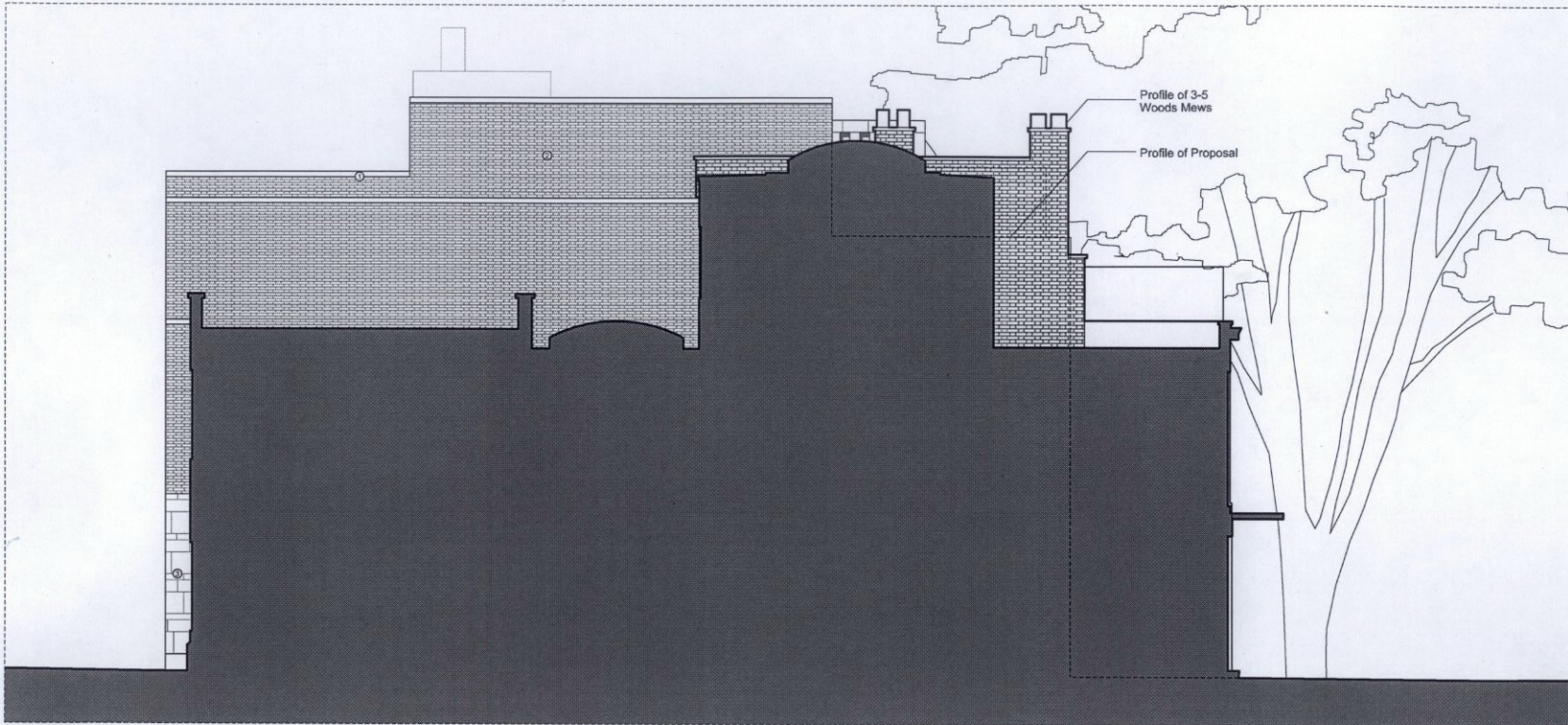
Section:
 North - South Section
 Proposed

Drawn By: AC	Issued By: CCo	Date of First Issue: 26.08.2014
Project No: 11057	Scale @ A1: 1:50	
Drawing No: PL_401	Revision: P5	

