



City of Westminster

Committee Agenda

Title: **Planning Applications Committee (2)**

Meeting Date: **Tuesday 21st July, 2015**

Time: **6.30 pm**

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

Members: **Councillors:**

Peter Freeman (Chairman)
Melvyn Caplan
Robert Rigby
Ruth Bush

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 that Councillor Robert Rigby has replaced Councillor Paul Church.

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. 18B CHARLES STREET, W1 | (Pages 3 - 32) |
| 2. WITHDRAWN | |
| 3. 28 CARLTON HILL, NW8 | (Pages 33 - 60) |
| 4. 55 AND 57 GREAT PORTLAND STREET, W1 | (Pages 61 - 102) |
| 5. 40-42 BRENDON STREET, W1 | (Pages 103 - 118) |
| 6. 15 BRYANSTON SQUARE, W1 | (Pages 119 - 156) |

Charlie Parker
Chief Executive
13 July 2015

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Agenda Item

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 21 JULY 2015
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL		
1	RN 15/02498/FULL RN 15/02499/LBC West End	18B CHARLES STREET, W1	Alterations including the erection of extensions at the rear of the main property from basement to fourth floor level and erection of a mansard roof extension to the rear wing at third floor level; internal alterations on all floor levels and use of the property as four residential flats (Class C3).		
<p>Recommendation</p> <p>1. Grant conditional permission subject to a S106 legal agreement to secure:</p> <p>i) a contribution of £1,361,000 towards the City Council's affordable housing fund (index linked and payable upon commencement);</p> <p>ii) lifetime car club membership for each of the residential units (25 years).</p> <p>2. If the S106 legal agreement has not been completed within six weeks of the application being reported to the Committee then:</p> <p>a) The Director of Planning shall consider whether permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not</p> <p>b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete a S106 legal 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.</p> <p>3. Grant conditional listed building consent.</p> <p>4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.</p>					
2	WITHDRAWN				
3	RN 14/12434/FULL Abbey Road	28 CARLTON HILL, NW8	Excavation below existing house and rear garden to create one level of basement accommodation with rooflights to the rear. Demolition of existing rear extension and erection of replacement rear extension over three storeys. Excavation to front of property at lower ground floor level to provide additional accommodation and mechanical plant within enclosure to rear garden.		
<p>Recommendation</p> <p>Grant conditional permission.</p>					

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 21 JULY 2015
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
4	RN 15/01327/FULL RN 15/01328/LBC West End	55 AND 57 GREAT PORTLAND STREET, W1	Amalgamation of 55 and 57 Great Portland Street to provide a dual/alternative use of the basement, ground and first floors as either a public house or a restaurant (Class A4/A3) and use of the second to fourth floors as three flats (Class C3). External alterations including the installation of a new shopfront to No 57, alterations to No. 55 including modifications to the roof height, the installation of replacement plant within an enclosure at rear first floor level, the creation of a residential terrace at rear second floor level and the installation of a full height kitchen extract duct; internal alterations on all floors.	
	<p>Recommendation</p> <ol style="list-style-type: none"> 1. Grant conditional permission subject to no new substantive issues being raised before the expiry of the consultation period. 2. Grant conditional listed building consent. 3. Agree the reasons for granting listed building consent as set out within Informative 1 of the draft decision letter. 			
5	RN 15/02314/FULL Bryanston And Dorset Square	40-42 BRENDON STREET, W1	Use of the first and second floors to provide eight serviced apartments.	
	<p>Recommendation</p> <p>Grant conditional permission.</p>			
6	RN 15/01949/FULL RN 15/01950/LBC Bryanston And Dorset Square	15 BRYANSTON SQUARE, W1	Use of the building as a single family dwelling (Class C3). Alterations including excavation to provide a new basement level; the demolition of the existing rear extensions on lower ground and ground floors and the erection of replacement extensions, with terraces on ground and first floors; the installation of six air conditioning units at main roof level and internal alterations.	
	<p>Recommendation</p> <ol style="list-style-type: none"> 1. Grant conditional permission and conditional listed building consent. 2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter. 			

Agenda Item 1

Item No.

1

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 July 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	18B Charles Street, London, W1J 5DU		
Proposal	Alterations including the erection of extensions at the rear of the main property from basement to fourth floor level and erection of a mansard roof extension to the rear wing at third floor level; internal alterations on all floor levels and use of the property as four residential flats (Class C3).		
Agent	Savills		
On behalf of	Winston Developments Limited		
Registered Number	15/02498/FULL 15/02499/LBC	TP / PP No	TP/9050
Date of Application	11.03.2015	Date amended/ completed	20.03.2015
Category of Application	Other		
Historic Building Grade	Grade II Listed Building		
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 Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

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

- i) a contribution of £1,361,000 towards the City Council's affordable housing fund (index linked and payable upon commencement of development);
- ii) lifetime car club membership for each of the residential units (25 years).

2. If the S106 legal agreement has not been completed within six weeks of the application being reported to the Committee then:

a) The Director of Planning shall consider whether 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 a S106 legal agreement within an appropriate

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1

timescale and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. Grant conditional listed building consent.

4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.





18B CHARLES STREET, W1
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2. SUMMARY

No.18B Charles Street is a Grade II listed building in the Mayfair Conservation Area. The property occupies a large corner site on the junction of Charles Street and Chesterfield Hill, comprising of basement to fifth floor level with lawful use as B1 office accommodation. Planning permission and listed building consent are sought for the erection of extensions to the rear of the property at basement to fourth floor level and the creation of a mansard roof extension at rear third floor level. It is also proposed to use the property as four residential flats with associated internal alterations at all floor levels.

The key issues in this case are:

- The impact of the proposed works on the character and appearance of this part of the Mayfair Conservation Area and upon the special interest of this listed building.
- The impact of the development upon the amenity of neighbouring residents with regard to overlooking and loss of daylight/sunlight.
- The impact of the proposal upon on-street parking pressures in the vicinity.

Subject to appropriate conditions, the proposals are considered acceptable in land use, design, highways and amenity terms. The applications are therefore recommended for conditional approval being in compliance with the relevant Unitary Development Plan (UDP) and City Plan policies.

3. CONSULTATIONS

COUNCILLOR GLANZ

Requests the applications be reported to Planning Applications Committee.

HISTORIC ENGLAND

Authorisation to determine as seen fit.

RESIDENTS' SOCIETY OF MAYFAIR AND ST. JAMES'S

No objection - consider the use as residential flats and a reduction in office accommodation a benefit to the area.

HIGHWAYS PLANNING MANAGER

Objection - lack of off-street car parking.

ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

COUNCIL FOR BRITISH ARCHAEOLOGY

Any response to be reported verbally.

THE GEORGIAN GROUP

Any response to be reported verbally.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally.

TWENTIETH CENTURY SOCIETY

Any response to be reported verbally.

THE VICTORIAN SOCIETY

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 75; Total No. of Replies: 2.

Two objections on the following grounds:

Amenity:

- Overlooking of neighbouring residential properties and patios from the rear windows of the extension.
- Loss of daylight/sunlight to surrounding properties and terraces.
- Disruption and noise during construction works.

Design:

- An important townscape gap would be removed from Chesterfield Hill.
- Consider the rear staircase extension should have rounded corners to reduce its massing, to accord with approved design.
- Drawings are inadequate with regard to the relationship between the third floor mansard extension and the party wall to 15 Chesterfield Hill.
- Consider the fenestration pattern on the front of the mansard unacceptable.

ADVERTISEMENT/SITE NOTICE: Yes

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

The application site is a Grade II listed building located at the corner of Charles Street and Chesterfield Hill. The main building fronts onto Charles Street and comprises basement to fifth floor levels. There is an additional wing at the rear of the building fronting Chesterfield Hill which terminates at second floor level. The entire property is currently utilised as office accommodation (Class B1). The property is located within the Mayfair Conservation Area and Core Central Activities Zone.

4.2 Relevant History

Planning permission and listed building consent were granted on the 29 January 2013 for the 'use of the property as a single family dwelling (Class C3); infill of the rear lightwell at basement and part ground to second floor levels; creation of terraces at rear first and second floor levels; erection of rear extension from basement to roof level.'

Since then, there has been a series of applications for alterations and extensions to the building in connection with its use for residential purposes. These were withdrawn due to the officers' concerns about the impact of the proposals in design terms. The latest of these proposals was for the use of the building as four residential units (Class C3) and for the erection of extensions at lower ground, ground and first to fourth floor levels; with terraces at second, third and fifth floor levels, and internal alterations on all floors. This application was withdrawn on the 23 June 2015 due to officers' concerns with regard to the impact of the proposals on the main staircase.

5. THE PROPOSAL

Permission and listed building consent are sought for the erection of a third floor mansard roof extension at the rear of the property fronting Chesterfield Hill, with an extension to the rear of the main property from basement to fourth floor levels to accommodate a new staircase. Internal alterations are proposed at all floor levels in association with the change of use of the property from offices to four residential flats (Class C3).

There is an extant permission for alterations to the building in connection with its conversion to residential use.

6. DETAILED CONSIDERATIONS

6.1 Land Use

6.1.1 Office floorspace

The lawful use of the property is considered to be as B1 offices. There are currently no policies within the UDP or the City Plan that protect general office floorspace. Consequently, the loss of the existing office accommodation is considered acceptable in land use terms.

6.1.2 Residential floorspace

The introduction of residential floorspace on the upper floors of the property is welcomed and would comply with Policies H3 of the UDP and S14 of the City Plan, which seek to maximise the amount of land or buildings in residential use. The Residents' Society of Mayfair and St. James's has welcomed the proposal to increase residential floorspace within Mayfair.

There would be an increase of residential floorspace of 1538m² (GEA), in the form of four, three bedroom duplex units. The flats would comply with the minimum size requirements as stipulated within the London Plan and would more than provide the minimum proportion of family sized units as required by Policy H5 of the UDP.

Policy S16 of the City Plan states that where increases in excess of 1000m² of residential floorspace are proposed, the provision of self-contained affordable housing will be required on site. In this case, based on the new residential floorspace, the development should deliver 240m² of affordable housing floorspace (or three affordable units). It is accepted that providing this affordable housing on-site would be impractical. The building is listed and to create further units would necessitate further subdivision of rooms, which would be contentious in historic building terms. The policy allows for the provision of affordable housing off site, however, the applicant has advised that they are not major landowners in Mayfair and do not own a donor site. In these circumstances Policy S16 allows for a financial payment to the City Council's affordable housing fund where the City Council considers it not practical to provide it on site or off site in the vicinity. The proposal therefore results in a requirement to make a payment of £1,361,000 (rounded down) to the City Council's affordable housing fund. The applicant has confirmed that they are willing to make the full required payment which would be secured by a legal agreement. Consequently, the application is considered acceptable in land use terms.

Policy S14 of the City Plan seeks to maximise the number of residential units on development sites. Whilst the proposed units are very large, as stated above, further subdivision of the property to increase the number of residential units would be unacceptable in historic building terms.

The flats are considered to provide a good standard of accommodation in terms of size and layout. The scheme does not propose air conditioning for the residential units. However, the flats all have multiple windows on many aspects, which will permit for natural ventilation of the units. The immediate area is relatively quiet but, even if windows on the main street frontages are to limit noise disturbance there are sufficient rear windows for ventilation or cooling.

6.2 Townscape and Design

The scheme has evolved as a result of discussions with officers and no longer includes complete removal of the main staircase. Internally, the building retains many features of

interest and these are to be retained as part of the conversion and refurbishment of the building for use as residential flats.

Externally, the most significant alterations are at the rear where a mansard roof is to be added to the rear wing and a full height staircase extension added to the rear of the main building. This would be clad in white glazed brick at lower levels, with London stock brick above. This stair tower is similar to that previously approved and, while still appearing rather stark on the drawings and not complying with Policy DES 5 because of its height, the benefits of the scheme in terms of improvements to the building's interior, are sufficient to balance this particular failure to meet Policy DES 5. Moreover, the proposed mansard roof extension would help to hide this stair tower in street level views and, as there is no consistent pattern of development in the group of buildings of which this building is a part, the anomaly is much less pronounced than might otherwise be the case. The design and materials of construction are suitable for a building of this period and would not appear alien or incongruous in its context.

One neighbouring occupier considered that the stair extension should be 'rounded', as with the previous scheme, to reduce its bulk. Whilst the approved stair extension was rounded, this was not a Council requirement. The current proposal is also considered acceptable in terms of its bulk and a square edged extension is considered more appropriate in historic building terms.

An objection has been received stating that the construction of the proposed mansard would negatively impact upon an important 'townscape gap'. However, as detailed above, there is little consistency in the built form along Chesterfield Hill and it is not considered the proposed mansard roof would have a negative impact upon the character and appearance of the street.

The objector also considers that the submitted drawings are inadequate in showing the relationship of the proposed extension and the party wall of 15 Chesterfield Hill. However, the drawings are considered to be sufficiently detailed and accurate to enable the determination of the application.

One objector considers that the configuration of the windows on the front elevation of the proposed third floor mansard should be amended to better reflect composition of the façade below. However, the proposed window arrangement is considered acceptable in design terms and, consequently, there is no justification for seeking revisions in this regard.

6.3 Amenity

6.3.1 Daylight/Sunlight

Policy ENV13 of the UDP states that 'the City Council will normally resist proposals that result in a material loss of daylight and sunlight, particularly to existing dwellings and educational buildings. In cases where the resulting level is unacceptable, permission will be refused.' Policy S29 of the City Plan states that 'the Council will resist proposals that result in an unacceptable material loss of residential amenity and developments should aim to improve the residential environment.'

Objections have been received to the application on the grounds that the proposal will result in a loss of daylight and sunlight to nearby residential occupiers, specifically to the patio at the rear of 15 Chesterfield Hill and to the terrace and rear windows serving 20 Charles Street.

There is an extant permission for a rear stair enclosure (although the new proposal is slightly wider). However, the patio at 15 Chesterfield Hill is at first floor level to the north west of the application site. The proposed third floor mansard roof extension would be sited adjacent to the blank party wall with 15 Chesterfield Hill and would also be set back from the rear facade.

Due to the relationship of this extension to the objector's patio it is not considered the proposal would result in any material losses of daylight or sunlight.

The residential occupier of 20 Charles Street is also concerned about the potential loss of daylight and sunlight to windows at the rear of their property and to a terrace area. The approved terrace to this property would appear to be on a flat roof area at rear second floor level, behind 19 Charles Street. (It is noted that 19A Charles Street, which is immediately to the west of the application site, is occupied by the Embassy of Myanmar.) The terrace and windows of 20 Charles Street are therefore approximately 10m west of the proposed mansard extension and 9m from the proposed stair extension. Taking into account the current built form, orientation of the buildings and distance between the site, it is not considered that the proposed extensions would affect the level of daylight or sunlight received to an extent that would warrant refusal of the proposal. The objections on these grounds are not therefore considered sustainable.

6.3.2 Overlooking

The objections from both 20 Charles Street and 15 Chesterfield Hill refer to overlooking of their properties. The new windows on the rear of the third floor mansard extension would be obscure glazed and fixed shut, and a condition is proposed to ensure this is the case. One neighbour is concerned about the possible installation of clear glass at a later date, but the wording of the condition does not allow for this.

The new windows on the rear stair extension serve the communal staircase for the flats and it is not considered this use would result in a significant degree of overlooking. There are also windows to the front elevation of the proposed mansard. It is not considered that these new windows would facilitate views into windows on the opposite side of the street. In these circumstances, it is not considered that the proposals could reasonably be refused on overlooking grounds.

6.3.3 Construction Noise

One objector expressed concern about the potential for disruption from noise generated during construction works. The standard condition with regard to building hours is proposed and it is not considered the City Council could reasonably restrict the building hours further.

6.4 Transportation/Parking

No off street car parking is proposed for the new flats. UDP Policy TRANS23 requires sufficient off-street parking to be provided in new residential schemes to ensure that parking pressure in surrounding streets is not increased beyond identified 'stress levels'. 2011 census figures indicate 29% of households in the West End ward have one or more cars. 'Stress levels' are considered to have occurred where the occupancy of on-street legal parking bays exceeds 80%.

Within a 200m radius of the site, parking occupancy during the day is 84%. Overnight parking occupancy reduces to 72% when residents can park in metered bays and on single yellow lines which further reduces the parking stress level to 58%.

The Highways Planning Manager has objected to the application due to the lack of on-street parking availability. However, given the close proximity of this site to excellent public transport facilities, including Hyde Park Corner and Green Park Underground Stations, and the City Council's aim to increase the housing stock, it is considered that permission could not be withheld for parking reasons.

Six cycle parking spaces have been proposed in association with the residential flats, within the basement vaults. A condition is proposed to ensure these cycle parking spaces are provided in perpetuity.

6.5 Economic Considerations

Any economic benefits generated are welcome.

6.6 Access

A series of improvements are planned to the building as part of the programme of works including the installation of a new lift to serve all the flats.

6.7 Other UDP/Westminster Policy Considerations

6.7.1 Refuse Storage

It is noted that each of the flats has a utility room where there is adequate space for the storage of waste and recycling generated by the residents. However, a condition is recommended requiring the submission of details of the waste stores to ensure that a refuse store is provided and maintained.

6.8 London Plan

The proposal does not raise 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 these applications 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.
- Lifetime membership of a car club to be provided for each of the residential flats to mitigate the potential increase in demand for on-street parking (25 years).
 - A financial contribution of £1,361,000 towards the City Council's affordable housing fund in lieu of on-site residential provision. This is a policy compliant figure and would be payable upon commencement of development.

These requirements are considered to comply with the CIL Regulations and would be secured by a S106 legal agreement.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The scale of the proposed development does not require the submission of an Environmental Impact Assessment. Given the nature of the scheme and historic building constraints, there is limited opportunity for sustainability improvements on the site. However, new energy efficient boilers, water and lighting systems will be installed and the new-build elements will incorporate high levels of insulation.

6.12 Conclusion

The applications are considered acceptable on design, land use and amenity grounds and are therefore recommended for approval.

BACKGROUND PAPERS

1. Application forms.
2. Email from Councillor Glanz dated 9 June 2015.
3. Letter from Historic England dated 8 April 2015.
4. Memorandum from the Highways Planning Manager dated 23 April 2015.
5. Letter from the Residents' Society of Mayfair and St. James's dated 20 April 2015.
6. Letter from the occupier of 15 Chesterfield Hill dated 19 April 2015.
7. Letter from the occupier of 20 Charles Street dated 8 June 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARA SPURRIER ON 020 7641 3934 OR BY E-MAIL – sspurrier@westminster.gov.uk

DRAFT DECISION LETTER

Address: 18B Charles Street, London, W1J 5DU

Proposal: Alterations including the erection of extensions at the rear of the main property from basement to fourth floor level and erection of a mansard roof extension to the rear wing at third floor level; internal alterations on all floor levels and use of the property as four residential flats (Class C3).

Plan Nos: Site Location Plan, Drawings: (14 430) DM160 A, PL260 C, DM161 A, PL261 C, PL262 C, PL266 B, PL265 C.

Case Officer: Matthew Giles

Direct Tel. No. 020 7641 5942

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

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

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

Reason:

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

- 3 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on the approved drawings. You must clearly mark them and make them available at all times to everyone using the flats.

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)

- 4 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.

- 5 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.

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

Reason:

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

- 7 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)

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

Reason:

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

- 9 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

Reason:

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

- 11 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)

- 12 All new and existing railings must be painted black and maintained in that colour.

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 apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - all new windows and doors. You must not start any work on these parts of the development until we have approved what you have sent us.

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

Reason:

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

- 14 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have

approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

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

- 15 You must submit to, and have approved by, the City Council, a sample of the obscure glazing (at least 300mm square) to be installed within the dormer windows on the west elevation of the third floor mansard elevation hereby approved. Once approved you must install the glass in accordance with the approved sample and the windows must be fixed shut and maintained in this form thereafter.

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)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.
If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>. **You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**
- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (I54AA)

- 4 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)

- 5 The design and structure of the development shall be of such a standard that the dwelling is free from the 29 hazards listed under the Housing Health Safety Rating System (HHSRS). However, any works that affect the external appearance may require a further planning permission. For more information concerning the requirements of HHSRS contact:

Residential Environmental Health Team
4th Floor East, Westminster City Hall
64 Victoria Street
London SW1E 6QP
www.westminster.gov.uk
Email: res@westminster.gov.uk
Tel: 020 7641 3003 Fax: 020 7641 8504.

DRAFT DECISION LETTER

Address: 18B Charles Street, London, W1J 5DU

Proposal: Erection of extensions at the rear of the main property from basement to fourth floor level and erection of a mansard roof extension at rear third floor level. Internal alterations at all floor levels.

Alterations including the erection of extensions at the rear of the main property from basement to fourth floor level and erection of a mansard roof extension to the rear wing at third floor level; internal alterations on all floor levels.

Plan Nos: Site Location Plan, Drawings: (14 430) DM160 A, PL260 C, DM161 A, PL261 C, PL262 C, PL266 B, PL265 C.

Case Officer: Matthew Giles

Direct Tel. No. 020 7641 5942

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

Reason:

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

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

Reason:

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

- 4 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

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)

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

Reason:

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

- 6 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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)

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 9 You must apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - all new windows and doors. You must not start any work on these parts of the development until we have approved what you have sent us.

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

Reason:

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

- 10 You must apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - new staircase. You must not start any work on these parts of the development until we have approved what you have sent us.

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 11 You must apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - all new internal joinery (skirtings, dados, architraves and internal doors). You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved drawings.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 12 All new windows and glazed external doors must be single glazed.

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)

- 13 All new and existing railings must be painted black and maintained in that colour.

Reason:

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

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013,

and the City of Westminster Unitary Development Plan adopted January 2007, as well as

relevant supplementary planning guidance, representations received and all other material considerations.

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

In reaching this decision the following were of particular relevance:

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

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

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

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

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

1. All drawings are to be read in conjunction with the relevant specification and the relevant contract documents. The contract documents shall prevail in the event of any conflict.

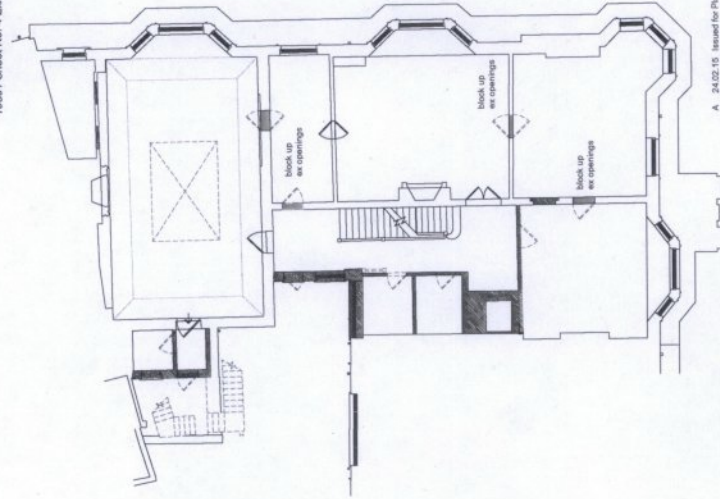
DRAWING SCHEDULE

- 14.430 PL.259B Site Location Plans
- 14.430 PL.260C LQ/GF/1st Floor Plans
- 14.430 PL.261C 2nd/3rd/4th Floor Plans
- 14.430 PL.262C 5th Floor Plans
- 14.430 PL.263C Sections & Elevations
- 14.430 PL.268B Elevations



- 14.430 DM160A Demolition Sheet 1
- 14.430 DM161A Demolition Sheet 2

Also refer to drawings by M.E. Surveys, 103301 Sheet No. 2 Existing Floor Plans, 103301 Sheet No. 3 Existing Floor Plans, 103301 Sheet No. 4 Existing Sections



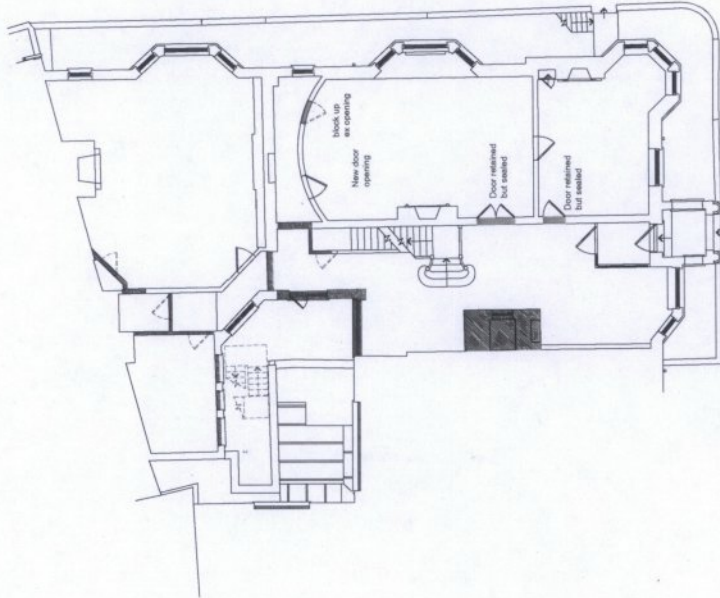
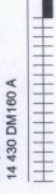
A 24.02.15 Issued for Planning
 Rev. 2 Date Description HC Draw



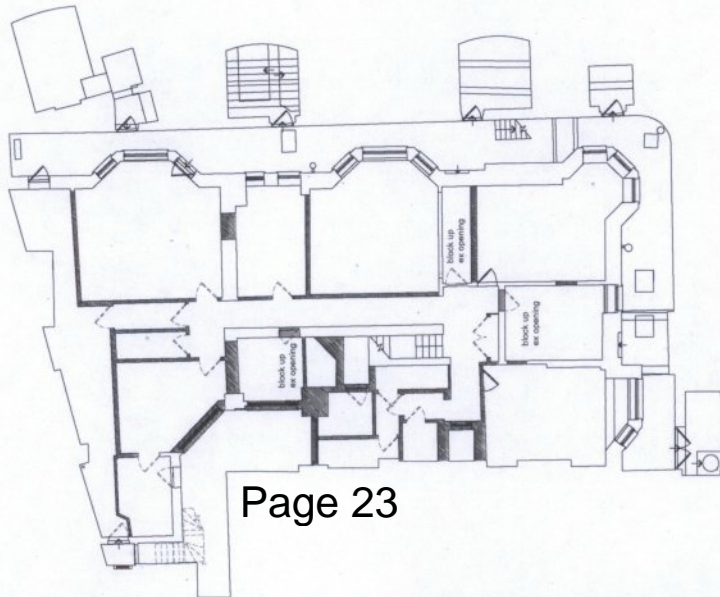
Project
 181 CHARLES STREET
 MAYFAIR, LONDON, W1

Drawing Title
 DEMOLITION SHEET 1
 LOWER GROUND, GROUND
 FIRST FLOOR PLANS

Scale: 1:100
 Drawing No. 14.430 DM160 A



ground



lower ground

Drawings to be submitted to the Local Planning Authority in accordance with the provisions of the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management) Regulations 2003. The drawings are to be used for the purpose of the application.

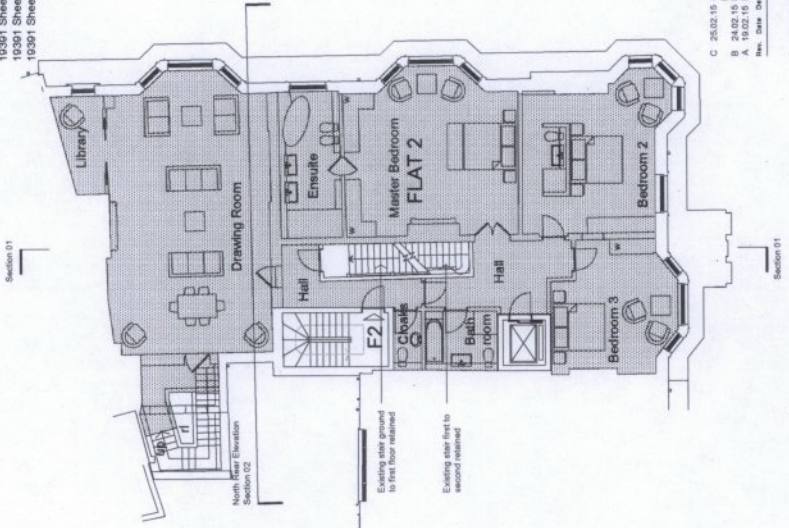
DRAWING SCHEDULE

- 14 430 PL2600 Site Location Plans
- 14 430 PL2600 LGF/GF/1st Floor Plans
- 14 430 PL2600 2nd/3rd/4th Floor Plans
- 14 430 PL2600 5th Floor Plans
- 14 430 PL2600 Section Elevations & Elevations
- 14 430 PL2600 Elevation



Also refer to drawings by MK Surveys.
 10391 Sheet NO. 1 Existing Elevations
 10391 Sheet NO. 2 Existing Floor Plans
 10391 Sheet NO. 3 Existing Floor Plans
 10391 Sheet NO. 4 Existing Sections

- 14 430 DM160A Demolition Sheet 1
- 14 430 DM161A Demolition Sheet 2



- RC 25.02.15 Minor adjustments
 - RC 24.02.15 Issued for Planning
 - RC 19.02.15 Issued for comment
- Rev. Date Description
 Drawn



Project
 185 CHARLES STREET
 MAYFAIR, LONDON, W1

Proposed by
 PROPOSED BY ANS
 LOWER GROUND, GROUND
 AND FIRST

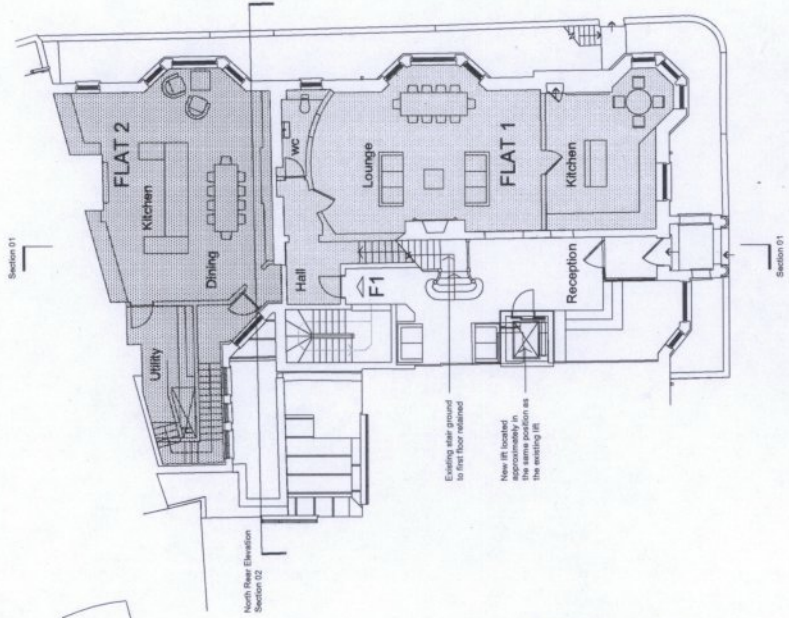
Scale
 1:100
 Grid Ref
 10391/2600/02

14 430 PL260 C

first

SCHEDULE OF ACCOMMODATION

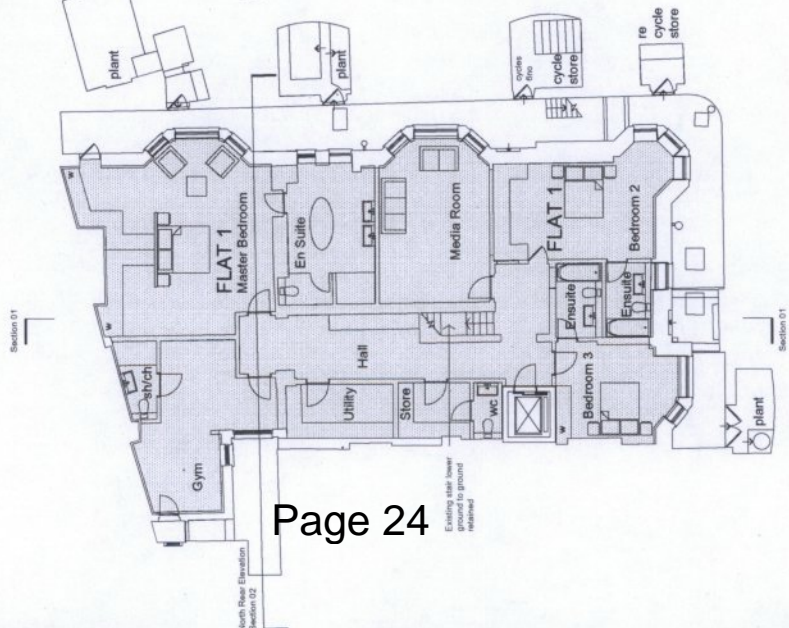
GROUND FLOOR	No.	TYPE	GIA
FLAT 2 (Cont)	3 Bed		232sqm/2406sqft
Total Flat 2	314sqm/3379sqft		



ground

SCHEDULE OF ACCOMMODATION

GROUND FLOOR	No.	TYPE	GIA
RECEPTION	N/A		46sqm/495sqft
FLAT 1 (Cont)	3 Bed		90sqm/1007sqft
Total Flat 1	330sqm/3551sqft		
FLAT 2 (Part)	3 Bed		82sqm/882sqft



lower ground

SCHEDULE OF ACCOMMODATION

LOWER GROUND FLOOR	No.	TYPE	GIA
FLAT 1 (Part)	3 Bed		237sqm/2550sqft

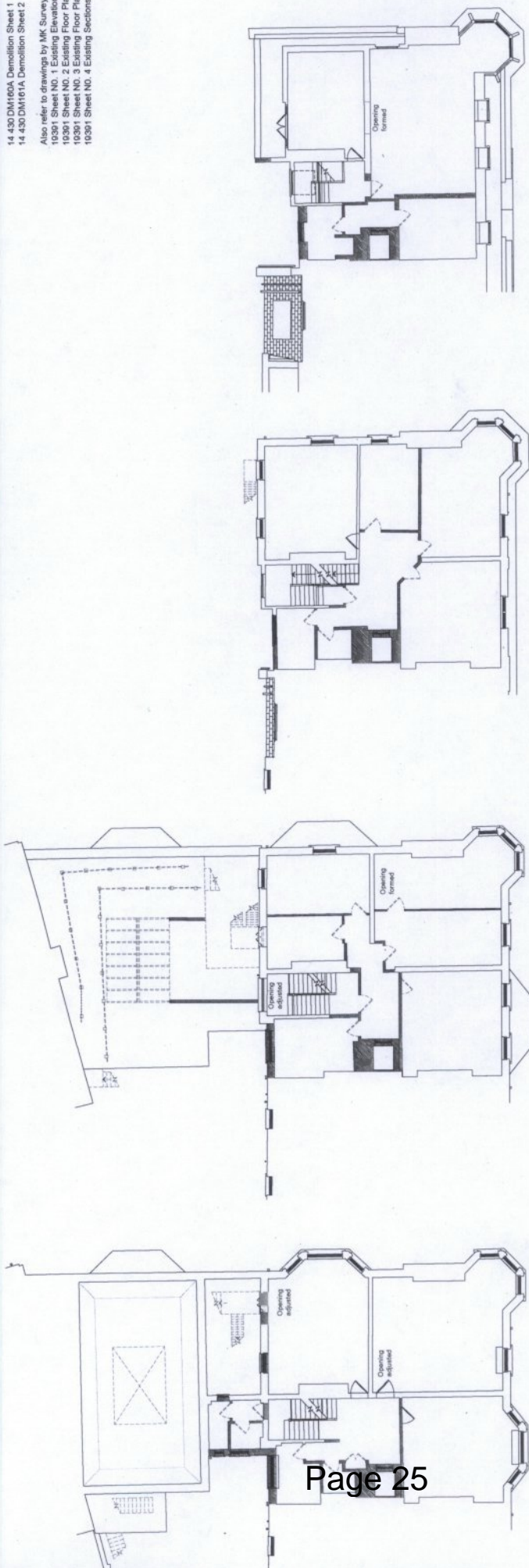
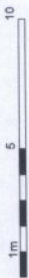
ALL DRAWINGS TO BE CHECKED BY THE ARCHITECT AND APPROVED BY THE CLIENT. ANY CHANGES TO BE MADE TO THE DRAWINGS ARE TO BE APPROVED BY THE ARCHITECT.

DRAWING SCHEDULE

- 14 430 PL 256B Site Location Plans
- 14 430 PL 260C LGFGF/1st Floor Plans
- 14 430 PL 261C 2nd/3rd/4th Floor Plans
- 14 430 PL 262C 5th Floor Plans
- 14 430 PL 265C Sections & Elevations
- 14 430 PL 266B Elevations

- 14 430 DM 160A Demolition Sheet 1
- 14 430 DM 161A Demolition Sheet 2

Also refer to drawings by MK Surveys.
10391 Sheet No. 1 Existing Elevations
10391 Sheet No. 2 Existing Floor Plans
10391 Sheet No. 3 Existing Floor Plans
10391 Sheet No. 4 Existing Sections



second

third

fourth

fifth

No.	Date	Description	By	Check
A	24.02.15	Issued for Planning		



Project: 186, CHARLES STREET, MAYFARL, LONDON, W1

Revision Sheet 5
LONDON, LONDON, LONDON

SECOND TO FIFTH

Drawn: 11/05
Checked: 15/05/2015

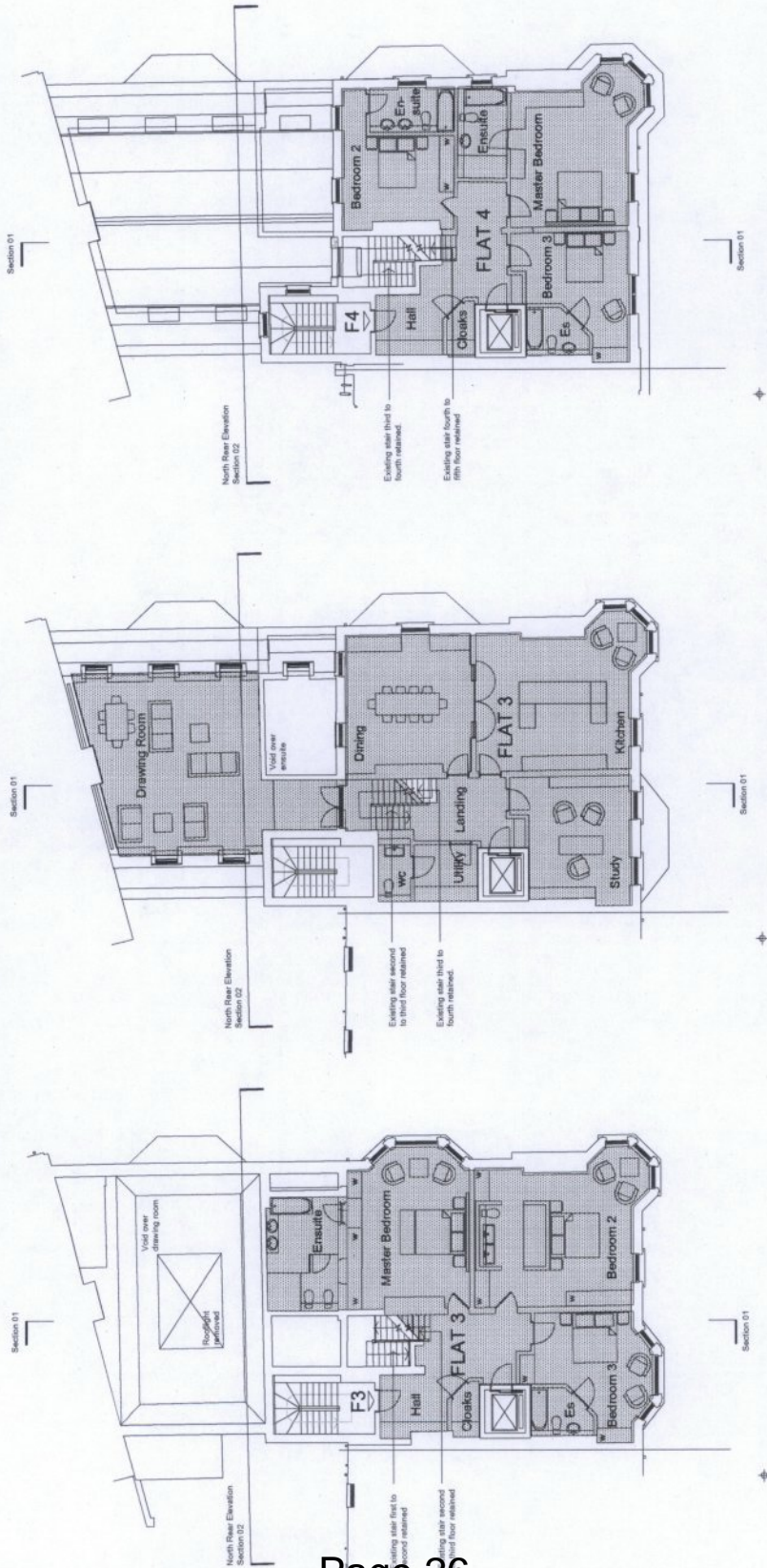
14 430 DM161 A

As shown on the drawings, any other dimensions to be used shall be subject to the approval of the architect.

