



City of Westminster

# Committee Agenda

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

Meeting Date: **Tuesday 11th August, 2015**

Time: **6.30 pm**

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

Members: **Councillors:**

Peter Freeman (Chairman)  
Melvyn Caplan  
Paul Church  
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](mailto:jmcbride@westminster.gov.uk)  
Corporate Website: [www.westminster.gov.uk](http://www.westminster.gov.uk)**

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

## **AGENDA**

### **PART 1 (IN PUBLIC)**

#### **1. MEMBERSHIP**

To note any changes to the membership.

#### **2. DECLARATIONS OF INTEREST**

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

#### **3. MINUTES**

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

#### **4. PLANNING APPLICATIONS**

Applications for decision

##### **Schedule of Applications**

- |                                                        |                          |
|--------------------------------------------------------|--------------------------|
| <b>1. 52-53 POLAND STREET, W1</b>                      | <b>(Pages 3 - 58)</b>    |
| <b>2. 7-10 ADAM STREET, WC2</b>                        | <b>(Pages 59 - 92)</b>   |
| <b>3. DEVELOPMENT SITE AT 285-329 EDGWARE ROAD, W2</b> | <b>(Pages 93 - 104)</b>  |
| <b>4. 10 STERLING STREET, SW7</b>                      | <b>(Pages 105 - 120)</b> |
| <b>5. 17 WILTON STREET, SW1</b>                        | <b>(Pages 121 - 136)</b> |

**Charlie Parker  
Chief Executive  
3 August 2015**

# Agenda Item

CITY OF WESTMINSTER  
 PLANNING APPLICATIONS COMMITTEE – 11 AUGUST 2015  
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
1	RN 15/00581/FULL West End	52-53 POLAND STREET, W1	Use of building for up to 19 residential units (Class C3), alterations including forward projection of front façade on first to fifth floors, extension to seventh floor front terrace and eighth floor roof addition; infill extension to southern lightwell on third to eighth floors; creation of residential terraces on all levels; installation of new and relocated plant at ground, first and roof levels, with associated plant enclosures.	
<p>Recommendation</p> <p>1. Grant conditional permission subject to a S106 planning obligation to secure:</p> <p>i) A contribution of £750,000 towards the City Council's affordable housing fund (index linked and payable upon commencement of development);</p> <p>ii) Lifetime car club membership (25 years) for the occupants of each new dwelling;</p> <p>iii) S106 monitoring costs.</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>				
2	RN 15/04083/FULL RN 15/04084/LBC St James's	7-10 ADAM STREET, WC2	Use as 15 residential units (Class C3) comprising of 14 flats and one townhouse and a restaurant (Class A3). External alterations including infill extension from lower ground up to fourth floor level to the rear of No.10 with terrace above; alterations and repairs to roof including new skylights, plant extracts and coverings; alterations to windows and doors and opening up of front lightwell to No.7. Internal alterations including removal and addition of partitions.	
<p>Recommendation</p> <p>1. Grant conditional permission including conditions to secure:</p> <p>a) a payment of £1,370,181 towards the City Council's affordable housing fund;</p> <p>b) free lifetime (25 years) car club membership for residents of the development.</p> <p>2. Grant conditional listed building consent.</p> <p>3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.</p>				

CITY OF WESTMINSTER  
 PLANNING APPLICATIONS COMMITTEE – 11 AUGUST 2015  
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
<b>3</b>	RN 15/03859/ADV Little Venice	DEVELOPMENT SITE AT 285-329 EDGWARE ROAD, W2	Display of two internally illuminated digital LED (96 sheet) (12m x 3m) advertising units and associated mural.	
	Recommendation Grant conditional advertisement consent.			
<b>4</b>	RN 15/04303/FULL Knightsbridge And Belgravia	10 STERLING STREET, SW7	Alterations at main roof level to allow for the use as a terrace including build up of rear wall and creation of access hatch.	
	Recommendation Grant conditional permission.			
<b>5</b>	RN 15/00895/FULL RN 15/00896/LBC Knightsbridge And Belgravia	17 WILTON STREET, SW1	Enlargement of existing rear ground floor extension and first floor terrace and replacement of defective pitched rooflight above with a flat walk on rooflight.	
	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.			

j:\d\_wpdocs\short-tetscl\2015-08-11\12-rcl.doc\0  
 03/08/2015

# Agenda Item 1

Item No.
1

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 11 August 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> West End	
<b>Subject of Report</b>	<b>52-53 Poland Street, London, W1F 7NB</b>		
<b>Proposal</b>	Use of building for up to 19 residential units (Class C3), alterations including forward projection of front facade on first to fifth floors, extension to seventh floor front terrace and eighth floor roof addition; infill extension to southern lightwell on third to eighth floors; creation of residential terraces on all levels; installation of new and relocated plant at ground, first and roof levels, with associated plant enclosures.		
<b>Agent</b>	Turley		
<b>On behalf of</b>	Quadrum Soho Prop Limited		
<b>Registered Number</b>	15/00581/FULL	<b>TP / PP No</b>	TP/8908
<b>Date of Application</b>	23.01.2015	<b>Date amended/ completed</b>	06.02.2015
<b>Category of Application</b>	Major		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Soho		
<b>Development Plan Context</b> - 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		
<b>Stress Area</b>	Within Stress Area		
<b>Current Licensing Position</b>	Premises licence allows ground floor restaurant to be open Monday - Saturday 10.00-00.30 and Sundays 12.00-00.00.  Premises licence allows basement bar to be open Monday-Saturday 10.00-03.00 and Sundays 12.00-23.00.		

## 1. RECOMMENDATION

1. Grant conditional permission subject to a S106 planning obligation to secure:

- i) A contribution of £715,000 towards the City Council's affordable housing fund (index linked and payable upon commencement of development).
- ii) Lifetime car club membership (25 years) for the occupants of each new dwelling.
- iii) S106 monitoring costs.

Item No.
1

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 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.





52-53 POLAND STREET, W1  
Page 6



## 2. SUMMARY

The application relates to the first to seventh floors of a 1950s building within the Soho Conservation Area. These floors were previously in office use (Class B1) but have recently been vacated. The basement and ground floors are occupied as a karaoke bar and restaurant respectively.

The scheme involves the erection of a roof extension, extensions to the front of the building on first to fifth and seventh floor levels, extensions within a southern lightwell on third to eighth floors, and the provision of new and replacement plant (including the relocation of existing restaurant plant) in connection with the conversion of the offices to provide up to 19 flats.

The key issues are:

- the acceptability of the loss of the existing offices;
- the effect of the proposals upon the amenities of adjoining residential properties;
- the acceptability of the proposed works upon both the character and appearance of this part of the Soho Conservation Area and the setting of the adjacent listed building;
- the impact of construction works, with particular reference to a noise sensitive commercial use in the area.

Subject to appropriate conditions, the scheme is considered acceptable on land use, design and amenity grounds. The scheme is also considered acceptable in terms of the impact of building works upon neighbouring commercial operations.

## 3. CONSULTATIONS

### SOHO SOCIETY

Objection- loss of office space and cumulative impact of such losses upon the area - changing policy position noted. Increase in building height represents overdevelopment and is out of keeping with building heights in the street; provision of new flats directly above a restaurant is unacceptable, a buffer of office accommodation should be retained to reduce the loss of office floorspace and to create a mixed use development.

### DESIGNING OUT CRIME OFFICER

Various recommendations concerning security measures.

### ENVIRONMENTAL HEALTH

No objection subject to conditions relating to plant operation and noise levels within the new flats, including a requirement for supplementary noise reports.

Separate objection to the creation of remote rooms.

### CLEANSING MANAGER

Details of refuse/recycling storage arrangements required.

### HIGHWAYS PLANNING MANAGER

No objection: subject to parking mitigation measures required; concern that cycle parking is not easily accessible, which may discourage its use; an oversailing licence is required for any part of the building hanging over the public highway although sufficient clearance would be provided.

### GO GREEN MANAGER

Application not fully compliant with London Plan as insufficient carbon reductions, a contribution to carbon offsetting is required if the scheme is not policy compliant; a BREEAM rating of "good" would be achieved, which is below expectations. This should be reviewed and improved.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 250; Total No. of Replies: 9.

Objections received on the following grounds:

#### Land Use

- Loss of offices/impact on the Creative Industries Special Policy Area.
- Creation of more "unaffordable" residential properties will upset the balance between residential and commercial use to the detriment of the character of Soho; loss of commercial space/restricted supply of affordable accommodation will serve to dilute the geographical proximity of film-related business, for which Soho is world renowned.

#### Amenity

- Loss of daylight to neighbouring flats.
- Loss of sunlight to neighbouring flats and balconies.
- Daylight report is not based on figures previously agreed for neighbouring developments; no layout drawings and NSL contours for rooms assessed and not possible to ascertain whether results are based on correct details.
- Loss of privacy as a result of the conversion of the office building to residential use.
- Increased sense of enclosure to neighbouring flats.
- Excessive amount of plant proposed and is likely to result in noise nuisance; plant should be relocated to the other side of the building, facing the car park; all plant should be sound-proofed.
- Noise disturbance and littering from use of new residential terraces.
- Noise and disturbance (source unspecified) within a quiet residential area.
- Noise nuisance to neighbouring flats during construction.
- Noise impact during construction on neighbouring recording studios.
- Flats should be designed to prevent noise disturbance from other noise sources.

#### Design

- Increase in building height unacceptable as building already taller than its neighbours, out of keeping with building heights in Poland Street, would set a precedent for development in the area.
- Application does not mention that property sits in protected vista from Primrose Hill to the Palace of Westminster - no datum heights on drawings.

#### Other Issues

- Amount of plant proposed does not constitute sustainable development.
- Flats unlikely to be occupied as permanent homes; occupation as short term lets likely to have impact on amenities of neighbouring residents.

ADVERTISEMENT/SITE NOTICE: Yes

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

52-53 Poland Street is an unlisted building situated on the west side of the street, between its junctions with Noel Street and Broadwick Street, within the Soho Conservation Area. The

building comprises a basement karaoke bar, a ground floor restaurant and offices on first to seventh floor levels. The seventh floor accommodation is set back from the front facade and provides access to a large terrace at the front of the building.

The entire building is set behind the building line of the neighbouring property at 54 Poland Street. The basement and ground floors do not, other than the ground floor access to the upper floors, form part of the application site.

This part of Poland Street is characterised by a mixture of commercial uses on the lower floors with offices and residential uses above, including flats at 1B and 55-59 Poland Street.

There are residential developments immediately to the rear of the site, including at 16 Marshall Street and 7 Dufour's Place. There are also extant permissions for the redevelopment of the adjacent site, Fenton House at 54 and 55-57 Great Marlborough Street (including flats at fifth and sixth floor levels, facing the application premises) and for the use of 54 and 55-56 Poland Street as flats.

The site is within the Core Central Activities Zone. It is also located within the Creative Industries Special Policy Area (SPA) as defined in the Unitary Development Plan (UDP). This SPA designation is not included within the City Plan.

The building is situated within the protected vista from Primrose Hill to the Palace of Westminster.