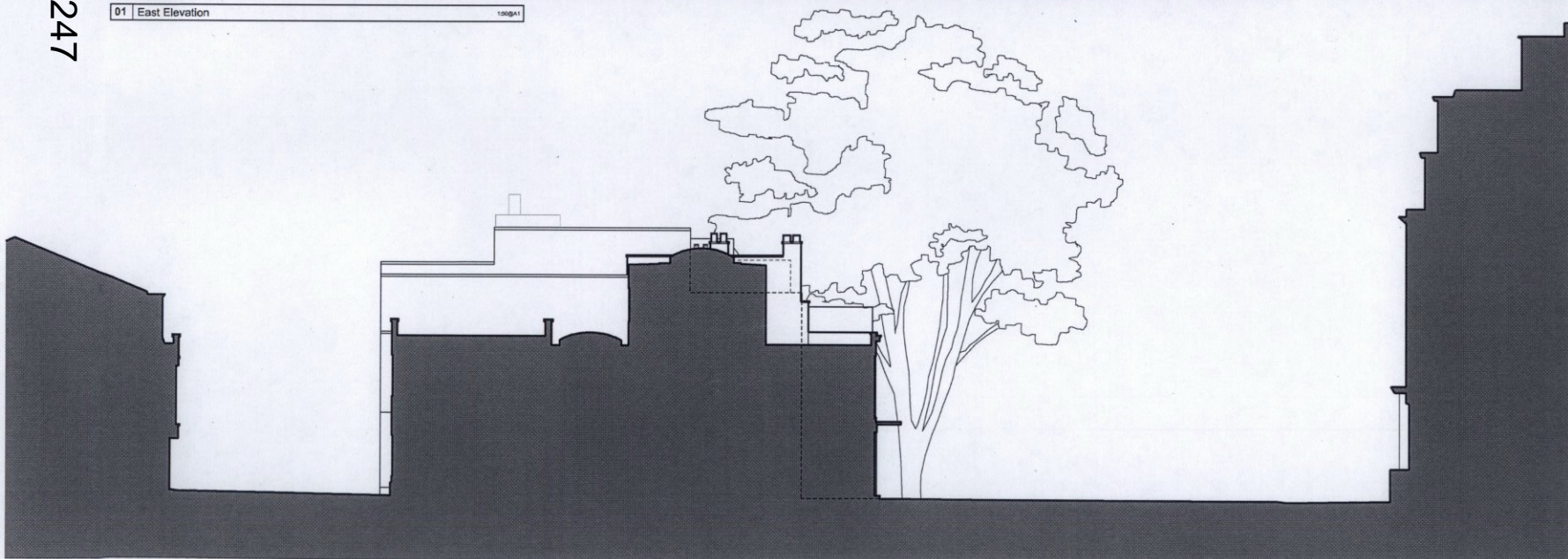
Revisions:
 Do not scale from this drawing.
 Check all dimensions on site before fabrication or setting out.
 This document is copyright and may not be reproduced without permission of the owner.

Notes:
 PROFILE OF EXISTING BUILDING

No.	Date	By	For
P1	26.08.04	EF	LD
P2	26.02.05	AC	CCo
P3	24.03.05	AC	CCo
P4	30.04.15	AC	CCo
P5	08.06.15	AC	CCo



01 East Elevation 1:100 @ A1



02 East Elevation 1:100 @ A1

Notes:
Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
This document is copyright and may not be reproduced without permission of the owner.

Specs:
1- Natural stone string course
2- 50mm Red brick - Flemish bond
3- Natural stone surrounds

0 1 2 3 4
1:50 @ A1

0 2 4 6 8
1:100 @ A1

This drawing has been prepared with reference to the following information:
Site Survey Drawings: ELS Land Survey, Elevations 2-5 and 5A, September 2013
ELS Land Survey, Sections A-D, September 2013
ELS Land Survey, Site Survey, September 2013
Site Photography: Grid Architects

Rev	Desc	Rev	Desc	Rev

Key Location:

GRID
Architects // Masterplanners
7th Southdown Close,
London W11 1EJ
Tel: 020 7499 0700
E: info@gridarchitects.co.uk W: www.gridarchitects.co.uk

Client:
Clan & Aaron Investments Ltd.