DRAWING SCHEDULE

- 14.430 PL259B Site Location Plans
- 14.430 PL260C LGFF/GF/1st Floor Plans
- 14.430 PL261C 2nd/3rd/4th Floor Plans
- 14.430 PL262C 5th Floor Plans
- 14.430 PL263C Sections & Elevations
- 14.430 PL268B Elevations
- 14.430 DM160A Demolition Sheet 1
- 14.430 DM161A Demolition Sheet 2

Also refer to drawings by MK Surveys
 19391 Sheet NO. 1 Existing Elevations
 19391 Sheet NO. 2 Existing Floor Plans
 19391 Sheet NO. 3 Existing Sections
 19391 Sheet NO. 4 Existing Sections



second

**SCHEDULE OF ACCOMMODATION
SECOND FLOOR**

No.	TYPE	GIA
FLAT 3 (Part)	3 Bed	132sqm/1420sqft

third

**SCHEDULE OF ACCOMMODATION
THIRD FLOOR**

No.	TYPE	GIA
FLAT 3 (Cont)	3 Bed	176sqm/1884sqft
Total Flat 3		308sqm/3314sqft

fourth

**SCHEDULE OF ACCOMMODATION
FOURTH FLOOR / FIFTH FLOOR**

No.	TYPE	GIA
FLAT 4	3 Bed	Total Flat 4 201sqm/2163sqft

- RC C 25.02.15 Minor Amendments
- RC B 24.02.15 Issued for Planning
- RC A 19.02.15 Issued for comment



Project
 185 CHARLES STREET
 MAYFAIR, LONDON, W.1

Drawing Title
 SECOND, THIRD AND FOURTH
 FLOOR PLANS

No.	Scale	Grid Ref.	Drawn	Checked
1	1:50	1:500 (DCC)	RC	

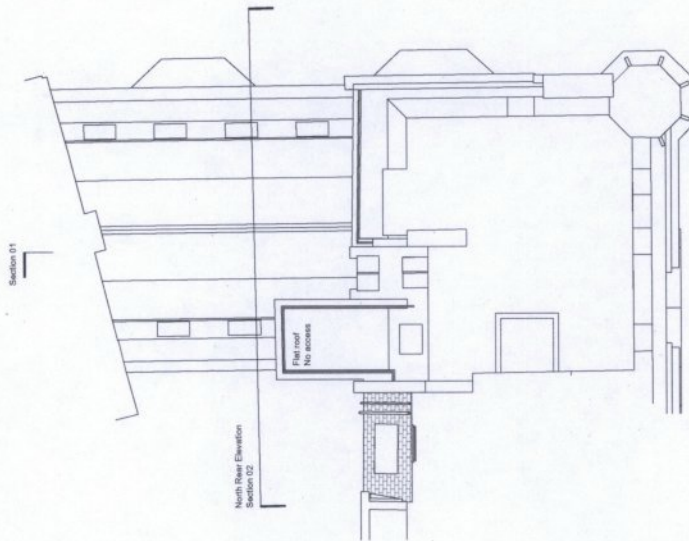
14.430 PL261 C

ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS IN THE UK AND ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS IN THE UK.

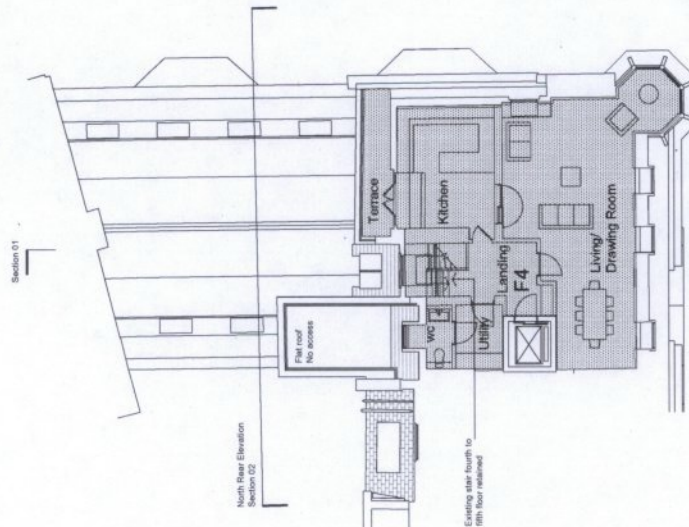
DRAWING SCHEDULE

- 14.430 PL2508 Site Location Plans
- 14.430 PL2600 LGF/GF/1st Floor Plans
- 14.430 PL2610 2nd/3rd/4th Floor Plans
- 14.430 PL2620 5th Floor Plans
- 14.430 PL2650 Sections & Elevations
- 14.430 PL2660 Elevations
- 14.430 DM160A Demolition Sheet 1
- 14.430 DM161A Demolition Sheet 2

Also refer to drawings by MK Surveys.
 19361 Sheet NO. 1 Existing Elevations
 19361 Sheet NO. 2 Existing Floor Plans
 19361 Sheet NO. 3 Existing Floor Plans
 19361 Sheet NO. 4 Existing Sections



roof



fifth

SCHEDULE OF ACCOMMODATION

FOURTH FLOOR/ FIFTH FLOOR

No.	TYPE	GIA
FLAT 4	Cont	--
FLAT 4 TERRACE	Terrace (75sqm)	

- C 25.02.15 Minor adjustments
 - B 24.02.15 Issued for Planning
 - A 19.02.15 Issued for comment
- Rev. Date Description

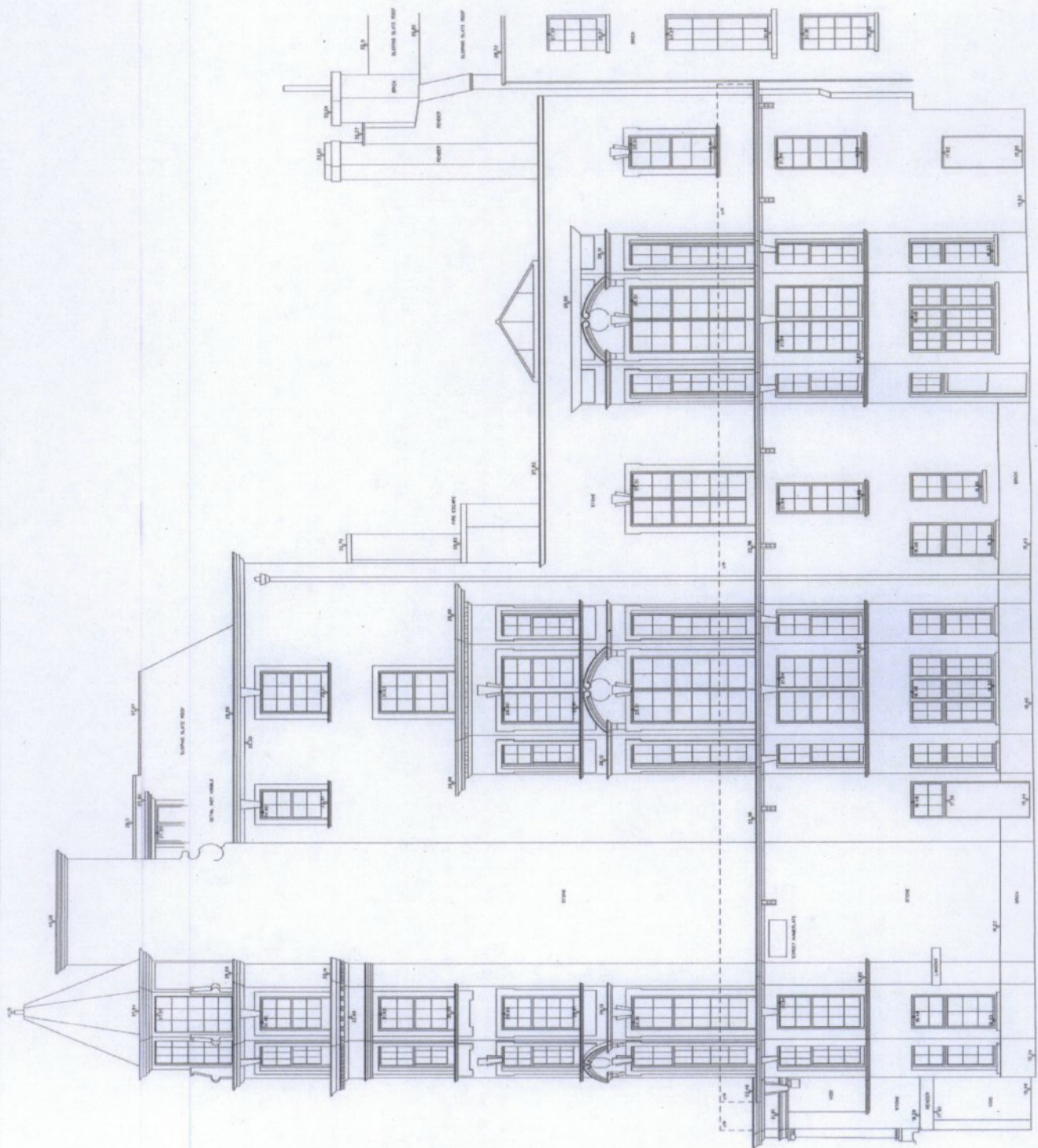


Project
 185 CHARLES STREET
 MAYFAIR, LONDON, W1

System Title
 FIFTH AND ROOF FLOOR PLANS

Date	Scale	Card Ref	Drawn	Checked
11.02.15	1:100	14.430 PL2620	RC	

14.430 PL2620 C



NOTE
 1. Do not scale from this drawing, use the Plotting software.
 2. All dimensions are in feet and inches, unless otherwise indicated.
 3. Refer to drawing notes, conditions and specifications for the contract.
 LOCATION

ALLFORD HALL MORGAN MORRIS
 200 EAST BALTIMORE STREET, BALTIMORE, MARYLAND 21202
 TEL: (410) 528-1841 FAX: (410) 528-1842 WWW: ALLFORDHALL.COM
 PROJECT: 180 Charles Street, Myrtle

PROJECT NO.		10135
DATE		02/08/07
DRAWN BY		[00]
CHECKED BY		022
SCALE		01

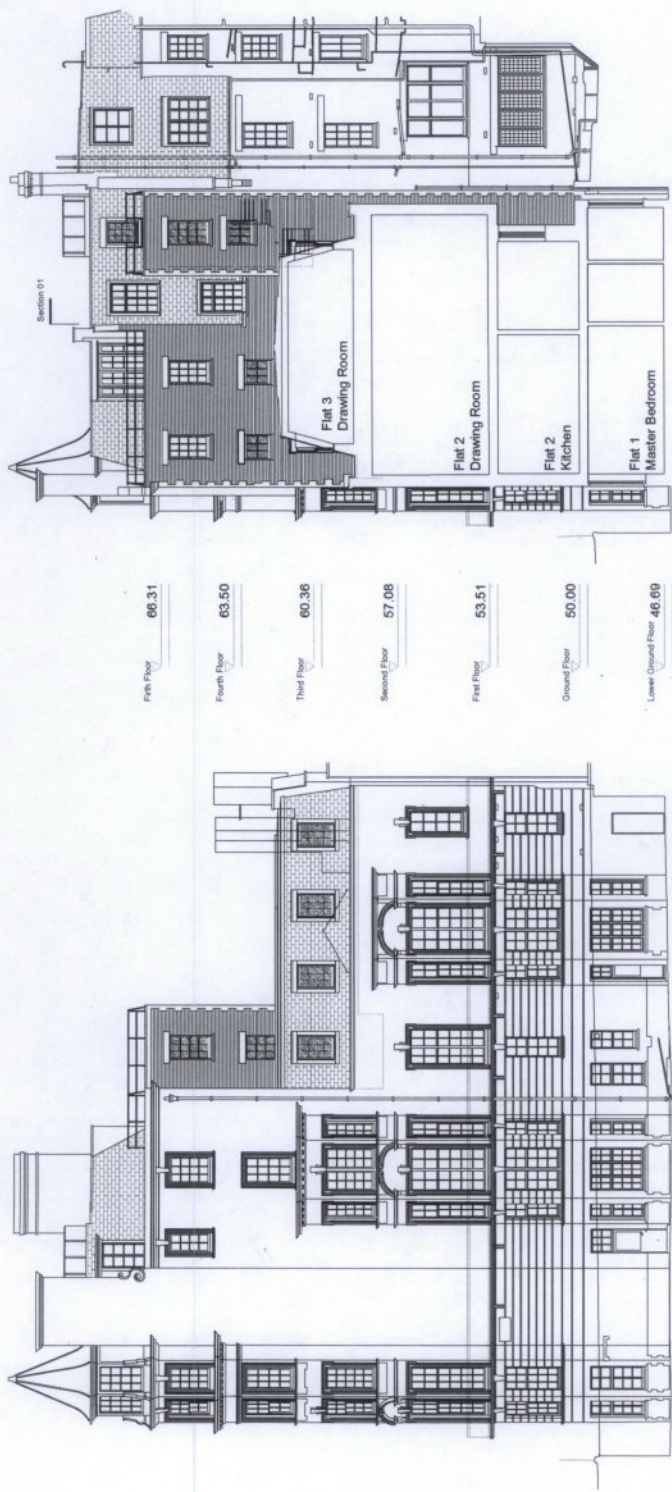
CHESTERFIELD HILL ELEVATION

All drawings to be prepared on A3 paper, dimensions to be in millimetres unless otherwise stated.

DRAWING SCHEDULE

- 14.430 PL266B Site Location Plans
- 14.430 PL266C LCF/Flat Floor Plans
- 14.430 PL261C 2nd/3rd/4th Floor Plans
- 14.430 PL262C 5th Floor Plans
- 14.430 PL265C Sections & Elevations
- 14.430 PL266B Elevations
- 14.430 DM100A Demolition Sheet 1
- 14.430 DM101A Demolition Sheet 2

Also refer to drawings by MK Surveys
 10391 Sheet NO. 1 Existing Elevations
 10391 Sheet NO. 2 Existing Floor Plans
 10391 Sheet NO. 3 Existing Floor Plans
 10391 Sheet NO. 4 Existing Sections



Fifth Floor 66.31
 Fourth Floor 63.50
 Third Floor 60.36
 Second Floor 57.08
 First Floor 53.51
 Ground Floor 50.00
 Lower Ground Floor 46.69

EAST ELEVATION

NORTH REAR ELEVATION

Datum Line 45.00m

Datum Line 45.00m

Datum Line 45.00m

- C 25.02.15 Minor adjustments issued for Planning Section added
- B 24.02.15 Issued for Planning Section added
- A 19.02.15 Issued for comment
- Rev. Date Description
- Drawn

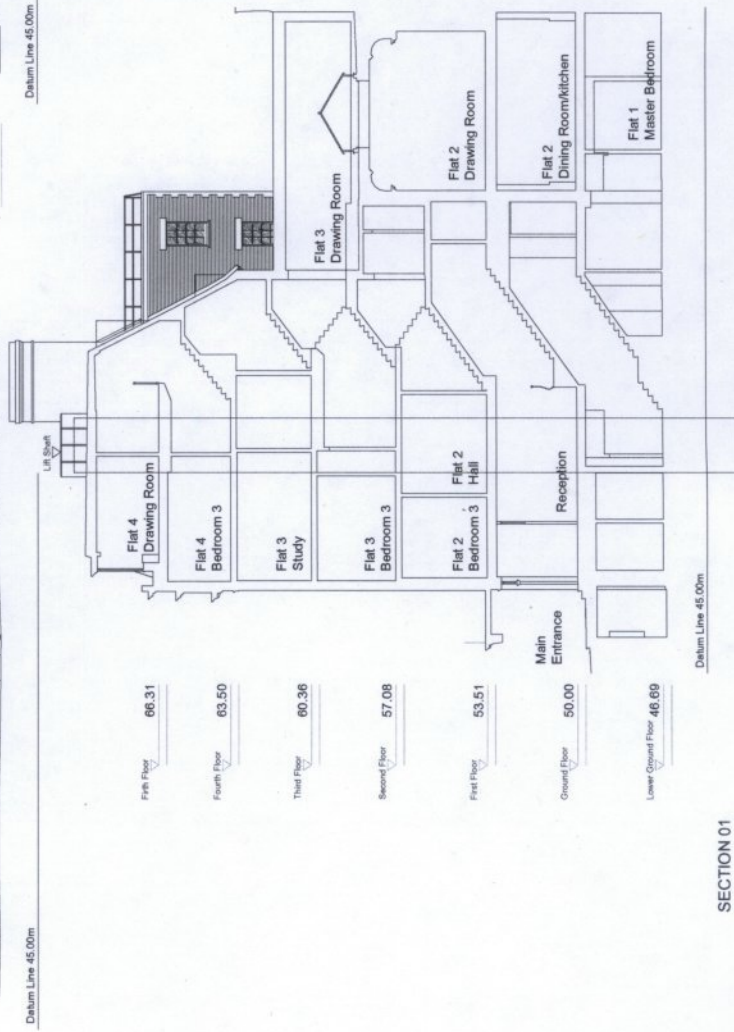


Project:
 188 CHARLES STREET
 MAYFAIR, LONDON, W1

Drawing Title:
 PROPOSED ELEVATIONS AND SECTION

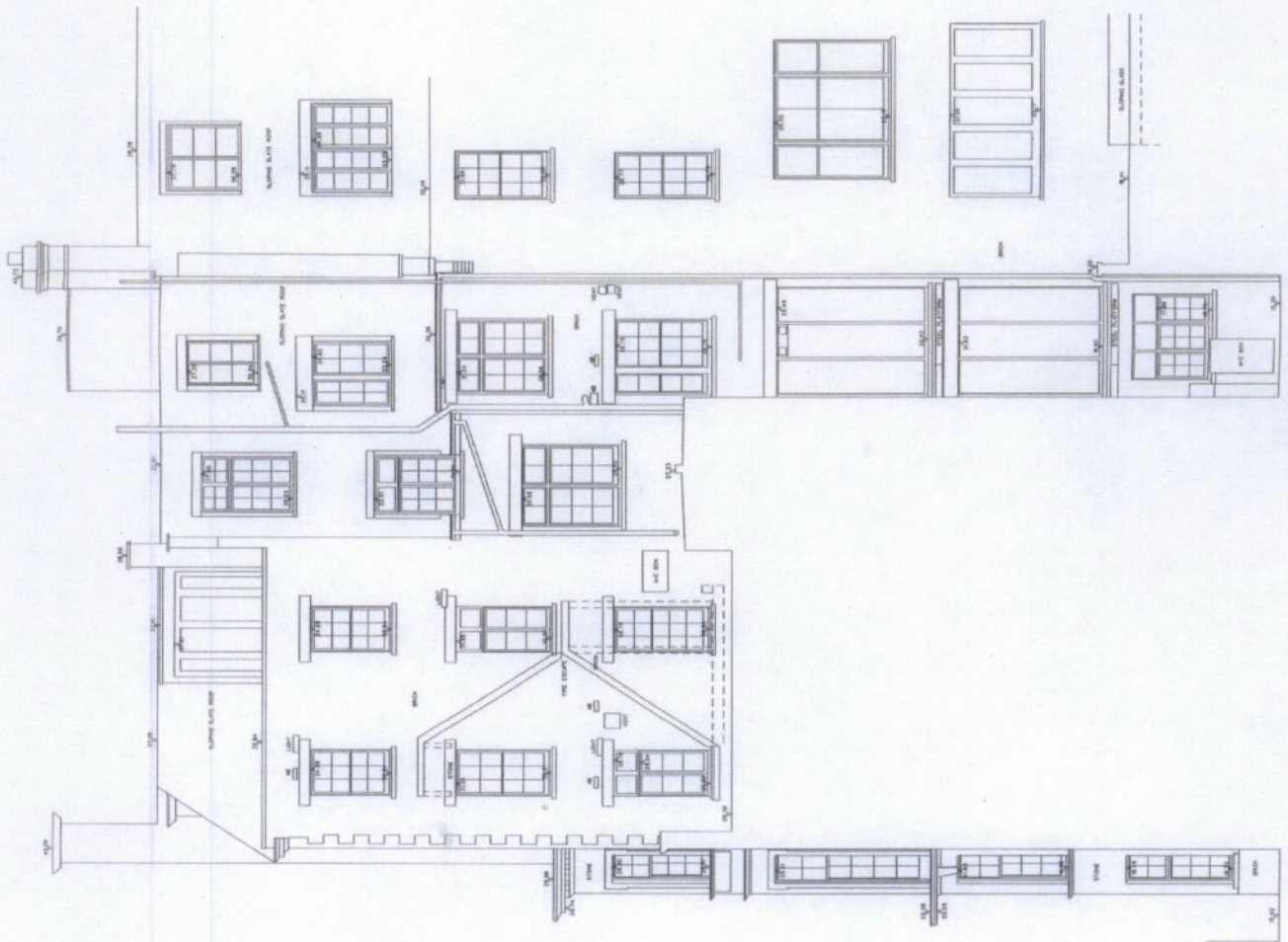
Scale: 1:100
 Date: 14.02.2015
 Drawn: Checked:

14.430 PL265 C



Fifth Floor 66.31
 Fourth Floor 63.50
 Third Floor 60.36
 Second Floor 57.08
 First Floor 53.51
 Ground Floor 50.00
 Lower Ground Floor 46.69

SECTION 01



NOTE
 1. Do not make any alterations, additions or deletions to this drawing without the written consent of the architect.
 2. This drawing is for the purpose of planning only and is not to be used for any other purpose.
 3. The architect is not responsible for any errors or omissions in this drawing.

ALFORD HALL MONAGHAN MORRIS 180 Charles Street, Mayfair London W1D 1LH Tel: 020 7183 4000 Fax: 020 7183 4001 Email: info@alfordhall.co.uk	
PROJECT NO 10135	DRAWING NO [00]
DATE 15/08/11	SCALE 1:100
DRAWN BY DJ	CHECKED BY []
PROJECT NAME REAR ELEVATION	PROJECT TYPE PLANNING
CLIENT []	DRAWING DATE 021 01

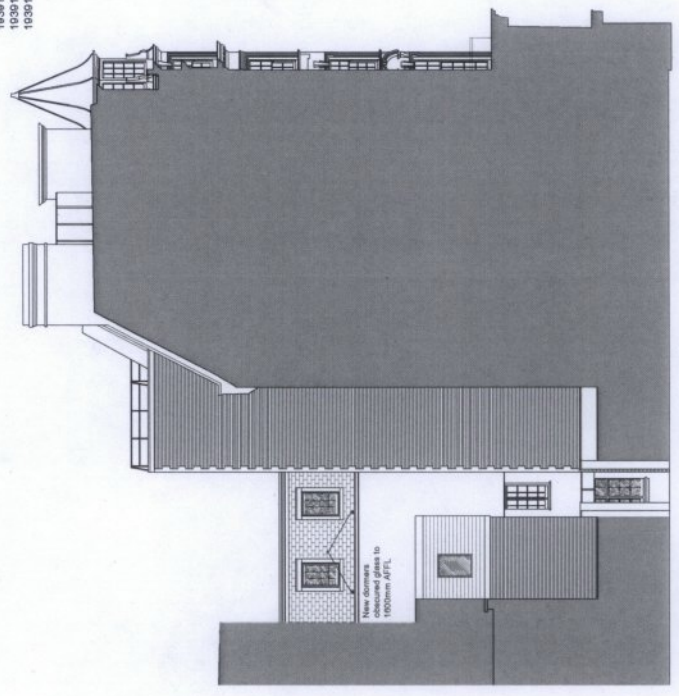
REAR ELEVATION

All drawings to be checked on site. Section elevations to be checked on site and approved by the relevant authorities.

DRAWING SCHEDULE

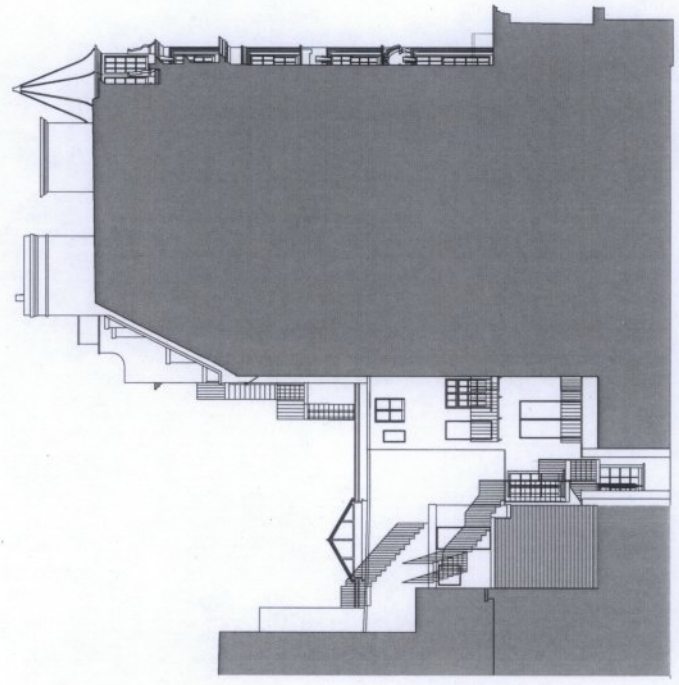
- 14.430 PL256B Site Location Plans
- 14.430 PL260C LGF/GF/1st Floor Plans
- 14.430 PL261C 2nd/3rd/4th Floor Plans
- 14.430 PL262C 5th Floor Plans
- 14.430 PL265C Sections & Elevations
- 14.430 PL266B Elevations
- 14.430 DM160A Demolition Sheet 1
- 14.430 DM161A Demolition Sheet 2

Also refer to drawings by MK Surveys.
 19391 Sheet NO. 1 Existing Elevations
 19391 Sheet NO. 2 Existing Floor Plans
 19391 Sheet NO. 3 Existing Floor Plans
 19391 Sheet NO. 4 Existing Sections



Fifth Floor	06.31
Fourth Floor	03.50
Third Floor	00.36
Second Floor	57.08
First Floor	53.51
Ground Floor	50.00
Lower Ground Floor	46.69

PROPOSED WEST SIDE ELEVATION
 Section through court yard



Fifth Floor	06.31
Fourth Floor	03.50
Third Floor	00.36
Second Floor	57.08
First Floor	53.51
Ground Floor	50.00
Lower Ground Floor	46.69

EXISTING WEST SIDE ELEVATION
 Section through court yard

RC
 B 25.02.15 MK Surveys
 Issued for Planning
 A 24.02.15 Issued for Planning
 Rev. Date Description
 Drawn



Project: CHARLES STREET
 MAYFAIR, LONDON, W1

Existing West Elevation
 Proposed West Elevation

Date	Scale	Clad Ref	Drawn	Checked
2015	1:100	14430PL266B	RC	

14.430 PL266 B



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Agenda Item 3

Item No.
3

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 July 2015	Classification For General Release	
Report of Director of Planning		Wards involved Abbey Road	
Subject of Report	28 Carlton Hill, London, NW8 0JY		
Proposal	Excavation below existing house and rear garden to create one level of basement accommodation with rooflights to the rear. Demolition of existing rear extension and erection of replacement rear extension over three storeys. Excavation to front of property at lower ground floor level to provide additional accommodation and mechanical plant within enclosure to rear garden.		
Agent	James Lambert Architects Ltd.		
On behalf of	Mr Javed Khan		
Registered Number	14/12434/FULL	TP / PP No	TP/20856
Date of Application	17.12.2014	Date amended/ completed	18.05.2015
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 Applicable		

1. RECOMMENDATION

Grant conditional permission.





28 CARLTON HILL NW8
Page 35

2. SUMMARY

The application seeks permission for excavation of a basement extension beneath the footprint of the existing dwellinghouse, part of the rear garden and part of the front garden, with lightwells to the front elevation and rooflights to the rear. It is also proposed to demolish and replace existing rear extensions.

The scheme has been revised during the course of the application to delete the originally proposed second basement floor. The application has attracted significant objection from the St. John's Wood Society and neighbouring residents on grounds including overdevelopment, impact on the conservation area, impact on the amenity of neighbouring residents, loss of trees and the impact of construction works on traffic and structure of neighbouring buildings and the water table.

The key issues in this case are:

- The impact on the appearance of the building and the character and appearance of the St John's Wood Conservation Area.
- The impact on the amenity of neighbouring residents.
- The impact on trees.

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

3. CONSULTATIONS

CONSULTATION RESPONSES ON INITIALLY SUBMITTED SCHEME (JANUARY 2015)

ST JOHN'S WOOD SOCIETY

Objection raised on grounds that the proposal is overdevelopment of the site; 6, 7 or 11 trees are to be felled; double basement extends over more than 50% of the garden, would be un-neighbourly and environmentally damaging; unclear where plant will be vented; additional rooflights will create light pollution; object to external lift as it should be in building envelope.

ARBORICULTURAL MANAGER

Objection. Insufficient soil planting depth to front garden; loss of trees 5, 6, 8, 9, 10 and 11 is regrettable but they are young and may be replaced; no harm to Magnolias through piling; Yew tree missed off survey; Pear tree at risk of root damage; and basement encroaches into root protection area of London Plane tree at rear, as stem diameter is incorrect.

BUILDING CONTROL

The details received are satisfactory for the basement construction.

ENVIRONMENTAL HEALTH

No objection on environmental nuisance or noise grounds.

THAMES WATER

Advice on foul and surface water drainage.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 35; Total No. of Replies: 15.

Fifteen letters/emails received raising objection on all or some of the following grounds:

Design

- Property already developed and development not in keeping.
- Overdevelopment of the site.
- Out of character with house and environs.
- Adverse visual impact on conservation area and listed buildings.
- Extension should be moderated to one storey beneath house.
- Disabled lift should be contained within house.
- Lift enclosure to side creates terracing effect.
- Huge disruption from bulk, height and scale.
- No. 28 already a large house. Wholesale enlargement risks altering character of the street and will establish precedent.
- Proposal will create a seven storey house, doubling the present area, which would be out of keeping with the area.

Amenity

- Detrimental to neighbourhood and environment.
- Mechanical plant in garden should be sound proofed to minimise noise to neighbours.
- Object to side extension encroaching in visibility between houses.

Arboricultural Issues

- Felling trees is unacceptable.
- Long term damage to London Plane tree.
- Diversion of tree roots may affect foundations.
- Loss of mature trees over long term.
- Rear wall (of basement) is in line with RPA of London Plane tree and will restrict future growth to an important tree.
- Tree report does not assess impact on two established trees adjacent to boundary wall in front garden of No. 28 Carlton Hill, or established trees and shrubs in rear garden.

Other Matters

- Flood risk and changes to groundwater, contrary to Policy 6.2 of SPD.
- Underpinning will cause structural damage and threat of subsidence.
- Flood risk hot spot. Solitechnics report states flood risk is not an issue.
- Significant risk to structural integrity of flank walls of Nos. 26 and 30 Carlton Hill.
- High HGV movements will create excessive and unacceptable disturbance.
- Construction impact has been underestimated.
- Safety hazard to pedestrians.
- Hours of construction activity is flouted and not being enforced by Council.
- Carlton Hill is narrow, cars parked either side, traffic calmed and subject to HGV restriction (7.5 tonnes). Road cannot accommodate number of HGV movements.
- Street is used by large numbers of Quinton Kynaston School pupils.
- Continuous refill of lorries will cause movement and cracking to houses.
- No consultation with neighbours at the rear.
- Failure of Council to inform residents.
- No meaningful consultation with residents, contrary to paragraph 4.8 of Design and Access Statement.
- Does not comply with basement policy, which discourages full size basements where large proportion of rear garden is given over to basements.
- Harmful impact on local wildlife and local bird life.
- Attempt to enhance the value of the property.
- No attempt by owners to discuss intentions with those affected.
- Karen Buck MP has brought basement problem to attention of House of Commons and Kensington and Chelsea restrict double basements.

CONSULTATION RESPONSES TO REVISED SCHEME (DELETION OF SECOND BASEMENT FLOOR LEVEL AND SIDE LIFT ENCLOSURE) (MAY 2015)

ST JOHN'S WOOD SOCIETY

Any response to be reported verbally.

ARBORICULTURAL MANAGER

Yew tree still omitted and potential for harm still high, but no objection subject to tree protection. Trial trench excavation to front garden shows that Pear tree is unlikely to be harmed by basement construction. Soil depth over rear basement adequate, but soil depth over some of front garden still inadequate. Trial trench excavation in rear garden for London Plane tree shows that, subject to tree protection and sufficient soil depth, it is possible to pile 10 metres from the rear boundary as shown.

BUILDING CONTROL

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 39; Total No. of Replies: 6.

Two emails received in support of the application from the occupiers of No.26 Carlton Hill and No.41 Clifton Hill. Four letters/emails received raising objection on all or some of the following grounds:

- Whilst relieved that the applicant has withdrawn the double basement remained concerned about the extent of the basement.
- Effects of the proposed lightwells and loss of most of the garden.
- Proposal remains an overdevelopment of the site.
- Revised scheme fails to comply with the City Council's adopted policies or address the objections raised by neighbours to rear.
- Cumulative effect of a number of basements in the area.
- Huge amounts of earth are being removed and additional traffic generated.
- Request hours of building work from 08.00 to 16.00 and introduce regulations to stop/control lorries that damage, pavement and block traffic.
- Impact on residents human rights.
- Trees, plants and wildlife are being destroyed.
- Impact on the water table.
- The proposed basement will involve a huge excavation and this will have possible impact of water diversion from natural streams under St. John's Wood into neighbouring properties.
- Structural damage and movement caused to neighbouring properties.
- If permission is granted it should be limited to the area under the existing house.

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site comprises an unlisted detached mid Victorian property located within the St. John's Wood Conservation Area. The property is in use as a single family dwellinghouse. The property is a white painted stucco villa consisting of a lower ground, ground and three storeys.

4.2 Relevant History

1 August 2000 – Permission granted for erection of a basement extension with ground floor conservatory and demolition and reconstruction of existing back addition of dwellinghouse (00/03966/FULL).

22 August 2008 – Permission granted for the erection of a single storey garden building (05/05353/FULL).

11 February 2014 – A Certificate of Proposed Lawful Development was issued for alterations to the front of the property, including the creation of an area of hardstanding (13/11039/CLOPUD).

5. THE PROPOSAL

The current application proposes the excavation of a basement below the footprint of the dwellinghouse, which would extend out under part of the rear garden. In addition, it is proposed to extend the existing lower ground floor below the front garden and demolish the existing rear extensions between lower ground and first floor levels and replace them with an extension that is a facsimile of the existing situation, albeit with the addition of a further single storey extension at lower ground floor level.

The scheme as initially submitted proposed a two storey basement beneath the rear garden and a lift enclosure to the side elevation of the dwellinghouse. During the course of the application the scheme has been amended in response to objection from neighbours and officers to omit the second basement storey beneath the rear garden and delete the lift enclosure to the side elevation.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The extensions and enlargement of existing residential properties is acceptable in land use terms and in accordance with Policy H3 in the UDP.

The additional accommodation would be used in conjunction with the occupation of the existing dwellinghouse, which contains sufficient habitable rooms above ground level with good lighting levels so that the overall standard of accommodation would be acceptable, notwithstanding the lack of natural light that would be received by the new basement accommodation.

Several objectors state that the proposal represents an overdevelopment of the site. However, the proposed basement would not increase the number of residential units on the site and as such, in land use terms the proposed development does not represent overdevelopment and objections raised on this ground cannot be supported.

6.2 Design and Townscape

A significant number of comments have been received from neighbours regarding the design of the extensions and the impact on the St John's Wood Conservation Area.

The main body of the basement excavation will be subterranean. The external manifestation of the basement in the form of small circular rooflights set within the landscaped planter beds to the side of the rear garden is considered to be acceptable. Though the Basement Development in Westminster SPD (2004) states that lightwells should be set adjacent to

the building and that they may be resisted if set into the garden, in this case the three rooflights proposed are small in scale and discreetly located within the planted areas, such that they would not have a negative impact on the character and appearance of the building or the St. John's Wood Conservation Area.

However, the lightwells to the front garden are not considered to be acceptable in their current form. They are designed in effect as very large rooflights with glazing over, rather than as open lightwells. On both sides of the garden there are views down into these lightwell areas from street level, which would mean that the immediate setting of the building would be large modern panels of glass which would be inappropriate for a domestic style building of this period. The front glazed rooflights would allow a 'wash' of light up the elevation at night-time when the rooms below were in use. These elements of the scheme would harm the appearance of the building and the character and appearance of the St. John's Wood Conservation Area.

In view of these significant concerns, an amending condition is recommended requiring the covered front lightwells to be redesigned as smaller lightwells with grilles above, rather than glazing, which is in line with the guidance set out in the Basement Development in Westminster SPD.

The extension of the lower ground floor below the front garden is similarly not objectionable in design terms given that it would not be appreciable following completion of the development. Hard and soft landscaping would be reprovided to the front of the building to broadly replicate the existing landscaping arrangement. Accordingly, the appearance of the building and the character and appearance of the conservation area would be preserved.

The new enclosure to accommodate the supply and discharge vents for the basement swimming pool would be discreetly located against the side boundary wall with No.26 and would be sited within planting along this side of the garden. Further details of the detailed design of this structure are to be secured by condition.

The rebuilding of the existing later addition rear extensions to the original building in facsimile is uncontentious in design terms, as is the modest enlargement of these rear extensions at lower ground floor level.

Overall in design terms, the proposal is acceptable and would preserve the character and appearance of the St John's Wood Conservation Area in compliance with Policies DES1, DES5 and DES9 in the UDP and Policies S25 and S28 of the City Plan.

6.3 Amenity

Given the subterranean nature of the proposed basement extension and the limited extent of external manifestations, the development once built, will not result in a significant impact on residential amenity.

The above ground extensions to be rebuilt in facsimile will not materially harm the amenities of neighbouring properties, and the single storey infill extension to the rear will be screened by high boundary walls and planting to the rear garden, with overlooking confined to the rear garden of the application site.

The proposal includes a gym and swimming pool in the new basement and these are proposed to be served by mechanical plant with air intake and extract vents located within a plant enclosure within the rear garden adjacent to the side garden boundary with No.26 Carlton Hill. Environmental Health have reviewed the submitted Environmental Noise Survey and are satisfied that, subject to the recommended conditions, the proposed mechanical plant

would comply with Policies ENV6 and ENV7 of the UDP and Policy S32 of the City Plan, which prevent new development causing noise disturbance to neighbouring residents.

Although concerns have been raised by the St. John's Wood Society regarding light pollution from the rooflights and lightwells, given that these are limited in scale and typical of domestic buildings of this period, it is not considered that the level of light emanating from the lightwells and rooflights would have a detrimental impact on the amenity of neighbouring residents in terms of light pollution.

In summary, in amenity terms the proposal complies with Policies ENV6, ENV7 and ENV13 in the UDP, and Policies S29 and S32 in the City Plan.

6.4 Transportation/Parking

The application does not involve an increase in residential units or loss of car or cycle parking and as such, the proposed development is not objectionable in highways terms.

6.5 Economic Considerations

Not applicable.

6.6 Equalities and Diversities (including Access)

No alteration to existing means of access to this private dwellinghouse is proposed.

6.7 Other City Plan/ UDP/ Westminster Considerations

None relevant.

6.8 London Plan

The application does not raise strategic issues.

6.9 Other UDP/Westminster Policy Considerations

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

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

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

6.10 Planning Obligations

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

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

UDP Policy ENV16 seeks to safeguard and protect important trees in conservation areas. A number of objectors have commented on the potential impact of the proposed basement construction on the health of trees that are of amenity value within and adjoining the site. This includes a mature London Plane tree to the rear of the site, which is located in the rear garden of No.41 Clifton Hill, but which roots beneath part of the rear garden of the application site.

The applicant has submitted a detailed Arboricultural Report that has been assessed by the Arboricultural Manager. The applicant has amended the Arboricultural Report during the course of the application and revised the scheme to address the initial concerns raised by the Arboricultural Manager. Extensive investigation works have also been carried out on site to investigate the location of tree roots to the front (south), side (west) and rear (north) of the site. The amended report concludes that the proposed excavation of the basement would not adversely impact trees. The soil depth over the extended lower ground floor beneath the soft landscaped area to the front garden has been increased as part of the amendments during the course of the application.

The Arboricultural Manager does not object to the removal of trees 5, 6, 8, 9, 10 and 11 in the rear garden of the site (Mulberry, Norway Maple, Acer and Almanchier), as these are young trees or in early maturity that may be replaced subject to a suitable landscaping scheme. Conditions to ensure the provision of replacement landscaping and trees are recommended.

The stem diameter of the mature London Plane tree to the rear, located in the rear garden of No.41 Clifton Hill, is 1350mm, not 900mm as stated in the report, and the proposed rear basement will therefore encroach into the 15 metre root protection area of the tree.

In terms of the trees to be retained, the Arboricultural Manager is satisfied that the Magnolias to the front of No.30 Carlton Hill can be retained without excavation and piling works harming these trees.

Whilst the Yew tree in the front garden to No.30 Carlton Hill has not been appropriately marked and recorded in the submitted arboricultural survey, the Arboricultural Manager is satisfied that it may be possible to push back the tree's canopy for the duration of the development by locating a hoarding close to the basement piling line. On this basis and subject to this approach being considered in more detail as part of a condition requiring details of tree protection measures, the Arboricultural Manager does not object in respect of the impact on this neighbouring tree.