## **4.2 Relevant History**

1958-1959 - Permissions were granted for a series of applications for the erection of a new building comprising storage and showroom use on the basement and ground floors, offices on the first to sixth and rear seventh floors and a residential flat at seventh floor front. Parking for the development was to be provided on either the seventh or top floor of the adjacent Poland Street car park. These upper parking levels were lost as part of the Marshall Street development approved in 2007, which involved the retention of the car park on the lower floors and the redevelopment of the upper floors as flats. The parking for 52-53 Poland Street was not re-provided within the Marshall Street scheme, although by 2007 there was no evidence of this reserved parking. There is no evidence of a residential use within the building.

The subsequent planning history for the application site principally relates to the use of the lower floors for Class A3 purposes and the installation of associated kitchen extract ducts and air conditioning equipment. The existing entertainment uses are permitted to operate until 01.00 hours following the granting of permission for extended opening hours on 12 December 1996. There are no conditions relating to the hours of plant operation.

## **5. THE PROPOSAL**

This application is for alterations and extensions to the building to provide up to 19 flats at first floor level and above. Works include:

- an extension to the front of the building, on first to fifth floor levels, to align with the building at 54 Poland Street;
- a partial extension to the existing seventh floor terrace at the front of the building;
- the erection of a roof extension at eighth floor level;
- the creation of residential terraces/balconies on first to eighth floors facing Poland Street;
- part infill extensions to the southern lightwell (adjacent to 54 Poland Street) on third to eighth floors;

- the relocation of restaurant kitchen extract ducts within the southern lightwell (re-routed beneath a new raised plant deck);
- the re-siting and enclosure of existing plant within the northern and southern lightwells;
- the provision of new plant at eighth floor level;
- the creation of a small area of living roof and the installation of roof level photovoltaic panels to the main roof.

The application has been revised to provide improved flat layouts in respect of the third bedroom to the family sized units, to replace glass balcony balustrades with painted metal railings and to replace the proposed grey brickwork to the southernmost part of the front facade, with London stock bricks. In addition, the overall building height has been reduced to safeguard the protected view from Primrose Hill.

Revised daylight/sunlight reports have also been submitted to provide corrected and additional information not included in the original submission.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

#### 6.1.1 Loss of offices/impact on the Creative Industries Special Policy Area

Objections have been received from one of the existing office occupiers prior to their departure, on behalf of neighbouring commercial and residential occupiers and the Soho Society, on the grounds that the loss of the existing office floorspace would upset the balance between residential and commercial uses to the detriment of the character and function of the Soho Conservation Area and to the particular detriment of the Soho media industry which is reliant upon a concentration of related uses in this part of the Creative Industries SPA.

Whilst acknowledging that currently planning policies do not protect existing office uses, objectors have referred to recent statements wherein the Council has acknowledged the need to safeguard Westminster's role as an economic generator of high value creative employment with the need to meet the borough's considerable housing needs. To this end, the implementation of office policies is currently being reviewed. As announced (in a statement made by the Deputy Leader of the Council on 18 March 2015), no loss of office floorspace will be considered acceptable unless a developer can demonstrate that the benefits of a proposal, taken as a whole, outweigh the loss of the office floorspace. However, this change will not be introduced, for the purpose of determining planning applications, until 1 September 2015. Objectors are of the opinion that this "change of direction" is relevant to the consideration of the current application and that, as the Council has already acknowledged that current policies are "out of date", the scheme should be determined in accordance with the emerging policy. They also consider that the application is contrary to paragraph 14 of the NPPF because "the harm arising from the loss of the office space clearly and demonstrably outweighs the benefits of granting permission".

The objectors comments are noted. However, the September date was chosen to take account of development proposals which had been prepared and submitted prior to the aforementioned policy announcement, as in this case. To apply this policy in advance of the adopted date, would be to apply it retrospectively, contrary to the terms of the Council's statement. Consequently, the application must be tested against current development plan policies.

UDP Policy COM 8 states that permission will not be granted for development proposals resulting in the loss of light industrial floorspace on sites within the Creative Industries Special

Policy Area, where this would result in the loss of industrial activities which contribute to the character and function of the area.

Objectors have referred to the impact of the proposals upon the Creative Industries Special Policy Area and particularly the Soho film/media industry – which relies upon the network created by the geographical concentration of related businesses. One objector (a previous tenant of the building) has expressed concern that continuing pressures for the conversion of commercial/creative floorspace to residential use has reduced the availability of suitable, affordable, accommodation for these companies. Although the site is located within the Creative Industries SPA as defined in the UDP, this SPA designation has not been included within the City Plan. As nearly 75% of “creative” companies operated from general office floorspace, and as much of the remaining light industrial floorspace was not protected, and could have been converted to general office use without the need for planning approval, the SPA designation is no longer considered to be applicable..

The building is now vacant. However, the companies board in the building foyer suggested that of the six previous office tenants, only one was a creative/film-related business, the remainder being general office uses. (This was confirmed by the building receptionist). The lawful use of the building is for general office purposes, and there is no protected light industrial floorspace on the site to which Policy COM 8 would apply. In these circumstances, objections to the loss of the light industrial use/floorspace cannot be supported.

In these circumstances, as there are currently no UDP or City Plan policies which protect existing office uses, the loss of the existing office accommodation cannot reasonably be resisted on the grounds that it would have an adverse impact upon the character or function of the conservation area.

### **6.1.2 New residential accommodation**

The creation of 2196m<sup>2</sup> (GEA) of new residential floorspace is considered acceptable in land use terms, and complies with both Policy H3 of the UDP and S14 of the City Plan which seek to increase the residential floorspace within Westminster.

UDP Policy H3 seeks to maximise the amount of land or buildings in housing use on sites outside the CAZ. Policy S14 states that housing is a priority across the borough. The scheme would provide an increase in residential floorspace to create 19 new dwellings. The increase in residential floorspace is welcomed in land use terms.

#### **6.1.2.1 Standard of accommodation/residential mix**

City Plan Policy S14 seeks to optimise the number of residential units within new developments. The proposed flats (5x1 bed, 7x2 bed, 6x3 bed and 1x4 bed) are, with the exception of the four bed duplex apartment, relatively modest in size. The scheme provides 37% of family sized units (three or more bedrooms) in compliance with Policy H5. The size and mix of units proposed is considered to optimise the number of dwellings on the site.

The new flats would generally provide a good standard of accommodation in terms of unit size and layout and some would benefit from private amenity space in the form of balconies or larger terraces. Only nine of the flats are dual aspect. However, the flat configuration is largely informed by the position of existing window openings and the need to maximise the number of units and internal lighting levels. None of the single aspect units are north facing.

The application is supported by an assessment of the amount of natural light received within the proposed flats. The report calculates the Average Daylight Factor (ADF), which is the mean daylight factor on the horizontal plane inside the room. The BRE guidance

recommends minimum ADF values of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. Where rooms are in mixed use, they should achieve the highest value amongst those uses.

Based on the submitted analysis, most rooms within the proposed flats would meet, and generally exceed, these minimum values. However, 12 of the 62 habitable rooms tested would fail to meet these standards and will have low levels of natural light. These are five bedrooms on the first and second floors, all in different flats, and rear living/kitchen/dining rooms on the first to fifth floors. Light to these principal living rooms is largely constrained by their large footprint, informed by the large office floorplate, and their aspect - facing an internal courtyard. However, the scheme has been designed to maximise the amount of glazing to every room and, given the relationship of the site with neighbouring buildings, these values are, overall, considered acceptable.

(It is noted that the layout drawings supporting the ADF assessment do not reflect the submitted layouts of first to fifth floor flats at the front of the building. The fourth living room window shown in the daylight assessment, has been incorporated within the adjacent bedroom, where the layout has been amended. In addition, west facing windows have also been removed from the southern lightwell extension, to prevent overlooking, although these windows are included in the daylight assessment. However, it is not considered that these anomalies have a significant impact upon the overall assessment of internal light levels within the new flats).

Interiors where occupants expect sunlight should receive at least 25% of annual probable sunlight, including at least 5% during the winter months. In general, a dwelling will appear reasonably sunlit provided at least one main window faces within 90 degrees of due south. A submitted sunlight analysis shows that, with the exception of rooms overlooking Poland Street, and south facing windows at the rear of the building, a number of rooms will receive little or no sunlight, either as a result of their orientation (north facing) or relationship with neighbouring buildings. However, where rooms are sunlit, levels are considered reasonable given the site constraints. At third floor, those rooms which do receive sunlight generally achieve annual sunlight values close to the target. From fourth floor level, annual sunlight levels largely exceed the target, and annual and winter sunlight levels improve progressively on the topmost floors.

In these circumstances, it is considered that the proposed flats would receive acceptable levels of daylight and sunlight in this dense urban environment.

The application is supported by an acoustic report which assesses the potential impact on noise levels within the new flats, both from external noise sources and from the restaurant use on the lower floors of the building. The report indicates that the building is exposed to quite high ambient noise levels. Consequently, the scheme proposes a high glazing specification, to ensure that internal noise levels within the flats are protected. The windows would also include acoustic trickle vents, for natural ventilation.

The report also considers the impact of the ground floor restaurant upon the flats. It concludes that the depth of the concrete slab between the ground and first floors would provide adequate sound attenuation. However, this has not been tested. Furthermore, the impact of the basement karaoke bar has not been considered. In these circumstances, conditions are recommended, both to ensure satisfactory noise levels within the flats in relation to internal noise sources and to require the submission of a supplementary report, with a full sound insulation test, to demonstrate that these sound levels can be achieved. This addresses objections raised on these grounds.

Subject to conditions relating to internal noise and vibration levels, it is considered that the new flats would provide an acceptable level of accommodation for future occupants. In

these circumstances, it is considered that it would be unreasonable to require the retention of a first floor commercial use in order to ensure satisfactory conditions within the proposed flats, as requested by the Soho Society.

In some cases, the exit route from bedrooms is via an open plan living space, incorporating a kitchen, creating a remote room with an exit route via a potential fire hazard. The Environmental Health officer has objected to the application on these grounds. However, the applicant has confirmed that the development will incorporate a sprinkler system to ensure that the proposed layouts will comply with the requirements of the Building Regulations.

Subject to appropriate conditions, the scheme is generally considered to provide a good standard of accommodation for future occupiers.

### **6.1.2.2 Affordable Housing**

#### **6.1.2.2. i Policy context**

Policy H4 requires an appropriate form of affordable housing to be provided on site as part of housing developments including on sites where 10 or more additional dwellings are proposed. The policy requires this housing to be provided on the development site, except where the applicant can satisfactorily demonstrate that the affordable housing cannot be designed for transfer to, and management by, a Registered Social Landlord (RSL) or other appropriate body. In addition, in such circumstances, or where an applicant can demonstrate that providing the accommodation on site would reduce the viability of the development to such an extent that it would not proceed, or that the site would not be developed for residential purposes, the Council may accept a financial contribution to the Council's affordable housing fund. The amount of affordable housing required will be assessed in relation to a number of factors, including whether there will be particular costs associated with the development of the site or whether the provision of affordable housing would make it difficult to meet other planning objectives that need to be given priority in developing the site.