Project:
1 Woods Mews
Mayfair W1

Drawing Title:
East Elevation
Proposed

Drawn By: AC	Issued By: CCO	Date of First Issue: 17.07.2015
------------------------	--------------------------	---

Project No: 11057 **Scale @ A1:** 1:100 / 1:50

Drawing No: PL_306	Revision: P1
------------------------------	------------------------



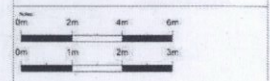
Page 248

01 South Elevation



02 South Elevation

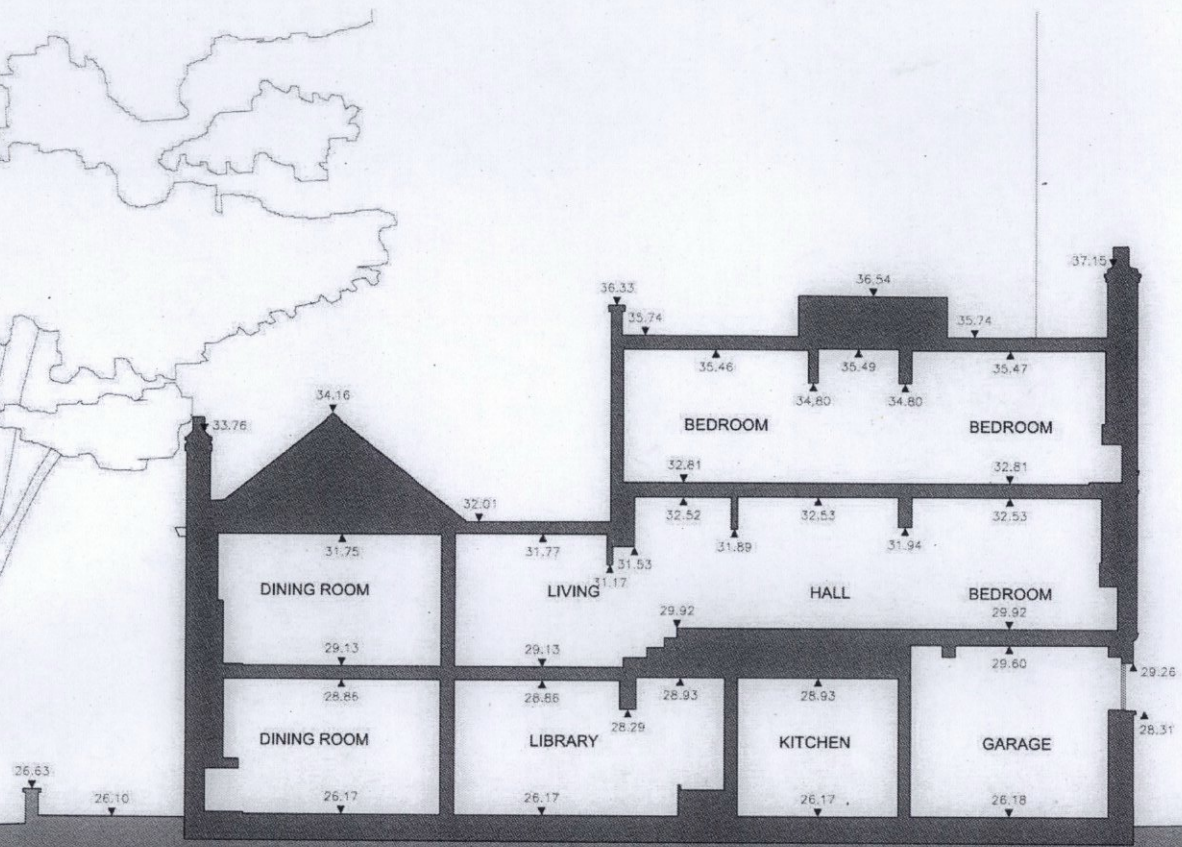
Notes:
Do not scale from this drawing.
Check all dimensions on site before facelift or setting out.
This document is copyright and may not be reproduced without permission of the author.



Rev	Value	Date	Drawn	By
P1	Planning Application	26.08.14	EF	LO

GRID
Architects / Interiors
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Client: Cian & Aaron Investments Ltd.
 Project: 1 Woods Mews, Mayfair W1
 Drawing No: Existing South Elevation
 Drawn By: EF
 Issued By: LO
 Date of First Issue: 26.08.2014
 Project No: 11057
 Scale @ A1: 1:100 / 1:50
 Drawing No: PL_506
 Revision: SP1



WOOD'S MEWS

Warning:
Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
This document is rough and may not be reproduced without permission of the owner.