Following the digging of trial trenches during the course of the application, the Arboricultural Manager is satisfied that both the Pear tree and the London Plane tree at No.41 Clifton Hill can be retained without the proposed excavation and piling works causing them harm.

6.12 Other Issues

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 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.

In this case concern has been raised by residential occupiers of neighbouring properties over the potential impact of the basement excavation on the structure and foundations on adjoining properties including party walls. 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. 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.

Building Control have assessed the report and consider that the proposed construction methodology appears satisfactory. 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 Construction Management Plan (CMP) has been submitted by the applicant. This sets out in outline form the duration of the construction period and measures to mitigate the impact on nearby residential properties and to limit the impact on the highway network.

The total construction phase associated with the basement excavation, demolition and rebuilding of the extensions, and landscaping is anticipated to be 18 months, with the completion of the basement shell anticipated to take 12 months to complete.

Site welfare facilities are to be established within the site in the rear garden, following the appointment of the principal contractor.

One of the main areas of concern of objectors relates to the basement excavation and the frequency and duration of construction vehicles to and from the site. The excavation of the basement is, at this stage, anticipated to be 26 weeks, with on average, 10 lorries accessing the site per week, or two per day for a duration of 45 minutes. Deliveries to the site will be restricted to between 09.30 and 15.30 hours, to avoid peak congestion, with deliveries marshalled by a banksman on a 'just in time' basis to limit queuing and disruption. The access routes for construction traffic are not set out at this stage. Building materials will be stored on site, with security hoarding erected around the site and only a single point of entrance onto Carlton Hill.

The CMP gives little detail on measures to reduce dust or no 24 hour emergency contact number for residents. It is in outline form only at this stage and falls short of the level of detail normally required. The applicant has, however, carried out consultation with 60 residents in the immediate locality to seek to address their concerns regarding the construction impacts associated with the proposed basement excavation, and an on-going commitment is made by the applicant to continue to keep local residents informed. Although some residents have expressed concerns regarding the wider cumulative impacts associated with basement excavations, the impact on the highway as a result of construction works would not justify withholding planning permission.

A condition is therefore recommended to ensure a robust finalised CMP is submitted that sets out in more detail the sequencing of development, emergency contact details and measures to mitigate noise and dust. The CMP that is submitted pursuant to the recommended condition will be the subject of further consultation with neighbouring residents, given the concerns that have been raised in respect of construction impact to date.

6.12.3 Other Matters

Several objectors state that insufficient publicity has been given to this application. According to Council records, a total of 24 neighbouring properties have been consulted in writing on this application, including all those immediately adjoining to the sides and at the rear, as well as opposite the site in Carlton Hill. Furthermore, the application has been advertised in the local paper and a site notice erected outside the site. Accordingly, the Council's consultation on the application has well exceeded the minimum statutory requirement for consultation on a planning application. As such, the objection raised on this ground cannot be supported.

7. CONCLUSION

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

BACKGROUND PAPERS

1. Application form.

CONSULTATION ON INITIAL SCHEME (JANUARY 2015)

2. Email from the St. John's Wood Society dated 3 March 2015.
3. Email from Thames Water dated 23 January 2015.
4. Memo from Environmental Health dated 5 February 2015.
5. Memo from the Arboricultural Manager dated 12 February 2015.
6. Email from the occupier of 41 Clifton Hill dated 21 January 2015.
7. Letter from the occupier of 32 Carlton Hill dated 26 January 2015.
8. Letter from Boddy and Edwards Chartered Surveyors on behalf of owners of 30 Carlton Hill dated 29 January 2015.
9. Email from the occupier of 43 Clifton Hill dated 29 January 2015.
10. Email from the occupier of the Garden Flat, 45 Clifton Hill dated 31 January 2015.
11. Letter from the occupier of 11 Carlton Hill dated 2 February 2015.
12. Email from the occupier of 19 Carlton Hill dated 2 February 2015.
13. Letter from the occupier of 36 Carlton Hill dated 3 February 2015.
14. Email from the occupier of 29 Carlton Hill dated 3 February 2015.
15. Email from the occupier of 17 Carlton Hill dated 4 February 2015.
16. Letter from the occupier of 31 Carlton Hill dated 4 February 2015.
17. Email from the occupier of 27A Carlton Hill dated 4 February 2015.
18. Email from the occupier of 35 Carlton Hill dated 5 February 2015.
19. Email from the occupier of the Garden Flat, 25 Carlton Hill dated 6 February 2015.
20. Letter from MLM Property Management on behalf of the occupiers of 4, 6, 8 Carlton Hill Ltd dated 13 February 2015.

CONSULTATION ON REVISED SCHEME (MAY 2015)

21. Memo from the Arboricultural Manager dated 17 June 2015.
22. Email from the occupier of 41 Clifton Hill dated 1 June 2015.
23. Letter from the occupier of 32 Carlton Hill dated 7 June 2015.
24. Letter from Boddy and Edwards Chartered Surveyors dated 9 June 2015 on behalf of owners of 30 Carlton Hill.
25. Email from the occupiers of 29 Carlton Hill dated 9 June 2015.

- 26. Email from the occupiers of 26 Carlton Hill dated 9 June 2015.
- 27. Email from the occupiers of 43 Clifton Hill dated 21 June 2015.

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

DRAFT DECISION LETTER

Address: 28 Carlton Hill, London, NW8 0JY

Proposal: Excavation below existing house and rear garden to create one level of basement accommodation with rooflights to the rear. Demolition of existing rear extension and erection of replacement rear extension over three storeys. Excavation to front of property at lower ground floor level to provide additional accommodation and mechanical plant within enclosure to rear garden.

Plan Nos: Site Location Plan, SP01 rev C, EX01, EX02, EX03, EX04, EX05, EX06, EX07, EX08, EX09, EX11, PR02 rev C, PR03 rev C, PR04 rev C, PR05, PR06, PR07 rev C, PR08 rev C, PR09 rev C, PR10 rev C, PR11 rev C, PR12 rev C, PR13 rev C, Environmental Noise Survey, Basement Impact Assessment (Revision 1) (for information only - see Informative 2), Design and Access Statement (Amended) 28CH/DAS 002, Construction Management Plan (for information only - see Condition 9), Combined Geotechnical and Ground Contamination Risk Assessment (for information only - see Informative 2) and Arboricultural Impact Assessment and Method Statement dated 6 May 2015.

Case Officer: Katherine Rawlins

Direct Tel. No. 020 7641 6204

Recommended Condition(s) and Reason(s):

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

Reason:

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

- 2 Except for basement excavation work, you must carry out any building work which can be heard at the boundary of the site only:

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

You must carry out basement excavation work only:

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

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

Reason:

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

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the 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 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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

(a) Both front lightwells reduced in size so as to each be no larger than 2.5m long by 0.8m wide, with each lightwell to be aligned with the existing windows above to the front elevation at lower ground floor level, and for each open lightwell (i.e. not glass covered) to be covered by a grille, with the grille flush with the top of the lightwell.

(b) Plan and elevation drawings shall also be submitted showing the associated changes to the basement floor plan and elevations.

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the 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 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 The new rear extensions shall be faced to their sheer elevations in smooth render painted and permanently maintained to match the colour of the existing render to the existing rear elevation and the doors and windows shall be formed in glazing and white painted timber framing.

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 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must apply to us for approval of detailed drawings of the following parts of the development: The mechanical plant enclosure within the rear garden against the boundary with No.26 Carlton Hill.

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. The enclosure surrounding the mechanical plant equipment must be erected in its entirety prior to the mechanical plant contained within the enclosure being brought into use and the enclosure shall be maintained thereafter in accordance with the detailed drawings that we approve unless or until the mechanical plant within the enclosure is permanently removed.

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 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 (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 5 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 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.
- (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:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(2) 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. 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.

- 8 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.

- 9 **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 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)

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

Reason:

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

- 11 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. 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 carry out the work according to the approved details.

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)

- 12 You must plant new trees to replace the trees which you propose to remove as part of this development (Tree Numbers 5, 6, 8, 9, 10 and 11 in the Tree Report dated 6 May 2015) in the first planting season after you complete the development. You must apply to us for approval of the position, size and species of the replacement 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 the same size and species to the one originally planted.

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)

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.

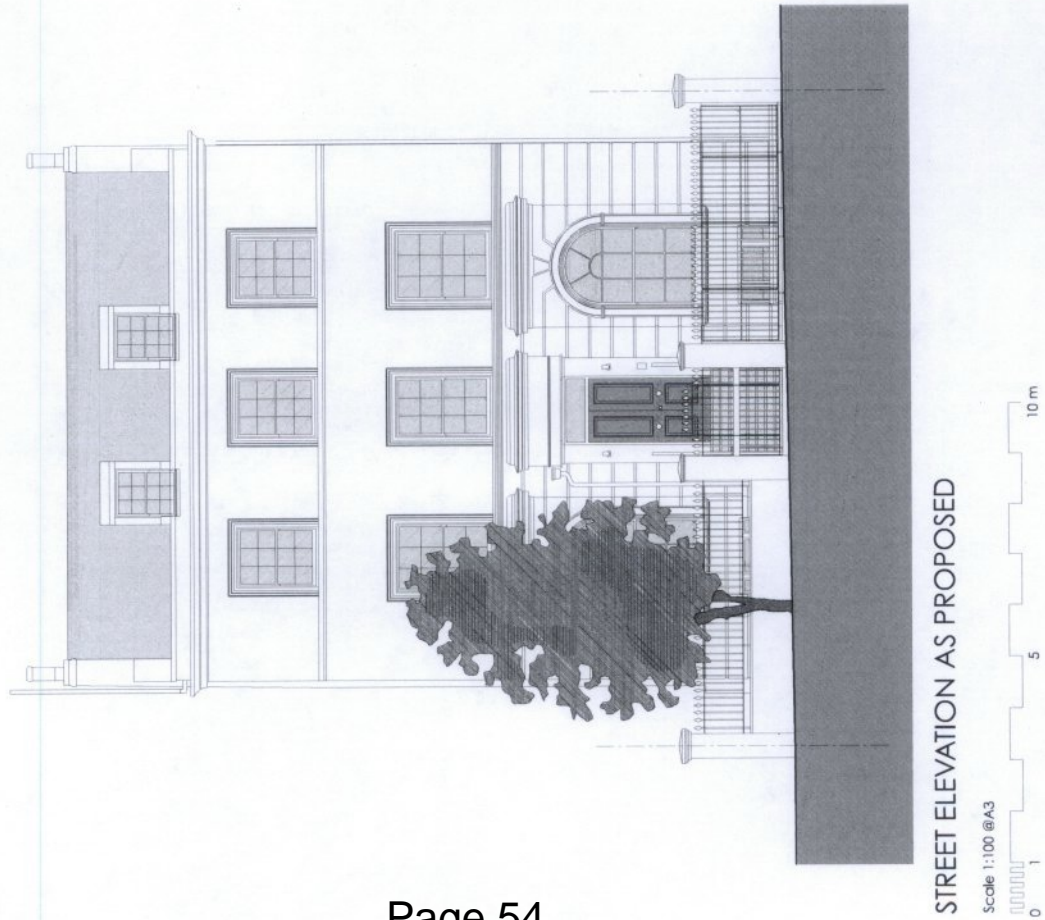
- 2 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes 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.

- 3 Condition 11IN requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:
 - * the order of work on the site, including demolition, site clearance and building work;
 - * who will be responsible for protecting the trees on the site;
 - * plans for inspecting and supervising the tree protection, and how you will report and solve problems;
 - * how you will deal with accidents and emergencies involving trees;
 - * planned tree surgery;
 - * how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
 - * how you will remove existing surfacing, and how any soil stripping will be carried out;
 - * how any temporary surfaces will be laid and removed;
 - * the surfacing of any temporary access for construction traffic;
 - * the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
 - * site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;
 - * how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
 - * the place for any bonfires (if necessary);
 - * any planned raising or lowering of existing ground levels; and
 - * how any roots cut during the work will be treated.

- 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)

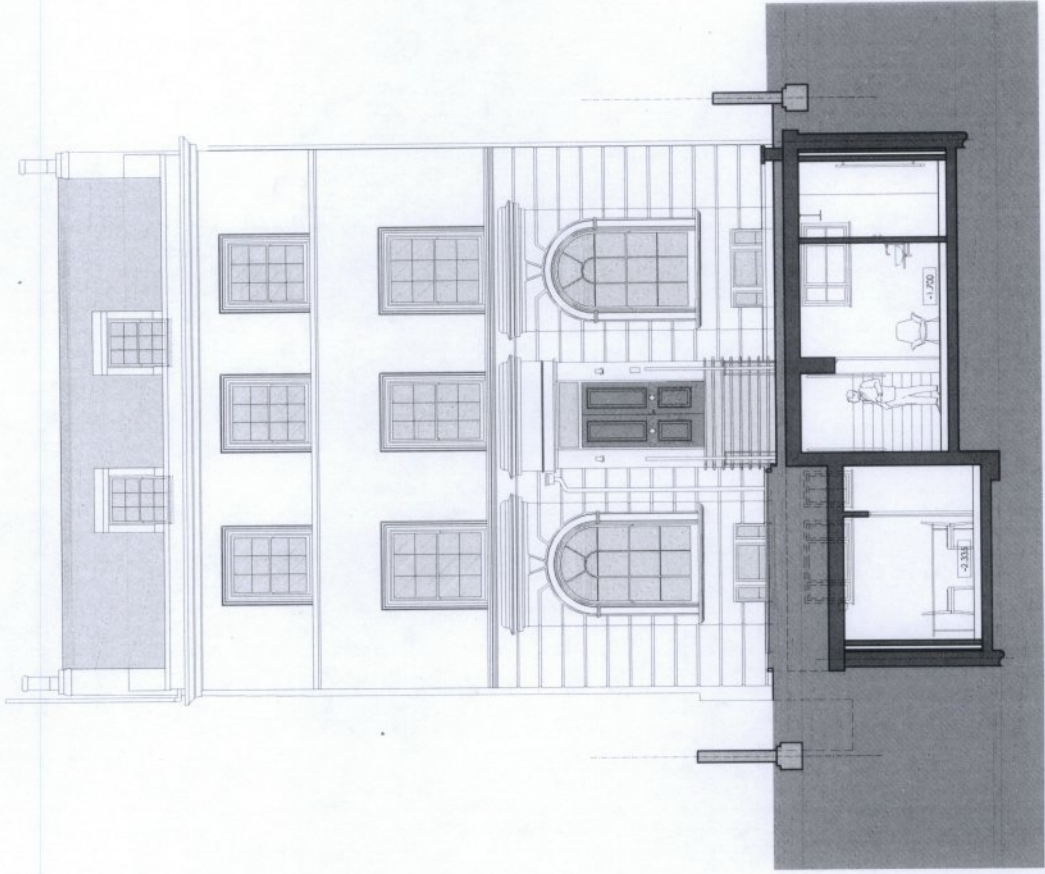
- 5 You should ensure that the details you submit to satisfy the construction management and tree protection conditions are prepared in conjunction with each other, as adequate protection of trees on and adjacent to the site will rely heavily on an appropriate site set up and means of construction.

existing structure
 proposed structure



STREET ELEVATION AS PROPOSED

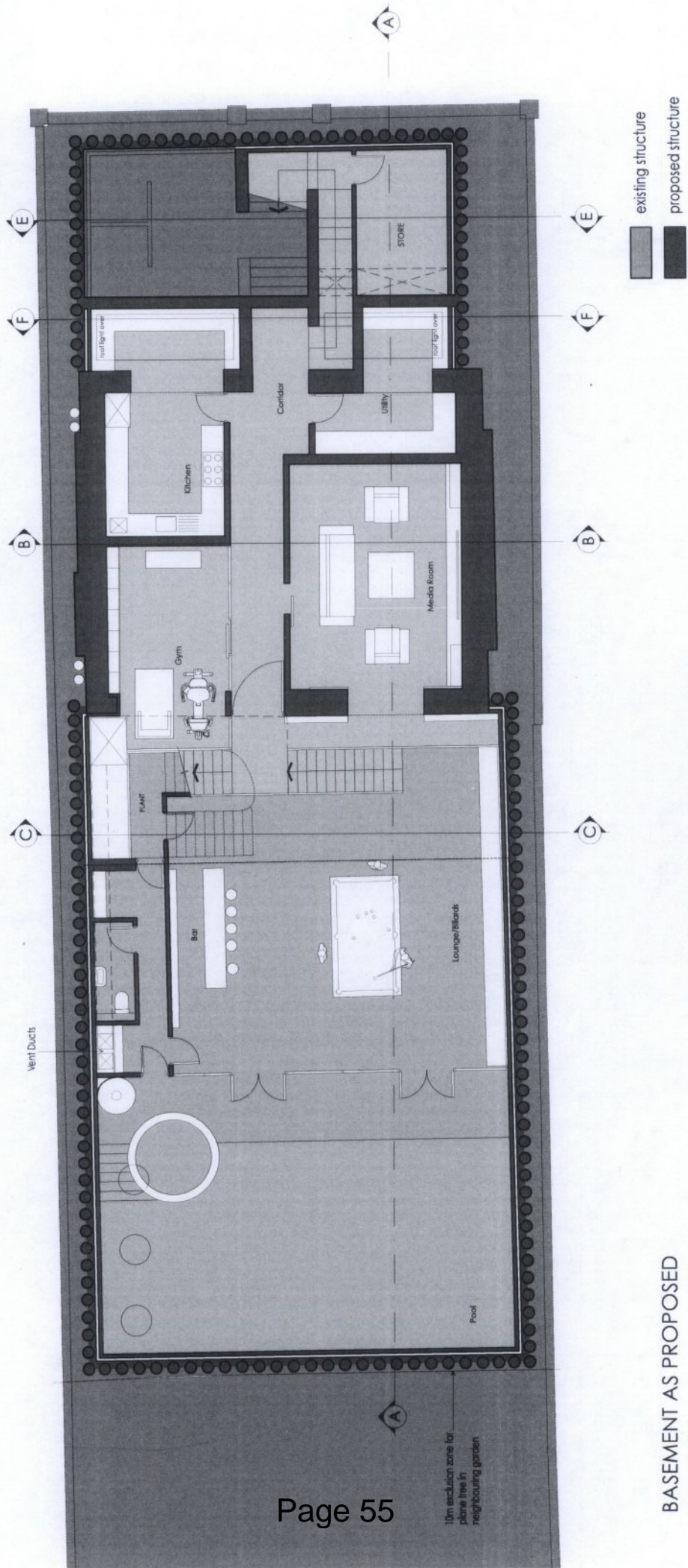
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FRONT ELEVATION/SECTION EE AS PROPOSED



GIFA:
 existing basement 17.5 m2 or 188 sqft
 proposed basement 280.0 m2 or 3013.9 sqft

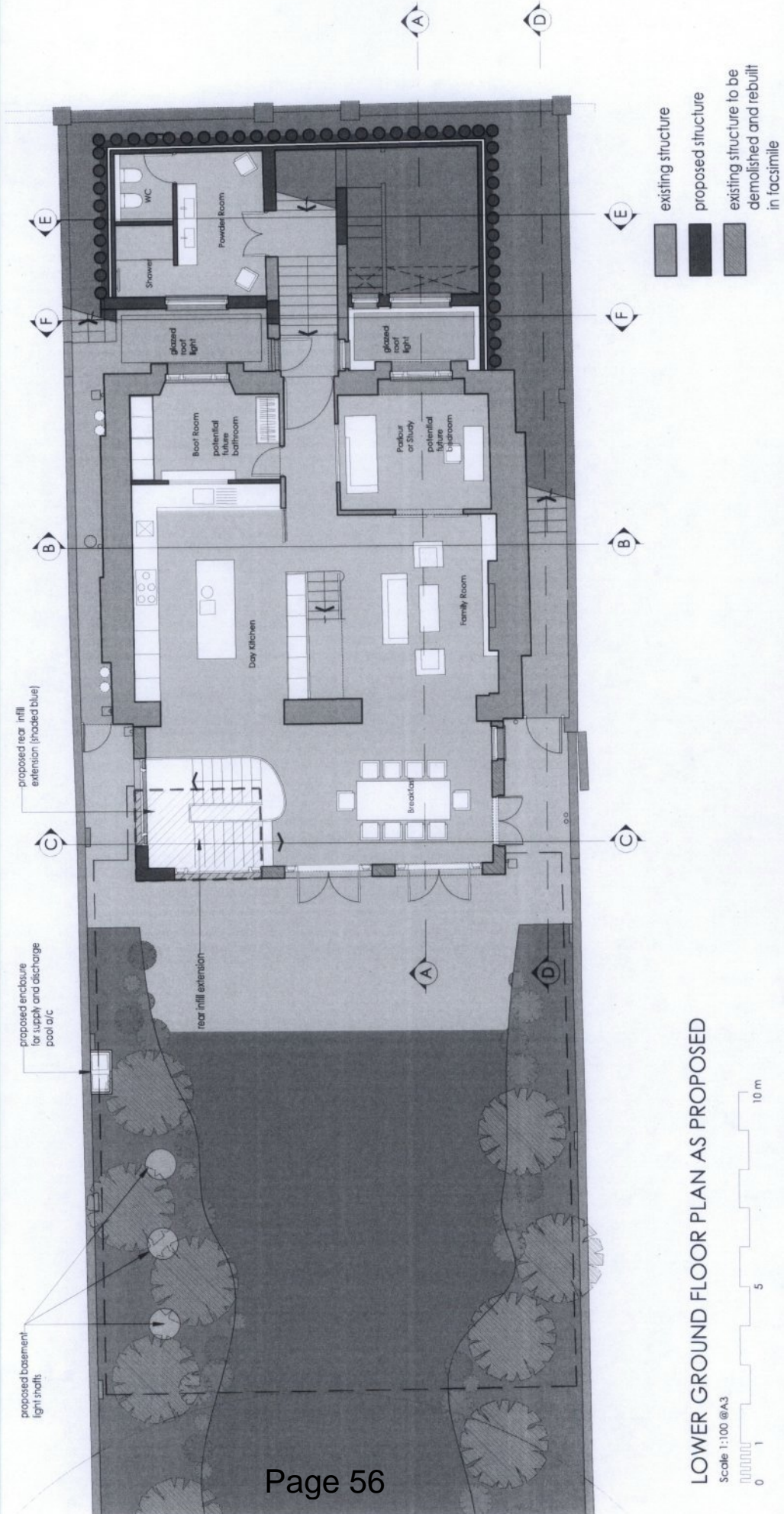


BASEMENT AS PROPOSED

Scale 1:100 @A3



GIFA:
 existing lower ground floor 115.0 m² or 1237.8 sqft
 proposed lower ground floor 152.0 m² or 1636.5 sqft

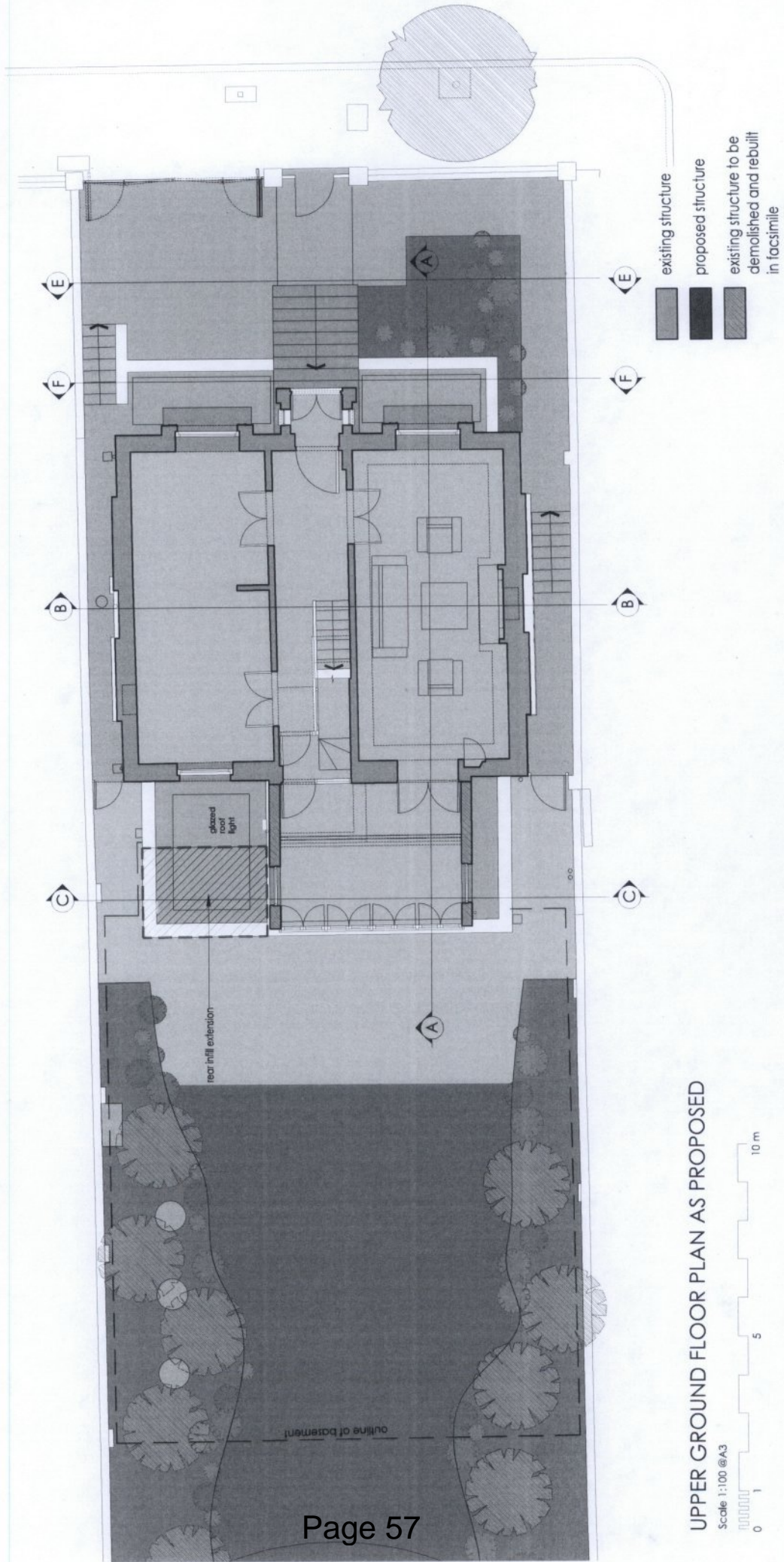


LOWER GROUND FLOOR PLAN AS PROPOSED

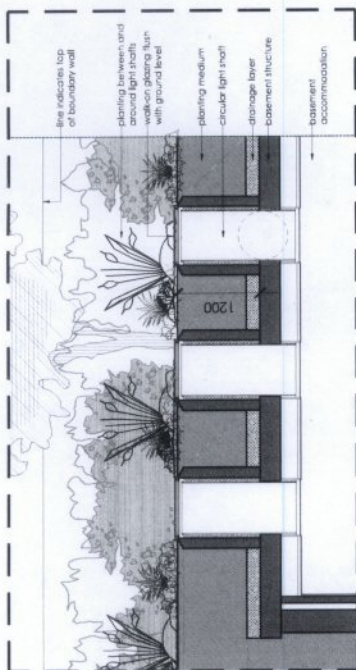
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GIFA:
 existing and proposed upper ground floor 99.5 m² or 1071.0 sqft



UPPER GROUND FLOOR PLAN AS PROPOSED

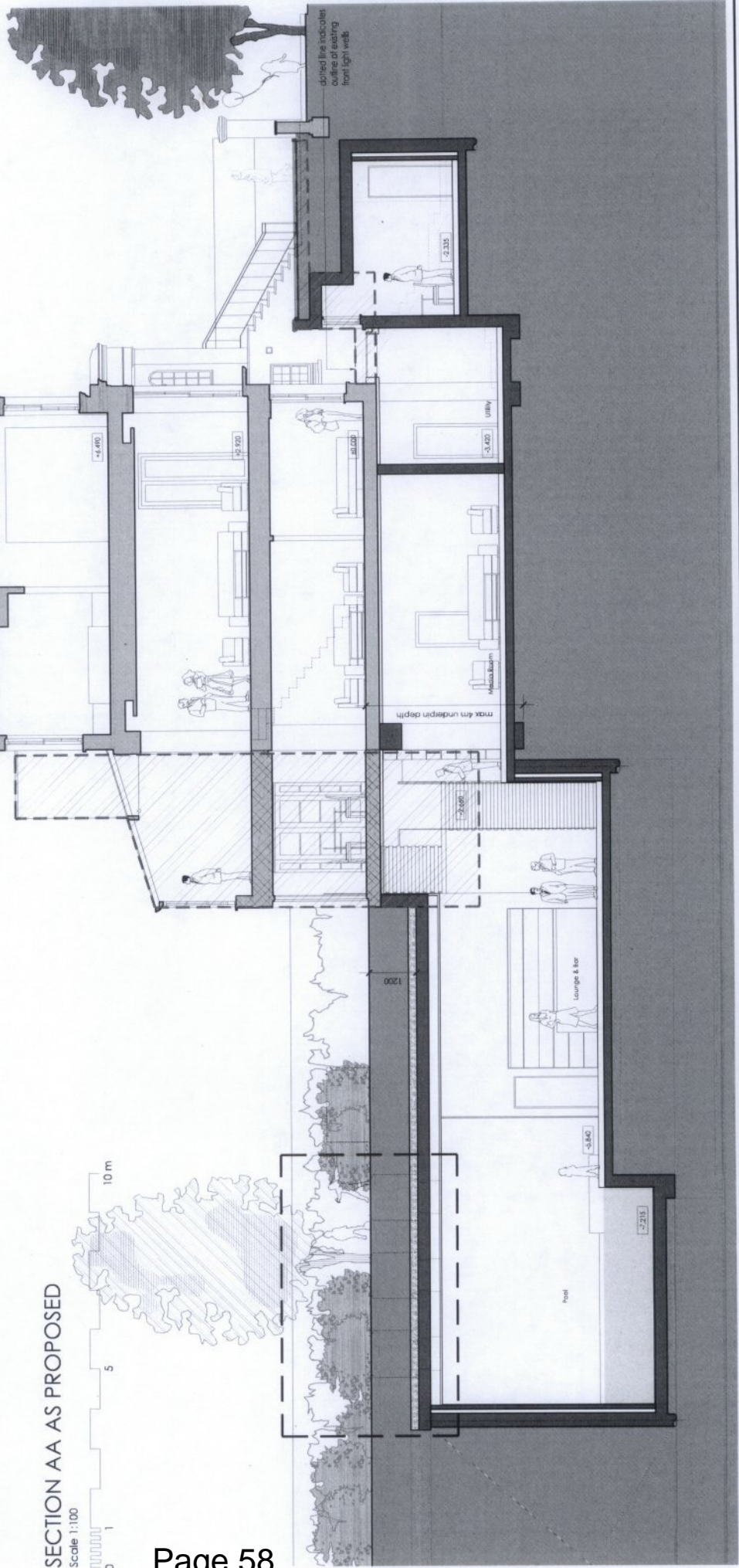


SECTION THROUGH POOL LIGHT SHAFTS

Scale 1:75

SECTION AA AS PROPOSED




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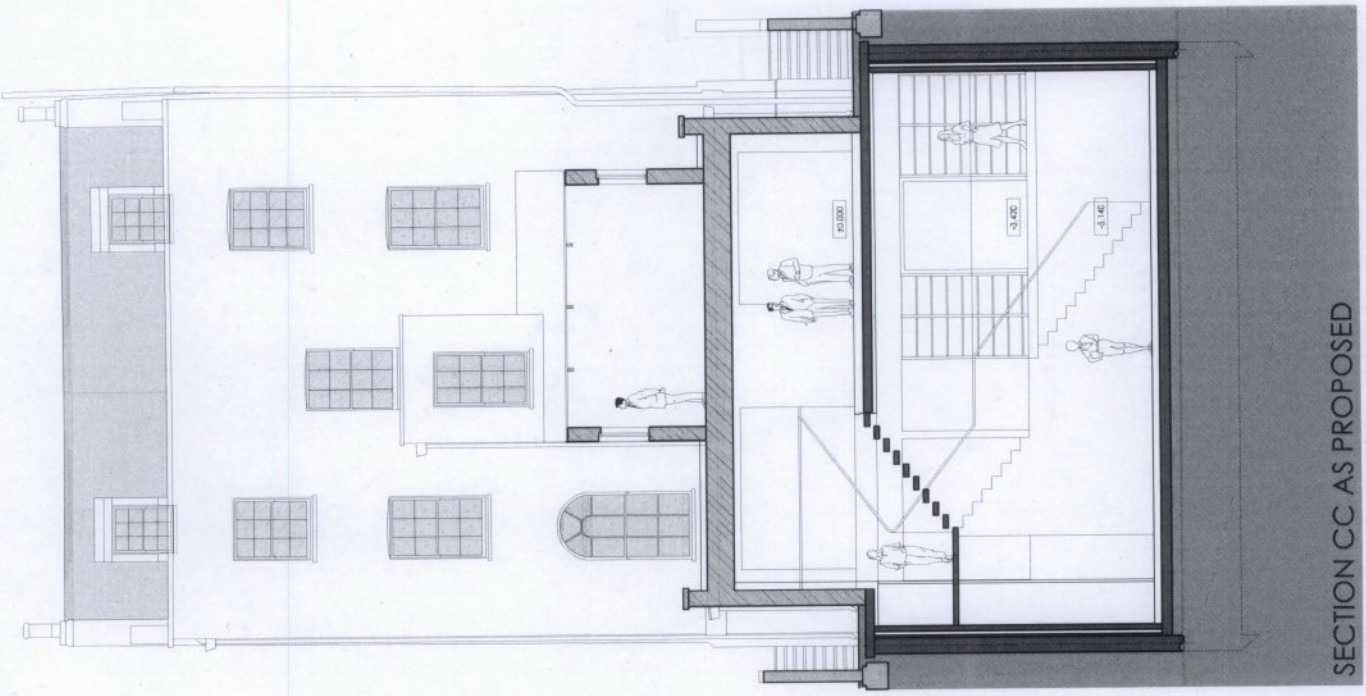


existing structure

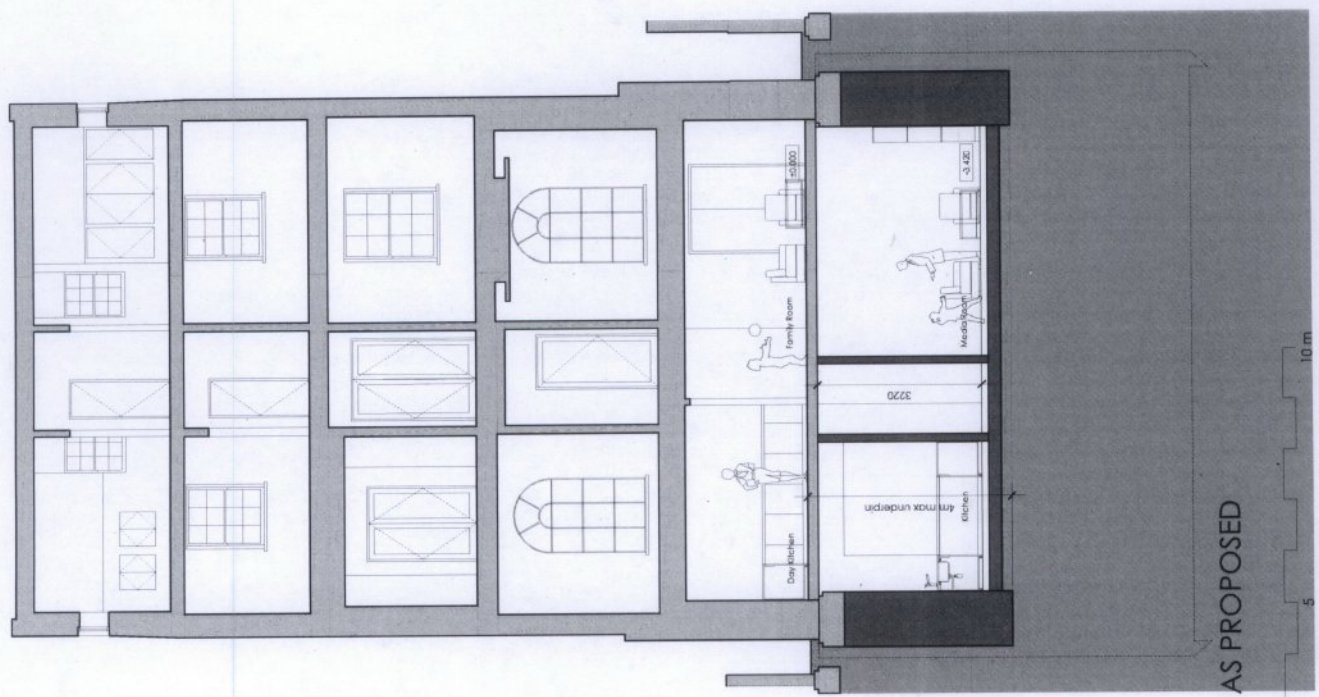
 proposed structure

 existing structure to be demolished and rebuilt in facsimile after construction of basement

-  existing structure
-  proposed structure
-  existing structure to be demolished and rebuilt in facsimile after construction of basement



SECTION CC AS PROPOSED



SECTION BB AS PROPOSED

Scale 1:100 @A3



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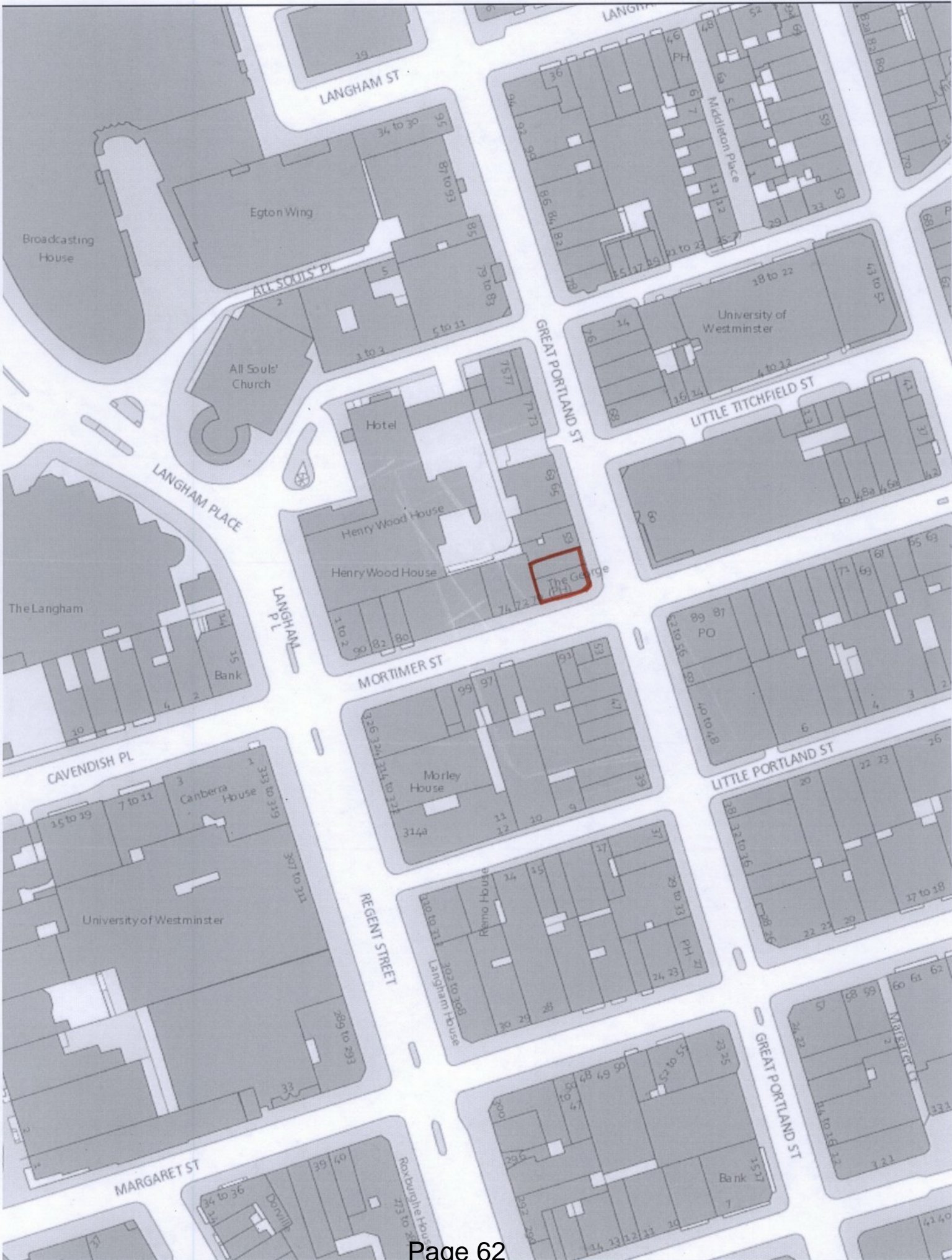
Agenda Item 4

Item No.
4

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 July 2015	Classification For General Release	
Report of Director of Planning	Wards involved West End		
Subject of Report	55 and 57 Great Portland Street, London, W1W 7LQ		
Proposal	Amalgamation of 55 and 57 Great Portland Street to provide a dual/alternative use of the basement, ground and first floors as either a public house or a restaurant (Class A4/A3) and use of the second to fourth floors as three flats (Class C3). External alterations including the installation of a new shopfront to No. 57, alterations to No. 55 including modifications to the roof height, the installation of replacement plant within an enclosure at rear first floor level, the creation of a residential terrace at rear second floor level and the installation of a full height kitchen extract duct; internal alterations on all floors. (Corrected description: alterations to roof height at No. 55 rather than No.57).		
Agent	CBRE		
On behalf of	The Crown Estate		
Registered Number	15/01327/FULL 15/01328/LBC	TP / PP No	TP/1609
Date of Application	16.02.2015	Date amended/ completed	16.02.2015
Category of Application	Other		
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 Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	11.00-23.00 Monday – Thursday 11.00-24.00 Friday – Saturday 12.00-22.30 Sundays		

1. RECOMMENDATION

1. Grant conditional permission subject to no new substantive issues being raised before the expiry of the consultation period.
2. Grant conditional listed building consent.
3. Agree the reasons for granting listed building consent as set out within Informative 1 of the draft decision letter.