Under City Plan Policy S16, the affordable housing policy is triggered in the case of developments of either 10 or more additional units or over 1,000m<sup>2</sup> of additional residential floorspace. The required level of affordable housing comprises a proportion of the overall floorspace, rather than of unit numbers. The interim guidelines expect that a development of the size proposed should provide 400m<sup>2</sup> /5 units of affordable housing. The affordable housing should be provided on the site. However, where the Council considers that this is not practical or viable, the housing should be provided on an alternative commercial site in the vicinity. Off site provision beyond the vicinity of the development will be accepted where the Council considers that the accommodation provided would be greater, and of a higher quality, than would be possible in either of the first two cases (and where it would not add to an existing localised concentration of social housing, which will be defined in the City Management Plan). A financial contribution in lieu of affordable housing will only be accepted if all other options are acknowledged as being impractical or unfeasible.

The applicant has submitted a viability report in support of their proposals. This report has been assessed by consultants acting on behalf of the City Council.

#### **6.1.2.2.ii On site and off site provision**

The ground floor of the existing building currently provides access to the ground floor restaurant, to the basement karaoke bar and to the offices on the upper floors. It is acknowledged that it would be difficult to create a separate access core to any on site affordable housing units within this frontage. The Council's consultants have also advised that the scheme could not viably deliver any on site affordable housing. The applicants had been asked to provide letters from several RSLs (Registered Social Landlords) to support their

contention that there would be no interest from them in managing a limited number of units on the site. To date, this information has not been provided. However, given the access difficulties, and the Council's viability advice, it is accepted that it would not be practical or feasible to meet the affordable housing requirement on the site.

The applicant has advised that they do not own any other building where the affordable housing could be provided. In these circumstances, it is accepted that a contribution to the City Council's affordable housing fund would be the most appropriate means of addressing the affordable housing policy.

#### **6.1.2.2 iii Assessment of Viability Arguments**

If it is accepted that it would not be appropriate or practical to provide the affordable housing requirement either on or off site, the current scheme would generate a requirement for a financial contribution of £1.535m in lieu of on site provision. (This figure is based on the relevant unit cost for affordable housing at the time when the application was submitted).

The applicant's viability report concludes that the scheme is unable to support any financial contribution to the City Council's affordable housing fund. However, the Council's consultants have advised that the development could support an affordable housing contribution of £715,000. The applicant has since confirmed that they are willing to pay this sum.

Subject to a S106 legal agreement to secure the affordable housing contribution, the application is considered acceptable in land use terms.

## **6.2 Design/Townscape**

The building is a post-war redevelopment on the west side of Poland Street and is set back from the original building line. It is unattractive and there is no objection in principle to the recladding and extensions as proposed. It is within protected vista 4A.2 from Primrose Hill to the Palace of Westminster and is in the Soho Conservation Area. The neighbouring building at No. 54 Poland Street is Grade II listed.

Objections have been received on the grounds that the proposed roof extension would, as the existing building is already taller than many of its neighbours, result in a building of an unacceptable scale and massing which is out of keeping with the character and scale of the majority of the neighbouring buildings, to the detriment of the character and appearance of the Soho Conservation Area and to the setting of the adjacent listed building. One respondent expresses concern that the new building height will set a precedent for development in the area. One objection states that the property is designated as an unlisted building of merit within the conservation area audit. This is not the case.

One respondent has also expressed concern that the application makes no reference to the fact that the property sits within the protected vista from Primrose Hill to the Palace of Westminster and does not include datum levels on the submitted drawings. Additional submitted drawings showed that the proposed building breached the development plane by nearly 24cm. The height of the building roof extension has since been reduced and amended drawings confirm that the building will not encroach upon the protected vista.

It is proposed to bring forward parts of the street façade to the historic building line. However, some of the facade at ground floor level will remain on its current alignment meaning that the upper floors will have a substantial overhang. The underside of the overhang will be finished in the same material as the street facade (Cor-ten steel).



At roof level the extensions will have very limited impact in street level views and from the upper floors of surrounding properties the alterations will be neutral in design terms. Of greatest importance is the height, which it is confirmed will not breach the development plane of the protected vista.

Part of the new street façade is to be of London stock brick with vertically proportioned windows next to the Grade II listed building at No.54, which will thus have its setting improved. The remainder of the facade is to be clad with perforated steel representing a brick-bond pattern. This novel design would be unique in Soho, but is nevertheless acceptable given the wide variety of architectural styles in the area, all of which contribute to its historic character and appearance. The top three floors are tiered-back and clad in grey powder-coated aluminium panels to give a more roof-like appearance. The overall effect will be an improvement in design terms and will maintain the character and appearance of the Soho Conservation Area, the setting of the neighbouring listed building, and the protected vista. This accords with UDP Policies DES 1, DES 5, DES 6, DES 9, DES 10 and DES 14.

### **6.3 Amenity**

Policy ENV 13 of the UDP states that the City Council will normally resist proposals which result in a material loss of amenity to neighbouring properties in respect of the levels of daylight and sunlight received, and any loss of privacy or increased sense of enclosure to neighbouring windows. City Plan Policy S29 also states that permission will be refused for developments that would result in a material loss of residential amenity.

#### **6.3.1 Daylight and sunlight**

The applicant has submitted various daylight and sunlight reports which assess the impact of the proposals upon flats at the rear of the site in Marshall Street and Dufour's Place, and on properties on the opposite side of Poland Street. The reports have been updated to include adjacent properties, 54 Poland Street and Fenton House, at the corner of Great Marlborough Street, which have extant permissions for development, including new flats.

The analysis has also been amended to respond to concerns that the figures in the original reports did not accord with those previously agreed (between the applicants for the redevelopment of Fenton House and the owners of 16 Marshall Street) and to include diagrams of neighbouring flats layout to support the submitted assessment. The applicant has also had regard to the fact that the layouts of flats at 16 Marshall Street, in some cases, do not accord with the approved plans in respect of room layouts.

Under Policy ENV 13, the City Council will normally resist proposals which result in a material loss of daylight or sunlight to existing dwellings and will refuse permission where the resulting level is unacceptable. The Council will normally aim to ensure that there is a predominantly daylight appearance for habitable rooms to residential buildings and minimum daylight values are therefore normally unacceptable. Where residential rooms fall well below the recommendations within the Building Research Establishment (BRE) guidelines, the Council may find any loss of light unacceptable.

The BRE guidelines state that only those windows which have a reasonable expectation of daylight or sunlight will need to be assessed and windows to residential properties which serve non-habitable rooms, e.g. bathrooms, hallways and smaller kitchens, generally those which do not include dining facilities, do not require assessment.

### 6.3.1.1 Daylight

Under BRE guidelines if the Vertical Sky Component (VSC), or skylight, is greater than 27%, enough light should still be reaching the window of the existing building. Where, as a result of the development, this figure is below 27% and less than 0.8 (i.e. a loss of 20%) of its former value, then the reduction in light to that room will be noticeable. Where rooms are served by more than one window of the same size, any loss of light to these individual windows can be considered as an average.

The distribution of daylight within individual rooms can also be assessed using the No-Sky Line (NSL) test. The BRE guideline states that where a significant proportion of the working plane (which can receive direct skylight) lies beyond the NSL, the distribution of daylight within the room will seem poor and supplementary electric lighting will be required. The British Standard suggests that a significant area would be more than 20%. However, it is acknowledged that if an existing building contains single aspect rooms, which are particularly deep, then a greater movement of the NSL line may be unavoidable.

Objections have been received from the occupants of four flats at 7 Dufour's Place, on the grounds the proposals would result in a loss of daylight to windows and balconies/terraces at the rear of those properties.

The updated daylight report shows that flats at 7 Dufour's Place, which are located on first to fifth floors, would see reductions in VSC of between 0.09% and 7.98%.

Of the objectors' flats, living room windows would see a reduction of between 4.17% and 7.98% and bedroom losses between 4.26% and 6.77%

The daylight distribution test shows that of the 16 rooms tested, nine would see no reduction in NSL and the remainder would see losses of between 0.1% and 1.3%.

St. Giles House, 16 Marshall Street, is located directly behind the application site. The submitted daylight assessment, is based on the approved building layouts. Of the 27 windows tested, three would see no reduction in VSC and 13 windows would experience reductions of below 5%. The most significant losses are 11.15% to one of two windows to an east facing living room at fourth floor level (the second window would see a reduction of 7.46%) and 17.22% to a south facing window at sixth floor level, where a VSC of over 25% would be retained. The approved plans suggest that this window serves a non-habitable kitchen.

The NSL assessment of this property shows that most rooms would see no reduction. In other cases and, with the exception of one room, the maximum loss would be 3.6%. The most affected room, a south facing window at fifth floor level, would see a reduction of 22.9%. However, this window would still retain a reasonable VSC value of 15.76% (experiencing a 7.57% reduction). The approved plans show that this window does not serve a habitable room.

The applicant's daylight consultant has also considered the implications of the fact that the layouts of flats at 16 Marshall Street (St Giles House) do not, in some areas, comply with the approved drawings with regard to the relationship between windows and partitions. They have assessed previous daylight reports in which this issue was addressed, and "true" layouts recorded, and conclude that this anomaly would have no significant impact on the daylight assessment, particularly as areas affected by the changes are bedrooms, which are afforded a lesser degree of protection than the principal living rooms.

The report also assesses the impact of the scheme on 1-5 Poland Street, on the basis that there appear to be residential flats on the top floor. Records indicate that the lawful use of this building is as Class B1 offices. However, reasonable levels of light would be retained on all floors.

The updated report also assesses the impact of the development upon the approved (unimplemented) flats at 54 Poland Street. This shows that the maximum reduction in VSC would be 3.74% to a rear ground level bedroom. There would be no reduction in NSL to habitable rooms.

There is an extant permission for the redevelopment of Fenton House, 51-53 Great Marlborough Street, including flats on the fifth and sixth floors. The VSC analysis shows a maximum reduction of 3.78% in the case of most windows. The most significant reductions would be to south facing windows to a single fifth floor flat (bedroom, living room and second bedroom) being 9.9%, 11.3% and 12.4% respectively. However, the losses are well below the 20% benchmark and all windows would continue to receive reasonable levels of light.

The submitted reports show that most reductions in VSC and NSL to neighbouring habitable rooms would meet the tests set down in the BRE guidelines and that most rooms would continue to receive reasonable levels of natural light in this built up environment. In these circumstances, it is not considered that the proposals would have a material impact on the levels of daylight received to neighbouring properties.

Given that light to neighbouring windows/rooms is not materially affected, it is not considered that there would be a significant impact on the amount of light received to external terraces. Consequently, objections relating to a loss of daylight could not be supported.

### **6.3.1.2 Sunlight**

BRE guidelines state that access to sunlight should be checked for all neighbouring main living (habitable) rooms which have a window facing within 90 degrees of due south. Windows which face 90 degrees of due north do not need to be tested as they have no expectation of sunlight. The BRE guidance acknowledges that kitchens and bedrooms are of less importance, but states that in the case of these rooms care should be taken 'not to block too much sun'.