Rev.	Issue	Date	Drawn	Check
P1	Planning Application	26.08.04	EF	LO

Project Name

Site Location

0m 1m 2m 3m

GRID
Architects & Masterplanners
128 Deodar Road,
London SW14 1NU
Mobile: 07792 22222
T: +44 (0)20 7461 1200 E: info@gridarchitects.com W: www.gridarchitects.com

Client:
Cien & Aaron Investments Ltd.

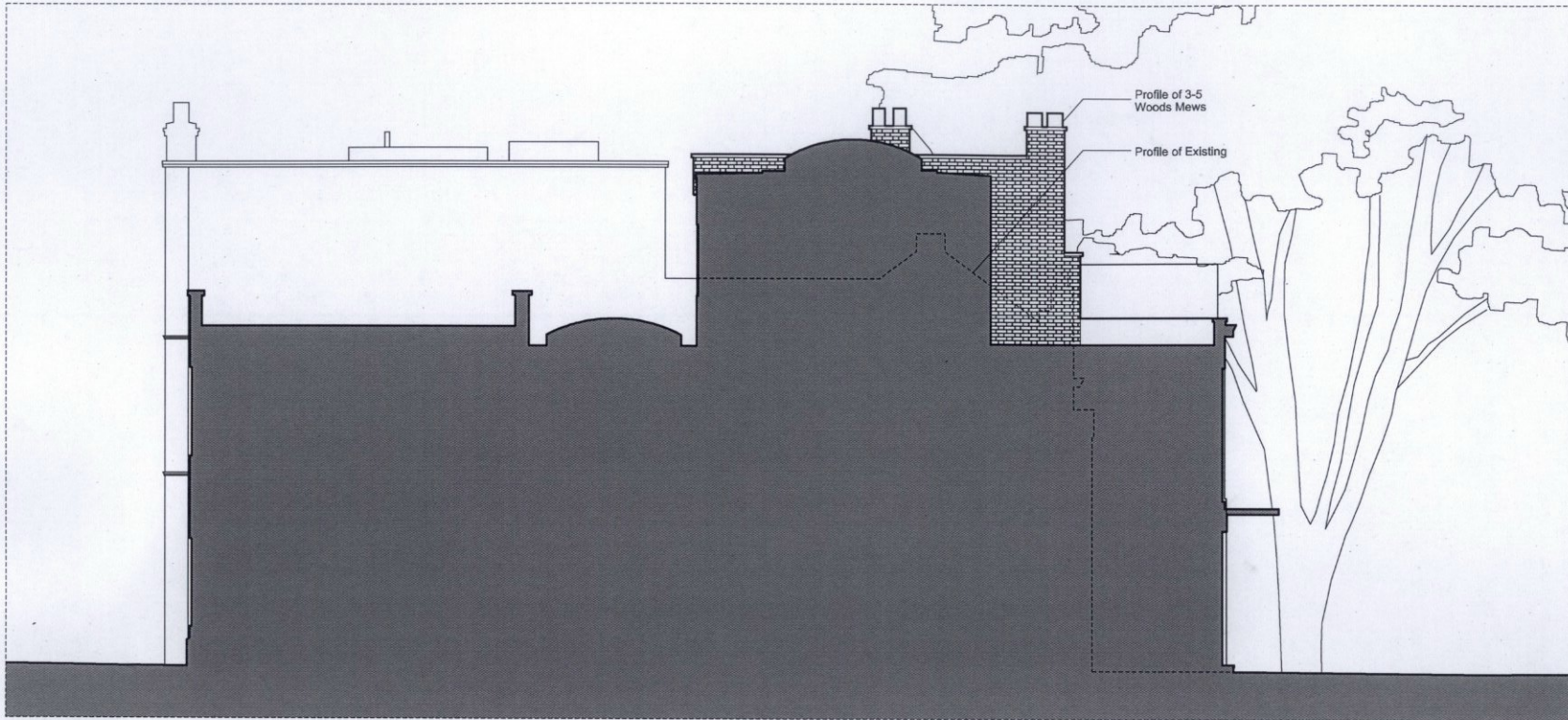
Project:
1 Woods Mews
Mayfair W1

Drawing No:
Existing
North - South Section

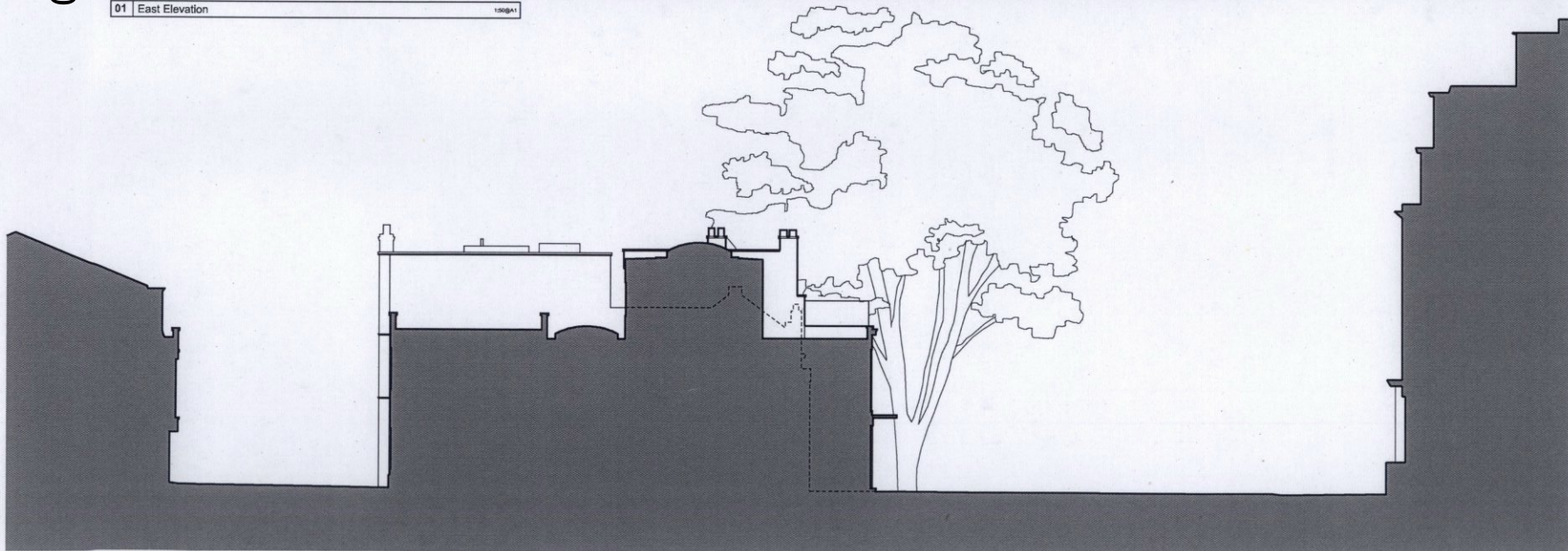
Drawn By:	Issued By:	Date of First Issue:
EF	LO	26.08.2014

Project No.:	Scale @ A1:
11057	1:50

Drawing No.:	Revision:
PL_404	P1



01 East Elevation 1:100 @ A1



02 East Elevation 1:100 @ A1

Disclaimer:
Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
This document is copyright and may not be reproduced without permission of the owner.

Notes:

This drawing has been prepared with reference to the following information:
 Site Survey Drawings ELS Land Survey, Elevations 2-5 and 5A, September 2013
 ELS Land Survey, Sections A-D, September 2013
 ELS Land Survey, Site Survey, September 2013

Site Photography Grid Architects

Rev	Name	Date	Desc	Iss

Project of Issue:

Key Location:

GRID
Architects // Masterplanners
28 Redcross Street
London EC6A 3SW
02049 853000
T +44 (0) 20 7533 2001 | E info@gridarchitects.co.uk | W www.gridarchitects.co.uk

Client:
Clan & Aaron Investments Ltd.

Project:
1 Woods Mews
Mayfair W1

Drawing Title:
East Elevation
Existing

Drawn By: AC	Issued By: CCo	Date of First Issue: 17.07.2015
------------------------	--------------------------	---

Project No: 11057	Scale @ A1: 1:100 / 1:50
-----------------------------	------------------------------------

Drawing No: PL_508	Revision: P1
------------------------------	--------------------------

Agenda Item 7

Item No.