55 AND 57 GREAT PORTLAND STREET, W1
Page 63

2. SUMMARY

The application site comprises 55 Great Portland Street, a Grade II listed public house (Class A4) and 57 Great Portland Street, an unlisted building comprising a restaurant (Class A3) on the basement and ground floors and a single apartment on the first to fourth floors (Class C3). Planning permission and listed building consent are sought for the amalgamation of the buildings to provide either a public house or restaurant use at basement, ground and first floor levels, with three flats on the second to fourth floors. External alterations include the installation of a new shopfront, and alterations to the roofline at No.55, and the removal of an external fire stair; the replacement of plant at rear first floor level, the installation of a full height kitchen extract duct and the creation of a second floor terrace at No. 55. Internal alterations are proposed to the listed building, including the formation of openings between the buildings on all floors.

The key issues in this case are:

- The potential loss of the existing public house.
- The impact of the proposed works upon the special interest of the listed building.
- The impact of noise from the proposed plant upon the amenity of nearby residents.

Subject to appropriate conditions, the proposals are considered acceptable in land use, transport, design and amenity terms. The applications accord with adopted policies in the Unitary Development Plan (UDP) and City Plan and are therefore recommended for approval.

3. CONSULTATIONS

ENGLISH HERITAGE

Flexible authorisation received.

COUNCIL FOR BRITISH ARCHAEOLOGY

No objection in principle.

ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally.

THE GEORGIAN GROUP

Any response to be reported verbally.

THE VICTORIAN SOCIETY

Any response to be reported verbally.

THE TWENTIETH CENTURY SOCIETY

Any response to be reported verbally.

THE MARYLEBONE ASSOCIATION

Any response to be reported verbally.

ENVIRONMENTAL HEALTH

No objection subject to conditions.

HIGHWAYS PLANNING MANAGER

Objection to lack of off-street car parking and doors opening onto the highway.

CLEANSING MANAGER

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 42; Total No. of Replies: 2

Two objections received on the following grounds:

- Public houses are not suitable for residential accommodation and the use of the upper floors as flats will ultimately lead to the closure of the pub.
- The amalgamation of the buildings of listed and unlisted buildings would damage the character both of the public house and the surrounding area. No. 55 is a substantially complete example of a public house, entirely readable at every level. The proposed works would diminish and prejudice its character and would do substantial harm to the significance of the George Public House as a heritage asset.
- Any public benefits which could be argued to derive from the scheme are marginal.

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

The application site comprises two adjoining buildings on the corner of Great Portland Street and Mortimer Street. No. 55, a Grade II listed building, is in use as a public house (Class A4) on basement to fourth floors. No. 57, an unlisted building of merit, contains a restaurant (Class A3) at basement and ground floors and a three bedroom residential unit on the four upper floors.

The site is within the Core CAZ and East Marylebone Conservation Area.

4.2 Relevant History

None relevant

5. THE PROPOSAL

Permission and listed building consent are sought for the amalgamation of 55 and 57 Great Portland Street and for a dual/alternative use of the basement to first floors as either a public house or a restaurant (Class A4/Class A3) and for the use of the second to fourth floors as 3 x 2 bedroom units (Class C3). The flats will be accessed from the ground floor of No. 55.

To facilitate the change in use a number of internal and external alterations are proposed including:

At No. 57:

The replacement of the shopfront to No. 57.

At No. 55:

The alteration of the roof line to match the roof height of No. 57.

The removal of an external fire stair and an area of existing external plant and the installation of replacement plant within a plant enclosure at rear first floor level.

The installation of a full height kitchen extract

The creation of a residential terrace at rear second floor level.

Internal alterations at all floors including the creation of new openings in the party walls, at all levels; the 'boxing-in' of an existing staircase on the first-fourth floors and the lowering of the basement slab to increase headroom.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The schedule of existing and proposed land uses is set out in the table below:

Land Use	Existing m2 (GEA)	Proposed m2 (GEA)	Change m2 (GEA)
Residential (C3)	159	437	+278
Public House (A4)	687	0	-687
Restaurant (A3)	100	0	-100
Dual A3/A4	0	487	+487

6.1.1 Dual/alternative public house (A4) or restaurant use (A3)

The application involves the amalgamation of the buildings and the creation of either a public house or a restaurant on the basement to first floors. At present the whole of No. 55 has lawful use as a public house, measuring 687m². Whilst much of this space is used as ancillary residential accommodation, rather than public drinking/dining areas, there are no planning controls to prevent the entire building from being used for such purposes.

If the lower floors are converted to restaurant use, this would result in the loss of the public house. Whilst the City Council does not support the loss of public houses, the change of use to a restaurant (Class A3) constitutes permitted development under the Town and Country Planning (Use Classes) Order 1987 (as amended), and does not require planning permission.

However, permission is required for the use of the first floor of No. 57 for restaurant/public house use as this area is currently part of the existing residential unit. The loss of residential floorspace would not normally be permitted by the City Council. However, the scheme involves an overall increase in residential floorspace across the site, of 278m², through the creation of three residential units on the upper floors of No. 55. Consequently, the use of the first floor of No.57 as part of either a restaurant or public house use, is considered acceptable in land use terms.

The existing restaurant on the lower floors of No. 57 measures 100m². The proposal would result in a new restaurant or public house use measuring 487m²; with an overall reduction in "entertainment" floorspace of 300m² across the site. Nevertheless, the proposal creates an entertainment premises within the Core CAZ and is therefore assessed against UDP Policy TACE 9 and S24 of the City Plan which seek to safeguard the amenities of local residents and local environmental quality from the effects of entertainment uses and to safeguard the character and function of the local area. However, given the overall reduction in entertainment floorspace, and the retention of a smaller, but not insubstantial, entertainment use, it is considered that the proposal would maintain the character and function of the area. The impact of the use upon residents' amenities is considered in Section 6.3 below.

6.1.2 Residential use

The proposal would result in the replacement of a 1 x 3 bed apartment with 3 x 2 bed flats. Overall, there would be a net increase of 278m² of new residential floorspace which accords with UDP Policy H3 and S15 of the City Plan. However, this increase is below the 1000m² threshold at which on-site affordable housing would be required.

UDP Policy H5 requires 33% of units in new developments to be family sized. Whilst no family sized units are proposed, the applicant has sought to demonstrate that there are design, conservation and amenity factors which compromise the provision of larger units. Given that part of the application site is a listed building, and as the site is constrained in terms of size and layout, it is considered that, on balance, the provision of 3 x 2 bed units sufficiently optimises the number of units on site. The flats are considered to be well designed, would receive good natural light and exceed the Mayor of London's internal space standards. Conditions are proposed to ensure that acceptable internal noise levels would be maintained for new residents given that the flats would be located directly above the restaurant/public house, which replicates the existing situation at No. 57

One objection has been received on the grounds that public houses are not suitable for residential use and that the creation of new flats above the public house will ultimately lead to its closure. The proposal, with a residential use located above an entertainment use, replicates the existing situation at No. 57. The scheme would, if the existing public house use is retained, rationalise public house functions on the lower floors of the site. Providing sufficient safeguards are in place to ensure that the amenities of future residents are protected, it is not considered that the fact of providing separate residential accommodation on the upper floors would, by itself, prejudice the future of the public house.

Subject to appropriate conditions the proposals are considered acceptable in land use terms.

6.2 Townscape and Design

The Grade II listed public house at No. 55 dates to the mid-19th century. No. 57, is an unlisted building of merit, also dating to the Victorian era.

The main building was listed in 2008 and has clear reasoning for its inclusion in the national list, as follows:

- It has special architectural interest for its characterful, Italianate façade of the 1860s and a ground floor frontage with greater ornamentation than is typical of a mid-C19 public house;
- The building has strong streetscape qualities and the architect, or builder, has utilised the advantage of a corner site;
- The interior has special interest in equal measure for its survival of ornate original features including glasswork, panelling, and painted tiles depicting riders and dogs.

The main conservation consideration is the impact that the proposals will have on the architectural and historical significance of the building. The listing description pays particular focus to the external appearance of the building and its surviving original internal features, particularly at ground floor level.

One of the most significant proposals is the boarding in of the principal stair. The building suffered fire damage in 2006, to the western end, and although the stair survived, it has been heavily repaired in areas. The stair runs from the first floor to the fourth and it is proposed to box it in, at each level, from second to fourth floor. This type of alteration is something that

would usually be resisted in listed building terms. However, as the stair has been poorly repaired its overall significance within the building is moderate. For this reason, the harm caused is considered less than substantial on this occasion and will be weighed against the benefits that the scheme brings overall.

It is proposed to demolish a number of walls throughout the building, from basement to fourth floor level. The main areas of concern are the alterations at ground and first floor. The ground floor of this building is of particular interest, and contributes greatly to the significance of the building. Three new openings proposed at this level, all of which are punctuations for access. The main consideration is the impact of these openings upon the appearance of the ground floor rooms, and the loss of fabric. The two main openings are located within the bar area, and will have a jib door installed. The loss of fabric is relatively minor and the room's appearance will be retained as the existing panelling and dado rail will be replicated on the door. This will therefore have a limited impact and is considered acceptable. The remaining opening is located in a less significant position and is also acceptable.

At first floor level, it is proposed to demolish a number of walls and doors. The main demolition of concern is the spine walls between the main front rooms and an opening adjacent to the chimney breast. When considering the extent of these openings, alongside the proposed retention of both nibs and downstands and the use of a jib door adjacent the chimney breast, these works are considered less than substantial. When weighing the harm caused against the benefits of the reinstatement and repair to surviving features, such as the fire surround to the front room, this is considered, on balance, acceptable.

It is also proposed to demolish a number of walls within the west end of the building at all levels. These are all modern partitions which were installed after the fire damage to this area. As such, these walls are of little interest and their loss is not considered substantial. The remaining demolition on the upper floor levels are considered acceptable, as these floors are of a lesser significance than the ground and first floor, and are minor in nature.

Externally, it is proposed to raise the roof by 300mm in order to align with the height of the adjacent roof at No. 57. Although this is contentious, a large proportion of the roof was damaged in the fire and it appears there is little fabric of interest left. As the appearance of the roof will not significantly be altered, this aspect of the proposals is considered acceptable.

At first floor level, it is proposed to remove existing plant and to replace it with new plant to be installed within enclosures. This would consolidate the plant area, and would be beneficial to its appearance. Of concern, however, is the blocking up of original window openings at the rear to facilitate this. This is only considered acceptable as the existing windows are not original. The existing cill and lintel are to be retained and the rear elevation of the building will be greatly improved.

The scheme also proposes the installation of a replica shopfront to No. 57. Again, this is considered to be of benefit not only to that building but to the setting of the listed public house and to the wider conservation area.

An extensive objection to the applications has been submitted on behalf of Green King Plc who operate the public house at No. 55. The objection is on the grounds that the proposed works will cause substantial harm to the listed building. The objector considers that the proposed internal works would constitute substantial harm as set out in the NPPF, and explained further in the NPPG. They reference a quote from the NPPG which indicates that 'in determining whether works constitute substantial harm, an important consideration would be whether the adverse impact affects a key element of special interest.' However, it is considered that the works constitute less than substantial harm. Alterations are relatively minor in scope and the key areas of special interest of the listed building are not affected by the proposals. Those areas of highest significance within the building are the exterior, and the

ground floor itself and its surviving original architectural features, and these elements are largely protected and enhanced by the works.

The objector raises a number of concerns in relation to internal works. While it is accepted that these do cause some harm, the works are relatively small in scale and do not result in significant loss of historic fabric. The original plan form can still be read. Specific concerns raised by objectors relate to opening up works and loss of plan form and new breaches created within the party wall. Although openings are being created, this will not result in significant loss of fabric and is therefore considered to be acceptable and to constitute less than substantial harm. Taken overall, it is considered that the plan form will remain legible, and downstands and nibs are being retained to show the original layout where openings are being created.

The objectors also raise concerns about the loss of interconnection of the public house with the second and third floors. On balance, the boarding in of the staircase to the upper floors is considered acceptable, as set out above. The second and third floors are considered to be of lesser significance to the special interest of the pub. Although the ground, first and upper floors will be separated, the ground floor will remain in pub/bar use and upper floors in residential use, which are the historic uses of the building and, as such, its significance will be protected.

The objectors suggest there are no public benefits which outweigh harm. However, the NPPG makes clear that public benefits include heritage benefits. The scheme does bring benefits, in allowing the repair and enhancement of the most significant spaces at first and ground floor, which will contribute to their continuing use and viability as a pub/bar. The proposal will also introduce an attractive new shopfront to the neighbouring building, bringing some enhancement to the conservation area and the setting of the listed building.

6.3 Amenity

6.3.1 Impact of proposed use

UDP Policy TACE 9 states that permission will only be granted where the City Council is satisfied that the proposed development has no adverse effect upon residential amenity or local environmental quality as a result of noise, vibration, smells, increased late night activity, increased parking and traffic. In considering proposals for entertainment uses, the Council will have particular regard to the number of customers, opening hours, the arrangements for discharging cooking smells, potential disturbance from noise and vibration disturbance, servicing arrangements and arrangements for the storage and disposal of waste.

The scheme involves a net loss of entertainment floorspace across the two properties, albeit that the upper floors of the existing public house are currently used as public areas. The continued use of the premises as a smaller public house will have no greater impact on the amenity of neighbouring occupiers.

Neither the public house nor the restaurant use would seek to operate later terminal hours than the existing public house. These are 11.00 hours – 23.00 hours Monday-Thurs; 11.00 to 24.00 on Fridays and Saturdays and 12.00-22.30 on Sundays. The incoming restaurant tenant may seek to operate earlier hours to accommodate breakfast service but, subject to a condition preventing customer access before 07.30, this is considered acceptable.

The restaurant would have a maximum of 180 covers. Subject to the imposition of conditions relating to opening hours, the submission of an Operational Management Plan detailing measures to safeguard residents' amenities, and the submission of a Servicing Management Plan, it is not considered that the creation of a larger restaurant premises would have a significant impact on residents' amenities or local environmental quality.

6.3.2 Plant proposals

The application proposes replacement plant, to supply both the residential and restaurant uses, located within an acoustic enclosure at rear first floor level. This aspect of the scheme has been considered in the context of Policies ENV6 and ENV7 of the UDP and S32 of the City Plan. These policies seek to protect nearby occupiers of noise sensitive properties and the area generally from excessive noise and disturbance.

The area has been identified in the Acoustic Report as having background noise levels which are above WHO guideline levels during the daytime and nighttime. To accord with Policy ENV7 of the UDP the noise levels emitted by the plant will have to be 10dB below background at the nearest noise sensitive windows, which have been identified as being 5m from the plant installation.

The Environmental Health officer has reviewed the submitted Acoustic Report and considers that, with the noise attenuation provided by the acoustic enclosure, the plant installation is likely to comply with design noise level criteria.

The proposed plant enclosure will not project beyond the rear elevation of the adjoining building to the west, 70 Mortimer Street, and will not result in any loss of light or increased sense of enclosure or cause a loss of light to neighbouring properties.

The scheme also involves the installation of a full height kitchen extract duct. This is considered to be sufficient to allow cooking odours to be dispersed without affecting the amenities of existing future occupiers.

6.3.3 Overlooking

A new residential terrace would be created at second floor level, at the rear of 55 Great Portland Street. The terrace will look to the rear of the application property. As the closest neighbouring windows at No. 59 Great Portland Street supply a stairwell, it is considered that the more distant windows to this property are at a sufficiently oblique angle to prevent any loss of privacy in views from the terrace.

In conclusion, the proposals are considered to comply with UDP Policies ENV13 and S29 of the City Plan which seek to safeguard the amenities of neighbouring occupiers from the effects of proposed developments.

6.4 Transportation/Servicing

The Highways Planning Manager has objected to the proposal on the grounds that no off-street parking will be provided and that the creation of two additional residential units will result in an increase in demand for on-street car parking, in an area where parking stress levels are already high. Whilst this is regrettable, given the policy objective to provide new housing, and the fact that the area is extremely well served by public transport, it is not considered that permission could reasonably be withheld on these grounds.

In order to ensure that servicing to the extended restaurant premises would not cause obstruction to the public highway, a condition requiring the submission of a full Servicing Management Plan is proposed.

6.5 Economic Considerations

Any economic benefits generated by the scheme are welcome.

6.6 Access

As existing, level access will be provided to the ground floor of the premises.

6.7 Other UDP/Westminster Policy Considerations

6.7.1 Refuse storage

The proposed arrangements for storage of refuse and recyclable materials are considered acceptable and would be secured by condition.

6.8 London Plan

The proposal does not raise 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 these applications are considered to be consistent with the NPPF unless stated otherwise.

6.10 Planning Obligations

The application does not trigger a requirement for planning obligations.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The scale of the proposed development does not require the submission of an Environmental Impact Assessment. However, an energy and sustainability statement has been submitted which states that the roof and windows will be thermally upgraded and secondary glazing provided at the front of the building. Energy efficient heating, ventilation and boiler systems will be installed. A preliminary assessment indicates that the scheme will achieve a reduction on CO2 emissions of nearly 37% and a BREEAM domestic refurbishment rating of "Very Good". Given the site constraints, this is considered acceptable.

6.12 Other Issues

It has recently come to light that the advertised description of development was ambiguous in that it suggests that the roof height of the unlisted building, 57 Great Portland Street, was to be increased in height rather than the roof of the listed building, No.55. Although the scope of the work is clear from the drawings, for the avoidance of doubt, the planning application has been readvertised and reconsultation letters sent. The applications are recommended for approval subject to no substantive issues being raised as a result of the reconsultation.

6.13 Conclusion

The proposals are considered acceptable in land use, transport, amenity and design and conservation terms and accord with the relevant City Council UDP and City Plan policies. The applications are therefore recommended for conditional approval.

BACKGROUND PAPERS

1. Application forms
2. Letter from English Heritage dated 12 March 2015
3. Letter from the Council for British Archaeology dated 9 April 2015
4. Memorandum from the Cleansing Manager dated 25 February 2015
5. Memorandum from Environmental Health dated 10 March 2015
6. Memorandum from the Highways Planning Manager dated 5 March 2015
7. Letter from occupier of 26 Sutton Road, Barking dated 9 April 2015
8. Letter on behalf of operators of the public house dated 9 April 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARA SPURRIER ON 020 7641 3934 OR BY E-MAIL – sspurrier@westminster.gov.uk

DRAFT DECISION LETTER

Address: 55 and 57 Great Portland Street, London, W1W 7LQ

Proposal: Amalgamation of 55 and 57 Great Portland Street to provide a dual/alternative use of the basement, ground and first floors as either a public house or a restaurant (Class A4/A3) and use of the second to fourth floors as three flats (Class C3). External alterations including the installation of a new shopfront to No. 57, alterations to No. 55 including modifications to the roof height, the installation of replacement plant within an enclosure at rear first floor level, the creation of a residential terrace at rear second floor level and the installation of a full height kitchen extract duct; internal alterations on all floors. (Corrected description: alterations to roof height at No. 55 rather than No.57).

Plan Nos: PL109/D; PL110/D; PL111/D; PL112/D; PL13/D; PL114/D; PL115/B; PL140/C; PL170/B; PL171/C; PL172/B; PL173/B; PL001/C; PL209/F; PL210/E; PL211/F; PL212/F; PL213/F; PL214/F; PL215/B; PL240/C; PL270/B; PL271/C; PL272/B; PL273/B; PL500/B; PL501/A; PL502/A; PL503/A; PL504/A; PL505/A; PL506/A; PL507/A; PL508; site location plan;

Case Officer: Billy Pattison

Direct Tel. No. 020 7641 3267

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

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

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

Reason:

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

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out

in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 4 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)

- 5 You must provide the waste store shown on drawing PL209 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the restaurant. 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)

- 6 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.

- 7 (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

L_{AeqTm}, 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.

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

Reason:

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

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

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and

the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

- 10 You must apply to us for approval of detailed drawings (at 1:5 and 1:20) of the following parts of the development :

All new doors, windows, acoustic enclosures and balustrading

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 protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 11 You must finish the ductwork in a colour to match the material next to it. You must then keep it that colour. (C26FA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 13 You must only use natural Welsh slate on the roof slopes.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 14 In the event that the basement, ground and first floors are used for restaurant purposes, customers shall not be permitted within the premises before 07:30 and after 23:00 hours on Monday to Thursdays, before 07:30 and after 24:00 (midnight) on Fridays and Saturdays and before 07:30 and after 22:30 on Sundays. (C12AD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and

S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 15 In the event that the basement, ground and first floors are used for public house purposes, customers shall not be permitted within the premises before 11:00 and after 23:00 hours on Monday to Thursdays, before 11:00 and after 24:00 (midnight) on Fridays and Saturdays and before 12:00 and after 22:30 on Sundays. (C12AD)

Reason:

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

- 16 You must not allow more than 180 customers into the basement, ground and first floors at any one time. (C05HA)

Reason:

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

- 17 You must apply to us for approval of a management plan to show how you will prevent customers who are leaving the building from causing nuisance for people in the area, including people who live in nearby buildings. You must not start the restaurant 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. (C05JB)

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)

- 18 Prior to the occupation of the basement, ground and first floors for restaurant use, you shall submit and have approved in writing by the Local Planning Authority, a detailed servicing management plan for the premises. All servicing shall be undertaken in accordance with the approved strategy.

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)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the

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

- 2 Please contact our 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)

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

- 4 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)

- 5 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge. If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>. **You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**

- 6 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.

- 7 Asbestos is the largest single cause of work-related death. People most at risk are those working in the construction industry who may inadvertently disturb asbestos containing

materials (ACM₂s). Where building work is planned it is essential that building owners or occupiers, who have relevant information about the location of ACM₂s, supply this information to the main contractor (or the co-ordinator if a CDM project) prior to work commencing. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/asbestos/regulations.htm (I80AB)

- 8 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)

DRAFT DECISION LETTER

Address: 55 and 57 Great Portland Street, London, W1W 7LQ

Proposal: External alterations including an increase in the roof height; the removal of a rear fire escape and plant installations; the installation of replacement plant within an enclosure at rear first floor level and a full height kitchen extract duct; the creation of a residential terrace at rear second floor level. Internal alterations on all floors including the formation of openings between the building and 57 Great Portland Street.

Plan Nos: PL109/D; PL110/D; PL111/D; PL112/D; PL13/D; PL114/D; PL115/B; PL140/C; PL170/B; PL171/C; PL172/B; PL173/B; PL001/C; PL209/F; PL210/E; PL211/F; PL212/F; PL213/F; PL214/F; PL215/B; PL240/C; PL270/C; PL271/C; PL272/B; PL273/B; PL500/B; PL501/A; PL502/A; PL503/A; PL504/A; PL505/A; PL506/A; PL507/A; PL508; site location plan.

Case Officer: Billy Pattison

Direct Tel. No. 020 7641 3267

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 3 All new windows within No. 55 Great Portland Street must be single glazed.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 4 You must apply to us for approval of detailed drawings (at 1:5 and 1:20) of the following parts of the development :

All new doors, windows, acoustic enclosures and balustrading.

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 protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 5 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:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 6 You must finish the ductwork in a colour to match the material next to it. You must then keep it that colour. (C26FA)

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 East Marylebone 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 paint all new balustrading black and keep them that colour. (C26EA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 8 You must only use natural Welsh slate on the roof slopes.

Reason:



To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

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.



KEY

-  Existing wall construction
-  Demolition

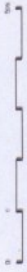
Note: Existing slab to be lowered by 500 mm throughout.



NO.	DATE	DESCRIPTION	BY	CHKD.
D	14/02/05	Revised for planning submission	MR	MR
C	20/12/04	Revise drawings	MR	MR
B	12/12/04	Draw plan by plan	MR	MR
A	20/07/04	Revised for second stage construction	MR	MR
-	02/04/04	Phase 1/2/3 construction submission	MR	MR

13030
 55 - 57 Great Portland Street
 Existing basement plan - fabric removal
 1:50 @ A1 / 1:100 @ A3





KEY

- Existing wall construction
- Proposed wall construction

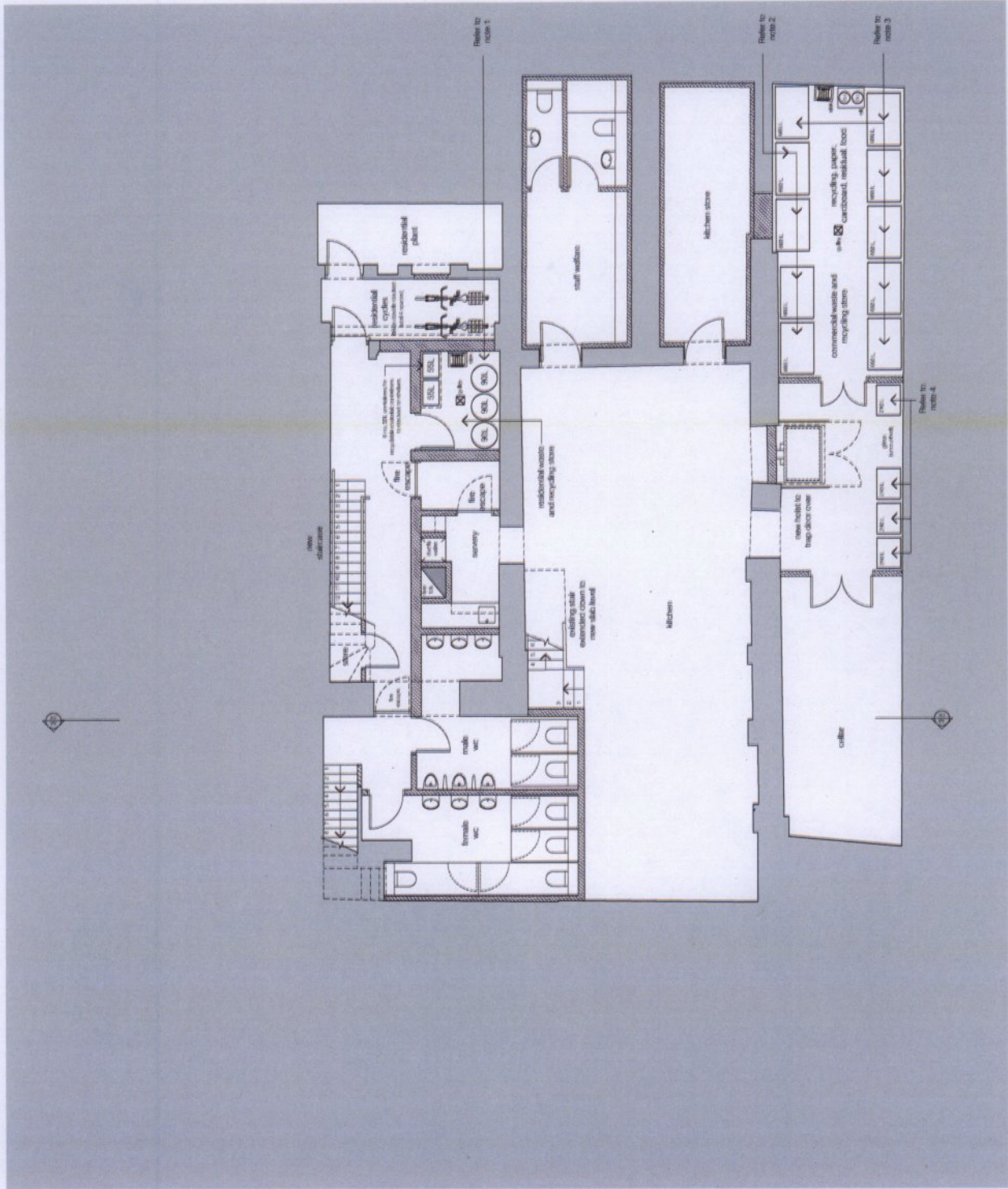
Existing walls to be lowered by 500 mm throughout.

Note 1: 3-in. 30-lb ductiles for residual waste

Note 2: 4-in. 480-lb ductiles for recyclable materials

Note 3: 5-in. 680-lb ductiles for residual waste

Note 4: 4-in. 250-lb ductiles for glass



NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
E	1622.75	Reinforcing steel (ductiles)	1622.75	1.00	1622.75
F	1222.75	Reinforcing steel (ductiles)	1222.75	1.00	1222.75
G	202.25	Reinforcing steel (ductiles)	202.25	1.00	202.25
H	157.13	Reinforcing steel (ductiles)	157.13	1.00	157.13
I	282.25	Reinforcing steel (ductiles)	282.25	1.00	282.25
J	242.25	Reinforcing steel (ductiles)	242.25	1.00	242.25
K	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
L	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
M	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
N	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
O	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
P	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
Q	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
R	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
S	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
T	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
U	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
V	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
W	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
X	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
Y	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00
Z	100.00	Reinforcing steel (ductiles)	100.00	1.00	100.00

130330

55-57 Great Portland Street



Proposed basement plan

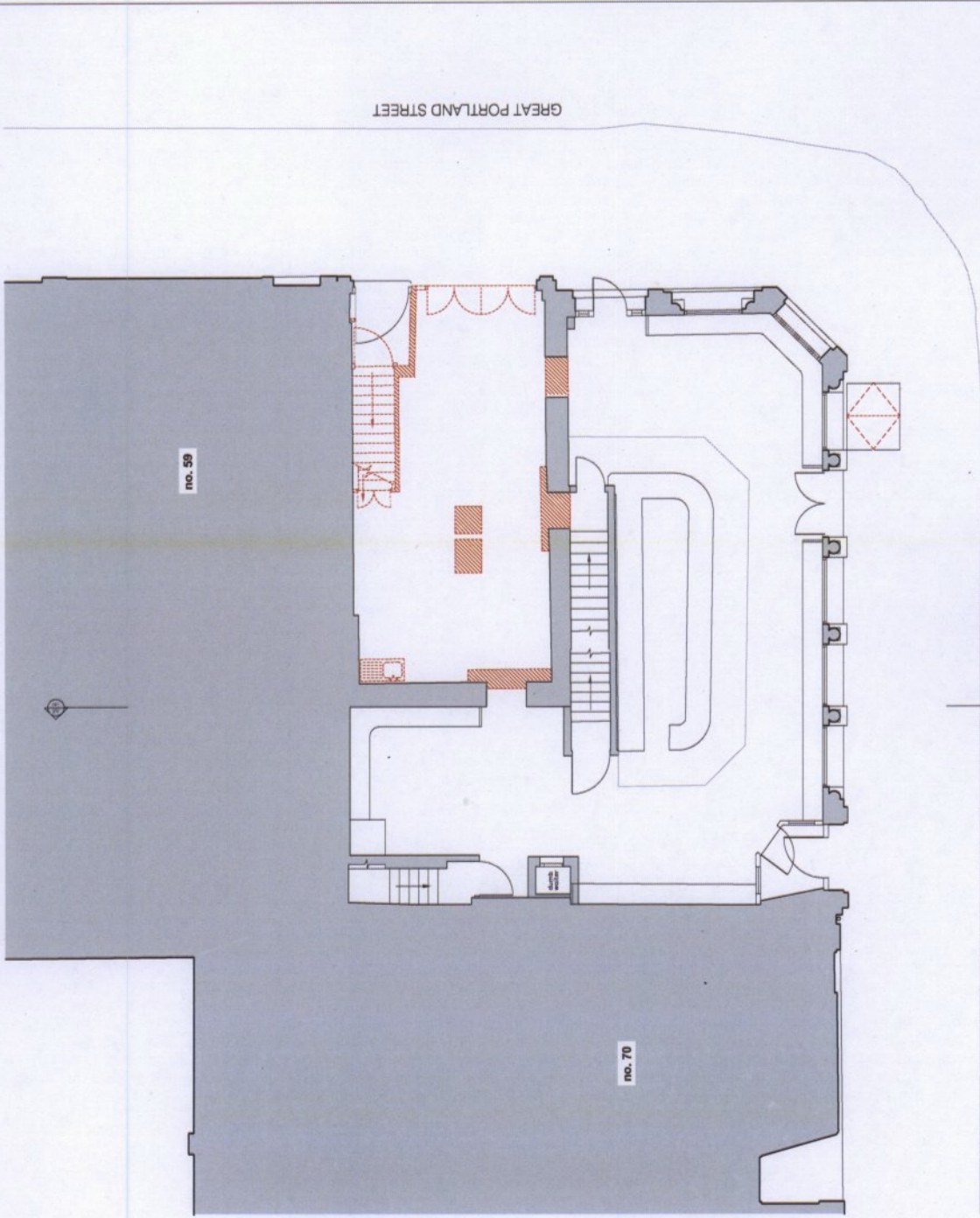
1:50 @ A1 / 1:100 @ A3

PL 209 F



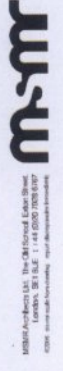
KEY

-  Existing wall construction
-  Demolition



D	16.05.15	Revised for planning submission	Dr	Dr
C	22.03.14	Planning phase	Dr	Dr
B	12.03.14	Draft planning phase	Dr	Dr
A	28.02.14	Revised for second pre-app consultation	Dr	Dr
-	02.04.14	Pre-app consultation submission	Dr	Dr
REV	DATE	DESCRIPTION	BY	CHECKED

130030
 55 - 57 Great Portland Street
 Existing ground floor plan - fabric removal
 1:50 @ A1 / 1:100 @ A3

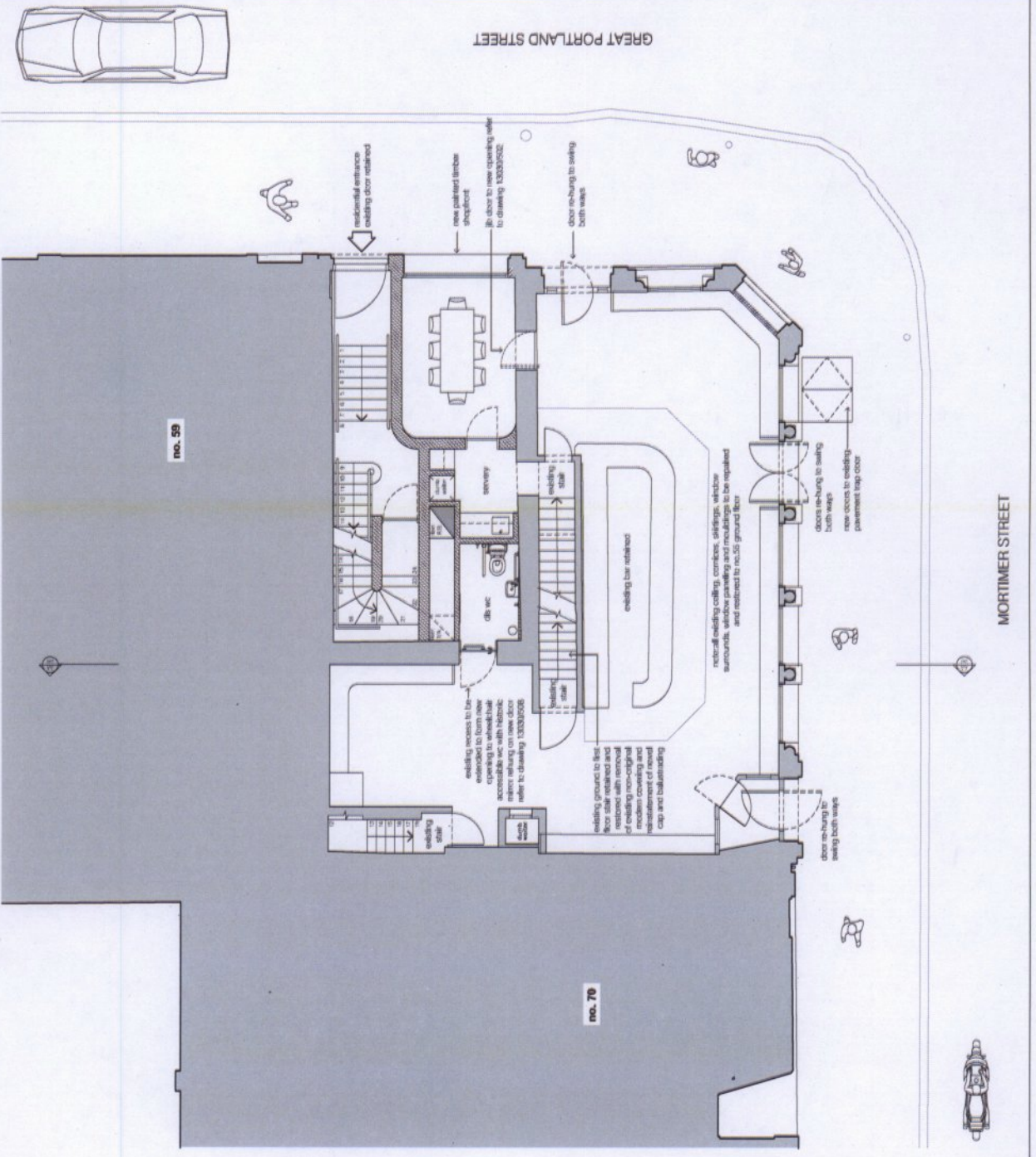




0 1 2 3 4 5 6 7 8 9 10

KEY

- Existing wall construction
- Proposed wall construction

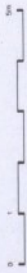


E	14.02.15	Revised for drawing consultation
D	23.12.14	Pre-approval
C	10.11.14	Out planning hour
B	10.11.14	Out planning hour
A	20.07.14	Revised for second pre-app consultation
PLAN 14		Proposed ground floor plan
no. 59		no. 70
DATE		13/03/20
DRAWN BY		330330
CHECKED BY		
SCALE		
PROJECT		55-57 Great Portland Street
DRAWING NO.		130330
PROJECT NAME		Proposed ground floor plan
PROJECT ADDRESS		55-57 Great Portland Street
PROJECT CITY		London
PROJECT COUNTY		London
PROJECT POSTCODE		W1P 6LP
PROJECT CLIENT		M&M



PL 210 E
 55-57 Great Portland Street
 Proposed ground floor plan
 1:50 @ A1 / 1:100 @ A3

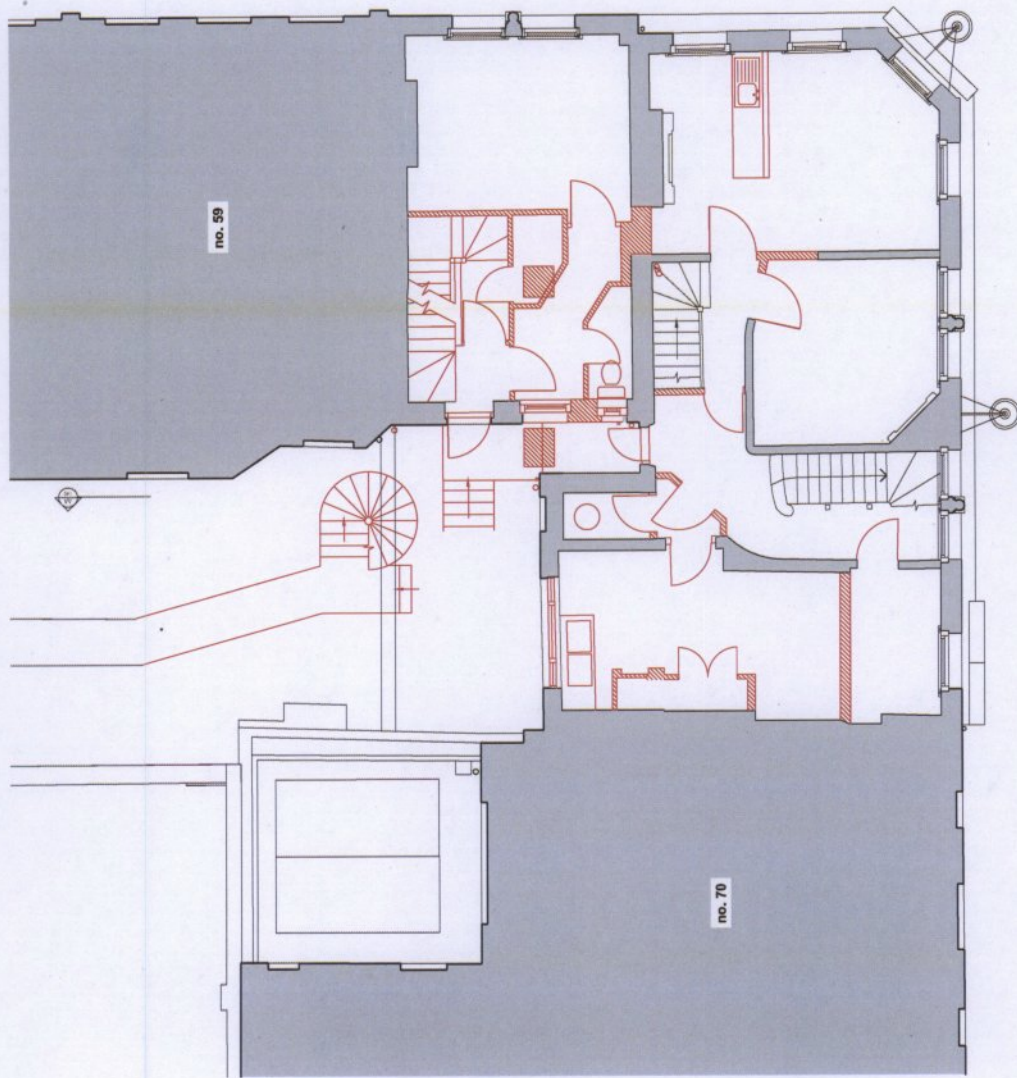


Proposed ground floor plan



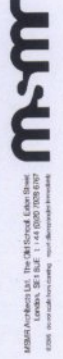
KEY

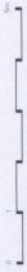
-  Existing wall construction
-  Demolition



NO.	DATE	DESCRIPTION	BY	CHK.
D	14.01.15	Revised for planning submission	JR	JR
C	22.02.14	Planning issue	JR	JR
B	12.02.14	Draft planning issue	JR	JR
A	26.07.14	Revised for second on-site consultation	JR	JR
-	02.04.14	Pre-submission consultation	SP	JB

13030
PL111D
 55 - 57 Great Portland Street
 Existing first floor plan - fabric removal
 1:50 @ A1 / 1:100 @ A3



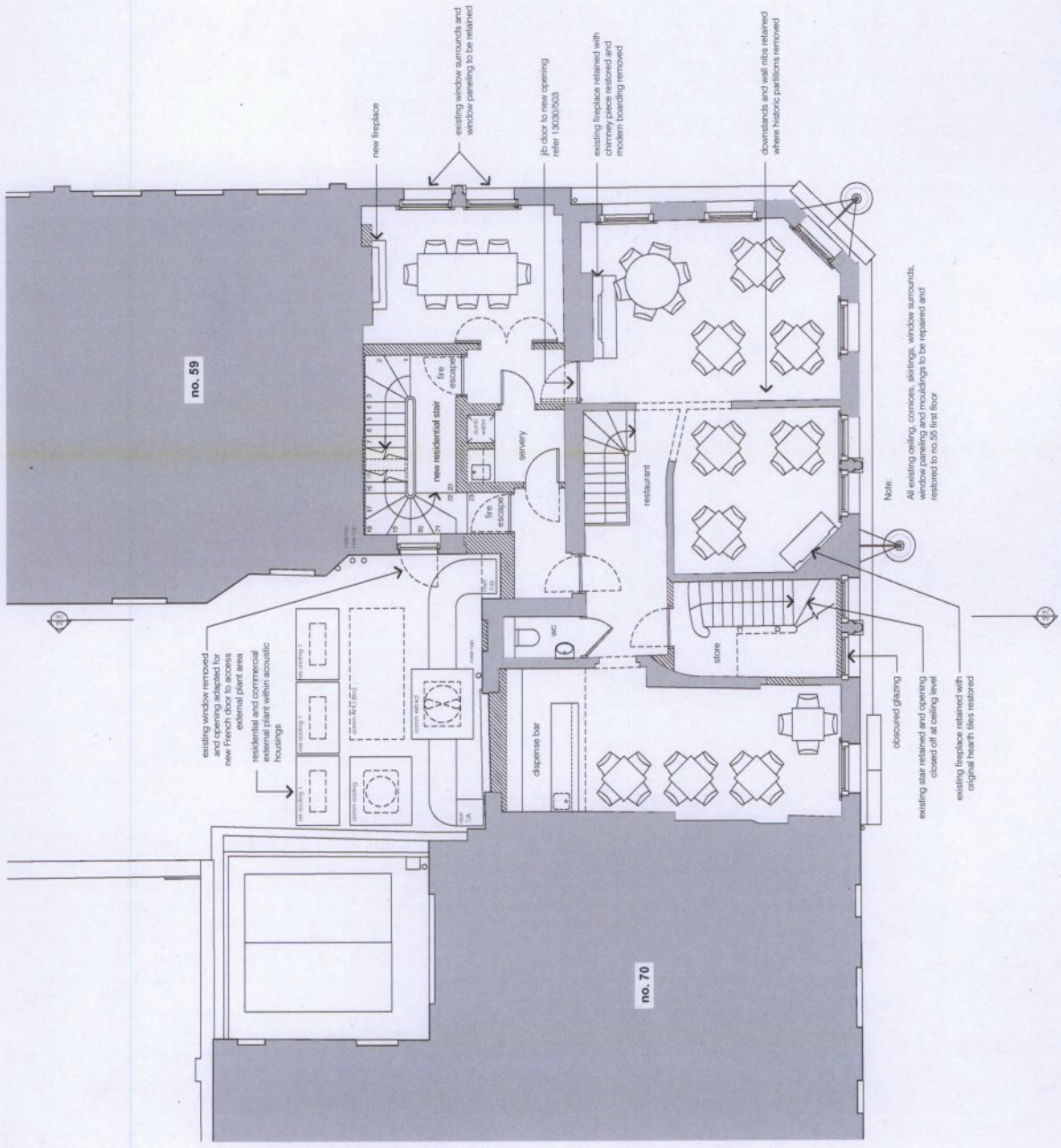


KEY

- Existing wall construction
- Proposed wall construction

Note:

- Windows to front facade retained and refurbished including re-glazing in single acoustic glass.
- Windows to rear replaced with painted timber, single acoustic glazed sliding sashes.