If the tested window receives more than one quarter of annual probable sunlight hours, including at least 5% of annual probable winter sun (during the winter months between 21 September and 21 March), then the room should still receive enough sunlight. Any reduction in sunlight below this level should be kept to a minimum. If available sunlight hours are both less than the amount given and less than 0.8 (20% loss) of their former value, either over the whole year or just during the winter months, then the loss of sunlight will be noticeable.

Objections have been received on the grounds the scheme would have a significant impact upon the amount of sunlight received to rooms at the rear of 7 Dufour's Place and to rear terraces and balconies to those properties.

Of the residential windows tested at 16 Marshall Street and 7 Dufour's Place, most windows would either experience no loss of annual or winter sun or losses would be well below 20%. The one exception is a sixth floor, south facing window at 16 Marshall Street, which would experience a 30% loss of winter sun. However, this window would still receive 14% winter sunlight, far exceeding target values. The approved plans show this to be a non-habitable kitchen.

The applicant's daylight consultant has concluded that there would be no discernible increased impact on overshadowing to amenity spaces at the rear of 7 Dufour's Place due to the relationship between those spaces and the proposed building extensions and because they are located to the south of the application site. Officers concur with this view.

Most office windows at 1-5 Poland Street would experience no loss of sunlight and any losses are insignificant.

The proposed flats on the upper floors of the approved Fenton House development have also now been tested. The six windows to a dual aspect, fifth floor living area, would experience no loss or a reduction of between 2.9% and 13.6% and would continue to receive good annual sunlight values of between 18% and 33%. The impact on winter sun is more significant. Although two windows would continue to receive values of 5%, the remainder would experience losses of between 40% and 100%, with resulting values of between 0% and 3%. However, as a whole it is considered that this room would continue to receive adequate winter sun. A third bedroom to the same unit would continue to receive annual sunlight levels exceeding the threshold. Although it would experience a reduction in winter sun of nearly 43%, it would continue to receive 4% and would remain adequately sunlit.

The south facing living room and bedroom to an adjacent flat would experience annual sunlight values of 27% and 23% respectively. The impact on winter sun would be more significant (at 60% and 50% respectively) with retained values of 2% and 1% (from 5% and 2%).

The third south facing bedroom to the approved penthouse flat would continue to receive annual and winter sunlight meeting or exceeding target values. The living room, which is served by 13 windows/rooflights, would largely maintain values well in excess of the target. In the case of two windows, where values are below the threshold, there would be no loss or a reduction below 20%. In the case of winter sun, seven windows would experience either no loss or reductions of 20% or below. The six remaining windows would see reductions of between 33% and 50%. However, as seven windows would continue to receive winter sunlight values exceeding the 5% target, it is considered that this room would remain adequately sunlit.

In these circumstances, in this built up urban location, it is not considered that the scheme could reasonably be recommended for refusal on the grounds that there would be a material loss of daylight or sunlight to neighbouring properties.

### **6.3.2 Overlooking**

Objections have been received from occupants of flats at the rear of 7 Dufour's Place on the grounds of overlooking from any enlarged or additional windows, a problem which they consider to be exacerbated by the proposed change of use.

With the exception of those windows within the proposed extension within the southern lightwell, windows will be replaced within the existing openings and would not afford additional views. The lightwell extension on third to eighth floors, would project approximately 1.5m beyond the existing building line. The design has been amended to omit additional glazing in the western elevation (to living rooms), to minimise the potential for occupants to look back towards neighbouring flats. Given this amendment, it is not considered that the occupation of the building as flats would result in a material loss of privacy to neighbouring residents.

There will be no terraces at the rear of the site. A full width terrace would be created at sixth floor level, utilising the roof of the proposed forward extension of the building. The existing seventh floor terrace would be retained, although significantly reduced in depth. A further full-

width terrace would be created in front of the proposed roof extension. As with the existing terrace, the southernmost corner of the larger terraces would be visible from flats in Dufour's Place, through the gap over the roof of 54 Poland Street. Small terraces are also proposed on the north east corner of the building at first to fifth floor levels, adjacent to the entrance to Poland Street car park. However, given the relationship of the proposed terraces to neighbouring properties, it is not considered that the use of the proposed terraces would result in a material loss of privacy to neighbouring flats including the approved flats at No. 54 Poland Street.

### **6.3.3 Noise**

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

Under Policy ENV6, new developments are expected to incorporate design features and operational measures to minimise and contain noise levels in order to protect noise sensitive properties. Where developments adjoin other buildings, the applicant is required to demonstrate that, as far as reasonably practicable, schemes will be designed and operated to prevent the transmission of audible noise or vibration through the fabric of the building. The application is supported by an acoustic report.

#### **6.3.3.1 Noise from the development**

##### **6.3.3.1.i Plant noise**

Objectors are concerned that the operation of the proposed plant would result in unacceptable disturbance to neighbouring residents. They consider that the amount of new plant shown is unsustainable and that the plant should be relocated to the northern (car park) side of the building and fully sound attenuated.

The proposal involves the relocation and screening of existing plant serving the entertainment uses on the lower floors of the building, as well as the provision of new plant for the residential development on the upper floors. As it is a reasonable expectation that an alternative means of ventilation would be provided should future residents choose to keep their windows shut to minimise potential noise disturbance, the amount of new plant proposed is not considered unreasonable. The equipment within the southern lightwell, closest to the objectors' properties, is existing commercial plant, which would be retained in that location, and acoustically screened in order to safeguard the amenities of the new flats, which would be closest to the proposed plant. It is not considered reasonable to require this plant to be relocated to the other side of the building.

The application is supported by an acoustic report. Plant for the basement and ground floor commercial uses has unrestricted hours of operation. The new residential plant would operate on a 24-hour basis. The condensing units would operate in low noise mode overnight.

The Environmental Health officer has assessed the submitted acoustic report and raises no objection to the proposals subject to conditions relating to plant noise and vibration. However, as the plant scheme design is at an early stage, the applicant will need to provide a supplementary acoustic report to demonstrate that the selected equipment will operate in accordance with the standard noise condition. Subject to these conditions, it is not considered that the plant operation would adversely affect the amenities of existing, or future, residents and objections on these grounds cannot be supported.

### **6.3.3.1 ii Noise disturbance (and littering) from the development**

Objectors are concerned about potential noise disturbance resulting from the creation of new flats and about noise disturbance from the use of the terraces.

Given their domestic use and location overlooking Poland Street, it is not considered that the use of the proposed terraces would give rise to significant disturbance to neighbouring residents nor that the terrace proposals could reasonably be resisted on the grounds of increased litter generation.

Similarly, the use of the building for residential purposes would not result in a material increase in noise nuisance when compared with the existing commercial use.

### **6.3.3.2 Noise disturbance during the course of construction**

An objection has been received from local residents in relation to noise disturbance during the course of construction. An objection has also been received on behalf of the operators post-production sound studios in 51-53 Great Marlborough Street on noise grounds, primarily on the basis that the extent of demolition and construction works (internal alterations on each floor, the erection of an additional roof storey and extensions to the front and south of the building, including a new front facade) would result in significant disturbance in respect of noise, vibration and dust generation affecting the objectors' ability to carry out their business. It is likely that works of demolition would need to be undertaken with a degree of care in order to safeguard the retained building fabric.

The objector refers to a policy requirement to reduce noise generated, so far as it is practical, to the Lowest Observed Adverse Effect Level (LOAEL) and notes that this requirement also applies during the construction phase.

National Planning Policy Guidance on Noise (6 March 2014), to which the objector refers, requires local planning authorities to take account of the acoustic environment and, in doing so, to consider whether or not a significant adverse effect, or an adverse effect, is likely to occur and whether or not a good standard of amenity can be achieved. The guidance refers to the Explanatory Note of the Noise Policy Statement for England, which states that the assessment of noise disturbance would include identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be, above or below the Significant Observed Adverse Effect Level (SOAEL – the level above which significant adverse effects on health and quality of life occur) and the Lowest Observed Adverse Effect Level (LOAEL – the level above which adverse effects on health and quality of life can be detected) for the given situation. The Explanatory Note acknowledges that it is not possible to establish a single objective noise-based measure that defines SOAEL, as this is likely to be different for different noise sources, for different receptors and at different times.

The objector contends that, due to the nature of their business, LOAEL is the level at which they can operate without any material effect on their business, and that SOAEL is the level at which they could no longer use the studio. In the absence of any assessment of the construction or operational impacts in relation to LOAEL or SOAEL, the objector contends that it is not possible to ascertain whether or not the proposal complies with national planning policy. Furthermore, even if it can be demonstrated that the impact of the development process, or the completed development, falls between LOAEL and SOAEL, unless it has been shown that all possible mitigation will be employed to reduce the noise impact to the LOAEL, the development is contrary to national noise policy and should be refused.

However, the stated vision set down in the Explanatory Note is to "promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development", with the aim to "avoid significant adverse effects on health and quality of life", to "mitigate and minimise adverse impacts on health and quality of life" (and to, "where possible, contribute to the improvement on health and quality of life"). The Note addresses the impact of "neighbour noise" including construction noise, and human reactions to it including sleep deprivation etc. It is primarily weighted towards the consideration of the impact of noise upon residential amenity rather than with the impact of noise upon commercial activity.

Nevertheless, the application building is in close proximity to flats in Dufour's Place and Marshall Street. The Note sets out a requirement for developers to avoid significant adverse impact on health and quality of life and, where the impact lies somewhere between LOAEL and SOAEL, "to take all reasonable steps to mitigate and minimise adverse effects on health and quality of life whilst also taking into account the guiding principles of sustainable development". However, the Note is clear that "this does not mean that such adverse effects cannot occur". It also sets out the "need to integrate consideration of the economic and social benefit of the activity or policy under examination with proper consideration of the adverse environmental effects, including the impact of noise on health and quality of life. This should avoid noise being treated in isolation in any particular situation i.e. not focussing entirely on the noise impact without taking into account other related factors".

The applicant's Acoustic Consultants have submitted an updated report dealing with the issue of construction noise. This report has been assessed by officers from the Council's Noise Team. The report refers to the noise impact in relation to the relevant British Standard, which is the code of practice for noise and vibration from open sites.

Limits have been suggested, in relation to noise from demolition and construction activities in accordance with British Standard Guidance. As these limits would be applicable to the flats immediately adjacent to the site, it is considered likely that the received noise level at the sound studio, which is likely to be soundproofed to protect the use from external noise sources, would be significantly lower. In addition, the applicant has confirmed that all proposed works be undertaken as required by the Control of Pollution Act, ensuring that the quietest machinery is used, with silencers, and that acoustic screening is employed wherever possible. Noise and vibration monitoring will also take place continuously. The Noise Officer had advised that the mitigation measures proposed are typical processes under section 61 of the Control of Pollution Act. In these circumstances, it is considered that the issue of construction noise has been satisfactorily addressed.