7

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 18 August 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	Colegrave House, 70 Berners Street, London, W1T 3NQ		
Proposal	Installation of disabled access ramp and steps at ground floor level and erection of glazed entrance canopy.		
Agent	DP9		
On behalf of	Sirosa Ltd and Arcadia Group Ltd		
Registered Number	15/04284/FULL	TP / PP No	TP/7381
Date of Application	07.05.2015	Date amended/ completed	14.05.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	East Marylebone		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone		
Stress Area	Within Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Refuse permission - pavement obstruction and trip hazard, to the detriment of pedestrian safety.





COLEGRAVE HOUSE, 70 BERNERS STREET, W1

2. SUMMARY

The application concerns Colegrave House, also known as The London Plaza, which is located on Oxford Street between Berners Street to the east and Wells Street to the west. Permission was granted in 2013 to refurbish and reconfigure the shopping centre and this permission is currently being implemented. These works also included the enlargement of the office entrance on Berners Street. The approved drawings show that access to the original office entrance was flush with the pavement. The approved scheme involved extending the office entrance into the adjacent shop units, to the north, at a point where the pavement begins to slope away.

Permission is now sought to erect a glazed canopy over the entrance and to install an access ramp and steps on the public highway, adjacent to the extended office entrance to provide disabled access. The proposal is similar to one submitted in 2014 which was refused on the grounds that it would create an obstruction to pedestrian movement.

The proposed ramp is a maximum of 1.4m wide, and would leave a varying width of between 2.3m and 2.5m of unobstructed pavement beyond. The steps and ramp are on the public highway and would unacceptably reduce the width of this busy footway, contrary to Unitary Development Plan Policy TRANS27. As the proposals do not incorporate any hand rails they are also inconspicuous and likely to be a trip hazard.

The applicant has been advised that the proposal is not acceptable. They have been asked to investigate alternative means of providing disabled access to the property. The applicant claims that it is not possible to accommodate the ramp, internally, by lowering the floor slab. However, there is not considered to be any reason why the office entrance could not be moved back towards its original location, further southwards on Berners Street, where the pavement is level. This would remove the need to install a ramp on the public highway.

The applicant has also cited examples of other ramps within the vicinity of the site. However, these all appear to be on private land that is not considered to be public highway.

The proposed ramp and associated steps, and glazed entrance canopy, are acceptable in terms of their appearance. Permission has previously been granted for a similarly designed glazed canopy in this location. However, the proposal is considered unacceptable in highways terms as it would leave insufficient space for the free flow of pedestrians along this busy footpath, and would constitute a trip hazard, and would therefore be harmful to pedestrian movement and safety. The application is considered to be contrary to adopted highway policies and is therefore recommended for refusal.

3. CONSULTATIONS

COUNCILLOR GLANZ

Email sent on his behalf expressing concern about a potential recommendation for refusal.

COUNCILLOR ROBERTS

Requests application be reported to Committee.

FITZROVIA NEIGHBOURHOOD ASSOCIATION

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER

Objection: highway obstruction and trip hazard.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS
No. Consulted: 73; Total No. of Replies: 0

ADVERTISEMENT/SITE NOTICE: Yes

BACKGROUND PAPERS

1. Application form and letter from agent dated 7 May 2015
2. Email on behalf of Councillor Glanz dated 25 June 2015.
3. Email from Councillor Roberts dated 26 June 2015.
4. Memorandum from Highways Planning Manager dated 19 June 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: Colegrave House, 70 Berners Street, London, W1T 3NQ

Proposal: Installation of disabled access ramp and steps at ground floor level and erection of glazed entrance canopy.