F	30.03.15	Planning ref. Single glazing to rear windows noted	Dr	Dr
E	30.03.15	Noted for planning submission	Dr	Dr
D	29.02.14	Planning issue	Dr	Dr
C	02.02.14	Drat planning issue	Dr	Dr
B	08.11.14	Drat planning issue	Dr	Dr
A	28.07.14	Noted for second pre-app consultation	Dr	Dr
	04.06.14	Pre-application consultation issue	Dr	Dr
			Dr	Dr
			Dr	Dr

13030
 55 - 57 Great Portland Street
 Proposed first floor plan
 1:50 @ A1 / 1:100 @ A3



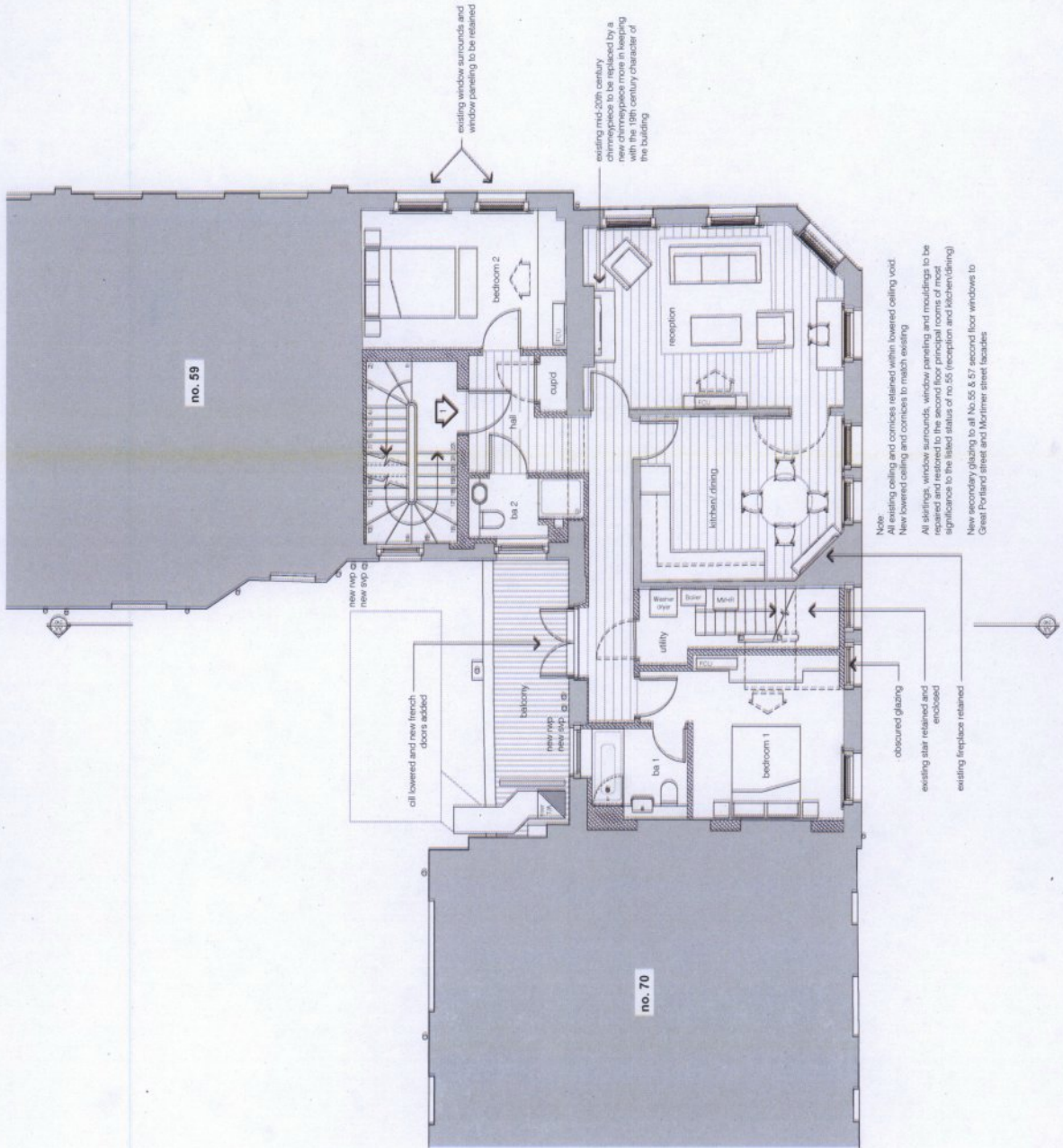


KEY

- Existing wall construction
- Proposed wall construction

Note:

Windows to front facades retained and refurbished including re-glazing in single acoustic glass.
 Secondary glazing fitted internally.
 Windows to rear replaced with painted timber single acoustic glazed sliding sashes.





ref no	date	description	author	checked
F	20.03.15	Planning etc. Single glazing to rear windows noted	PA	PA
E	18.03.15	Proposed for planning submission	PA	PA
C	25.02.14	Final floor plan	PA	PA
B	03.01.14	Final floor plan	PA	PA
A	28.07.13	Revised for second floor construction	PA	PA
-	03.04.13	Pre-application consultation notes	PA	PA
			PA	PA

13030
 55 - 57 Great Portland Street
 Proposed second floor plan
 1:50 @ A1 / 1:100 @ A3



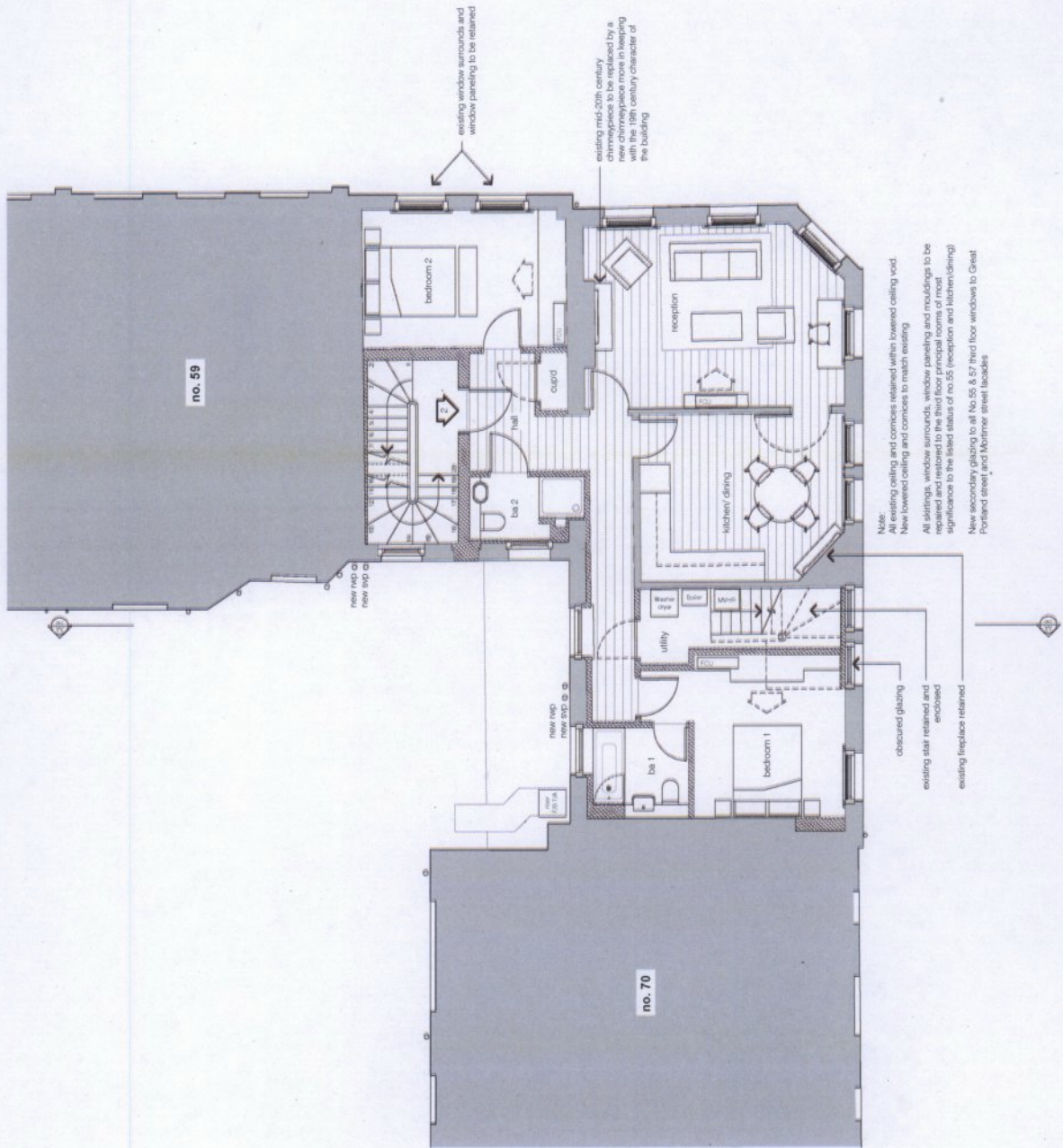


KEY

-  Existing wall construction
-  Proposed wall construction

Note

Windows to front facade retained and refurbished including re-glazing in single acoustic glass.
 Secondary glazing fitted internally.
 Windows to rear replaced with painted timber, single acoustic glazed sliding sashes.



Note:
 New ceiling ceiling and cornice retained within lowered ceiling void.
 New lowered ceiling and cornice to match existing.
 All skirtings, window surrounds, window panelling and mouldings to be repaired and restored to the third floor principal rooms of most significance to the listed status of no.55 (reception and kitchen/dining).
 New secondary glazing to all No.55 & 57 third floor windows to Great Portland street and Mortimer street facades.

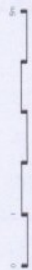
existing window surrounds and window panelling to be retained

existing mid-20th century chimneypiece to be replaced by a new chimneypiece more in keeping with the existing century character of the building

F	20.03.15	Planning (w/ single glazing to rear windows void)	PL
E	20.07.15	Resistor planning submission	PL
D	20.07.15	Revised floor plan	PL
C	22.12.14	Client approval	PL
B	20.11.14	Draw panels issue	PL
A	20.07.14	Revised floor plan construction	PL
	04.03.14	Pre-application consultation issue	PL/A
			PL/A

13000
 55 - 57 Great Portland Street
 Proposed third floor plan
 1:50 @ A1 / 1:100 @ A3





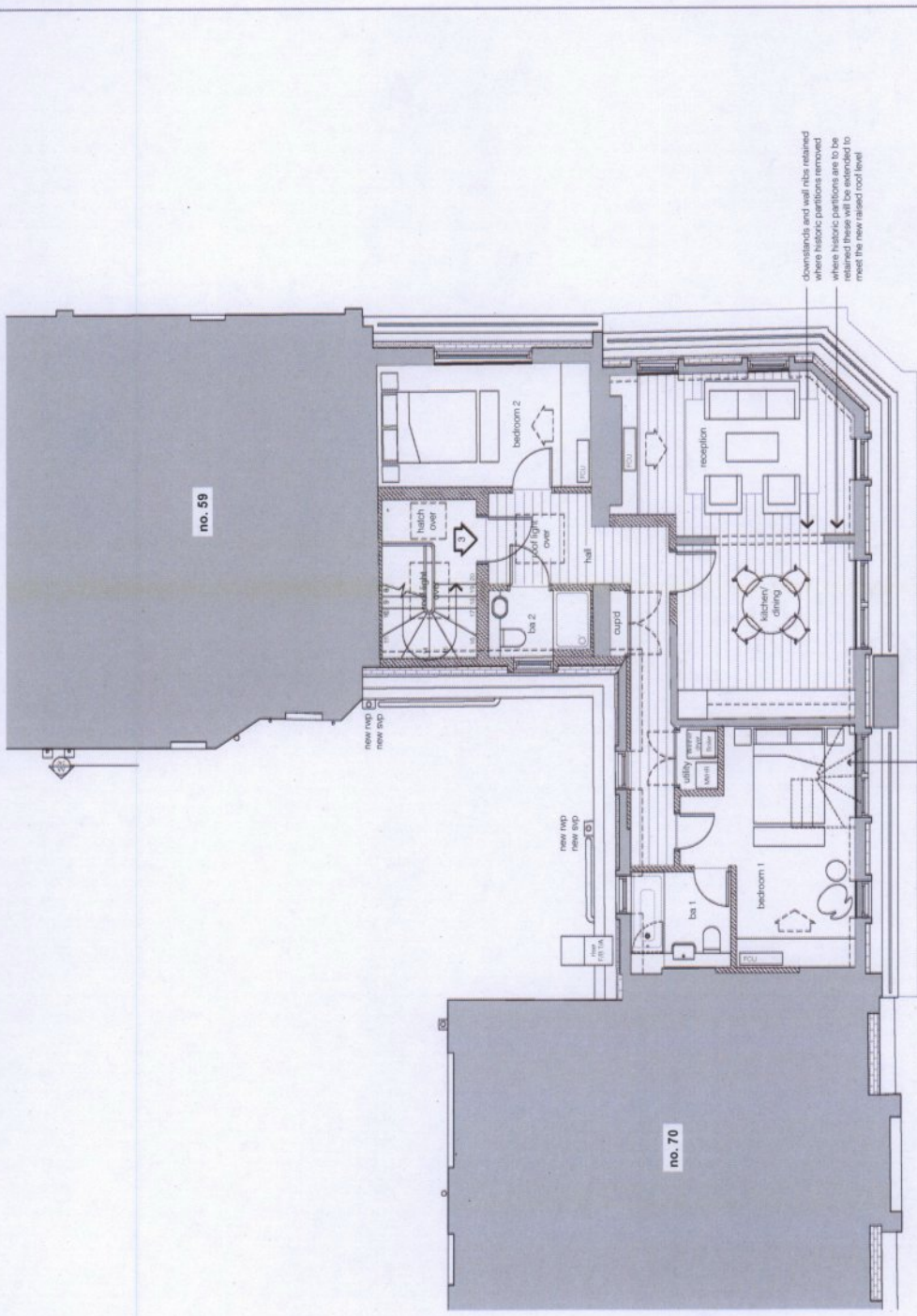
KEY

- Existing wall construction
- Proposed wall construction

Note:

Windows to front facades retained and refurbished including existing single casement windows. In some cases investigation revealed that windows are found to incapable of refurbishment they will be replaced with new painted timber, sliding sash, single glazed windows.

Windows to rear replaced with painted timber, single acoustic glazed sliding sashes.



Note:

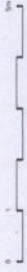
All skirtings and mouldings to be repaired and restored to the fourth floor finish level in accordance to the listed status of no.55 (reception and kitchen/dining).

New secondary glazing to all No.55 & 57 fourth floor windows to Great Portland Street and Mortimer Street facades.

NO.	DATE	DESCRIPTION	BY	CHKD.
F	26.03.15	Planning No. Single glazing to rear windows submit	JK	JK
E	16.01.15	Revised for planning submission	JK	JK
D	22.12.14	Planning issue	JK	JK
C	12.12.14	Drawn planning issue	JK	JK
B	19.11.14	Drawn planning issue	JK	JK
A	26.07.14	Revised for second pre-app consultation	JK	JK
-	04.04.14	Pre-application consultation issue	JK	JK

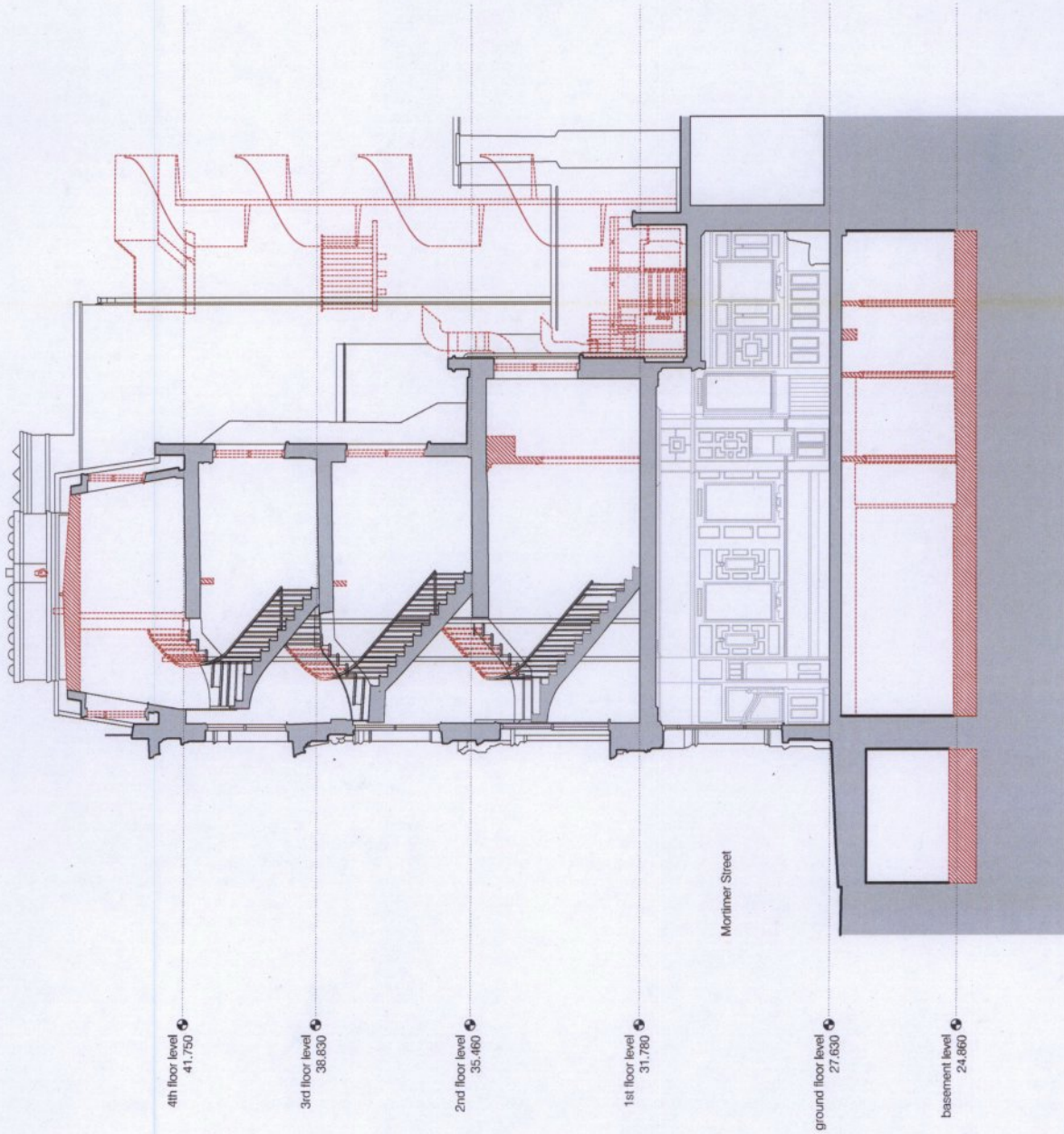
130300
 55 - 57 Great Portland Street
 GA Proposed Plan - Fourth Floor
 1:50 @ A1 / 1:100 @ A3





KEY

- Existing wall construction
- Demolition



4th floor level
41.750

3rd floor level
38.830

2nd floor level
35.460

1st floor level
31.780

ground floor level
27.630

basement level
24.860

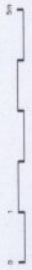
Mortimer Street

C	19.07.15	Issued for planning submission	P	P
B	22.12.14	Planning phase	P	P
A	12.12.14	Design planning phase	P	P
	02.04.14	Pre-application consultation phase	SP	JB
DR	2008	2008/04/01	DR	DR
Project No.		130530		

PL 140 C
 55 - 57 Great Portland Street
 Existing section AA - fabric removal
 1:50 @ A1 / 1:100 @ A3

m-s-m
 M/S M/S Architects Ltd, 100, The Old School, York Street, London, SE 1, UK. Tel: 020 7300 8300
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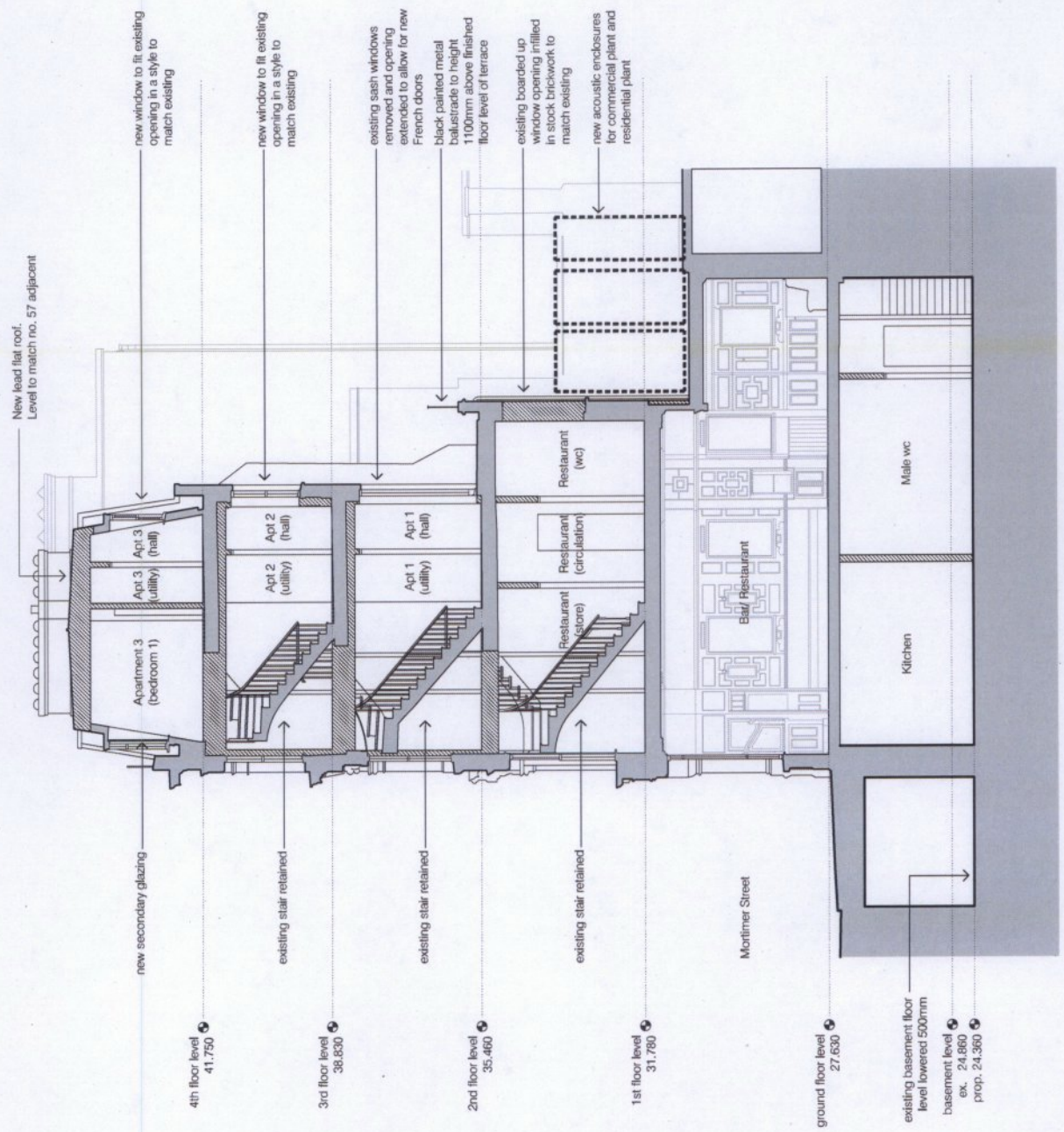
Existing section AA - fabric removal



KEY

Existing wall construction

Proposed wall construction



C	16.01.15	Revised for planning submission	Dr P
B	22.12.14	Planning issue	Dr P
A	13.12.14	Draw planning issue	Dr P
-	04.01.14	Proposed construction issue	Dr P
			Dr B
			Dr B

Scale: 1:3000

55 - 57 Great Portland Street

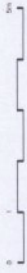
Proposed section AA

130 02 AT 13100 @ A1

msm

MSM Architects Ltd, 10, Northwood Road, Sevenoaks, Kent, TN11 1AA, UK. T: 01474 30507, F: 01474 30507

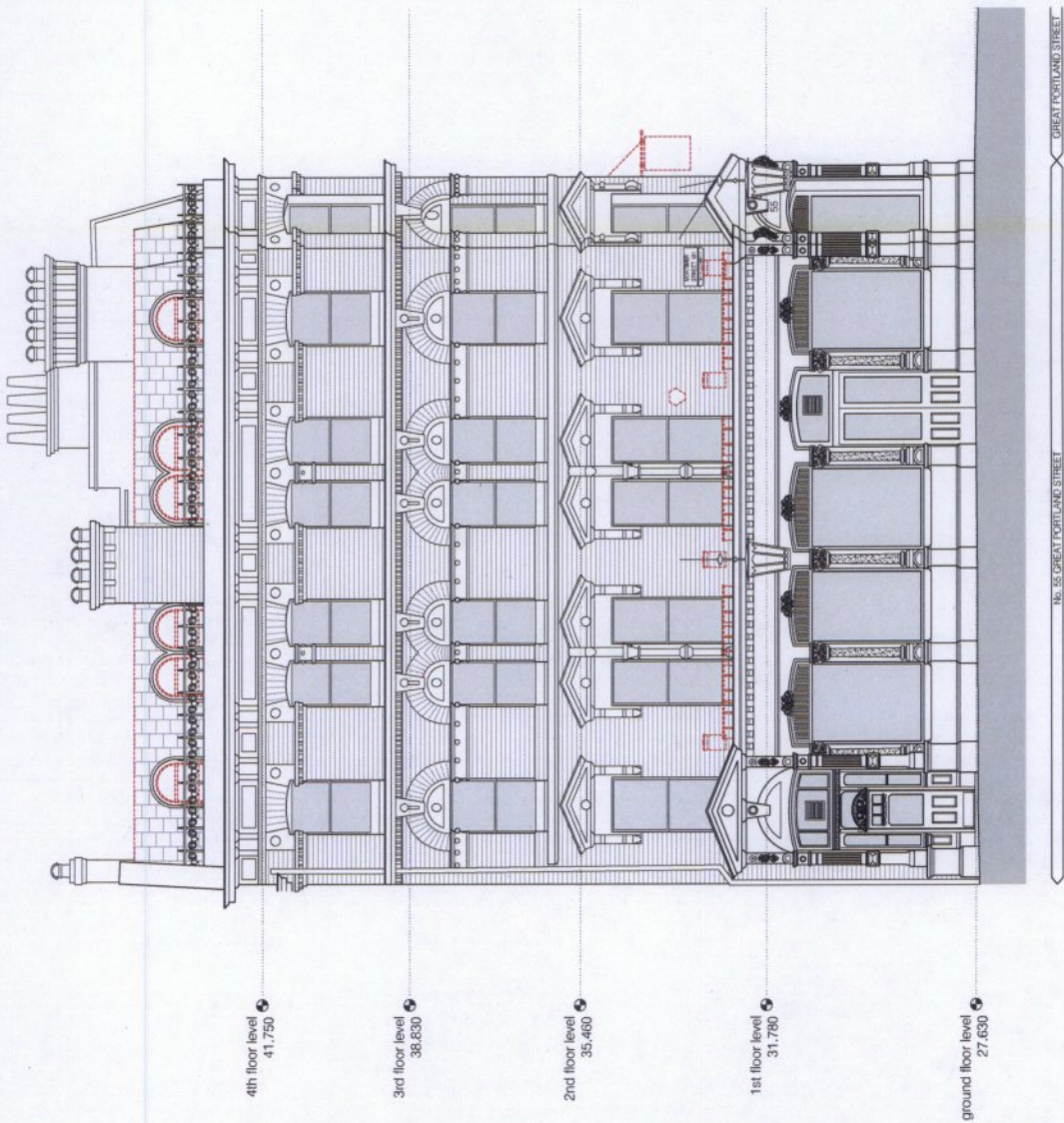
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KEY
 Fabric removal

GENERAL NOTES

- All roof finishes to be removed for replacement



Rev	Date	Description	By	Chk
B	16.02.15	Revised for planning submission	JR	JD
A	22.12.14	Planning issue	JR	JD
-	12.12.14	Cost planning issue	JR	JD
Rev	Date	Description	By	Chk
130030				

PL 170 B
 55 - 57 Great Portland Street
 Existing Mortimer St from elev - fabric removal
 1:50 @ A1 / 1:100 @ A3

msm
 M&M Architects Ltd, No 216-218, Euston Street
 London, SE1 1 44 020 7298 9397
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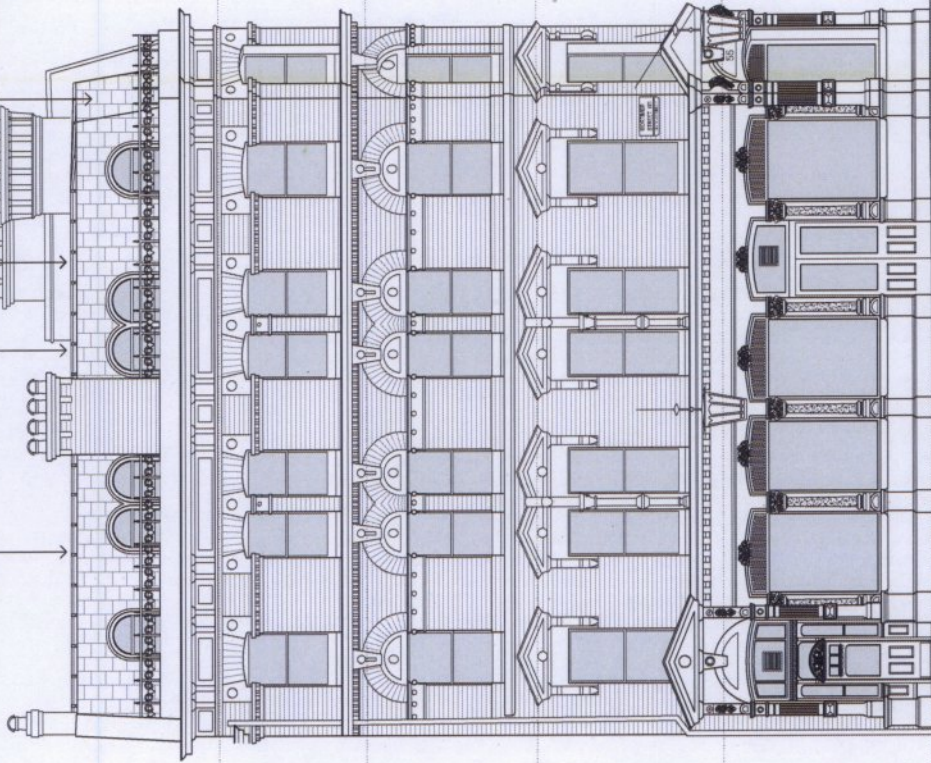
Existing front elevation to Mortimer Street - fabric removal

0 1 2m

Note:

Windows to front facade retained and refurbished including re-glazing in single acoustic glass. Secondary glazing fitted to rear. All windows to be replaced with new painted timber, sliding-sash, single glazed windows.

no.55 roof raised to match height of no. 57
 new lead roof at raised level
 existing finishes replaced with natural Welsh slate



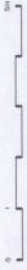
4th floor level 41.750
 3rd floor level 38.630
 2nd floor level 35.460
 1st floor level 31.780
 ground floor level 27.630

NO. 55 GREAT PORTLAND STREET GREAT PORTLAND STREET

R	14/07/15	Revised for planning submission	Jr	B
A	20/02/14	Planning issue	Jr	B
-	12/02/14	Cost planning issue	Jr	B
SS	08/05/13	Structural	SS	Structural
DRP No.	130090		DRP No.	130090

PL 270 B
 55 - 57 Great Portland Street
 Proposed Mortimer Street front elevation
 1:50 @ A1 / 1:100 @ A3

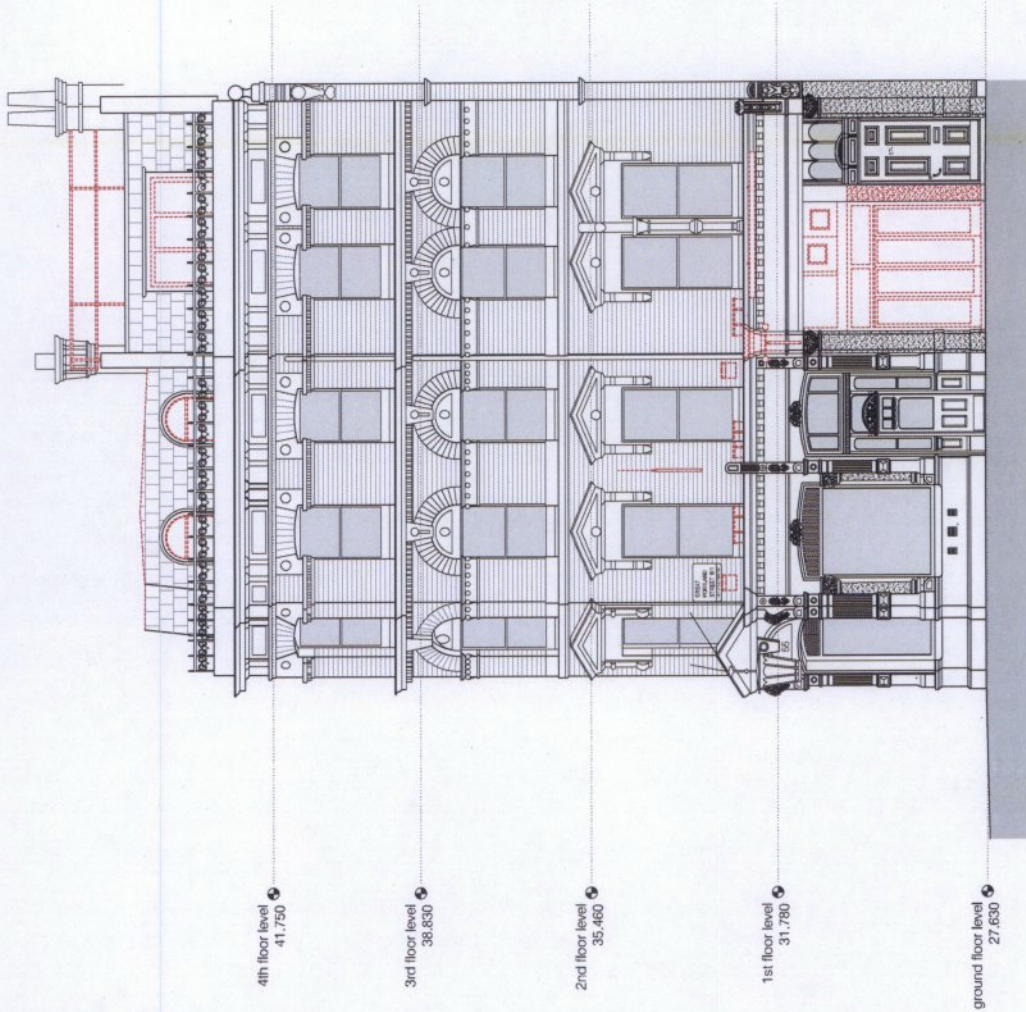
m+m
 MORTIMER STREET, THE ARCHES & GARDEN
 LONDON, SE1 1AA, T: 44 (0)20 7093 6937
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KEY
 Fabric removal

GENERAL NOTES

- All roof finishes to be removed for replacement



MCHTHER STREET NO. 57 GREAT PORTLAND STREET

NO.	DATE	DESCRIPTION	BY	CHKD.
C	16.07.15	Revised for planning submission	JR	JD
B	29.12.14	Planning issue	JR	JD
A	12.12.14	Draw plan & fly book	JR	JD
-	02.04.14	Finalisation contract issue	SH	JB

130390

PL 171 C 55 - 57 Great Portland Street
 Ex. Great Portland St elevation - fabric removal
 1:50 @ A17 1:100 @ A3

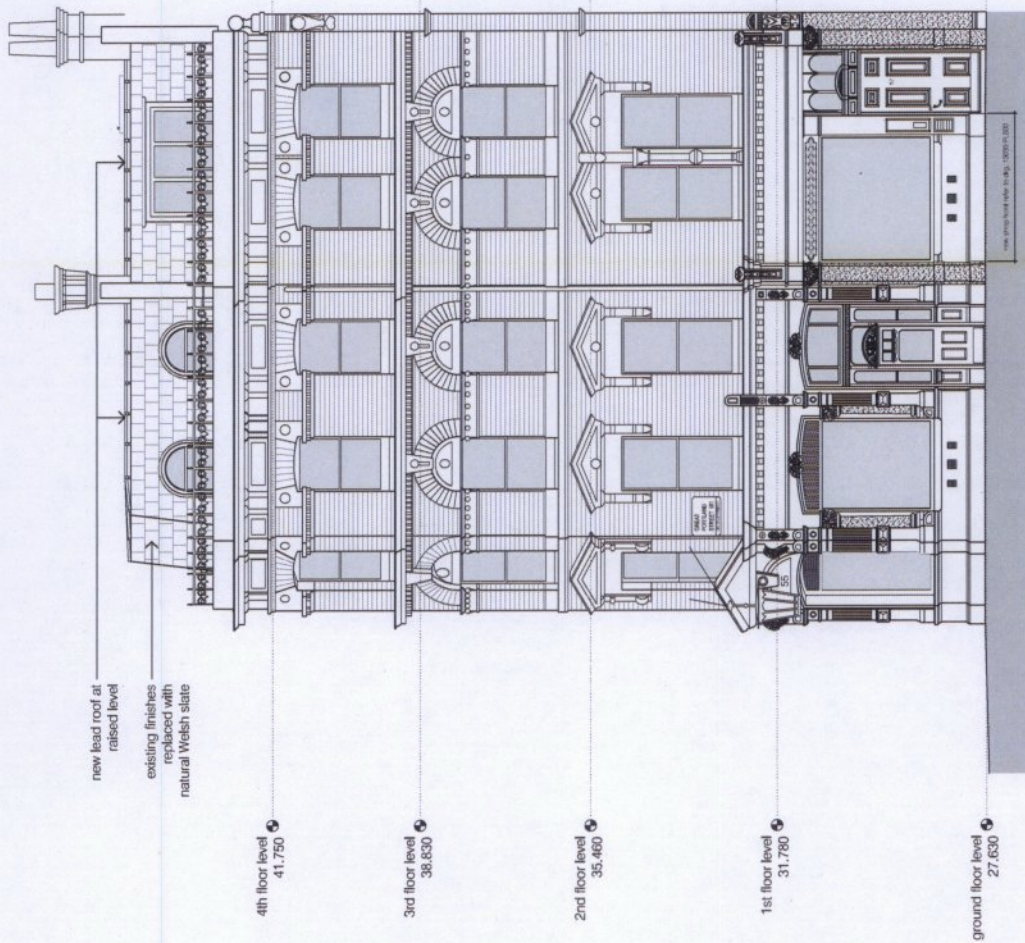
Existing front elevation to Great Portland Street - fabric removal

m+m
 M&M Architects Ltd, 100, North Colindale Avenue,
 London, N9 6AE, T: +44 (0)20 7099 6100
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0 1 2 3m

Note

Windows to front facade retained and refurbished including re-glazing in single acoustic glass. Secondary glazing fitted to all windows. Windows to rear facade to be replaced and to be incapable of readjustment they will be replaced with new painted finish, sliding sash, single glazed windows.