## **6.4 Highways**

### **6.4.1 Parking and cycle parking**

The scheme does not provide any off-site parking for the new flats. UDP Policy TRANS23 details an 80% on-street car park occupancy threshold above which the provision of additional vehicles to the on-street parking environment will result in an unacceptable level of deficiency.

The evidence of the Council's most recent night time parking survey in 2011 (Buchanan's) indicates that parking occupancy of ResPark bays within a 200 metre radius of the site is 66%. However, TRANS23 includes all legal parking spaces (e.g. Single Yellow Lines, Metered Bays, P&D, and Shared Use). As such, with the addition of Single Yellow Line availability at night, the stress level reduces to 31%.

The most recent daytime parking survey in 2011 (Buchanan's) indicates that parking occupancy of ResPark bays within a 200 metre radius of the site is 71%. TRANS23 includes

all legal parking spaces. During the daytime within the area, the only legal on-street spaces for permit holders are Residential and Shared Use Bays.

It is acknowledged that the site has a high level of public transport accessibility, though it is important to note that households within the West End ward with one or more cars is 29% (2011 Census figures). Whilst this is lower than the city average, the above figures indicate that residents in the area do own cars, along with the fact that during the day residential bays have a high level of occupancy.

Overall, parking pressures in this location remain below stress levels but it is likely that the parking situation will deteriorate as a result of the proposed development and parking mitigation measures are therefore necessary. The applicant has agreed to provide lifetime car club membership (25 years) for each of the proposed flats. These measures are considered acceptable and would be secured by legal agreement.

Cycle parking spaces would be provided within each residential unit but because of site constraints, there is no possibility of providing a dedicated cycle store. There is some concern that access to the proposed cycle spaces would require cyclists to negotiate stairs/lifts/doors etc, which may discourage residents from cycling. However, given the site constraints, the proposed arrangements are considered satisfactory and would be secured by condition.

## **6.5 Economic Considerations**

Any economic benefits associated with the development are welcomed.

## **6.6 Other UDP/Westminster Policy Considerations**

### **6.6.1 Refuse storage**

The Cleansing Manager has requested a condition requiring the submission of details of arrangements for the storage of refuse and recyclable materials.

## **6.7 London Plan**

The scheme does not raise any strategic issues and is not referable to the Mayor of London.

## **6.8 National Policy/Guidance considerations**

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

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

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



Paragraph 23 of the National Planning Policy Framework (NPPF) adopted March 2012 sets out that local authorities should 'recognise town centres as the heart of their communities and pursue policies to support their vitality and viability'. Policies should 'promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres'. In order to achieve this, the local authority should 'define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations'.

## **6.9 Planning Obligations**

Policy S33 of the City Plan details the Council's aim to secure planning obligations and related benefits to mitigate the impact of all types of development. Formulas for the calculation of contributions towards related public realm improvements etc are detailed in the Council's Supplementary Planning Guidance on Planning Obligations.

On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which makes 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, 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.

The applicant has agreed to make a contribution to the City Council's affordable housing fund of £715,000 in lieu of on-site provision (index lined and payable upon commencement of development). It is accepted that this is the maximum sum that the scheme can deliver and is therefore considered acceptable.

In order to mitigate the impact of the development on on-street parking demand, the applicant proposes to provide lifetime car club membership (minimum 25 years) for occupants of the new flats. This aspect of the proposals is considered acceptable.

The proposed planning obligations are considered to meet the tests outlined above and would be secured by a S106 legal agreement

## **6.10 Sustainability and Biodiversity**

The application is supported by an Energy and Sustainability Statement. This statement sets out passive design measures (high specification glazing, thermal insulation) and the use of energy efficient building services (mechanical ventilation with heat recovery, energy efficient heating, cooling, lighting and water systems) to improve the building's performance and to reduce CO2 emissions. In addition, photovoltaic panels will be installed on the main roof. It is estimated that these measures would achieve a reduction in CO2 emissions of 31%.

It is anticipated that the development would achieve a Domestic Refurbishment Rating of "Good". The report advises that this rating is informed by the type of heating and hot water systems which have had to be selected due to the limited plant space available. In all other areas the BREEAM criteria have been targeted to maximise the rating.

The Go Green Manager has assessed the report and has expressed concern that the application was not fully compliant with London Plan policy requirement for 40% carbon reductions to be delivered. He has requested that the saving be increased to 35% or that the shortfall be addressed through carbon offsetting. He also expressed concern that the

anticipated BREEAM rating is below expectations and the applicant was asked to review and improve this rating.

However, the applicant contends that the overall level of carbon reduction is appropriate, given the nature of the development, and are concerned that a requirement to make further reduction would potentially impact on the building design. They have also confirmed that any requirement for a financial contribution for carbon offsetting would need to be deducted from the proposed affordable housing contribution.

In these circumstances, the submitted proposals are considered acceptable on sustainability grounds.

As the application involves the conversion of an existing building, and as the main roof will be covered with photovoltaic panels, it is accepted that there would be limited opportunity to improve the site's contribution to the biodiversity of the area. However, a small area of sedum roof is proposed. Whilst the provision of a green roof is welcome, sedum makes little contribution to biodiversity and it is considered that an alternative form of living roof would be more appropriate. A condition is therefore recommended to require the submission of details of a living roof. It is acknowledged that some planting is likely to be provided on the proposed roof terraces which also have the potential to contribute to the biodiversity of the area.

#### **6.11 Other Issues**

Objectors are concerned that the flats are unlikely to be occupied as permanent homes and that their occupation as short term lets would adversely affect neighbours' amenities.

The application is made on the basis that the units were to be occupied as permanent residential accommodation. (Although a recent change in legislation means that any future owner would be able to let the property out for up to 12 weeks in any year without needing to obtain planning permission). However, the permanent use of the premises for short term letting would require planning permission and therefore these objections are not sustainable.

#### **6.12 Conclusions**

The application is considered acceptable in land use, amenity and design terms, subject to appropriate conditions, and accords with relevant UDP and City Plan policies. The application is therefore recommended for approval.

### **BACKGROUND PAPERS**

1. Application form
2. Email from the Soho Society dated 3 March 2015
3. Memorandum from Cleansing Manager dated 13 February 2015
4. Memorandum from Highways Planning Manager dated 24 February 2015
5. Memoranda from Environmental Health dated 25 June, 8 July and 17 July 2015
6. Memorandum from Go Green Manager dated 11 February 2015
7. Letter from Designing Out Crime Officer dated 16 February 2015
8. E-mails from the occupier Flat 3, 7 Dufour's Place dated 30 May and 12 June 2015
9. E-mail from the occupier Flat 4, 7 Dufour's Place dated 11 June 2015
10. E-mail from the occupier Flat 9, 7 Dufour's Place dated 2 June 2015.
11. E-mail from the occupier Flat 9, 7 Dufour's Place dated 10 June 2015.

12. E-mail from the occupier Flat 15, 7 Dufour's Place dated 12 June 2015
13. Letter on behalf of the occupier 51-53 Great Portland Street dated 8 June 2015
14. E-mail from the operator basement 52 Poland Street dated 19 February 2015
15. E-mail from (former) occupier 52/53 Poland Street dated 23 March 2015
16. Letter from Marshall Street Regeneration Ltd, 18 Marshall Street dated 2 June 2015

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

**DRAFT DECISION LETTER**

- Address:** 52-53 Poland Street, London, W1F 7NB
- Proposal:** Use of building for up to 19 residential units (Class C3), alterations including forward projection of front facade on first to fifth floors, extension to seventh floor front terrace and eighth floor roof addition; infill extension to southern lightwell on third to eight floors; creation of residential terraces on all levels; installation of new and relocated plant at ground, first and roof levels, with associated plant enclosures.
- Plan Nos:** Demolition drawings: (12)\_100 Rev T01, (12)\_101 Rev T01, (12)\_102 Rev T01, (12)\_103 Rev T01, (12)\_104 Rev T01, (12)\_105 Rev T01, (12)\_106 Rev T01, (12)\_107 Rev T0 (12)\_108 Rev T01, (12)\_109 Rev T01; (12)\_300 Rev T01, (12)\_301 Rev T01, (12)\_302 Rev T01
- (00)\_110 Rev B, (00)\_111 Rev B, (00)\_112 Rev B, (00)\_113 Rev C, (00)\_114 Rev C, (00)\_115 Rev C, (00)\_116 Rev B, (00)\_117 Rev B, (00)\_118 Rev C, (00)\_119 Rev C; (00)\_210 Rev C, (00)\_310 Rev B, (00)\_311 Rev B, (00)\_312 Rev B, (00)\_313 Rev B, (00)\_314 Rev B, (00)\_315 Rev C; Facde design update (April 2015).

**Case Officer:** Sara Spurrier

**Direct Tel. No.** 020 7641 3934

**Recommended Condition(s) and Reason(s):**

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

**Reason:**

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

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

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

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

**Reason:**

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

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

**Reason:**

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho Conservation Area. This is as set out in S25

and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must apply to us for approval of detailed drawings at scale 1:10, with full size details of glazing bars and frames, 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 Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 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 Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 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 facing the street unless they are shown on drawings we have approved. (C26MA)

Reason:

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

- 7 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 Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 8 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio

antennae on the balcony. (C26OA)

Reason:

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

- 9 You must not carry out building, engineering or other work which will involve increasing the height of the building above what is shown on the approved plans. (C34AA)

Reason:

To meet the requirements of Regional Policy Guidance Note 3a. This is as set out in S26 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 14 of our Unitary Development Plan that we adopted in January 2007. (R34AC)

- 10 (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.

- 11 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 10 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

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

- 12 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.

- 13 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.

- 15 You must apply to us for approval of sound insulation measures and a Noise Assessment

Report to demonstrate that the residential units will comply with the Council's noise criteria set out in Condition 14 of this permission. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the details approved before the residential units are occupied and thereafter retain and maintain.

Reason:

As set out in 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.

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

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets H5 of our Unitary Development Plan that we adopted in January 2007. (R07AB)

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

Reason:

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

- 18 You must apply to us for approval of 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 flats. (C14EC)

Reason:

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

- 19 You must put up the plant screen shown on the approved drawings before you use the machinery. You must then maintain it in the form shown for as long as the machinery remains in place. (C13DA)

Reason:

To protect the environment of people in neighbouring properties and the appearance of the site. This is in line with S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7, DES 5 and DES 6 of our Unitary Development Plan that we adopted in January 2007. (R13CC)



- 20 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the living roof hereby approved to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

**Reason:**

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

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

photovoltaic panels at main roof level

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

**Reason:**

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

- 22 The back-lighting to the front facade shall be switched off between 24.00 and 17.00 hours on each of the days following.

**Reason:**

To protect the environment of people in neighbouring properties as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 10 of our Unitary Development Plan that we adopted in January 2007.

- 23 Only static, white, lighting shall be used to back-light the front facade

**Reason:**

To protect the environment of people in neighbouring properties as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 10 of our Unitary Development Plan that we adopted in January 2007.