Plan Nos: 4767-00-312 Rev D, 313 Rev A, 311 Rev A, 310 Rev A. 315, Site Location Plan

Case Officer: Josephine Palmer **Direct Tel. No.** 020 7641 2723

Recommended Reason for Refusal:**Reason:**

- 1 The ramp and steps would reduce the amount of space for pedestrians and the general public, including people with mobility difficulties, along the footpath, and would also constitute a trip hazard due to their detailed design. This would not meet S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS27 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.
- 2 Had the proposal been acceptable in principle, the detailed design is likely to have been deemed unsuitable because the steps are not provided with a handrail and the ramp is unguarded. Moreover, because they are inconspicuous and of limited height, they are likely to represent a trip hazard to people with visual impairments or anyone not paying sufficient attention to where they are going.

© COPYRIGHT
 The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

DO NOT SCALE FROM THIS DRAWING
 The contractor shall check and verify all dimensions on site and report discrepancies in writing to Sheppard Robson before proceeding with work.

FOR ELECTRONIC DATA ISSUE
 Electronic data / drawings are issued as "read only" and should not be interpreted for measurement. All dimensions and levels should read only from those values stated in text on the drawing.

AREA MEASUREMENT
 The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the Built-up area of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 6th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

NOTES

REV.	DATE	AMENDMENT
-	04.07.2014	ISSUED FOR PLANNING COMMENTS
A	08.04.2014	UPDATED TO DPM COMMENTS ISSUED FOR PLANNING
B	19.08.2014	UPDATED TO DPM COMMENTS ISSUED FOR PLANNING
C	25.04.2014	UPDATED TO DPM COMMENTS ISSUED FOR PLANNING
D	12.12.2014	EDA ACCESS WIDTH REDUCED

KEY PLAN

CLIENT

Arcadia
 70 Berners Street LONDON W1T 3NL

SHEPPARD ROBSON

77 Parkway Camden Town, London NW1 7PU
 T: +44 (0)20 7594 7700 E: info@sheppardrobson.com

PROJECT
ARCADIA HQ

SCALE/RI	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:50	15.05.2014	DG	RF	RM

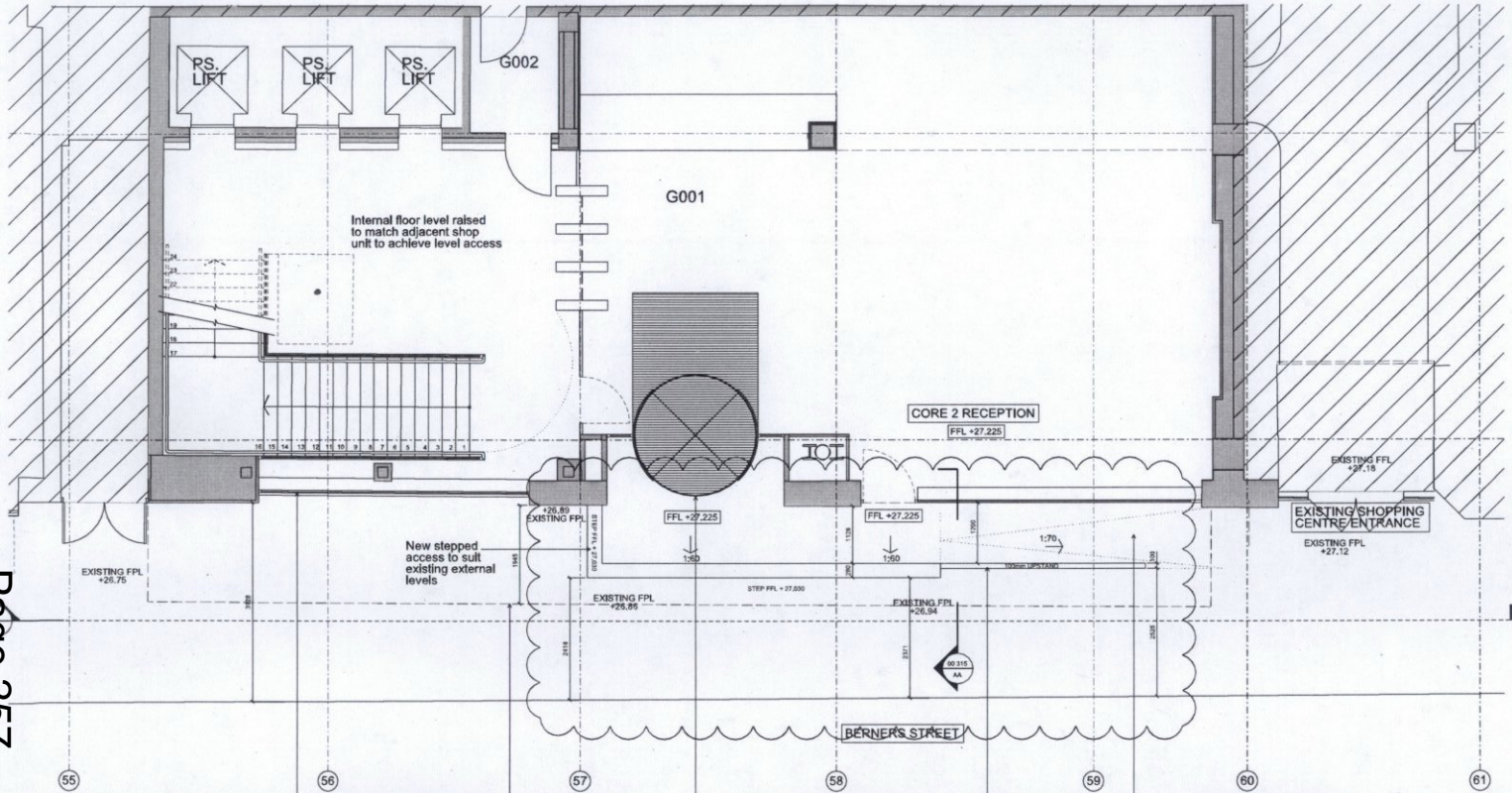
TITLE
ARCADIA MAIN ENTRANCE
EXTERNAL LEVEL ACCESS PROPOSED
PLAN & ELEVATION ALONG BERNERS STREET