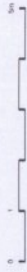
Rev	Date	Description	By	Chk
C	16.07.15	Revised for planning submission	PL	PL
B	22.12.14	Planning issue	PL	PL
A	12.12.14	Draw planning issue	PL	PL
-	02.04.14	Prepared for circulation issue	SLB	JB

130300
55 - 57 Great Portland Street

PL 271 C
Proposed Great Portland Street front elevation
1:50 @ A1 / 1:100 @ A3

M&M Architects Ltd, The Old School, Essex Street, London, SE1 1 8AA, T +44 (0)20 7329 6797
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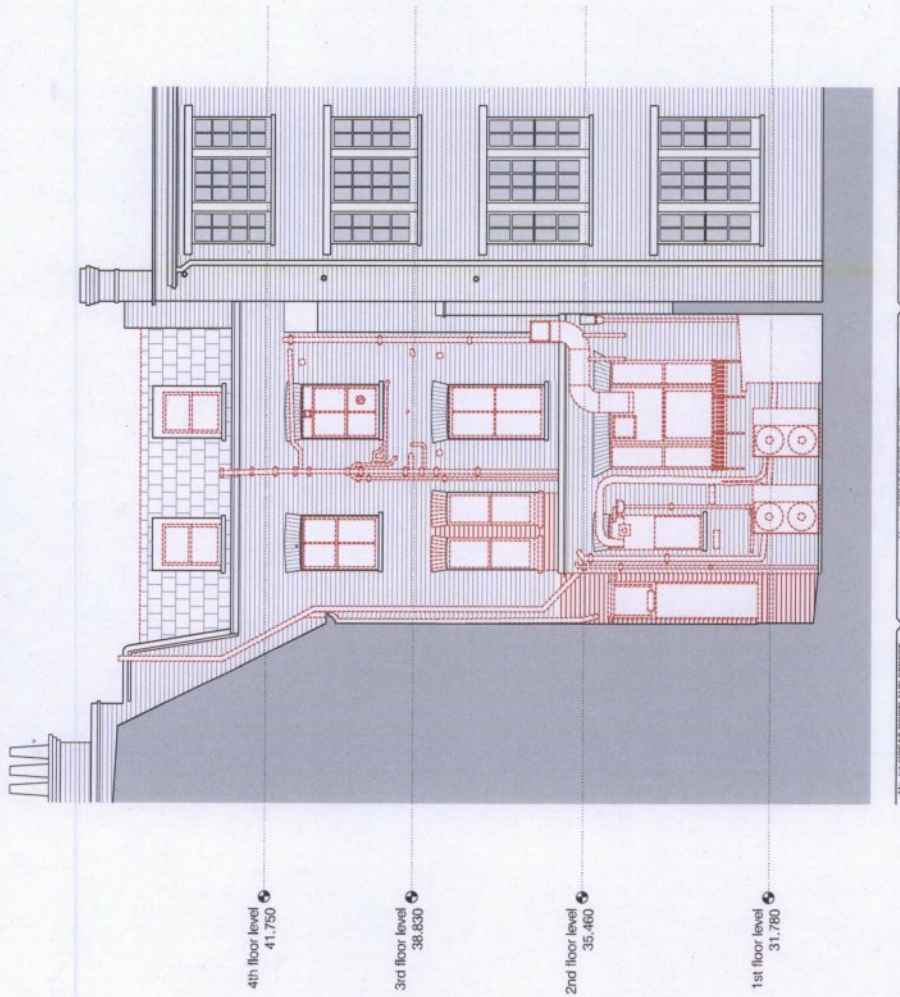




KEY
 Fabric removal

GENERAL NOTES

- All roof finishes to be removed for replacement



4th floor level 41.750
 3rd floor level 38.830
 2nd floor level 35.460
 1st floor level 31.780

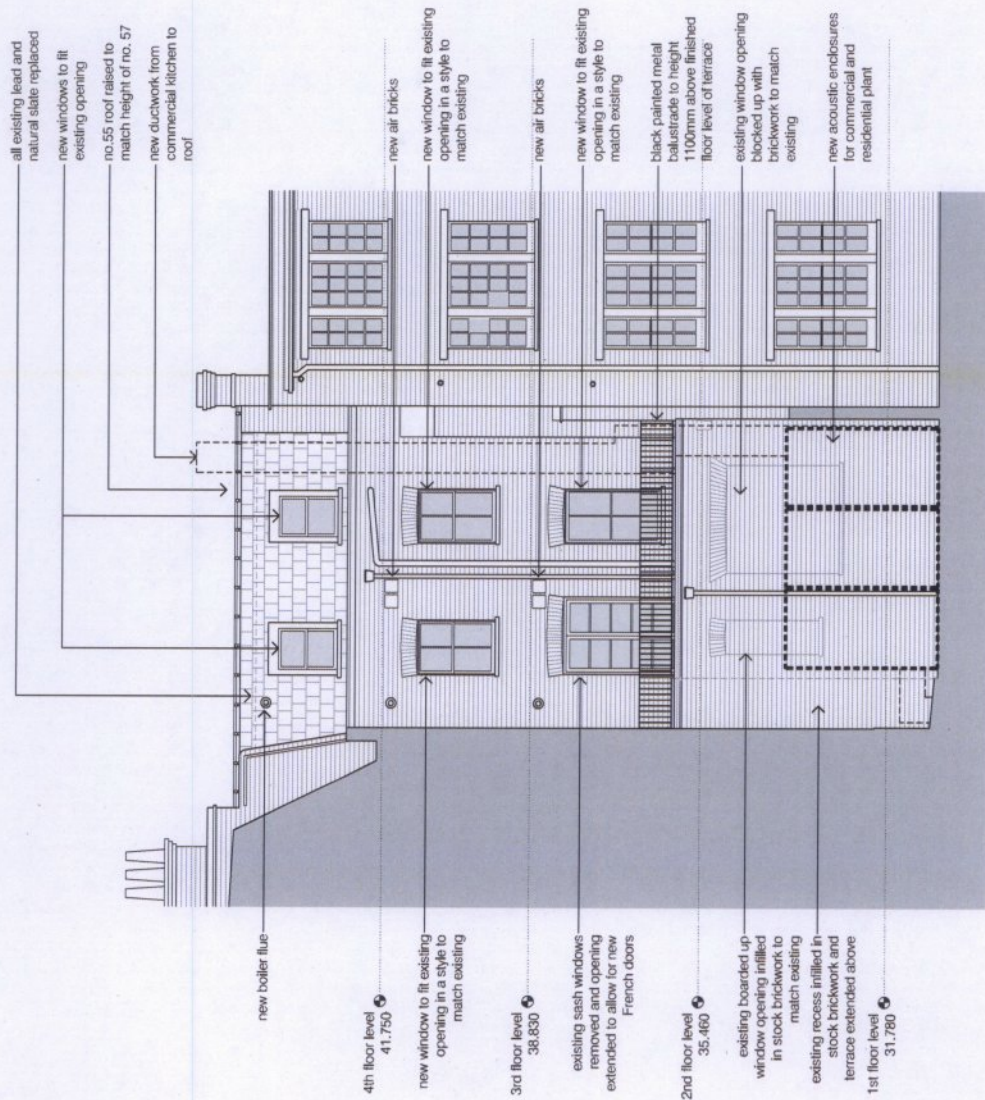
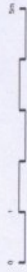
NO. 57 GREAT PORTLAND STREET NO. 55 GREAT PORTLAND STREET NO. 53 MORTIMER STREET

NO.	DATE	DESCRIPTION	BY	CHKD.
B	18/07/20	Revised for planning submission	Mr	Dr
A	20/02/18	Pre-application	Mr	Dr
-	12/02/18	Draw preparation	Dr	Dr

130000
PL 172 B
 55 - 57 Great Portland Street
 Ex. Mortimer St rear elevation - fabric removal
 1:50 @ A1 / 1:100 @ A3

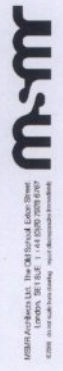
m-s-m
 M&M ARCHITECTS LTD, The Old School, 200th Street, 10000
 42009, 10000, 10000, 10000, 10000, 10000

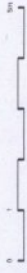
Existing rear elevation behind Mortimer Street - fabric removal



Rev No.	Date	Description	By	Chk
B	18.07.15	Revised for planning submission	BR	PL
A	20.12.14	Final design	BR	PL
-	12.12.14	Client planning issue	PL	BR
			BR	PL

No. 57
 13000
PL 272 B
 55 - 57 Great Portland Street
 Proposed Mortimer Street rear elevation
 1:50 @ A1 / 1:100 @ A3





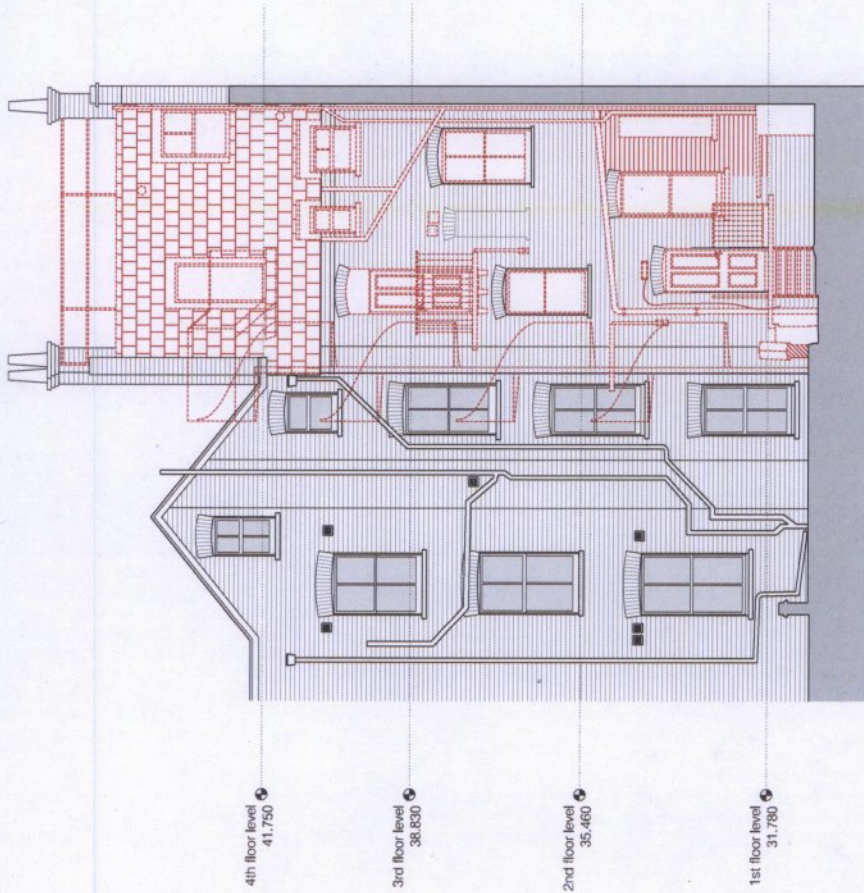
KEY



Fabric removal

GENERAL NOTES

- All roof finishes to be removed for replacement



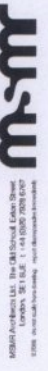
No. 57 GREAT PORTLAND STREET

B	16.07.15	Revised for drawing submission	Dr	D
A	20.12.14	Plan release	Dr	D
.	12.12.14	Draw preparation	Dr	D
			Dr	D

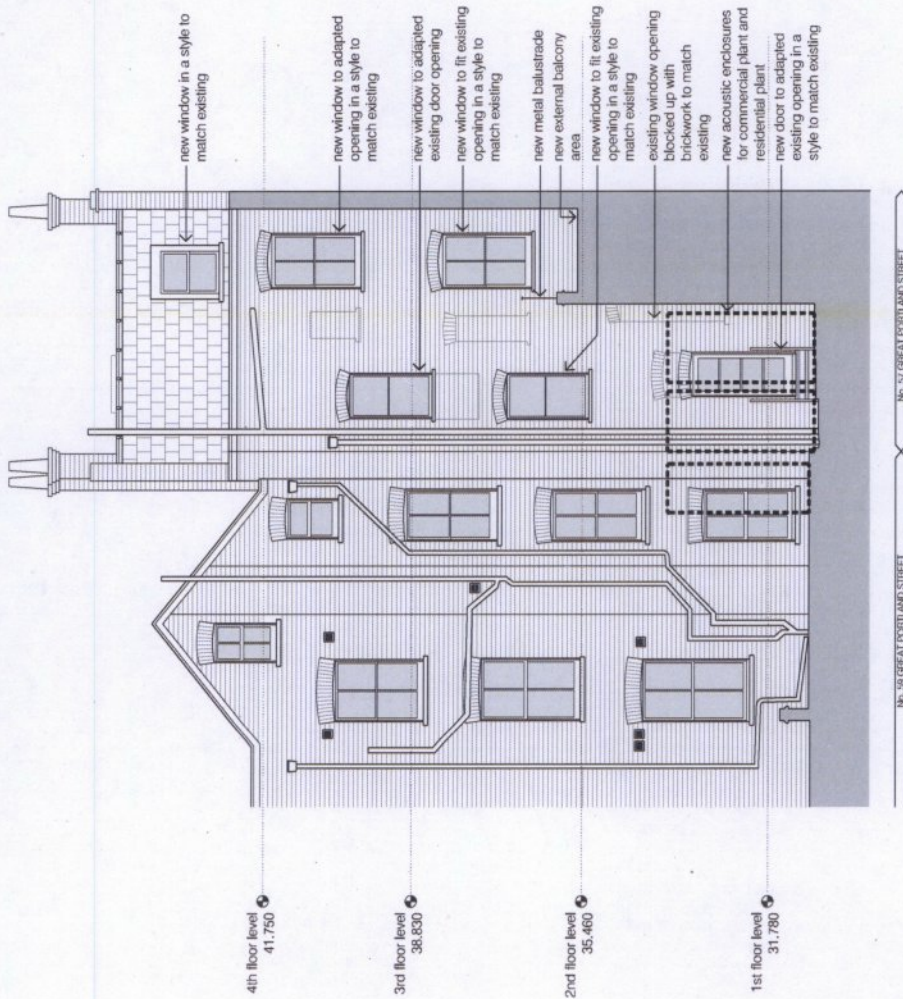
130000

PL 173 B
 55 - 57 Great Portland Street
 Ex. Great Portland St rear elevation - fabric removal
 1:50 @ A1 / 1:100 @ A3

Existing rear elevation behind Great Portland Street - fabric removal



MSM Architects Ltd. The Old School, Ebury Street
 London, W1T 3DF
 020 7613 4444 www.msmarchitects.com



REV	DATE	DESCRIPTION	BY	CHK
B	16.07.15	Revised for planning submission	PL	PL
A	22.12.14	Planning issue	PL	PL
-	12.12.14	Door planning issue	PL	PL

No. 57
PL 273 B
 13030
 55 - 57 Great Portland Street
 Proposed Great Portland Street rear elevation
 1:50 @ A1 / 1:100 @ A3



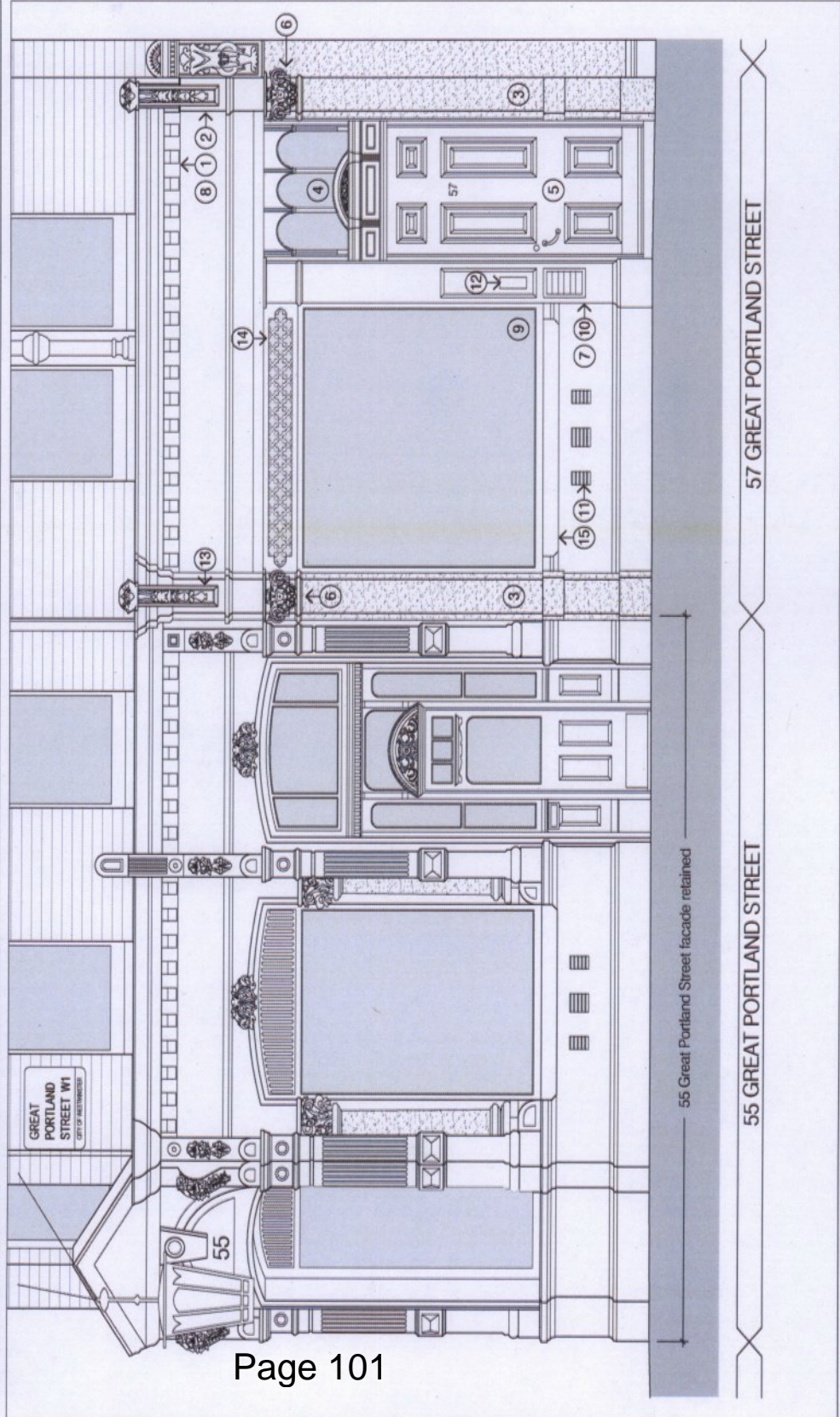


Existing photographs of 55-57 Great Portland Street street scene



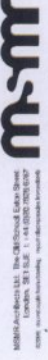
KEY

- 1 existing cornice and details retained
- 2 existing cornub retained
- 3 existing granite cler plaster retained
- 4 existing palette iron frame height retained
- 5 existing palette iron frame residential door retained
- 6 existing capital retained
- 7 new painted handwood timber stabiliser
- 8 existing signage removed and existing palette iron brack underneath retained and metal good
- 9 new laminated glazing
- 10 new residential balconies
- 11 new ventilation grilles
- 12 new residential door entry system
- 13 cobbed cast-iron
- 14 new grille
- 15 new brass call



B 1:20/05
 A 20/14
 C 12/2/14
 Date: 13/09/14
 130090

PL 500 B
 55 - 57 Great Portland Street
 Proposed shop front elevation
 1:20 @ A1 / 1:40 @ A3



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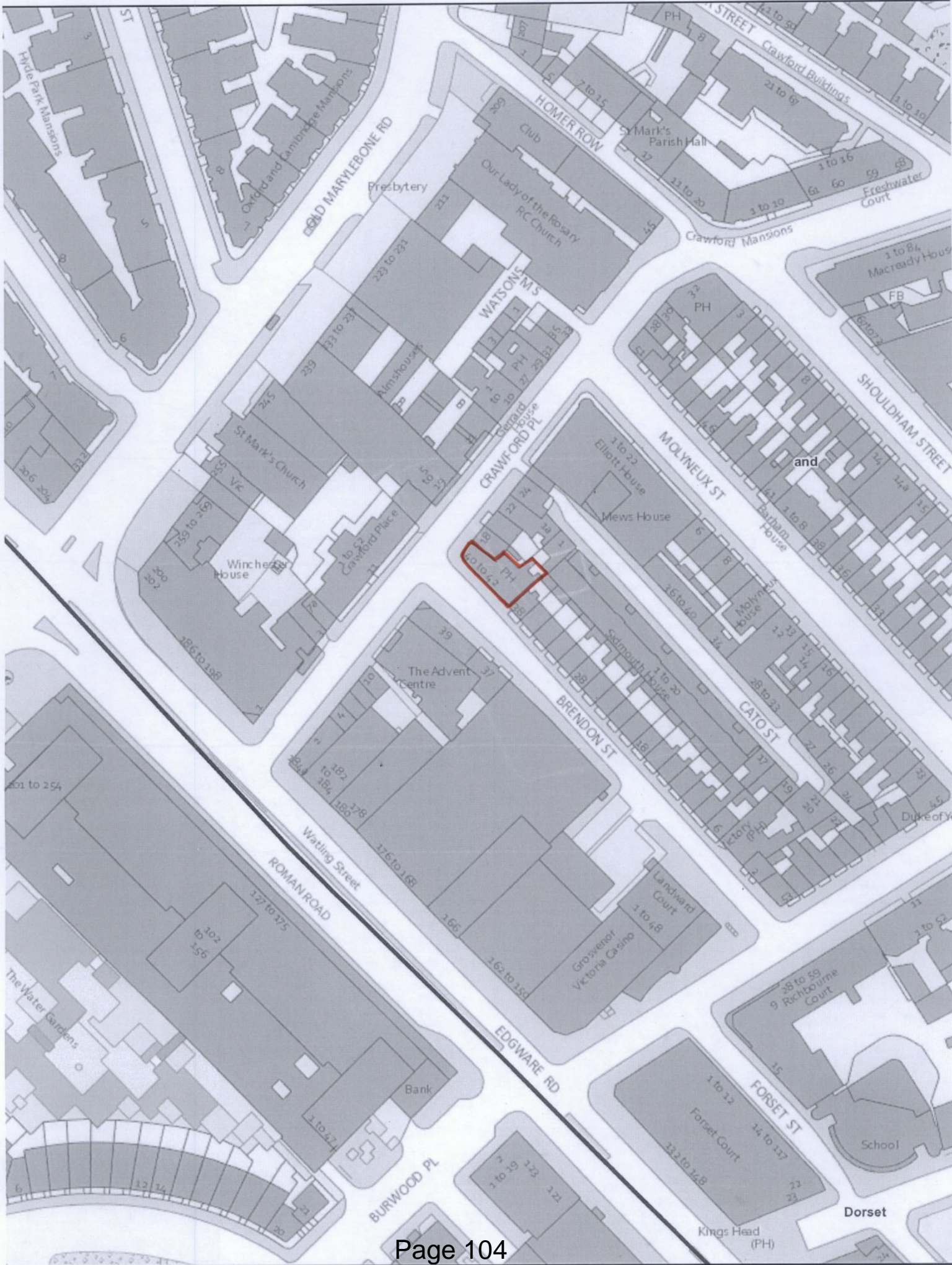
Agenda Item 5

Item No.
5

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 July 2015	Classification For General Release	
Report of Director of Planning	Wards involved Bryanston And Dorset Square		
Subject of Report	40-42 Brendon Street, London, W1H 5HE		
Proposal	Use of the first and second floors to provide eight serviced apartments.		
Agent	Planning Potential Ltd		
On behalf of	Urban Pubs and Bars		
Registered Number	15/02314/FULL	TP / PP No	TP/4052
Date of Application	04.03.2015	Date amended/ completed	16.03.2015
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	Molyneux Street		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Outside Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	10.00-23.30 Monday to Saturday 10.00- 23.00 Sundays		

1. RECOMMENDATION

Grant conditional permission.





2. SUMMARY

The subject site is a four storey Victorian public house (Class A4), located on the east side of Brendon Street, within the Molyneux Street Conservation Area and outside of the Core Central Activities Zone (CAZ).

Permission is sought for the use of ancillary accommodation, on the first and second floors, to provide eight serviced apartments (Class C1). The apartments, which would be accessible from both within the building and via an existing external stair, would be managed in conjunction with the public house. No external alterations are proposed.

The key issues for consideration are:

- The acceptability of the use, outside of the Core Central Activities Zone.
- The impact of the use upon the amenities of neighbouring residential and commercial properties.

A new hotel-type use would not normally be considered acceptable in this location. However, the existing use is not subject to planning controls and the upper floors of the building could be used as additional drinking/dining areas, with the associated increase in customer and servicing activity, without the need for further permission. In these circumstances, and given the scale of the proposed operation, the application is considered acceptable in land use and amenity terms and is therefore recommended for approval, subject to appropriate conditions.

3. CONSULTATIONS

THE MARYLEBONE ASSOCIATION

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER

No objection. Details of refuse storage and staff cycle parking required.

ENVIRONMENTAL HEALTH

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 33; Total No. of Replies: 3.

Three objections received on the following grounds:

Land Use

- Nature of the proposed use unclear and may result in the loss of the public house.
- Contrary to policies to protect public houses.

Amenity

- Submitted land use survey does not include residential use at 18 Crawford Street.
- Noise, nuisance and increased late night activity from the eight serviced apartments, including disturbance from the increased use of the stair access.
- Public house and serviced apartments could fall into separate ownership with less control over the apartments and increased disturbance to neighbouring occupiers.
- Use of serviced apartments for the 'sex trade'.
- Future use of basement could result in noisy activities and excavation.
- The submitted acoustic report is inaccurate and indicates unacceptable noise disturbance to neighbouring properties.
- Hazard from increased refuse generation.

Highways

- Increased demand for on-street parking.

Other

- Existing external seating is close to neighbouring residential entrance.
- Flooding from the existing public house.
- Request for planting barrier between the public house and 38 Brendon Street to be reinstated.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site is a four storey Victorian public house (Class A4) located on a prominent corner on the north eastern side of Brendon Street, at its junction with Crawford Place. The site is within the Molyneux Street Conservation Area and is designated as an unlisted building of merit within the conservation area audit. The site is located outside of the Core Central Activities Zone (CAZ).

Until recently, the basement of the public house was used for storage purposes. The ground floor customer area housed a bar and servery and the first floor provided an office, kitchen and ancillary storage. The applicant has confirmed that the first floor kitchen has now been relocated to the basement and that all works to extend the extract duct are located internally. The second floor, which is vacant, formerly provided five staff bedrooms. The upper floors can be accessed both from within the public house and via a separate entrance on Brendon Street.

There are no planning controls over the premises capacity, hours of operation or the use of the various parts of the building.

The surrounding area is mixed in character. Although the north eastern side of Brendon Street is predominantly in residential use, there are commercial uses on the opposite side of the street. Crawford Street contains more commercial uses, some of which have residential accommodation on the upper floors. The nearest residential premises to the application site are at 38 Brendon Street, which is located immediately on the south eastern boundary, and the residential flat on the upper floors of 18 Crawford Street, to the north of the site.

4.2 Planning History

None relevant.

5. THE PROPOSAL

Permission is sought for the use of the first and second floors of the building as eight serviced apartments (Class C1). The public house accommodation will be rationalised and confined to the basement and ground floors. The apartments would be managed/operated in conjunction with the retained public house.

Four apartments would be provided at each level. Each bed/sitting room would be self-contained, with a bathroom and kitchenette (microwave, toaster, kettle, sink and refrigerator, but no oven or hob facilities). Guests would be able to eat in the public house during opening hours. No room service would be provided and there would be no reception or communal

areas. Bookings would be made on-line. It is anticipated that the average stay would be 4-5 days.

The apartments would be accessible 24 hours a day, via the separate access from Brendon Street, using a pin code entry system. The internal access from the ground floor would be maintained for management and servicing purposes. The manager of the public house is on site between 09.00 and 24.00 hours, and would deal with any queries from the occupants of the apartments during those times. An emergency contact number will be provided for a local manager who will deal with any problems outside of those hours.

The apartments would be cleaned/serviced by pub staff. Refuse generated by the apartments would be transferred to the existing commercial refuse bin on Crawford Street.

The submitted acoustic report refers to the installation of plant for the new apartments. However, the applicant has confirmed that the acoustic report was prepared before the scheme was finalised, and that no plant is proposed. The acoustic report also details potential alterations to the windows and glazing, including the installation of acoustic trickle vents to ensure that satisfactory noise levels are achieved within the apartments in relation to external noise sources. However, the application does not include external alterations. Consequently, it is recommended that an Informative be attached to any decision notice advising the applicant to submit details of these alterations to ascertain whether they will require planning approval.

6. DETAILED CONSIDERATIONS

6.1 Land Use

6.1.1 Loss of public house

Policy SS8 of the adopted Unitary Development Plan (UDP) seeks to prevent the loss of non-A1 retail uses, including public houses (Class A4). The policy states that the loss of non-A1 uses, B1 or other uses, which do not serve visiting members of the public, will only be permitted in isolated shop-type units.

Objections have been received on the grounds that the proposal is contrary to this policy and also on the grounds that the conversion of the upper floors to provide serviced apartments would ultimately lead to the loss of the public house. The applicant has stated that much of the accommodation within the public house was vacant or underutilised and that the rationalisation of the floorspace, and the additional income generated by the proposed use, which will provide a service to visiting members of the public, would ensure the long term viability and survival of the existing use. Consequently, it is not considered that objections relating to the loss of the public house could be supported. Any future application resulting in the loss of the existing use will be considered on its own merits.

6.1.2 Serviced apartments

The acceptability of the proposed use is assessed in Policy TACE2 of the UDP which states that new hotels, including serviced apartments, will not be acceptable on sites outside of the CAZ and the CAZ Frontages, and will only be acceptable on those sites within the CAZ which are not predominantly residential in character, where no adverse environmental and traffic effects would be generated and where adequate on-site facilities are incorporated within the development. City Plan Policy S23 directs new hotel uses to designated areas and to the Core CAZ and to those streets which do not have a predominantly residential character.

As the site is located outside of the Core CAZ, and is not on a CAZ Frontage, the proposal does not accord with adopted hotel policies. However, it is considered that a departure from these policies could be justified, for the following reasons:

- The building has frontages on Brendon Street and Crawford Place and there are a number of commercial uses on both streets. The site is also in close proximity to Edgware Road, which is a designated CAZ Frontage within the Marylebone and Fitzrovia area, and has excellent public transport links.
- The site is already in commercial use. The upper floors could provide additional drinking and dining accommodation without the need for planning permission. There are no planning controls governing the site capacity or hours of operation.
- The “back of house” functions will be wholly relocated to the lower floors. The second floor is no longer used as staff accommodation but previously had five staff bedrooms, with a potential level of occupancy comparable to that proposed within the apartments. The plans of the building would also suggest that, originally, both of the upper floors were likely to have provided guest sleeping accommodation.
- Although falling within the same use class as hotels, the proposed apartments would require less on-site management and would be more akin to a residential use. Whilst some operational details are provided within the submitted planning statement, a condition is recommended to require the submission of an Operational Management Statement for the serviced apartments, which would enshrine these operational details within a management document, and would ensure that the serviced apartments continue to be managed in conjunction with the public house, as proposed.

In these circumstances, it is considered that it would be difficult to resist the proposals in land use terms.

The impact of the hotel use on residential amenity is considered in Section 6.3 below.

6.2 Townscape and Design

No external alterations are proposed.

The applicant has confirmed that works to the existing extract duct, associated with the relocation of the kitchen from first floor to basement level, are internal.

6.3 Residential Amenity

UDP Policies ENV13 and ENV6 require proposals to include design and operational measures to minimise and contain noise from developments to ensure that proposals do not have a detrimental impact on residential amenity. Such requirements are also included in Policies S29 and S32 of the adopted City Plan. Objections have been received on the grounds that the proposals are contrary to these adopted policies which seek to protect residents' amenities and local environmental quality.

The closest residential properties to the site are at Nos. 38 Brendon Street and on the upper floors of 18 Crawford Place. Objections have been received from the residential and commercial occupiers of these properties on the grounds that the proposals would result in increased noise disturbance from within the premises and from additional activity generated by the guests arriving at/departing the premises, nuisance from cooking smells and from other services, and from refuse generated by the proposed use. Objectors are also concerned that, should the public house and serviced apartments go into separate ownership, there would be

less control over the impact of the proposed use in terms of potential noise disturbance. They have also questioned the adequacy and accuracy of the submitted acoustic report.

The existing public house is licensed to operate until 23.30 on Monday to Saturday and until 23.00 on Sundays. The upper floors of the premises could be used as additional public drinking and dining areas, without the need for planning permission, with a resultant, significant, increase in site capacity and late night activity. Set against this existing and potential use, and given the scale and nature of the proposed use, it is considered that it would be difficult to resist the application on the grounds that the level of activity associated with the use as serviced apartments would have a material impact on residents' amenities.

Objectors contend that the submitted acoustic report demonstrates that noise levels within the adjacent residential premises would be unacceptably high, as a result of the development, and that the noise analysis is inaccurate and inadequate. However, the detailed assessment relates to internal noise levels within the proposed apartments, rather than to the impact of the proposed use on the neighbouring residential properties. This explains why microphones were placed on the upper floors of the application building rather than on neighbouring properties. The report concludes that in order to meet internal noise levels for the serviced flats, both trickle acoustic vents and new glazing will be required to both the front and rear elevations. Whilst the applicant has confirmed that trickle vents are proposed, the scheme does not include replacement windows on either elevation.

One objector has expressed particular concern that the use of the access stair to the apartments would exacerbate an existing noise problem resulting from the use of internal stairs. This stair has previously provided access to the five staff bedrooms (and, it is assumed, to guest accommodation which was originally provided on the upper floors). On the basis that there would be no significant intensification of the level of use of this stair when compared to its recent use, the applicant contends that the use of this entrance would not have a material impact on neighbours' amenities. The Environmental Health officer concurs with this view and has confirmed that no additional sound attenuation would be required. The principal stair, which provides access from within the ground floor to the serviced apartments, would only be used for servicing of the flats, rather than as a customer access.

However, in order to safeguard residents' amenities, it is recommended that conditions be imposed in relation to noise and vibration from within the proposed development to adjoining premises.

No air conditioning is proposed for the serviced apartments and it is not considered that the provision of such limited services would adversely affect the amenities of neighbouring occupiers.

As no cooking facilities will be provided within the apartments, objections relating to nuisance from cooking smells could not be supported.

Objectors have also expressed concern about the impact of waste generated by the proposed apartments and the fact that "domestic-type" waste could constitute a hazard in relation to the business on the lower floors of 18 Crawford Place, which is concerned with the production of food packaging.

The applicant has confirmed that waste storage facilities will be provided within each apartment and that this waste will be transferred to a commercial facility on Crawford Place. The Highways Planning Manager has advised that whilst a central waste store is not indicated on the plans, it is likely that an adequate facility exists on site.

Subject to conditions to prevent waste being stored on the pavement and requiring the submission of details/drawings of waste storage arrangements, it is not considered that waste generated by the proposed use would materially affect the amenities of adjoining occupiers. Refuse storage arrangements for the existing public house cannot be considered as part of this application.

Objectors are concerned that, in time, the public house and the serviced apartments could be operated separately resulting in less control being exercised over noise and disturbance. However, as the application has been submitted on the basis that the two uses are jointly managed and serviced, a condition is recommended to require the submission of an Operational Management Statement to ensure that this is the case.

Subject to appropriate conditions, the proposals are considered acceptable in amenity terms.

6.4 Transportation/Parking

Objections have been received on the grounds that the proposal would increase the demand for on-street parking in the area.

The Highways Planning Manager considers that, given the nature and scale of the development, and the good transport links, the proposal is unlikely to have an adverse impact on the surrounding highway network. The applicant anticipates that the majority of customers would arrive by public transport rather than private vehicle, particularly given that the application site is close to Edgware Road. It is therefore not expected that the proposal would result in significant increase in the demand for on-street parking.

Whilst the number and type of rooms proposed mean that it is unlikely that coaches will be attracted to the site, a condition is recommended to prevent this.

Given the constraints of the application site, and the limited availability of floorspace to provide any secure and safe cycle parking, it is not considered reasonable to require the provision of staff cycle parking.

In these circumstances, objections received on highways grounds cannot be supported.

6.5 Equalities and Diversities

Access arrangements to the building remain unchanged.

6.6 Economic Considerations

Any economic benefits resulting from the proposal are welcomed.

6.7 Other Westminster Policy Considerations

None relevant

6.8 London Plan

This application raises no strategic issues.

6.9 Central Government Advice

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

Not relevant

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

Given the nature and scale of the proposals, no detailed environmental assessment is required.

6.12 Other Matters

Objectors are concerned that the serviced apartments could be used as part of the 'sex trade'. These concerns could not justify a recommendation for the scheme.

There is concern about the potential future excavation of the basement and its use for noisy activities. This application does not relate to the basement of the building, although the applicant has confirmed that the kitchen has already been relocated to this level. The application does not include any basement excavation works.