**Informative(s):**

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

where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to a contribution to the City Council's affordable housing fund and the provision of lifetime car club membership in association with each of the new flats. (I55AA)
- 3 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 4 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 5 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)
- 6 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

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

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

Phone: 020 7641 2000

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

- 7 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

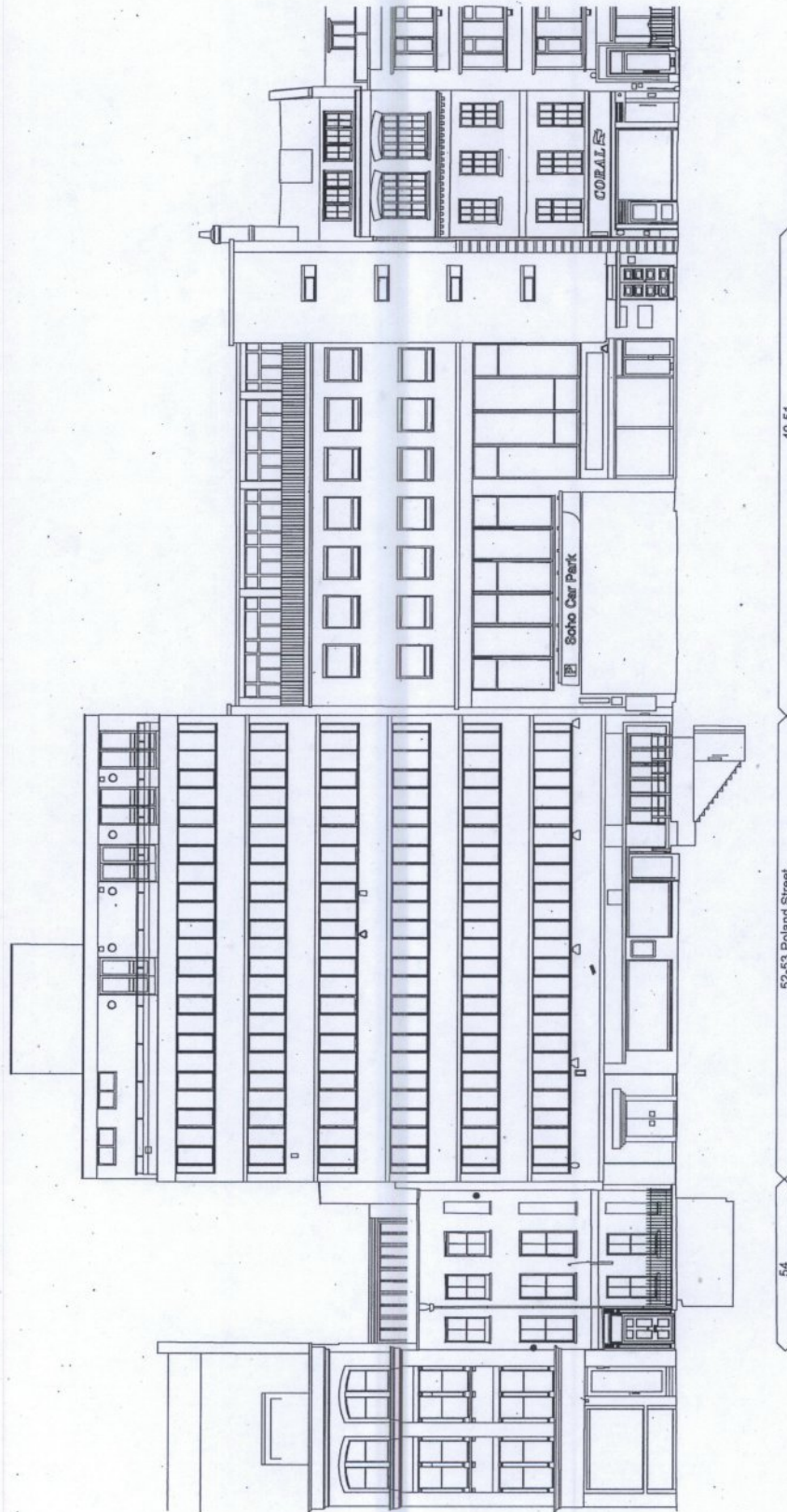
information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

- 8 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following.
- \* Window cleaning - where possible, install windows that can be cleaned safely from within the building.
  - \* Internal atria - design these spaces so that glazing can be safely cleaned and maintained.
  - \* Lighting - ensure luminaires can be safely accessed for replacement.
  - \* Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission).
- More guidance can be found on the Health and Safety Executive website at [www.hse.gov.uk/falls/index.htm](http://www.hse.gov.uk/falls/index.htm).

Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)

- 9 Conditions on this permission control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 10 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 11 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.
- If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>. **You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**

4m 5m 10m

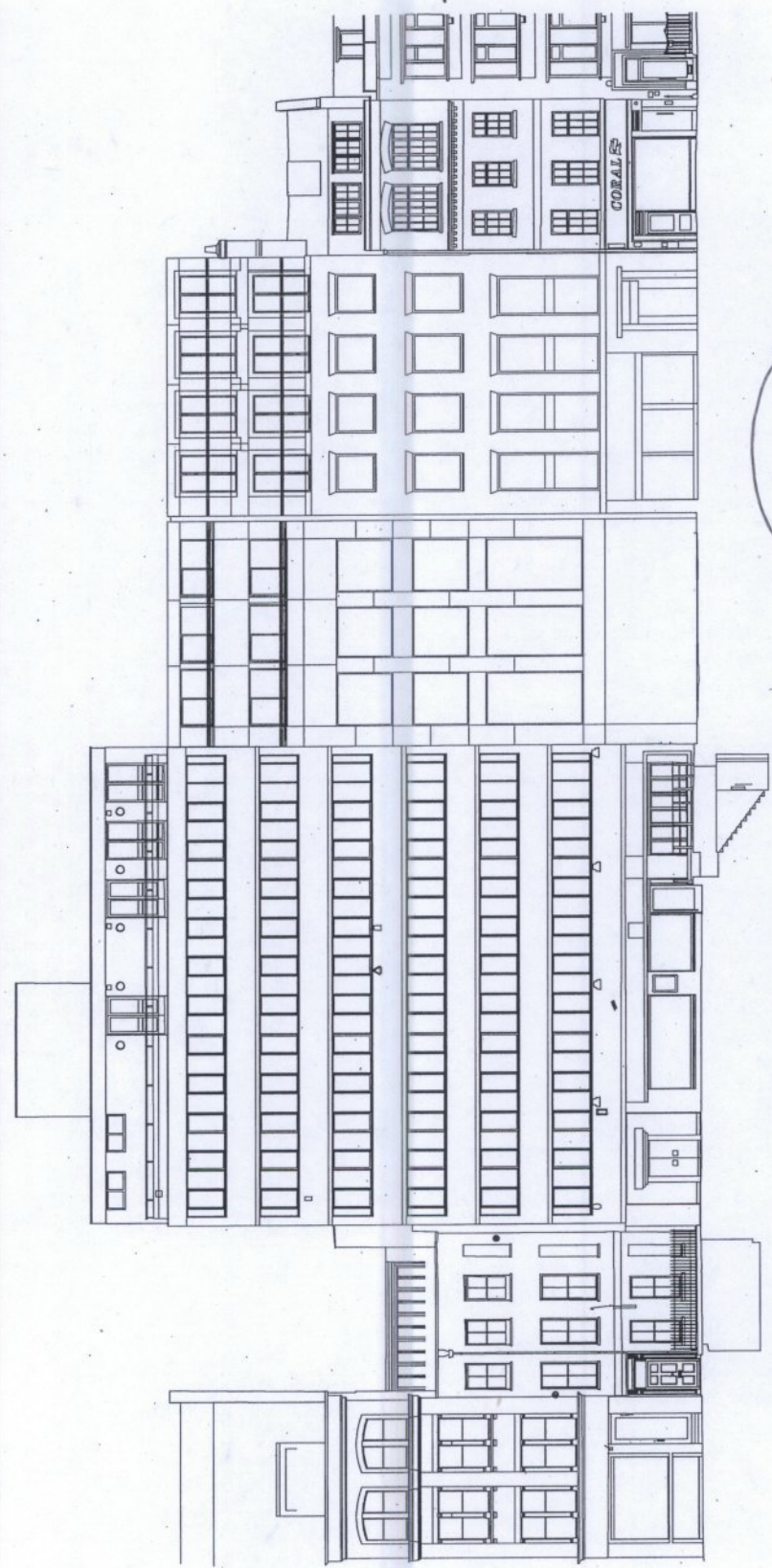


NOTES:  
 • DO NOT SCALE FROM THIS DRAWING.  
 • ALL DIMENSIONS TO BE CHECKED ON SITE.  
 • ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.



**TF ARCHITECTURE**  
 2-3 WOODSTOCK STREET  
 LONDON W1C 2AB  
 T. 020 7052 0756  
 F. 020 7052 0757  
 E. info@tfarchitecture.com

STATUS: PLANNING  
 PROJECT: 52-53 POLAND STREET  
 DRAWING TITLE: 22.01.15 EXISTING FRONT ELEVATION  
 DATE: 08.2014 SCALE: 1:200@A3 JOB NO.: 450 DRWG NO.: (00)\_200 REV.: -



49-51  
Neighbouring elevation  
show approved scheme  
& planning permission number  
07/03086/FULL

54  
52-53 Poland Street

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

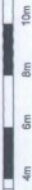


**TF ARCHITECTURE**  
2-3 WOODSTOCK STREET  
LONDON W1C 2AB  
T. 020 7052 0756  
F. 020 7052 0757  
E. info@tfarchitecture.com

**STATUS**  
PROJECT  
DRAWING TITLE  
DATE

PLANNING  
22.01.15  
08.2014

EXISTING FRONT ELEVATION - Approved Neighbouring Property  
SCALE 1:200@A3  
JOB NO. 450  
DRWG NO. (00)\_201  
REV. -



New 8th floor extension, set back from building edge. Steel frame with Metsec SFS infill system, insulated inbetween veris to meet U-Value 0.15 W/m2k, covering insulation to prevent cold bridge. Tyvek membrane, PCC RAL 7040 aluminium rainscreen panels mounted on vertical T-section for profiled joint. Gutter detail to base, concealed behind PPC aluminium coping to parapet.

Glazing to 8th floor, aluminium framed, double glazed, full height, opening, glazed doors to terrace

New facade to 6th floor - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2.k.  
PPC aluminium rain screen panels RAL 8019 cassettes mounted on T-section to form profiled joint details. Chamfered reveals to windows/doors, pressed PPC aluminium RAL 8019

Full height, opening double glazed sliding doors, PPC aluminium framed in pressed aluminium chamfered reveals PPC RAL 8019

Brick facade extended to form balustrade at 6th floor

New front extension on floors 1-5.

PPC aluminium framed, double glazed opening casement window PPC RAL 8019 pressed aluminium chamfered reveals openings

Front facade Type A - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2.k.  
Reclaimed London stock brick cladding, fleish bond, PPC RAL 8019 aluminium strip inserts aligning with window cills and joints lines in Corten.