STATUS
PLANNING

DRAWING NO.
4767-00-312

REV.
D

Page 257



1 CORE 2 MAIN ENTRANCE GROUND FLOOR PLAN

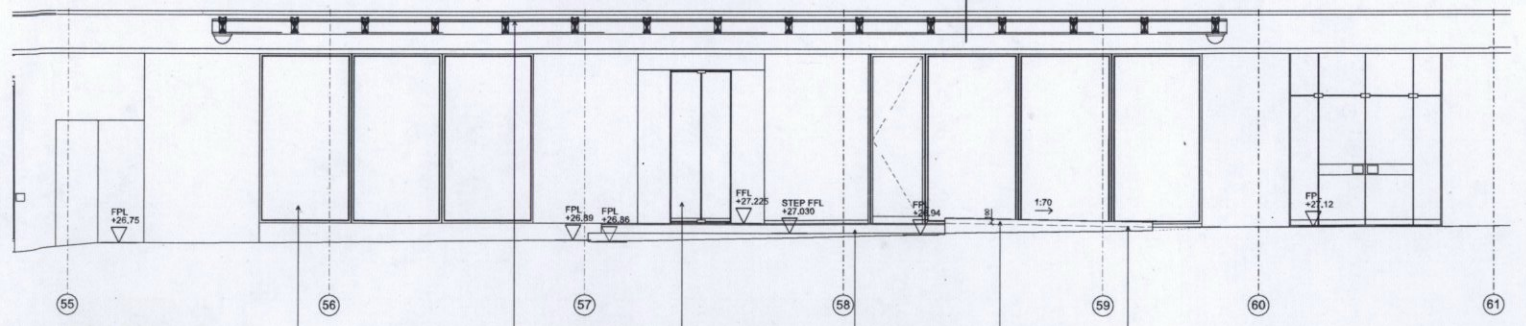
Previous staff entrance now new glazing approved under application Ref:12/12420/FULL

Glass canopy line above approved under application Ref:12/12420/FULL

New entrance approved under application Ref:12/12420/FULL

New 100mm landscaped edging

New level access landscaping to internal FFL to DDA requirements



2 CORE 2 MAIN ENTRANCE ELEVATION

Previous staff entrance now new glazing approved under application Ref:12/12420/FULL

Glass canopy line above approved under application Ref:12/12420/FULL

New entrance approved under application Ref:12/12420/FULL

New landscaped steps to suit existing external levels

New 100mm upstand to edge of new landscaping

New level access landscaped to meet new internal levels

This page is intentionally left blank