One resident has expressed concern about the proximity of seating outside the premises to their property. This application does not include the use of the highway for the placing of tables and chairs. Any future applications submitted to the City Council will be considered on their planning merits.

The requests for the reinstatement of planting between the public house and the neighbouring property is a private matter between the two parties and cannot be considered as part of this application.

6.13 Conclusion

The proposals are considered acceptable in amenity and land use terms and are recommended for approval.

BACKGROUND PAPERS

1. Application form.
2. Memorandum from Highways Planning Manager dated 8 April 2015
3. Memoranda from Environmental Health dated 14 April 2015 and 1 July 2015

4. Letter from the owners/occupier of 38 Brendon Street dated 22 April 2015
5. Letter from the owner/occupier of 18 Crawford Place dated 14 April 2015
6. Letter from the owner/occupier of 18a Crawford Place dated 14 April 2015.
7. Letter from the owner/occupier of 26 Sutton, Barking dated 9 April 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARA SPURRIER ON 020 7641 3934 OR BY E-MAIL – sspurrier@westminster.gov.uk

DRAFT DECISION LETTER

Address: 40-42 Brendon Street, London, W1H 5HE

Proposal: Use of the first and second floors to provide eight serviced apartments.

Plan Nos: 02A and 01A

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

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

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

Reason:

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

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

Reason:

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

- 4 No waste generated by the apartments shall be left on the highway.

Reason:

In the interests of public safety 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. (R24BC)

- 5 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.

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

Reason:

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

- 7 You must apply to us for approval of an Operational Management Statement which details how the serviced apartments will be operated, serviced and managed, including details of the managerial relationship between the serviced apartments and the public house on the lower floors. You must not commence the use of the upper floors as serviced apartments until we have approved what you have sent us. You must then carry out the measures included in the operational management statement at all times that the upper floors are used to provide the serviced apartments.

Reason:

To make sure that the use will not cause nuisance for people in the area. 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. (R05GB)

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 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)

- 3 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)
- 4 The design and structure of the development shall be of such a standard that the dwelling is free from the 29 hazards listed under the Housing Health Safety Rating System (HHSRS). However, any works that affect the external appearance may require a further planning permission. For more information concerning the requirements of HHSRS contact:

Residential Environmental Health Team
4th Floor East, Westminster City Hall
64 Victoria Street
London SW1E 6QP
www.westminster.gov.uk
Email: res@westminster.gov.uk
Tel: 020 7641 3003 Fax: 020 7641 8504.

- 5 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)
- 6 We recommend all hoteliers to join the Westminster Considerate Hoteliers scheme and to support the Considerate Hoteliers Environmental Charter. This aims to promote good environmental practice in developing and managing hotels. For more information, please contact:

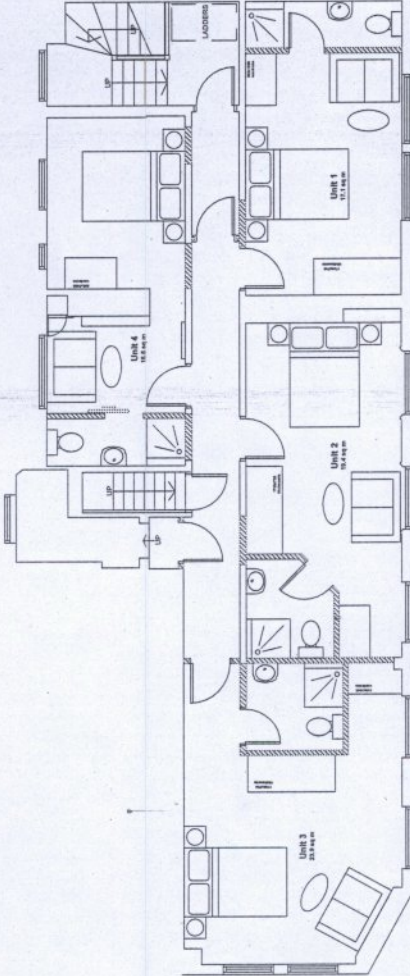
John Firrell MHCIMA
Secretary - Considerate Hoteliers Association

C/o Wheelwright's Cottage
Litton Cheney
Dorset DT2 9AR

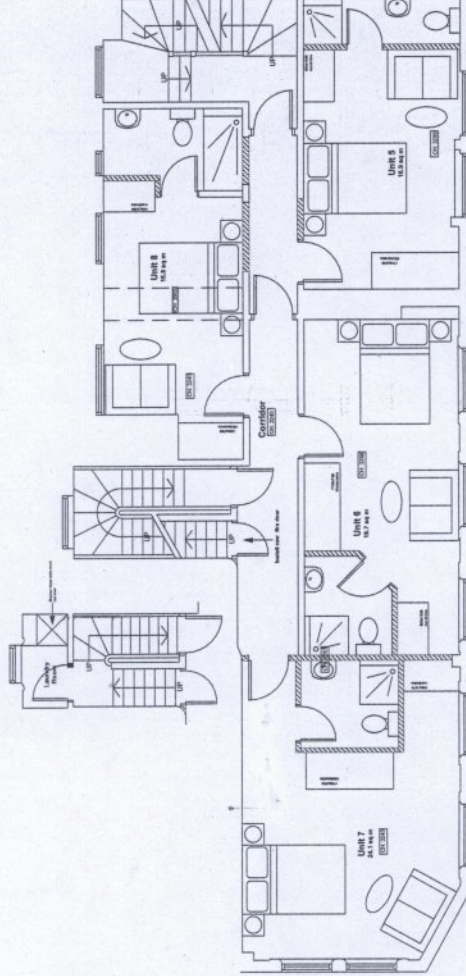
E-mail: info@consideratehoteliers.com
Phone: 01308 482313

(I76AA)


- 7 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)
- 8 You must get planning permission for any tanks, equipment, lift motor rooms, railings or other additions to the property. (I21AA)
- 9 You are reminded that this permission does not grant approval for any external alterations to the building. You are advised to submit details of any external works, including alterations to windows or the installation of trickle vents, to ascertain whether these alterations would require further planning approval.



Second Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50

revision	date	drawn by	note
A	25.11.14	RS	Essentials to unit 8 revised to show shower
scale	1:50(0A1)	drawing no.	02
date	21.11.14	revision no.	A
drawn by	RS	project no.	URBANPABLW1174
drawing title	Proposed First and Second Floor		
project title	Lord Wargrave		
on behalf of	ON BEHALF OF Urban Pubs and Bars		
 AnyLife House Phoenix Street Dorchester DT1 3ND T: 01305 265977 F: 01305 262226 E: ec@urbanpubs.com			

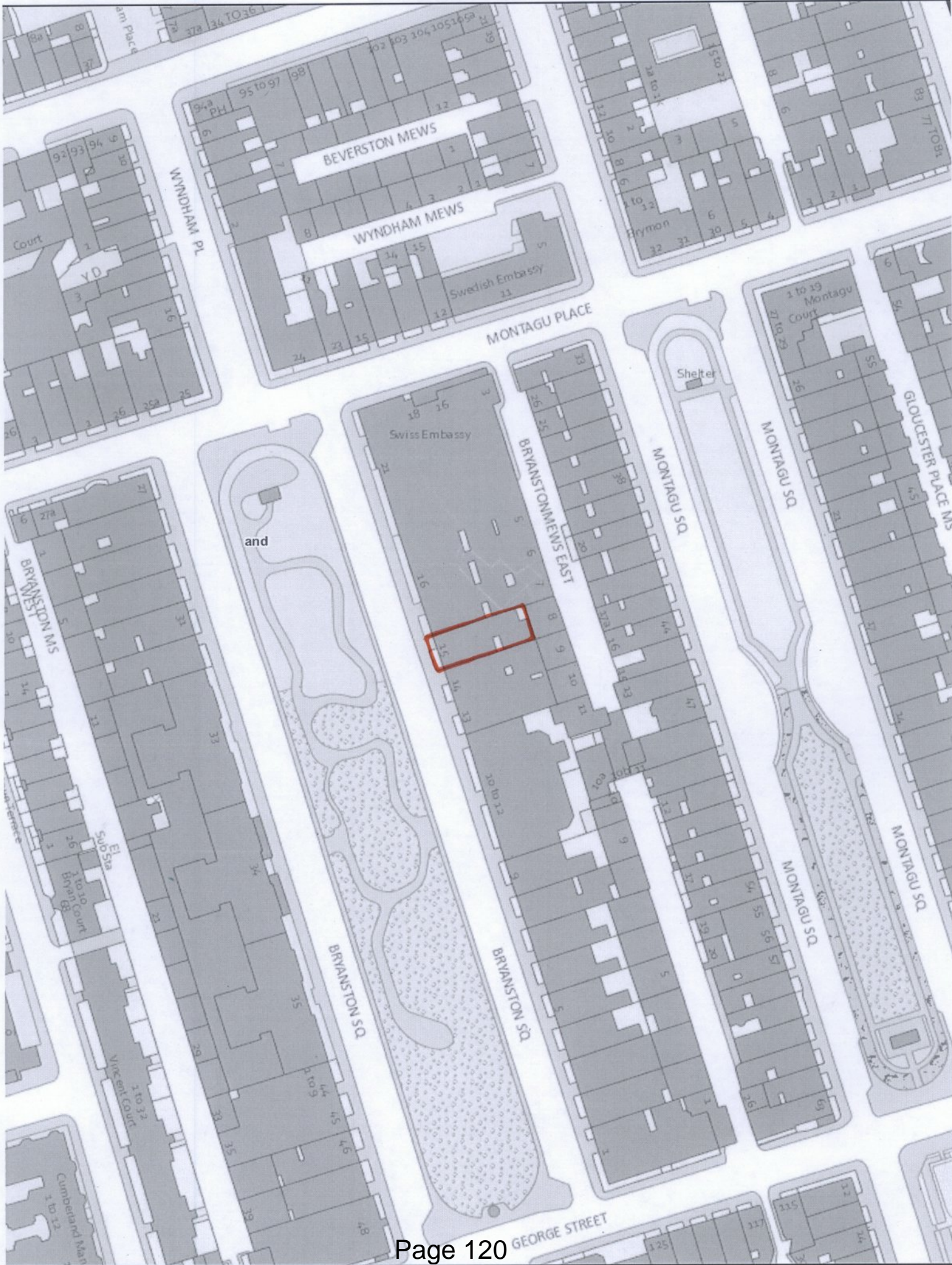
Agenda Item 6

Item No.
6

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 July 2015	Classification For General Release	
Report of Director of Planning		Wards involved Bryanston And Dorset Square	
Subject of Report	15 Bryanston Square, London, W1H 2DN		
Proposal	Use of the building as a single family dwelling (Class C3). Alterations including excavation to provide a new basement level; the demolition of the existing rear extensions on lower ground and ground floors and the erection of replacement extensions, with terraces on ground and first floors; the installation of six air conditioning units at main roof level and internal alterations.		
Agent	Neil Wilson Architects Limited		
On behalf of	Mr Saeed Omeir Yousef Ahmed Almheiri		
Registered Number	15/01949/FULL 15/01950/LBC	TP / PP No	TP/11175
Date of Application	04.03.2015	Date amended/ completed	04.03.2015
Category of Application	Minor		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Portman Estate		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Outside Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

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



and



15 BRYANSTON SQUARE, W1

2. SUMMARY

The application site comprises a vacant Grade II listed building situated within the Portman Estate Conservation Area. The property, which comprises lower ground, ground and first to third floors, was most recently occupied as three flats. Permission is sought for the use of the building as a single family dwelling (Class C3). Proposed works include internal alterations, the demolition of an existing half-width rear extension on lower ground and ground floors, the excavation of an additional basement level beneath the site, the erection of replacement rear extensions on lower ground and ground floors, with terraces at ground and first floor levels, and the installation of six air conditioning units at roof level.

The key issues for consideration are:

- The impact of the proposals upon the amenities of neighbouring residents.
- The impact of the works upon both the special interest of the listed building and the character and appearance of the conservation area.

The proposals are considered acceptable on land use, amenity, design, conservation and listed building grounds and comply with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies.

3. CONSULTATIONS

HISTORIC ENGLAND (ENGLISH HERITAGE)

Flexible authorisation received.

COUNCIL FOR BRITISH ARCHAEOLOGY

Additional basement and demolition of existing structures will have an adverse impact on the listed building.

ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

THE GEORGIAN GROUP

Any response to be reported verbally.

THE VICTORIAN SOCIETY

Any response to be reported verbally.

THE TWENTIETH CENTURY SOCIETY

Any response to be reported verbally.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally.

MARYLEBONE ASSOCIATION

Any response to be reported verbally.

BUILDING CONTROL

No objection.

HIGHWAYS PLANNING MANAGER

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 51; Total No. of Replies: 6.

Six letters of objection received on the following grounds:

Land Use

- Loss of residential units.

Basement and construction issues

- Impact on the stability of neighbouring properties.
- Impact on the water table and local drainage and would prevent the provisions of Sustainable Urban Drainage (SUDS).
- Impact on residents' amenity and inconvenience to local residents and businesses resulting from construction noise, associated disruption and construction traffic.
- The development would set an unacceptable precedent for basements.
- The provision of a temporary gantry and pedestrian tunnel during construction works would be a security risk after dark.

Design

- Design fails to respect character of the Portman Estate Conservation Area.
- Harmful effect on the architectural and historic interest of the building including a substantial loss of original fabric, the impact on the hierarchy of the listed building and the appearance of the proposed plant.
- The extension of the lower ground floor into the last remaining part of the garden is excessive.
- The creation of a basement will set a dangerous precedent.
- The temporary gantry and pedestrian tunnel would be harmful to the character and the appearance of the area.
- The scheme contributes to the wider impact on the character of Marylebone caused by a number of recent large developments.

Highways

- Loss of residential parking spaces during construction works.
- Increase in traffic congestion and highway obstruction as a result of construction works and construction traffic.

Amenity

- Noise disturbance from use of terraces.
- Replacement extensions would adjoin a bedroom at 16 Bryanston Square.
- Plant noise.
- The proposed bedrooms at lower ground floor level and ground floor kitchen would receive inadequate natural light.

Overlooking

- Increased sense of enclosure
- Loss of light to adjoining gardens.

ADVERTISEMENT/SITE NOTICE: Yes

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

15 Bryanston Square is a Grade II listed terraced house located within the Portman Estate Conservation Area. The building, which comprises basement, ground and three upper floors is

currently vacant but was previously occupied as three flats (1 x 1 bed, 1 x 2 bed and 1 x 4 bed).

The whole terrace along the eastern side of this section of Bryanston Square is listed, and the majority of properties are in residential use.

4.2 Relevant History

Planning permission and listed building consent were granted on 6 February 2013 for the use of the property as a single family dwelling with associated internal and external alterations, including extension at rear basement level and the creation of a rear terrace at first floor level.

5. THE PROPOSAL

The applications seek permission and listed building consent for the use of the building as a single family dwelling (Class C3). Proposed works include:

- the excavation of a new basement level beneath the entire site (with the exception of two lightwells/courtyards at the rear of the main house and adjacent to the rear boundary wall). The new basement accommodation would house a cinema, gym, steam room and storage space. No habitable rooms are proposed at this level;
- the demolition of the existing half-width rear extension on lower ground and ground floors;
- the erection of a full width extension on the lower ground floor and a half-width extension at ground floor, with new terraces at ground and first floor levels. The replacement extension would provide new bedroom accommodation at lower ground floor level. The ground floor section would be slightly wider than the existing rear addition, but no higher, and would maintain the same distance from the rear boundary wall;
- the installation of six air conditioning units on the main roof, set within the main roof valley and;
- internal alterations on all floors.

6. DETAILED CONSIDERATIONS

6.1 Land Use

Objections have been received on the grounds that the proposal would involve a net loss of two residential units on the site.

Policy S14 of the City Plan relates to the optimisation of housing delivery and states that developments which result in a reduction in the number of residential units will not be acceptable, except where a converted house is being returned to a family-sized dwelling. 15 Bryanston Square was originally a large terraced house, which has been converted to flats, and the proposals would reinstate the original use of the building, creating one large single family dwelling, in accordance with Policy S14. In these circumstances, and as there is an extant permission for the use of the building as a single house, the application is considered acceptable in land use terms.

The provision of additional residential floorspace on the site accords with UDP Policy H3 and City Plan Policy S14.

6.2 Townscape and Design

The existing rear wing, which is to be demolished, is much altered and of little interest. New accommodation would be created within a new basement, and at lower ground and ground floor levels, with rear lightwells separating the extension from the main building and the rear garden wall.

This is a large late Georgian terraced house and it is considered that the proposed basement will not have an adverse impact on the hierarchy of the interior. It is also considered unlikely that the excavation of the basement and the demolition and reconstruction of the rear wing would cause unacceptable structural impacts. Although the replacement rear wing would cover most of the existing courtyard at lower ground floor level, the extent of garden coverage is not untypical, and small lightwells will be retained. Consequently, objections on these grounds could not be supported.

Internal alterations include new partitions in the ground floor level rear room and sliding doors between the main rooms at first floor level. The existing ground floor has been much altered and the proposals are an improvement. There are also minor changes at second and third floor levels. These changes do not result in the loss of original historic fabric and will not harm the special interest of the interior. The original Georgian king post roof structure, which is of significance is retained. Consequently, it is not considered that that objections to the loss of historic fabric and impact of the proposals upon the special interest of the listed building could be sustained.

The new plant on the main roof would be set in the roof valley, and screened by the front and rear roof slopes. In these circumstances, it is not considered that the application could be refused on the grounds that the plant installations would have an unacceptable impact upon the appearance of the building.

Objections to the impact of a temporary gantry, with a pedestrian walkway beneath, required during the course of construction, upon the character and appearance of the conservation area could not be supported. These structures, due to their temporary nature, would not have a lasting impact on the street scene.

It is concluded that the proposals accord with the City Council's urban design and conservation policies and supplementary planning guidance and will not harm the special interest of the listed building or the character and appearance of the Portman Estate Conservation Area.

Objections have also been received on the grounds that the proposal contributes to the wider impact on the character of the area, caused by a number of recent large developments. This scheme is considered acceptable for the reasons outlined above. All applications must be considered on their individual merits and the cumulative impact of approved developments on a particular area, all of which would have been considered acceptable in isolation, could not justifiably form the basis of a recommendation for refusal of this application.

6.3 Residential Amenity

6.3.1 Loss of light, loss of privacy and increased sense of enclosure

The rear of the application property is surrounded by high party walls. However, the rear boundary wall, shared with Bryanston Mews East, incorporates a number of windows which serve rooms to the neighbouring properties. An objection has been received that the proposed rear extension would result in a loss of light to adjoining gardens and would result in an increased sense of enclosure and loss of privacy to neighbouring properties.

However, the replacement rear extensions will be no higher than the existing, and have been designed with regards to the location of windows on the party wall. Neither the lower ground or ground floor extension would project close to or obscure the windows. For this reason, it is considered that the extension will not have a material impact upon neighbouring windows or gardens.

6.3.2 Use of roof terraces

Permission has previously been granted for the use of the roof of the existing ground floor extension as a terrace, and this permission remains extant. It appears that this flat roof has been used as an amenity space for a number of years and the 2013 permission formalised this use. The current scheme also proposed the use of the roof of the replacement ground floor extension as a terrace. Although this space would be slightly wider than the existing terrace, this would not have a significant impact.

The proposed terrace at ground floor level, would be set below the height of the side boundary walls and set back from rear windows to Bryanston Mews East. Given the relationship between the ground floor terrace and the adjacent windows, it is not considered that the use of the terrace would afford direct views into neighbouring windows. It is noted that there are several existing terraces and balconies at neighbouring properties within the vicinity of the site and that there is already a degree of mutual overlooking.

Objectors consider that the use of the terraces will result in noise from outdoor entertaining. However, as the first floor terrace would replace the existing amenity space, and as the ground floor terrace would replace the existing courtyard garden, the proposal is unlikely to have a significant impact in terms of increased noise disturbance.

In conclusion, it is considered that the proposed development would comply with UDP Policy ENV13 and City Plan Policy S29 which are designed to ensure that new developments do not materially affect the amenities of neighbouring occupiers.

6.3.3 Plant noise

Six external air conditioning units would be installed at roof level. The application is supported by an acoustic report which identifies the area as having background noise levels which are above WHO guideline levels during the daytime and night time. To comply with Council standards, the plant would be required to operate at 10dB below background noise levels at the nearest noise sensitive windows. The Council's Environmental Health officer has assessed the report and is satisfied that, providing a night time step down mode is operated on all units, the design noise criteria will be met. In these circumstances, objections relating to disturbance from plant operation cannot be supported.

6.3.4 Internal light levels

An objection has been received on the grounds that the bedrooms located at lower ground floor level and the kitchen at ground floor level would be poorly lit and would not provide a satisfactory standard of accommodation as required by Policy S29.

It is acknowledged that some rooms on the lower floors would not meet the BRE guidelines for Average Daylight Factor (ADF), which is set at 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. Two bedrooms at lower ground level (which look out onto small lightwells/courtyards) would achieve values of 0.52% and 0.74 %, while the ground floor kitchen (which overlooks the terrace) would achieve a value of 1.5%. Whilst it is regrettable that these rooms would not meet the BRE guideline levels, this is, in part, due to the height and proximity of the site boundary walls. However, the rooms have been designed to incorporate the maximum amount of glazing and, as these rooms serve a large family house, where the majority of rooms will receive good levels of natural light, it is not considered that permission could be withheld on these grounds.

6.3.5 Impact of building works

An objection has been received from an occupier at 16 Bryanston Square on the grounds that the proposal would create an additional building adjoining a neighbouring bedroom and may affect the structure. The new extension would not be higher, or project any closer to No.16 than the existing extension does. Permission could not justifiably be withheld on the grounds that the proposals might affect adjacent structures of any adjoining building.

Objections have been received on the grounds that the proposed works will be noisy and disruptive, that construction vehicles in the Square will make it difficult for existing residents to park, and that construction vehicles will potentially cause congestion to the local road network. Whilst it is accepted that there is likely to be disruption as a result of construction works, permission could not be justifiably withheld on these grounds. The applicant has submitted a detailed Construction Traffic Management Plan (CTMP) which addresses the construction process and includes measures to ameliorate the impact of building works upon neighbouring residents. Adherence to the terms of the CTMP would be secured by condition. In addition, it is recommended that conditions are imposed on the hours of general building works and excavation in order to protect neighbours' amenities as far as possible.

Objectors have also expressed concern that the installation of a gantry over the pavement, with pedestrian walkway beneath, would constitute a safety risk, particularly late at night. The design of the gantry, including the need to provide adequate lighting, would be considered as part of the necessary highways licence.

6.4 Highways

Parking

The Highways Planning Manager confirms that, as the proposal results in a loss of residential units, there will be no increase in demand for on-street car parking. The proposal includes satisfactory secure cycle storage and this will be secured by condition.

6.5 Economic Considerations

Any economic benefits generated are welcomed.

6.6 Other UDP/Westminster Policy Considerations

6.6.1 Refuse storage

The proposal includes satisfactory refuse storage facilities, which will be secured by condition.

6.7 London Plan

The proposal does not raise any strategic implications.

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

None required.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

It is acknowledged that given the nature of the proposals and the fact that the building is listed, limits the ability of the scheme to deliver significant sustainability measures. However, general improvements, mainly delivered by the new-build elements, and through the installation of new improved building services, would deliver a 14.44% reduction in carbon dioxide emissions when compared with the baseline figure. These improvements are welcomed.

As the flat roofed areas would be used as terraces, there is limited scope to improve the biodiversity of the site. However, it is likely that these areas would include some planting.

6.11 Access

Access to the main building would be unchanged.

6.12 Other Issues

Objections have been received concerning any potential impact that the basement excavation, and the extent of site coverage, would have on the foundations and structural integrity of other buildings, and to the potential effects on the water table, increased flooding risk and the drainage of surface water. An objection has also been received on the grounds that the extent of excavation and site coverage would prevent the delivery of SUDS, a sustainable drainage system, to drain surface water.

This objector has also expressed concern that the proposal does not accord with the advice within the adopted SPD on basement extensions as there is insufficient depth above the structure, to the courtyard, to allow for new planting (a minimum 1m soil depth and 200mm drainage layer is recommended) and also to regulate the flow of water draining into the surrounding sub-soil.

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

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

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

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

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

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures.

To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

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

The 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.

The relevant planning legislation requires major proposals to consider sustainable water drainage systems. This application involves modest extensions to an existing residential building and the applicant is not required to submit a SUDS report. The advice within the adopted Basement SPD constitutes guidance for developers. As the rear garden is covered in paving, it is not considered that the construction of extensions on this area of hard landscaping would have a significant impact on surface water drainage.

6.13 Conclusion

The proposals are considered acceptable on amenity and design grounds, and comply with relevant UDP and City Plan policies.

BACKGROUND PAPERS

1. Application forms
2. Letter from Historic England (English Heritage) dated 24 March 2015
3. E-mail from the Council for British Archaeology dated 6 May 2015
4. Memorandum from Building Control dated 11 April 2015
5. Memorandum from Environmental Health dated 8 April 2015
6. Memorandum from Highways Planning Manager dated 28 April 2015
7. Letter from the occupier 5 Bryanston Mews East dated 30 March 2015
8. E-mail from the occupier 1a Bryanston Square (undated)
9. Email from the occupier 16 Bryanston Square (undated)
10. Letter on behalf of the owners/occupiers of 13 and 14 Bryanston Square dated 14 April 2015
11. Letter on behalf of the owners 16A, 17 and 18 Bryanston Square and 7A Bryanston Mews East dated 22 April 2015
12. E-mail from the occupier Flat 1, 5 Bryanston Square dated 30 April 2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARA SPURRIER ON 020 7641 3934 OR BY E-MAIL – sspurrier@westminster.gov.uk

DRAFT DECISION LETTER

Address: 15 Bryanston Square, London, W1H 2DN

Proposal: Use of the building as a single family dwelling (Class C3). Alterations including excavation to provide a new basement level; the demolition of the existing rear extensions on lower ground and ground floors and the erection of replacement extensions, with terraces on ground and first floors; the installation of six air conditioning units at main roof level and internal alterations.

Plan Nos: P-2014.06.100; P-2014.06.101; P-2014.06.102; P-2014.06.103; P-2014.06.104; P-2014.06.105; P-2014.06.106; P-2014.06.107; P-2014.06.200; P-2014.06.300; P-2014.06.301; P-2014.06.302; Construction Traffic Management Plan dated January 2015

Case Officer: Billy Pattison

Direct Tel. No. 020 7641 3267

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

- 5 You must carry out the measures included in your Construction Management Plan dated January 2015 at all times throughout the construction process.

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.

- 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 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number P-2014.06.100. You must clearly mark them and make them available at all times to everyone using the dwelling. (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)

- 9 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 table 6.3 of the Further Alterations to the London Plan (March 2015).

- 10 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.

- 11 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)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge. If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>. **You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**
- 3 This permission is based on the structural report by Knight Build Limited submitted with the application. For the avoidance of doubt these reports have not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

DRAFT DECISION LETTER

Address: 15 Bryanston Square, London, W1H 2DN

Proposal: Alterations including excavation to form a new basement level, demolition and rebuilding of the rear extensions on lower ground and ground floors, installation of six air conditioning units at roof level and internal alterations on all floors.

Plan Nos: P-2014.06.100; P-2014.06.101; P-2014.06.102; P-2014.06.103; P-2014.06.104; P-2014.06.105; P-2014.06.106; P-2014.06.107; P-2014.06.200; P-2014.06.300; P-2014.06.301; P-2014.06.302;

Case Officer: Billy Pattison **Direct Tel. No.** 020 7641 3267

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in

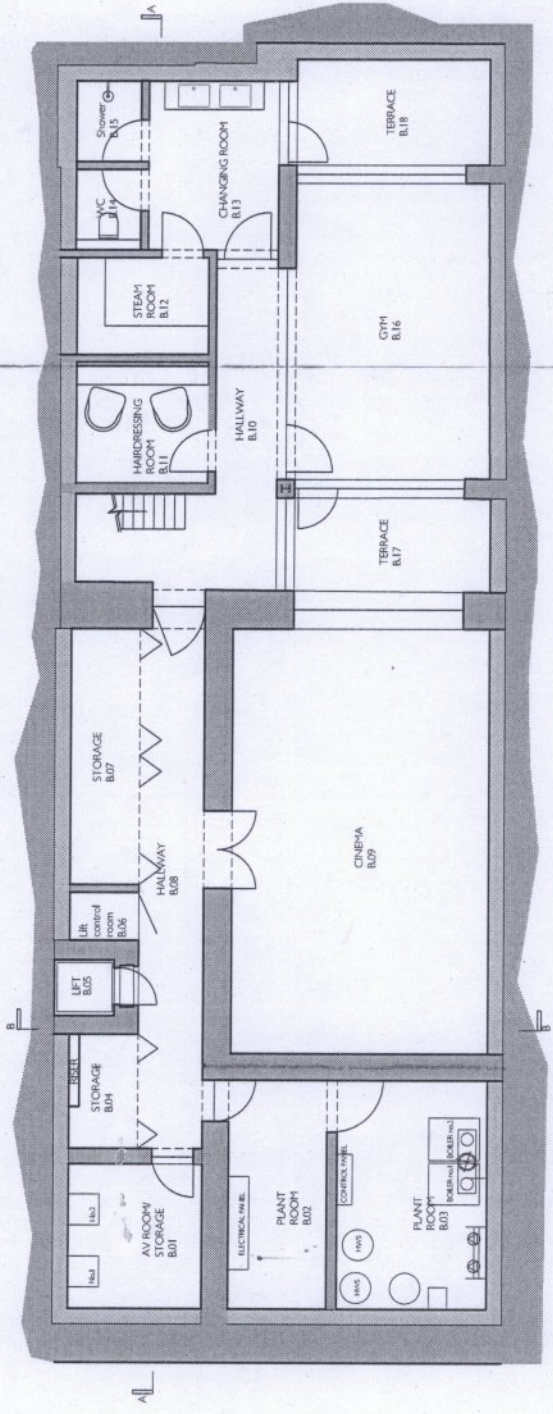
January 2007. (R26ED)

Informative(s):

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

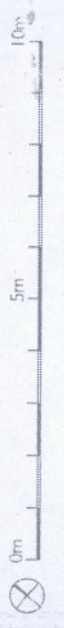
The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

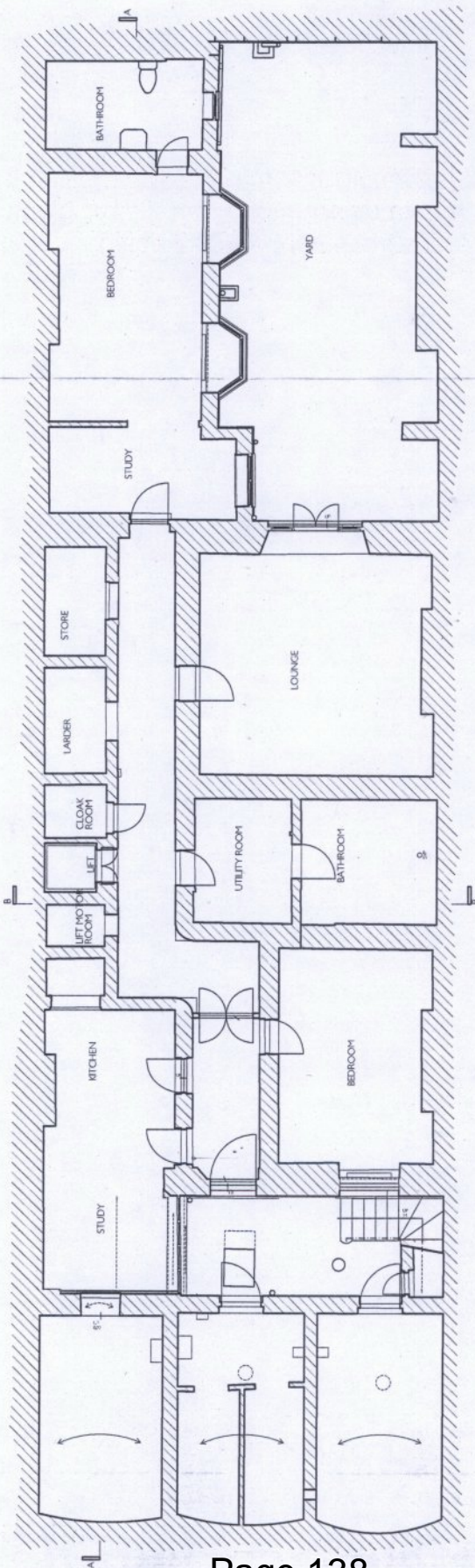
In reaching this decision the following were of particular relevance:
S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed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



Residence Note: All dimensions in mm.

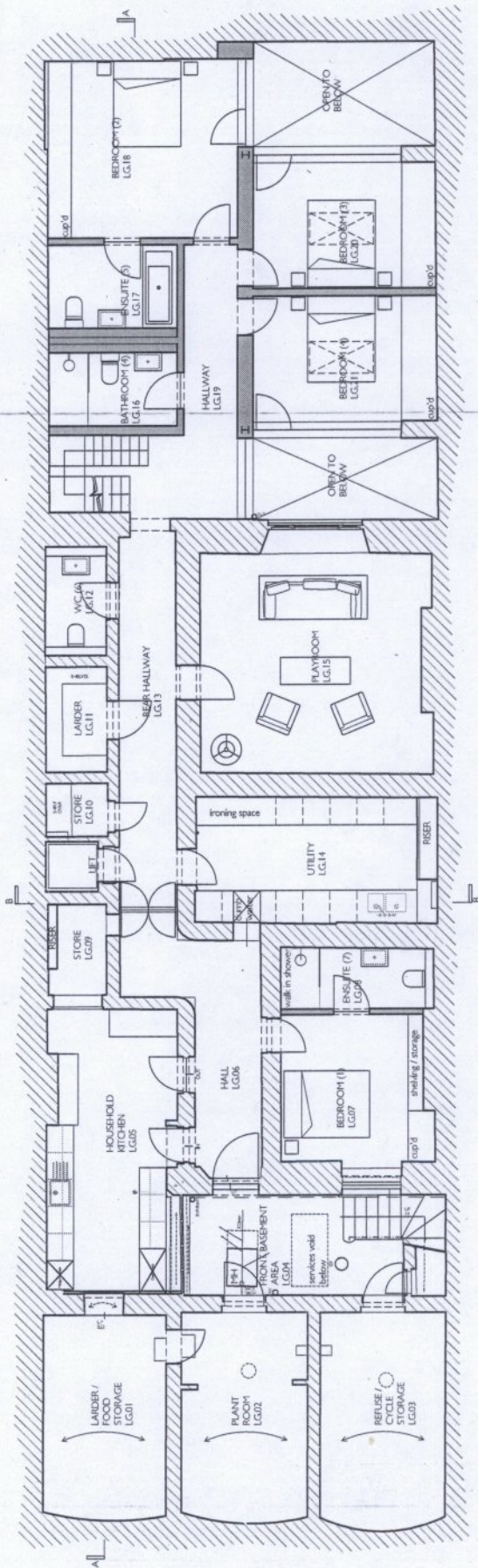
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 Date: Nov. 2014
 Scale: 1:1000
 Drawn/checked: ER / NW
 Client: Saeed Omar Al Furaih
 Job title: 15 Brynaton Square
 Drawing title: Basement floor Plan





Revisions:
 Note: All dimensions in mm.

Type:
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 Drawn:
 Date: Feb 2015
 Scale: 1:10000A3
 Drawn/checked: BR/NW
 Client: Saced Onair Al Fihri
 Job title: 15 Bryanston Square
 Drawing title: Lower Ground Floor Plan
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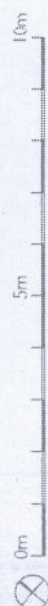


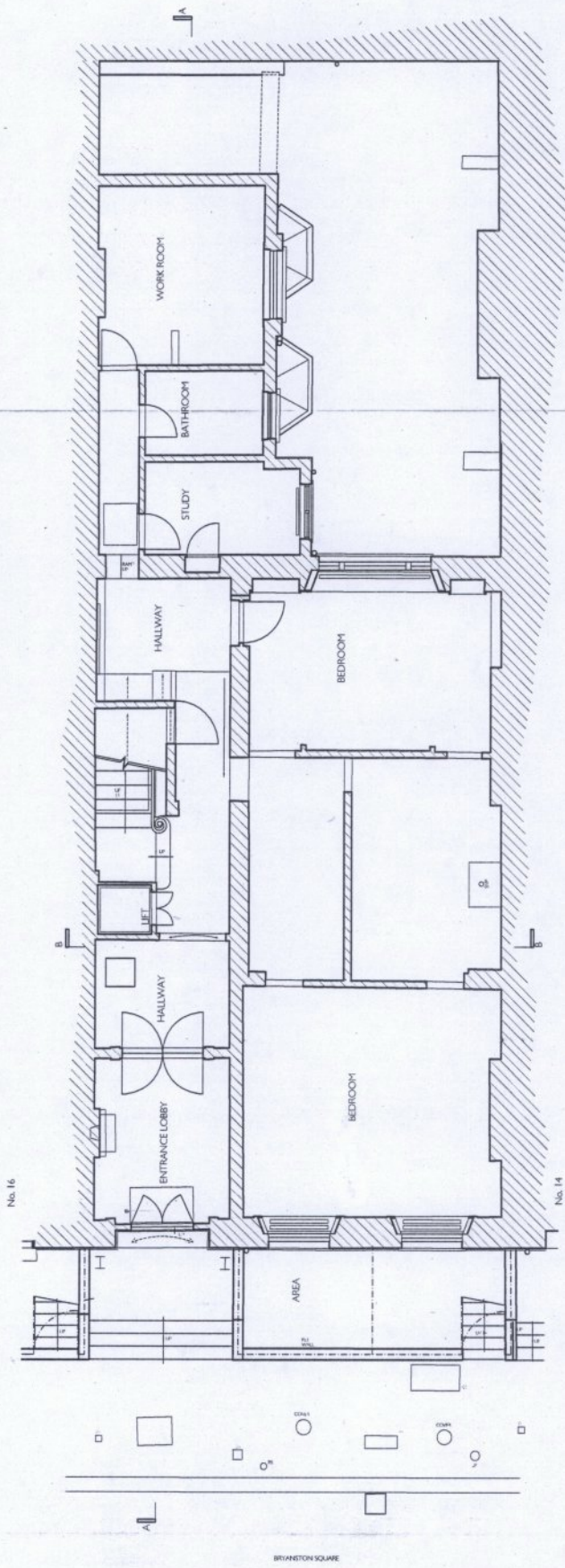
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 Notes: All dimensions in mm.



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 Dwg. no. P - 2014.06.101

DATE: Nov 2011
 SCALE: 1:1000-0
 DRAWN/CHECKED: BT/NW
 CLIENT: Speed Cover All Phases
 JOB TITLE: 15 Byronston Square
 DRAWING TITLE: Lower Ground Floor Plan
 © Copyright 1988-2011 M&M Architects Ltd. All Rights Reserved. No part of this drawing may be reproduced without the written permission of M&M Architects Ltd.

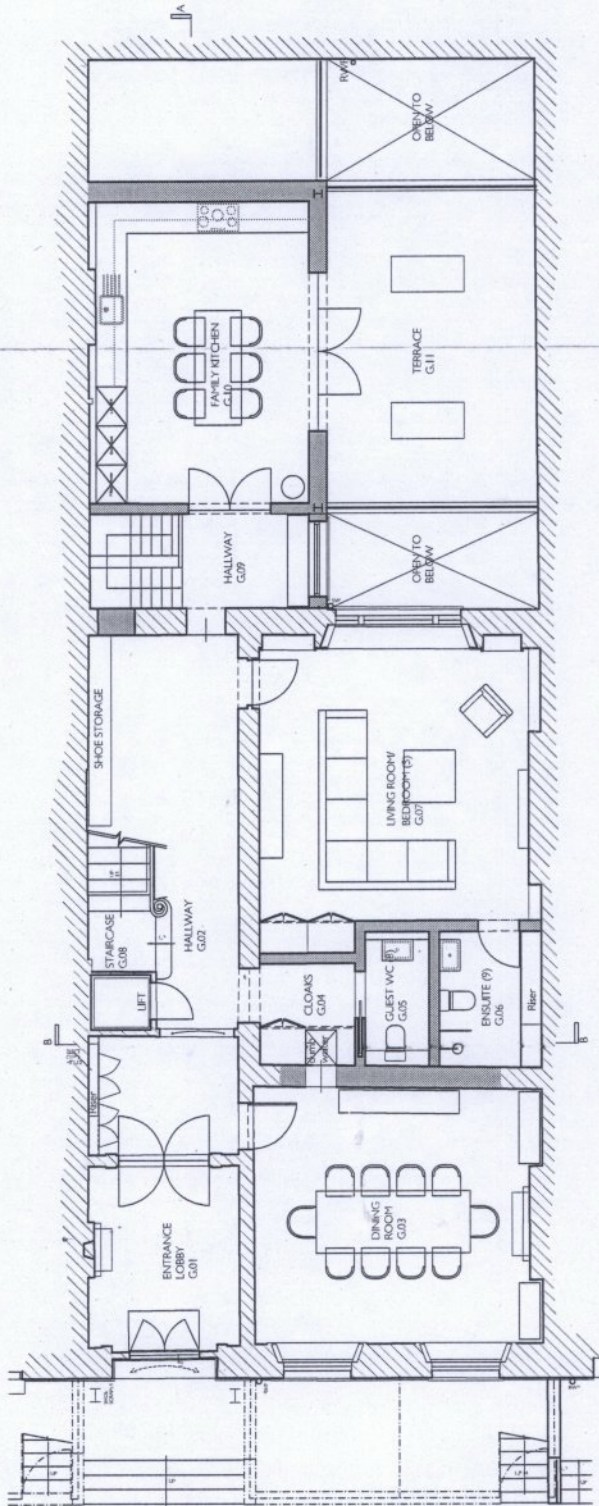




Revisions:
 Notes: All dimensions in mm.