Bronzed panel

New glazed entrance door and side panel

Commercial shopfront not in application. Refer to ground floor plan for extent

Line of existing building shown dotted in red

+51995 AOD

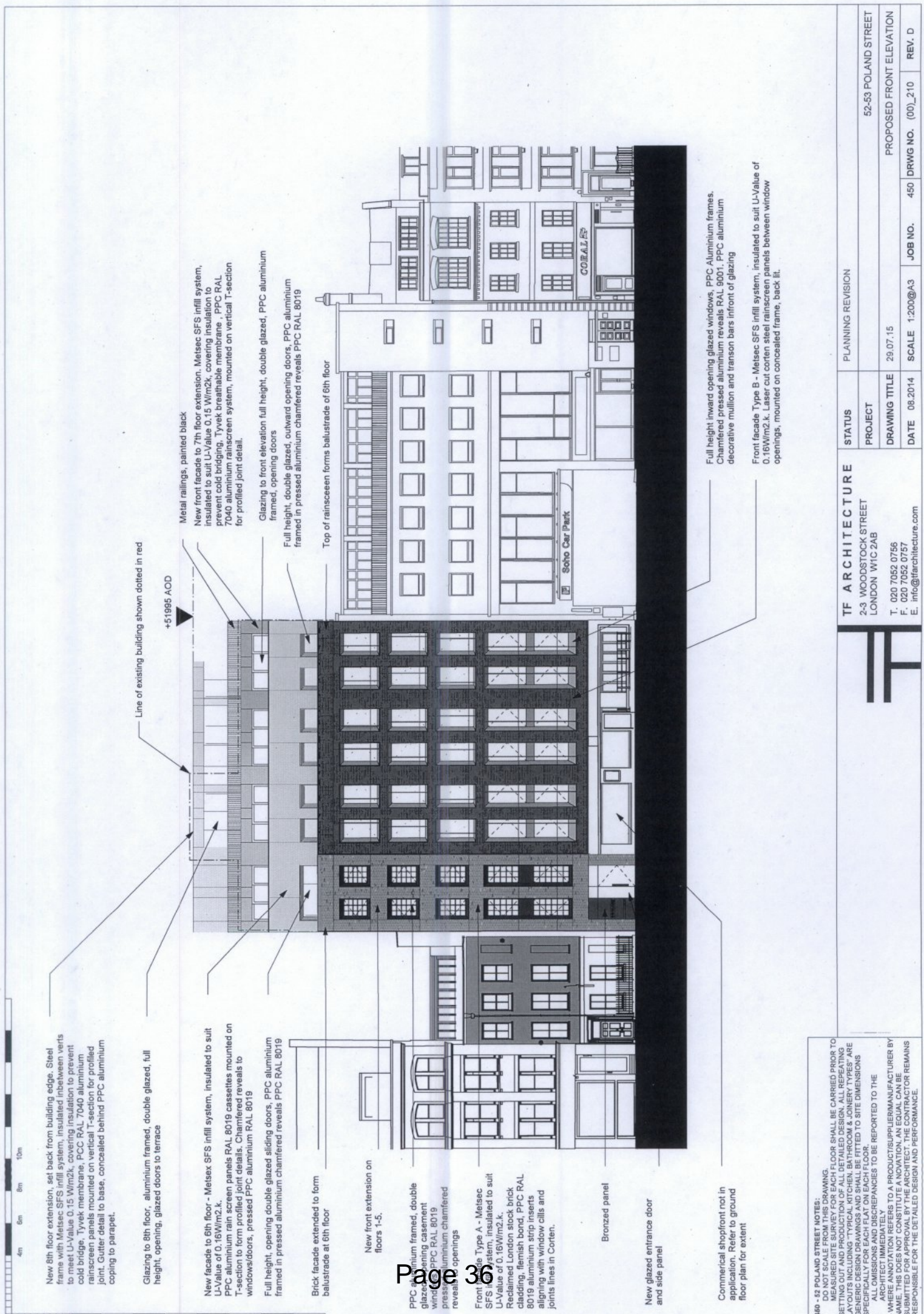
Metal railings, painted black

New front facade to 7th floor extension. Metsec SFS infill system, insulated to suit U-Value 0.15 W/m2k, covering insulation to prevent cold bridging. Tyvek breathable membrane, PPC RAL 7040 aluminium rainscreen system, mounted on vertical T-section for profiled joint detail.

Glazing to front elevation full height, double glazed, PPC aluminium framed, opening doors

Full height, double glazed, outward opening doors, PPC aluminium framed in pressed aluminium chamfered reveals PPC RAL 8019

Top of rainscreen forms balustrade of 6th floor



Full height inward opening glazed windows, PPC Aluminium frames. Chamfered pressed aluminium reveals RAL 9001. PPC aluminium decorative mullion and transom bars in front of glazing

Front facade Type B - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2.k. Laser cut corten steel rainscreen panels between window openings, mounted on concealed frame, back lit.

**TF ARCHITECTURE**

2-3 WOODSTOCK STREET  
LONDON W1C 2AB

T. 020 7052 0755  
F. 020 7052 0757  
E. info@tfarchitecture.com

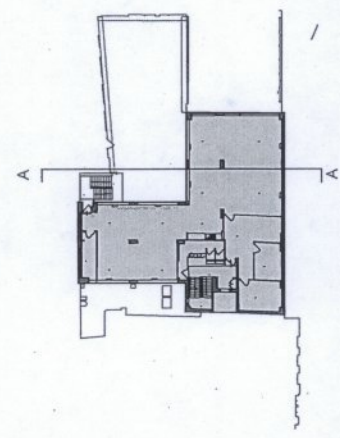
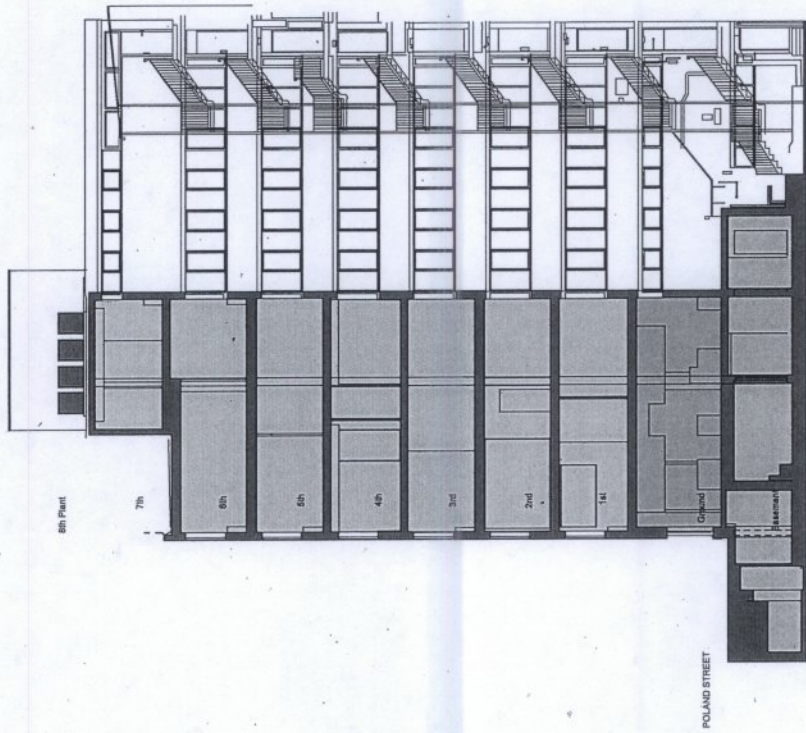
STATUS  
PROJECT

PLANNING REVISION  
DRAWING TITLE

DATE 08.2014  
SCALE 1:200@A3  
JOB NO. 450  
DRWG NO. (00)\_210  
REV. D

52-53 POLAND STREET  
PROPOSED FRONT ELEVATION

**460 - 132 POLAND STREET NOTES:**  
DO NOT SCALE FROM THIS DRAWING.  
MEASURED SITE SURVEY FOR EACH FLOOR SHALL BE CARRIED PRIOR TO SETTING OUT AND PRODUCTION OF ALL DETAILED DESIGN. ALL REPEATING ELEMENTS SHALL BE CHECKED FOR ACCURACY. ROOMS & DIMENSIONS ARE GIVEN IN THIS DRAWING AND SHALL BE FITTED TO SITE DIMENSIONS SPECIFICALLY FOR EACH FLOOR ON EACH FLOOR.  
ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
ARCHITECT IMMEDIATELY.  
WHERE ANNOTATION REFERS TO A PRODUCT SUPPLIER/MANUFACTURER BY NAME, THE CONTRACTOR SHALL VERIFY THE PRODUCT IS AVAILABLE AND SUBMITTED FOR APPROVAL BY THE ARCHITECT. THE CONTRACTOR REMAINS RESPONSIBLE FOR THE DETAILED DESIGN AND PERFORMANCE.



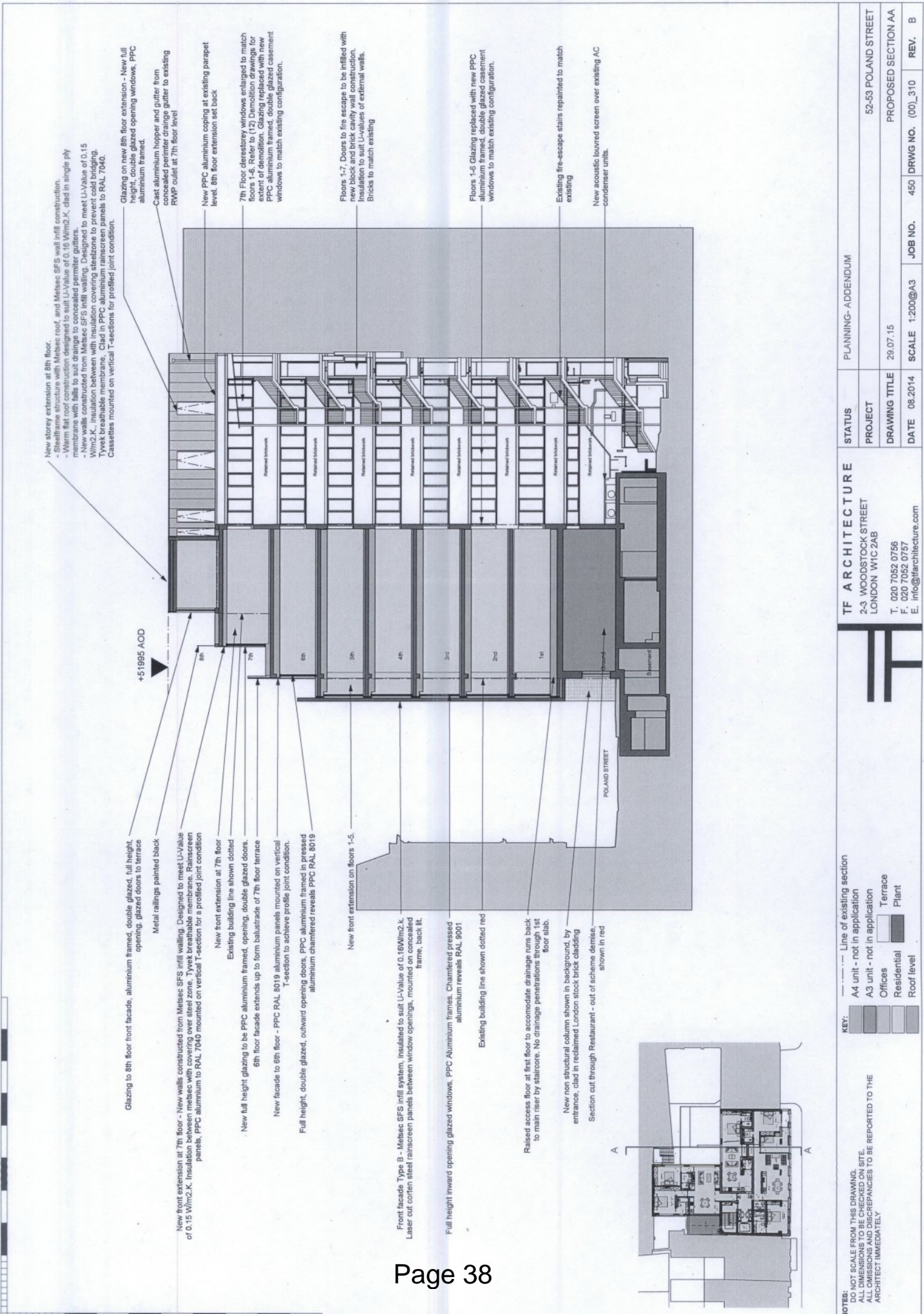
NOTES:  
 DO NOT SCALE FROM THIS DRAWING.  
 ALL DIMENSIONS TO BE CHECKED ON SITE.  
 DIMENSIONAL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