Type: **EXISTING DRAWING**
 Draw. no.: **E - 2014.06.102**
 Date: Feb. 2015
 Scale: 1:10000/3
 Drawn/checked: BR/NW
 Client: Samed Owner Al Firas
 Job title: 15 Brynaston Square
 Drawing title: Ground Floor Plan
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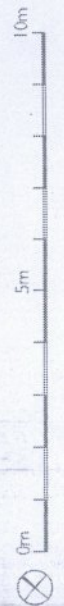


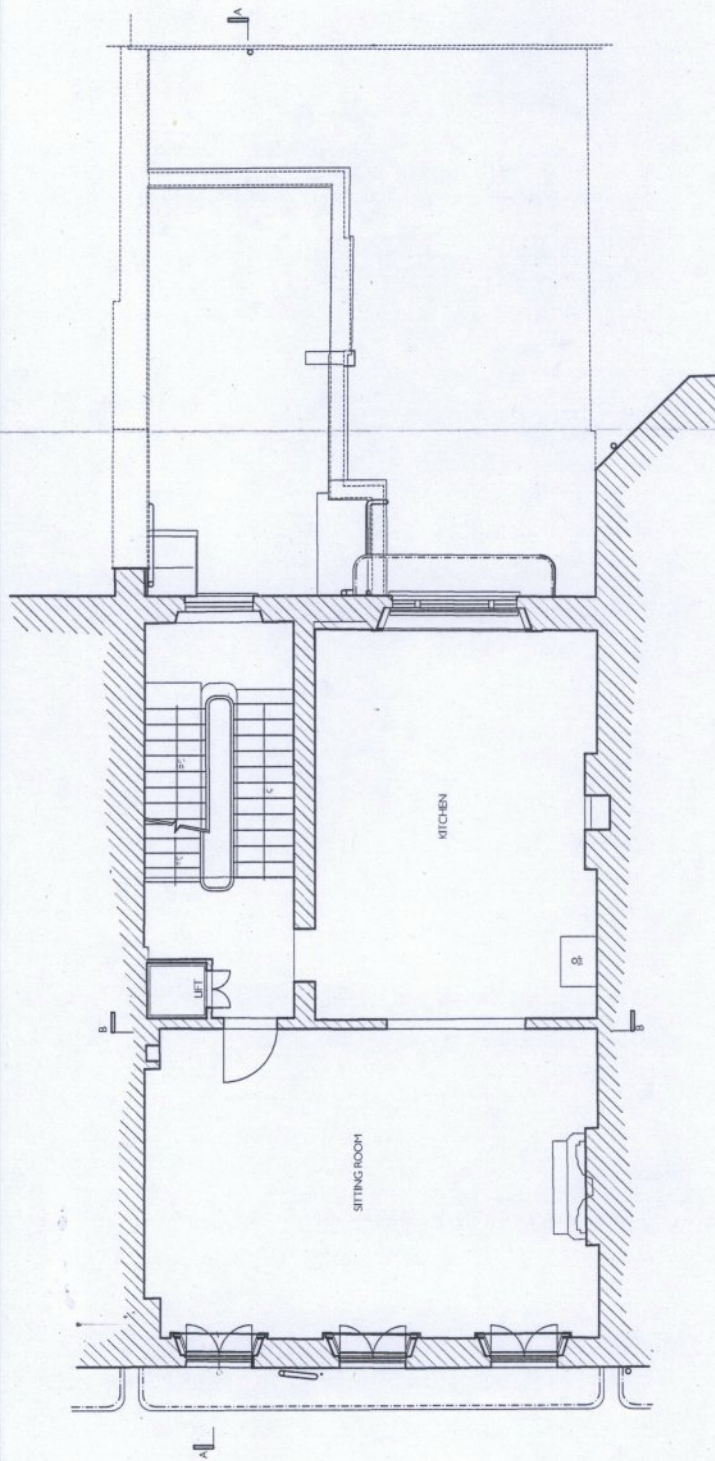
Revisions: _____ Notes: All dimensions in mm.



Type
PLANNING DRAWING
 Draw. no. P - 2014.06.102

DATE: Nov 2011
 Scale: 1:1000/0.3
 Drawn/checked: BR/WW
 Client: Seed Corp/ Al Free
 Job title: 15 Brynaton Square
 Drawing title: Ground floor plan
 © Copyright Neil Wilson Architects Limited. Do not make any drawings or dimensions for other projects.

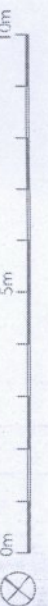


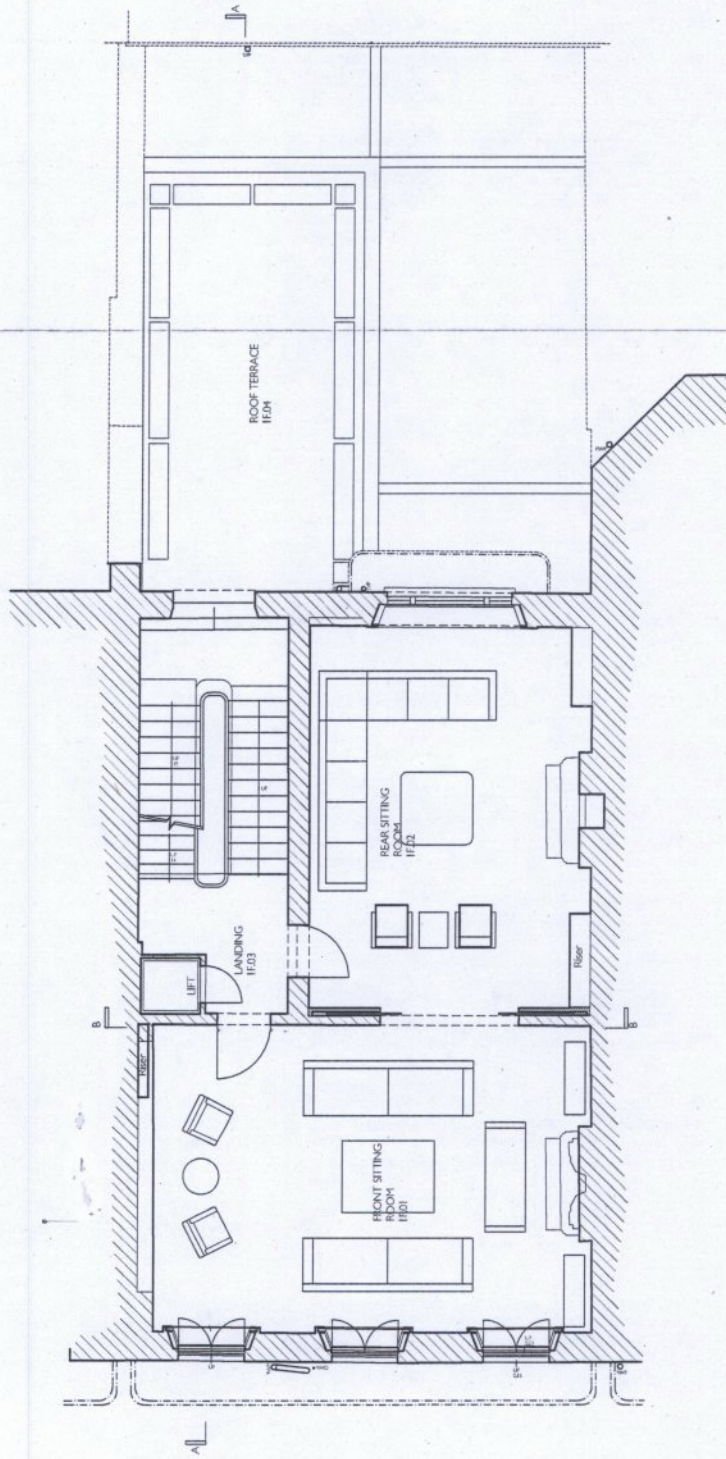


Revisions: Notes: All dimensions in mm.

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 Dwg. no. **E - 2014.06.103**

Drawn:	Feb 2015
Check:	Feb 2015
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Drawn/checked:	EM / NW
Client:	Saeed Omar Al Mijah
Job title:	15 Bryanton Square
Drawing title:	Firs Floor Plan



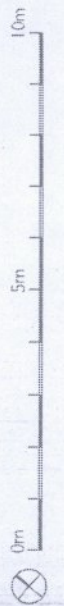


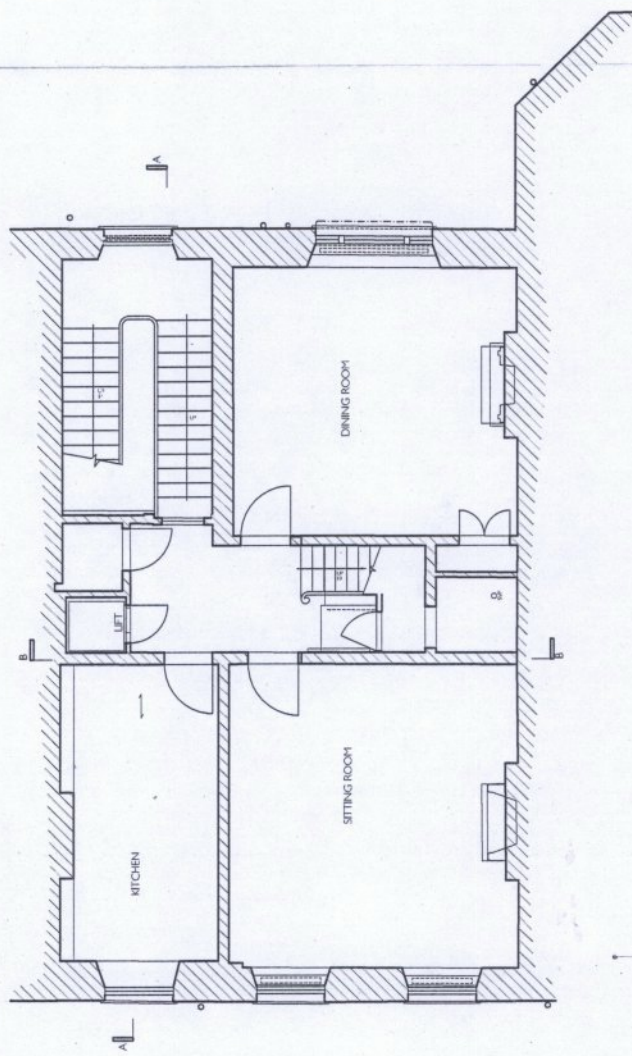
Residence:
 Notes: All dimensions in mm.

PLANNING DRAWING
 Drawg no. P - 2014.06.103

Date:	Nov 2014
Scale:	1:1000GAS
Drawn/checked:	BR / NW
Client:	Sasser Overseas All Private
Job site:	12 Brynaton Square
Drawing title:	First Floor Plan

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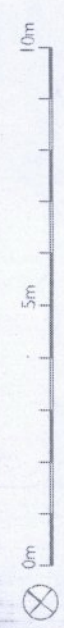


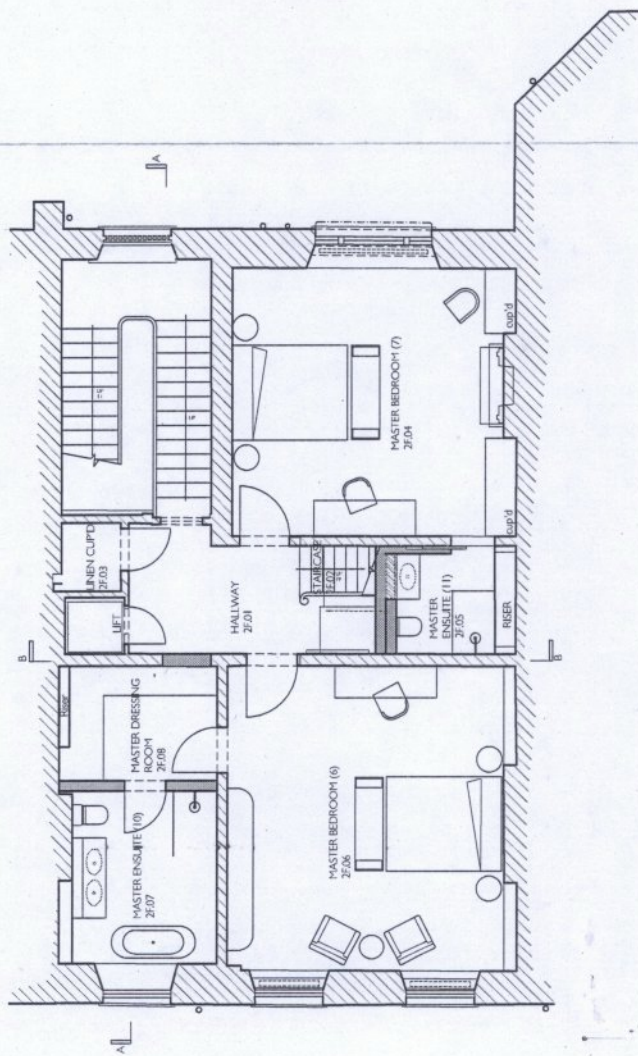
Revisions: Notes: All dimensions in mm.



Type
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 Dwg. no. E - 2014.06.104

DATE: 2015
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 Client: Saeed Owner Al Jilishi
 Job title: 15 Brynston Square
 Drawing title: Second Floor Plan





Revisions:

Notes: All dimensions in mm.



Type
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 Draw. no. **P - 2014.06.104**

Date: Nov. 2014

Scale: 1:1000

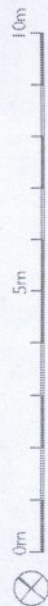
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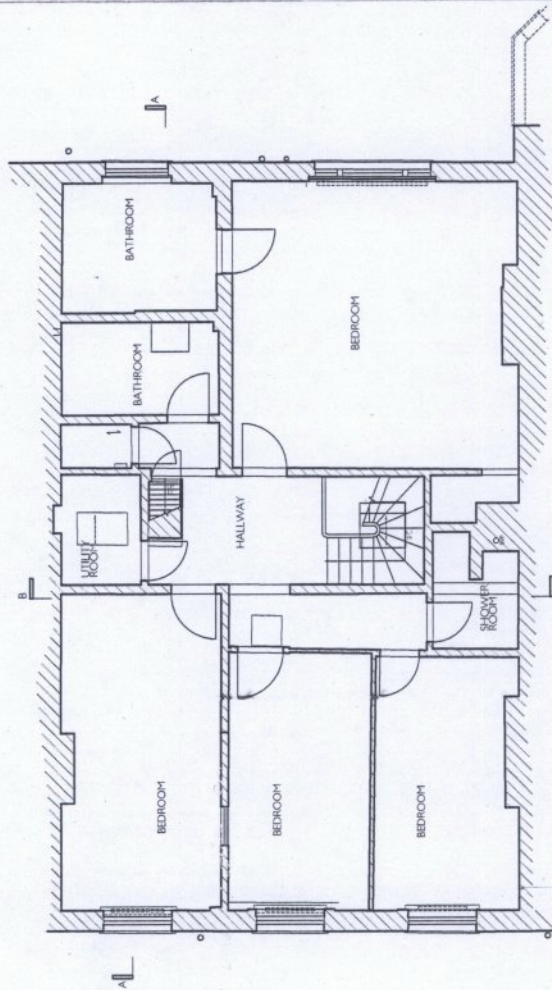
Client: Saeed Omer Al Mijal

Job title: 15 Bryanston Square

Drawing title: Second Floor Plan

REV. NO. / DATE / BY / CHECKED
 01 / 2014 / NW / NW
 02 / 2014 / NW / NW
 03 / 2014 / NW / NW
 04 / 2014 / NW / NW
 05 / 2014 / NW / NW
 06 / 2014 / NW / NW
 07 / 2014 / NW / NW
 08 / 2014 / NW / NW
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 20 / 2014 / NW / NW





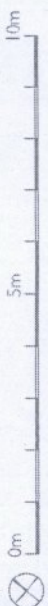
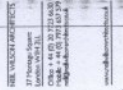
Revisions

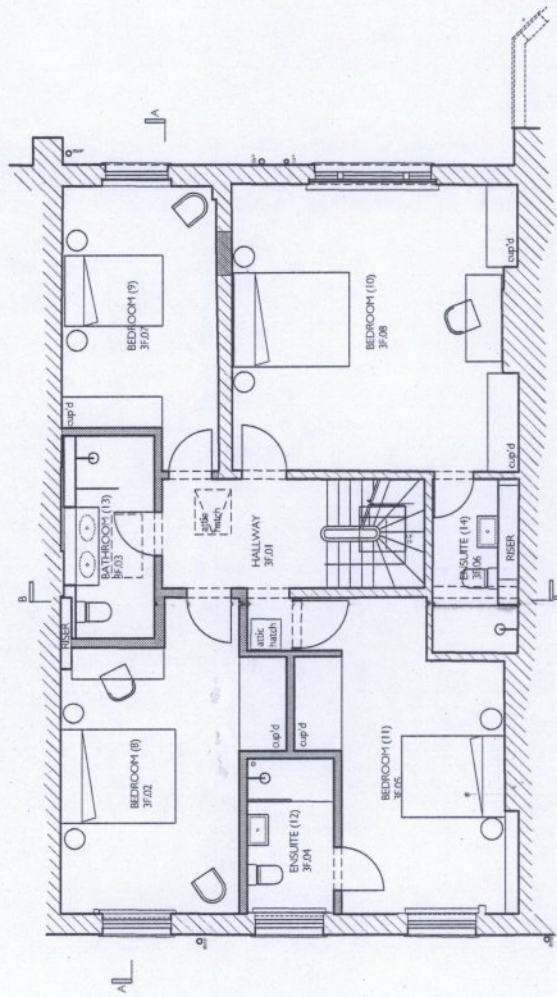
Note: All dimensions in mm.

Type
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Drawg. no. E - 2014.06.105

Date: Feb 2013
 Scale: 1:10000/3
 Drawn/checked: BH/ANV
 Client: Samed Omar Al Hneini
 Job title: 8 Bryntova Square
 Drawing title: Third Floor Plan





Residence:

Notes: All dimensions in mm.

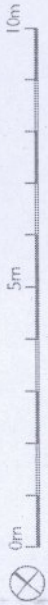


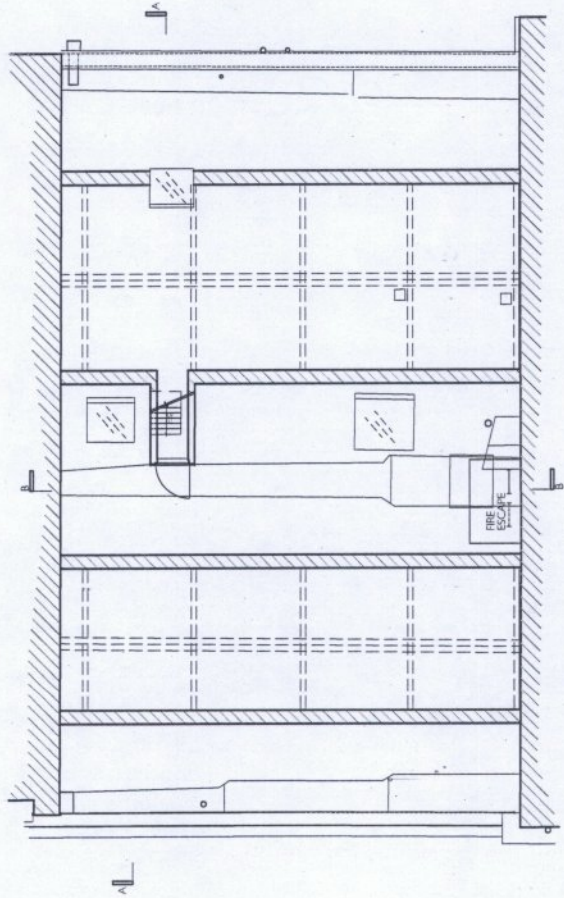
Type
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Dwg. no. P - 2014.06.105

Date:	Nov 2011
Drawn by:	HT/MS
Scale:	1:1000/0.5
Drawn/checked:	BT/NW
Client:	Steel Order At P Level
Job title:	15 Bryanston Square
Drawing title:	Third Floor Plan

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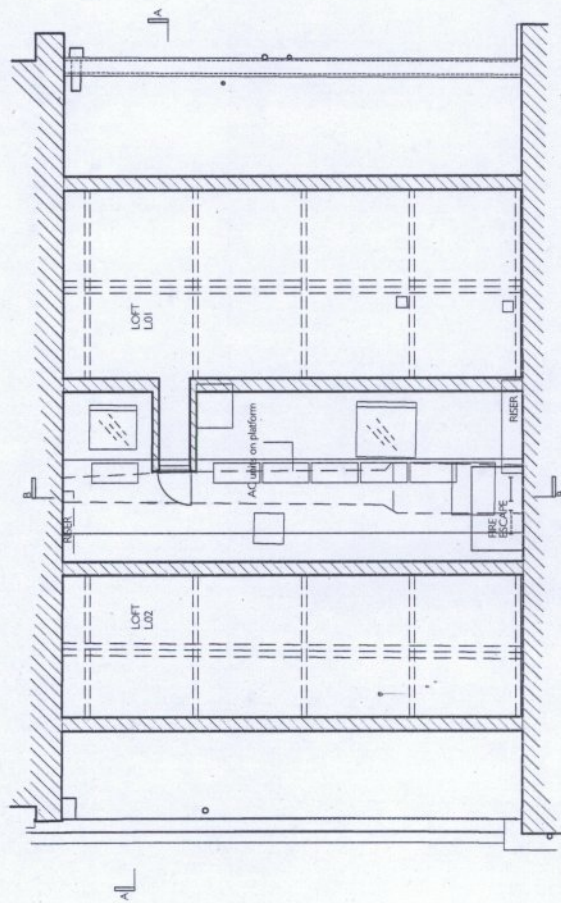
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Date:	Feb. 2015
Scale:	1:1000(A3)
Drawn/checked:	BB / NAY
Client:	Shahid Omer Al-Fayed 15, Al-Fayed Street Jeddah, Saudi Arabia
Job title:	MEP Consultant
Drawing title:	Cell Plan



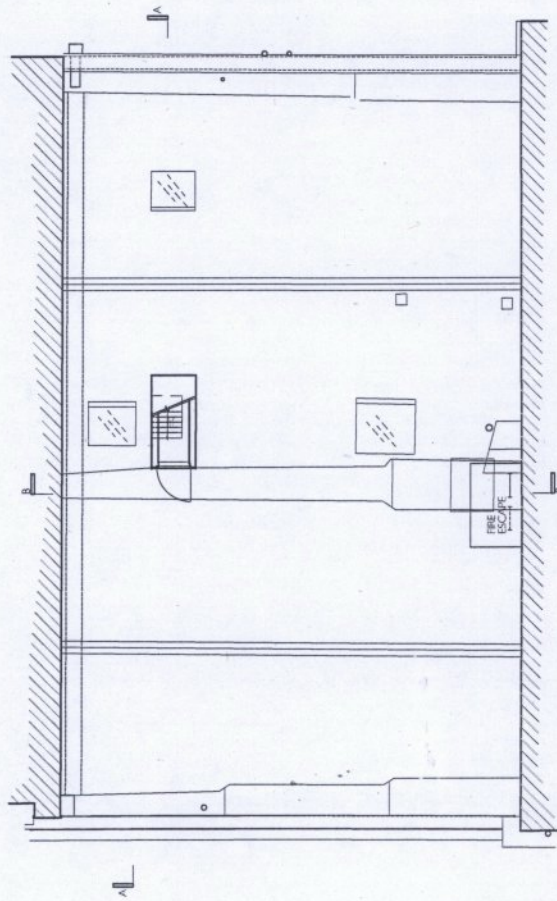


Revisions: Notes: All dimensions in mm.



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 Scale: 1:1000(A3)
 Drawn by: BR/NW
 Client: Seed One AJ Phel
 Job title: 15 Brynaston Square
 Drawing title: Attic Plan
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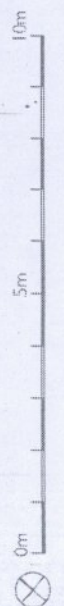
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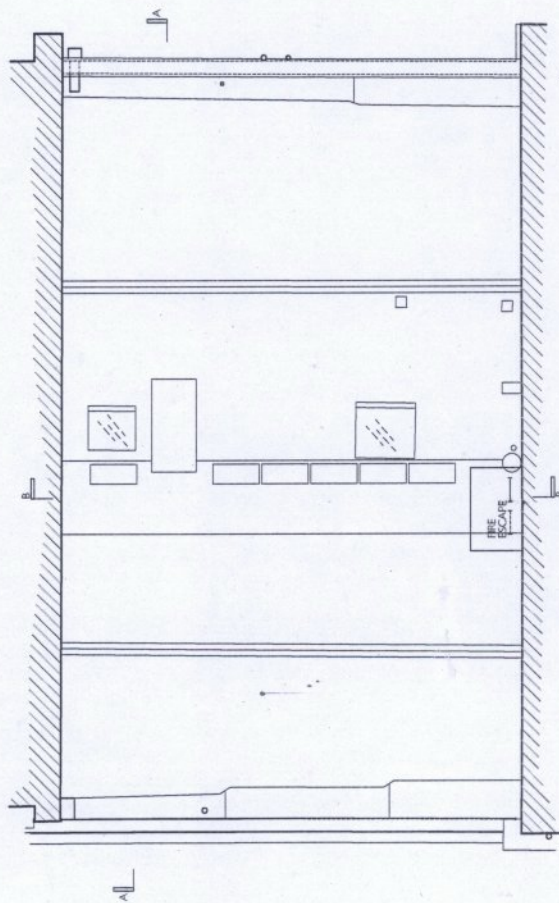


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Dwg. no. **E - 2014.06.107**

DATE: 16/06/2015
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 SCALE: 1:100
 DRAWING SHEET: 15 / 15
 CLIENT: Saeed Omer Al Fijehi
 JOB NO: 15 Bryanton Square
 DRAWING TITLE: Roof Plan





Revisions:

Notes: All dimensions in mm.

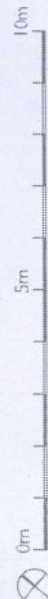


Type
PLANNING DRAWING

Dwg. no. **P - 2014.06.107**

Date: Nov 2011
 Scale: 1:1000/0.3
 Drawn by: BT/NW
 Client: Seed Corp Al Faisal
 Job title: 15 Bryanton Square
 Drawing title: Roof Plan

NSR/AS/20/20/01/01/01
 27 King Street
 London, W8 7LN
 Tel: +44 (0) 20 7373 7373
 info@seedcorp.co.uk
 www.seedcorp.co.uk



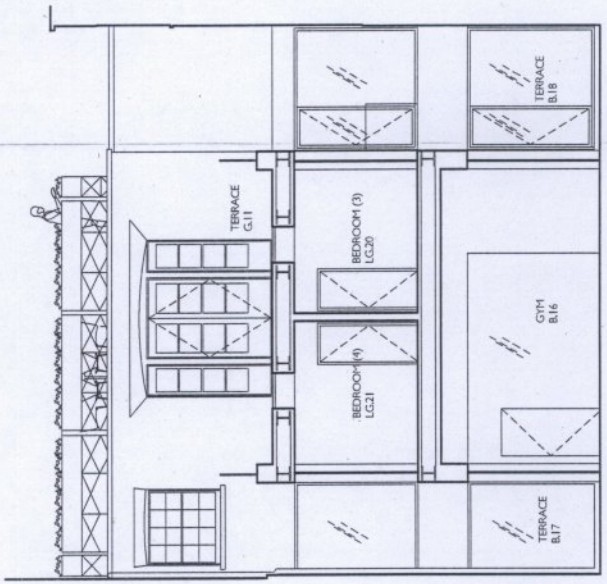
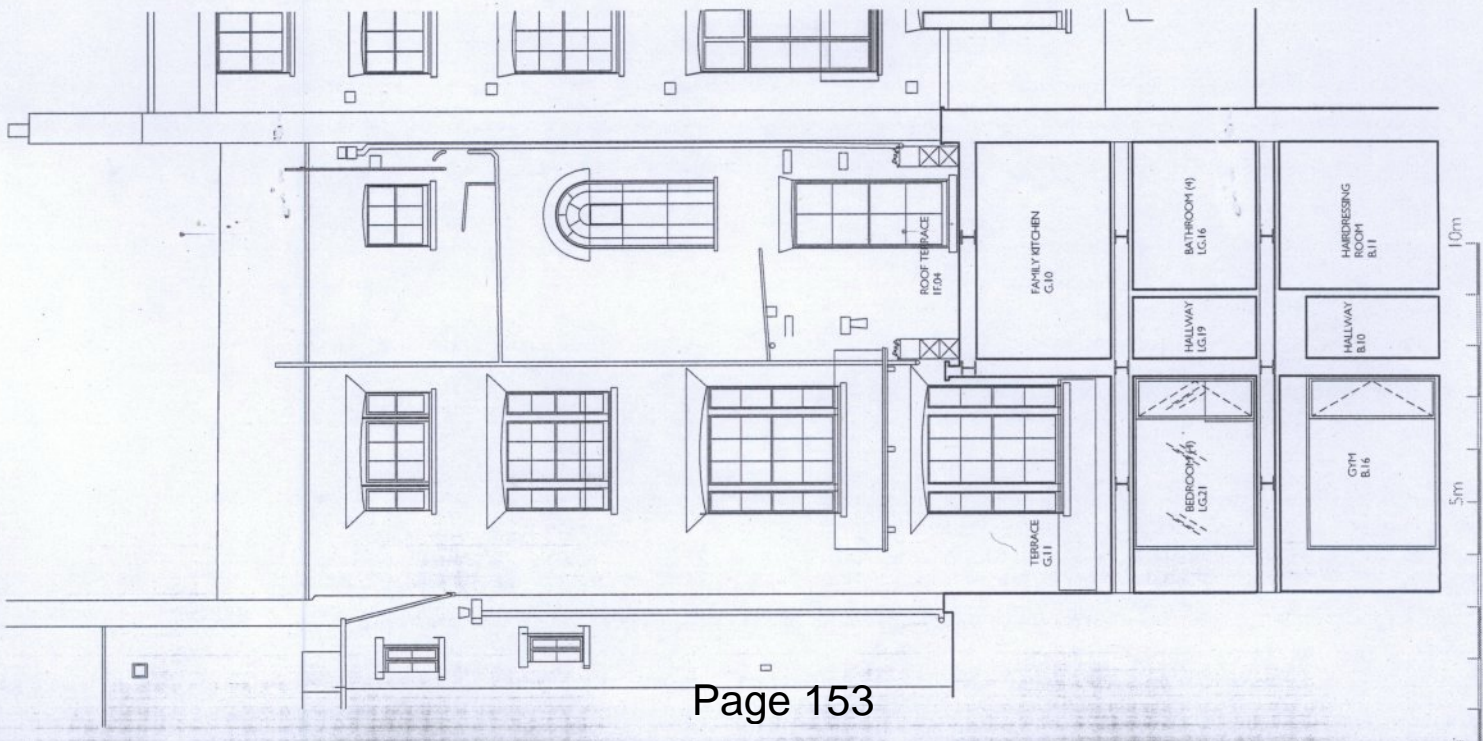


Revisions: Notes: All dimensions in mm.



Type
EXISTING DRAWING
 Dwg. no. E - 2014.06.302

DATE: 14/06/2015
 DRAWING NO: E-2014.06.302
 SCALE: 1:1000/0.3
 DRAWING TITLE: REAR AND SIDE ELEVATION
 CLIENT: SAIED OWNER/AL MISHRI
 ADDRESS: 15 BRYANSON SQUARE
 DRAWING DATE: 14/06/2015
 DRAWING BY: SAIED MISHRI
 CHECKED BY: SAIED MISHRI
 APPROVED BY: SAIED MISHRI
 PROJECT NO: 15 BRYANSON SQUARE
 SHEET NO: 1 OF 1
 © Copyright 2015 Saied Mishri Architects (Pvt) Ltd. All dimensions in mm unless otherwise stated.



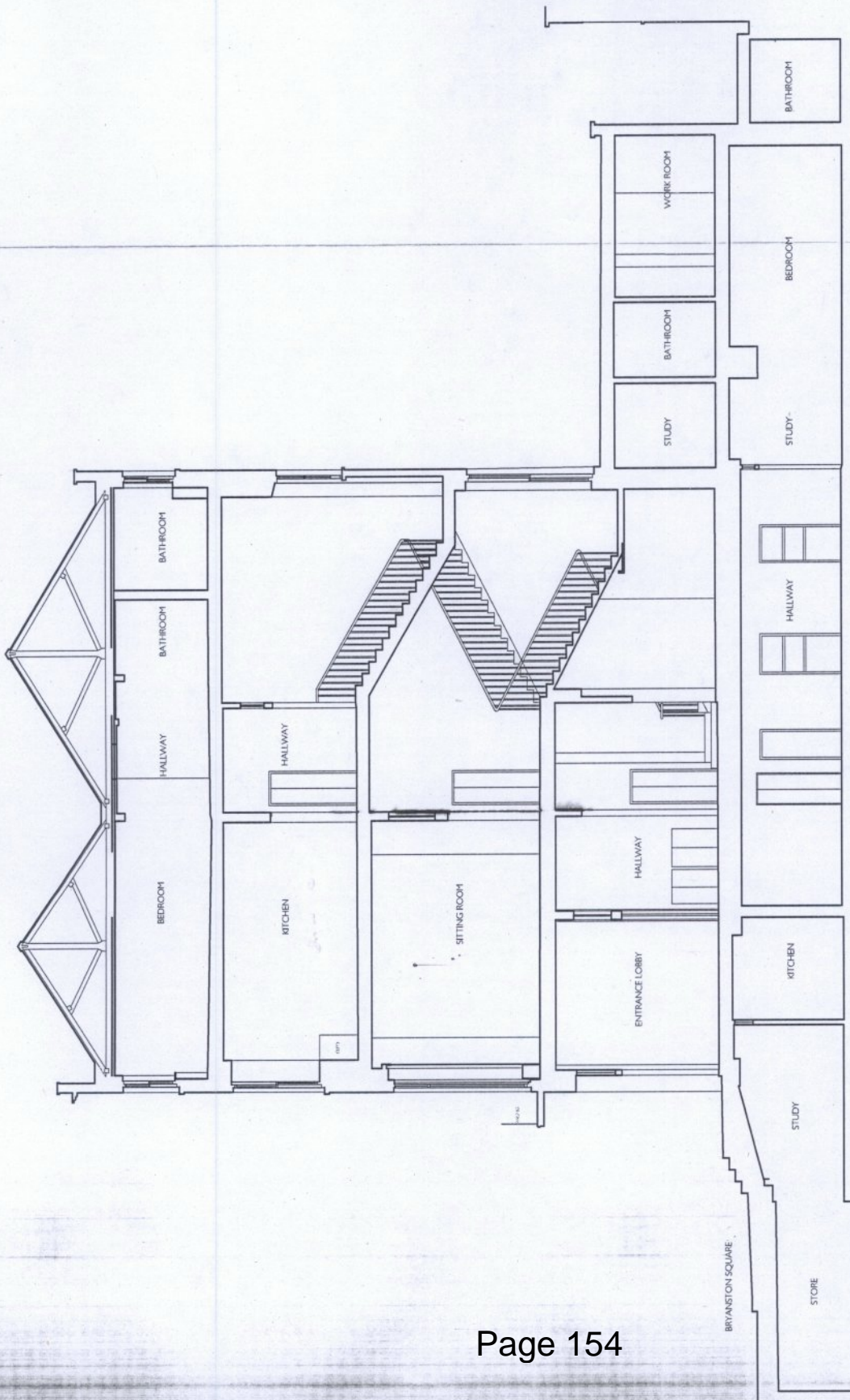
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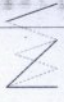
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PLANNING DRAWING

Drawg. no. **P - 2014.06.302**

Date: Nov. 2014
 Scale: 1:1000
 Drawn/checked: Saeed Omer Al-Hadi
 Client: 15 Brynston Square
 Floor and Plan, Elevation
 © Copyright 1988-2014, All rights reserved. Do not scale from this drawing. All dimensions to be checked on site.

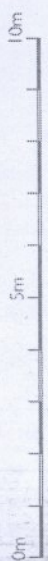


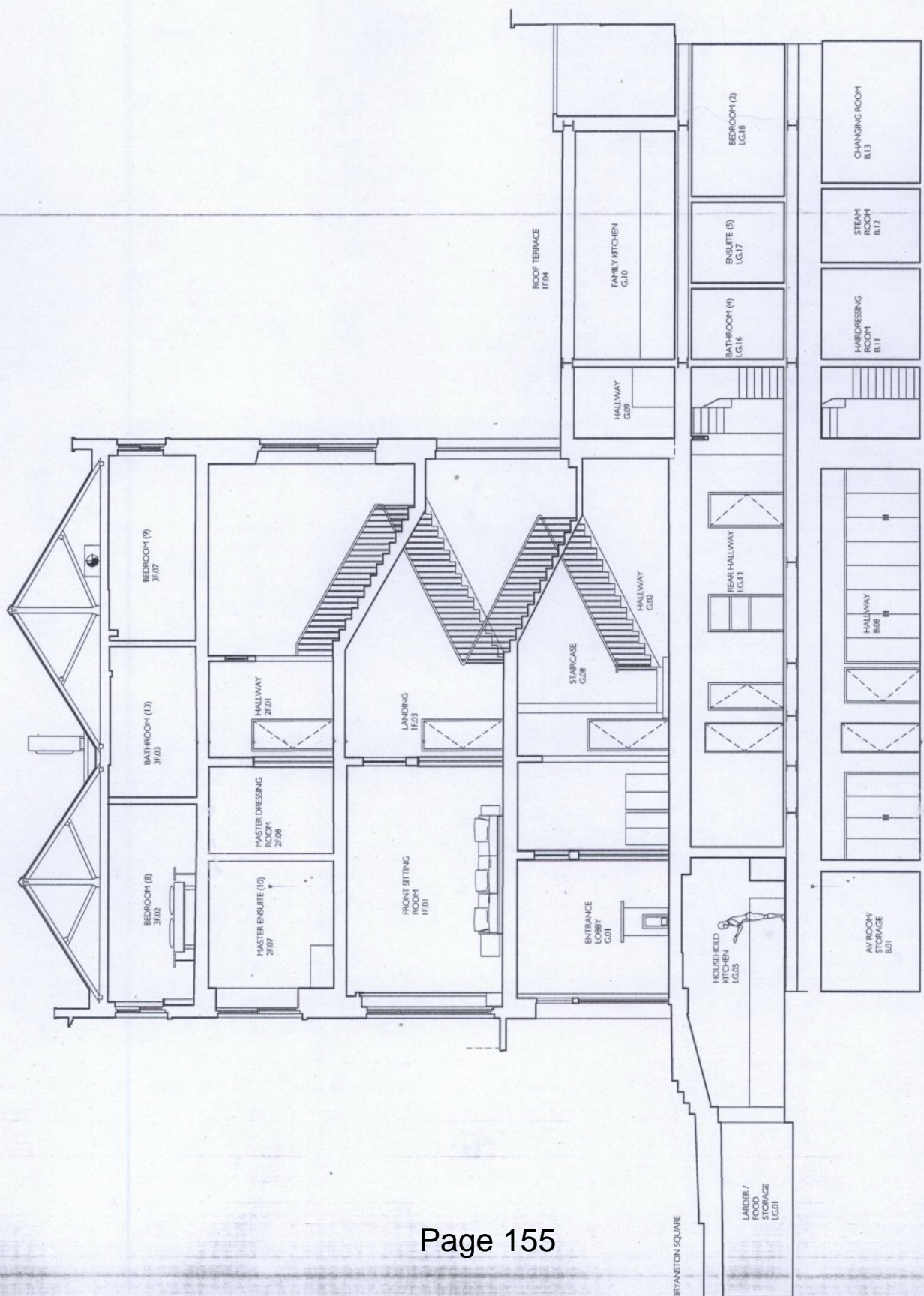
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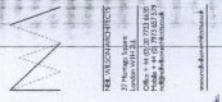
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Date: Feb 2015
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 Drawn/checked: BR / NW
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 Job No: 15 Bryanston Square
 Drawing Title: Section AA
 Drawing No:
 Drawing Date:





Residence
 Notice: All dimensions in mm.



Type: PLANNING DRAWING
 Draw no.: P - 2014.06.200

Date: Nov 2014
 Scale: 1:10000/3
 Drawn by: ER / NM
 Client: Szeed Omar Al-Hweij
 Job title: 15 Brynaston Square
 Drawing title: Section AA

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