- KEY:
- A4 unit - not in application
  - A3 unit - not in application
  - Offices
  - Residential
  - Roof level
  - Terrace
  - Plant
  - Context buildir

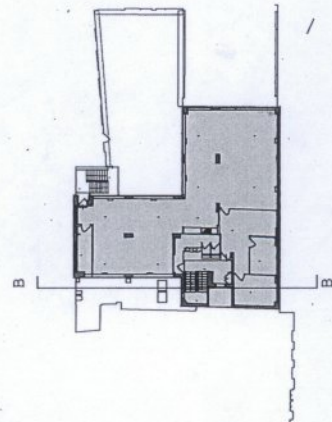
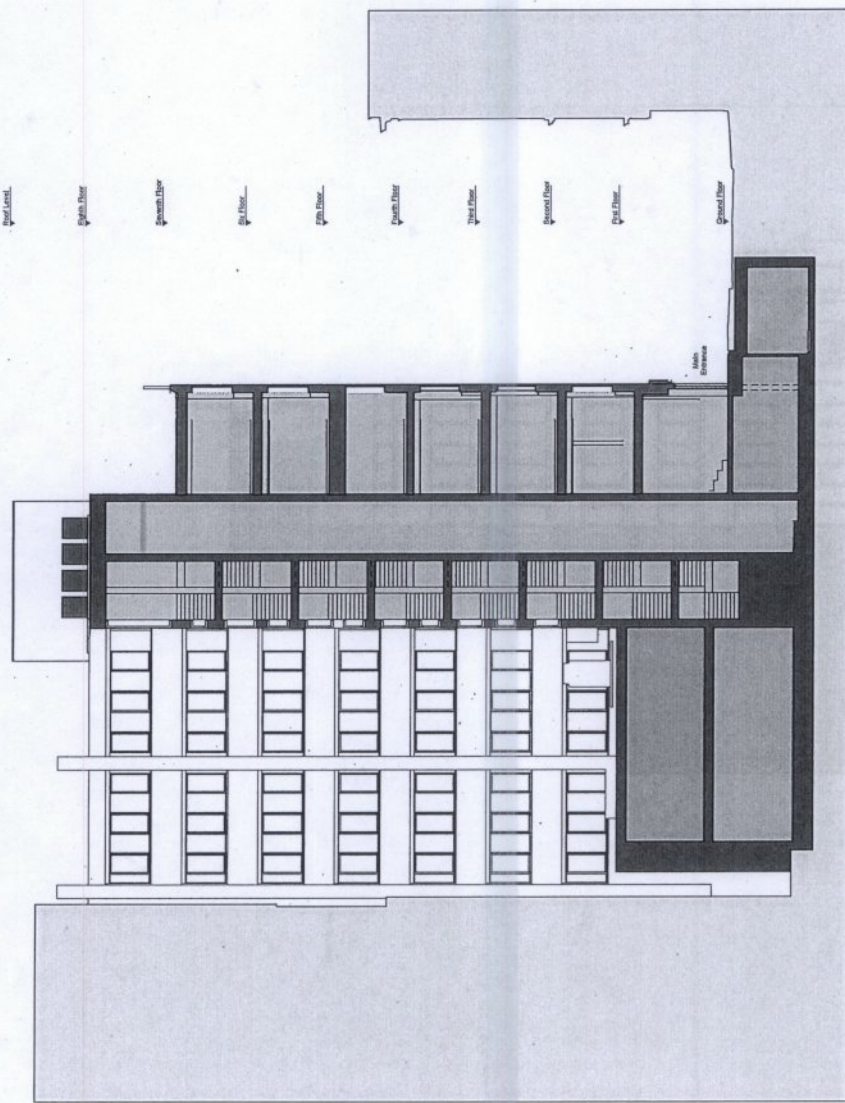
**TF ARCHITECTURE**  
 2-3 WOODSTOCK STREET  
 LONDON W1C 2AB  
 T. 020 7052 0756  
 F. 020 7052 0757  
 E. info@tfarchitecture.com

STATUS: PROJECT  
 DRAWING TITLE: 22.01.15  
 DATE: 08.2014  
 SCALE: 1:200@A3

PLANNING: 52-53 POLAND STREET  
 EXISTING SECTION AA  
 JOB NO.: 450  
 DRWG NO.: (00)\_300  
 REV.:







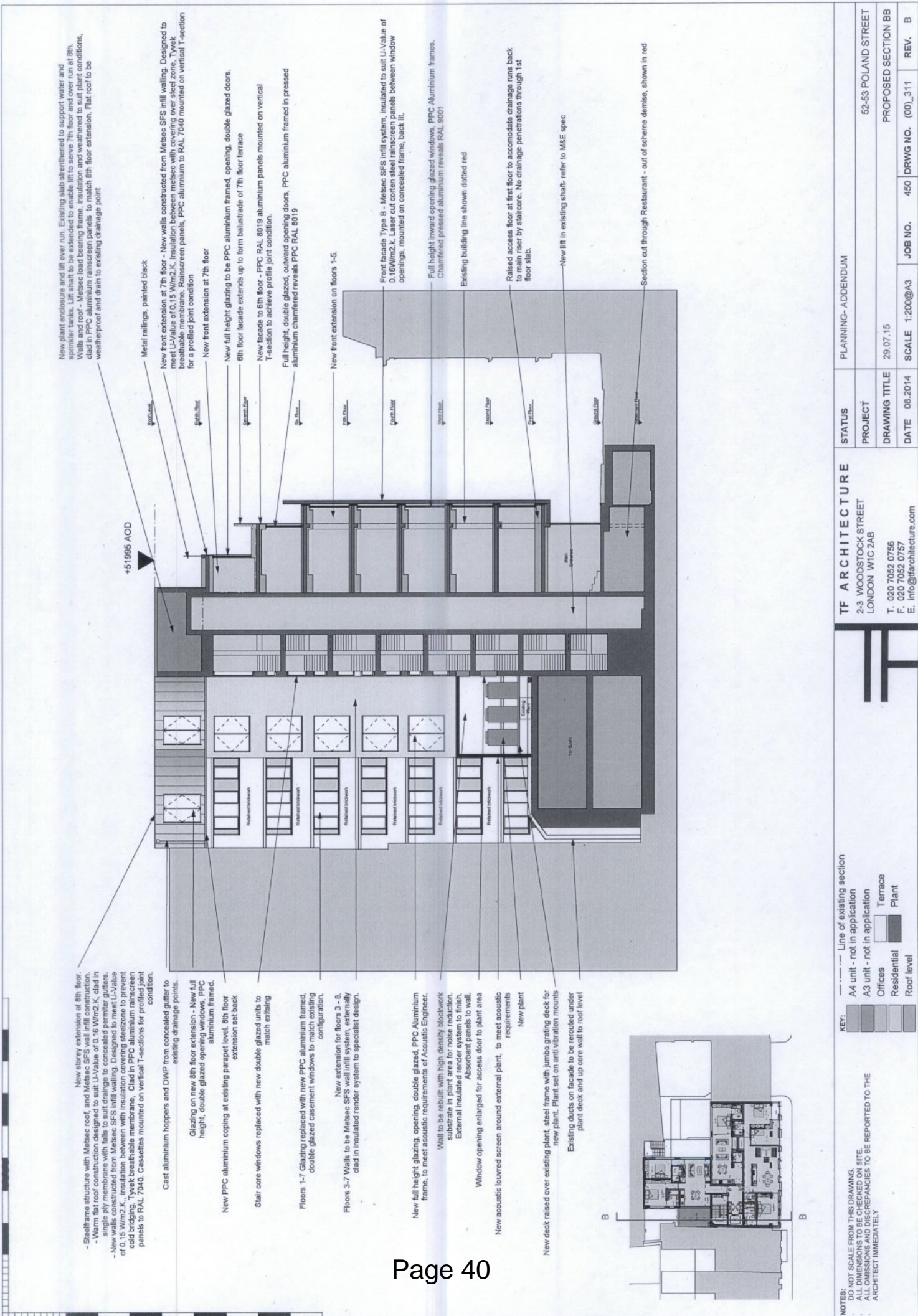
**NOTES:**  
 DO NOT SCALE FROM THIS DRAWING.  
 ALL DIMENSIONS TO BE CHECKED ON SITE.  
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

**KEY:**

- A4 unit - not in application
- A3 unit - not in application
- Offices
- Terrace
- Residential
- Roof level
- Plant
- Context building

**TF ARCHITECTURE**  
 2-3 WOODSTOCK STREET  
 LONDON W1C 2AB  
 T. 020 7052 0756  
 F. 020 7052 0757  
 E. info@tfarchitecture.com

STATUS	PLANNING
PROJECT	52-53 POLAND STREET
DRAWING TITLE	EXISTING SECTION BB
DATE	08.2014
SCALE	1:200@A3
JOB NO.	450
DRWG NO.	(00)_301
REV.	-



New plant enclosure and lift over run. Existing slab strengthened to support water and sprinkler tanks. Lift shaft to be extended to enable lift to serve 7th floor and over run at 8th. Walls and roof - Metsec load bearing frame, insulation and weathered to suit plant conditions, clad in PPC aluminium rainscreen panels to match 8th floor extension. Flat roof to be weatherproof and drain to existing drainage point.

+5:1995 AOD

7th Floor

8th Floor

9th Floor

10th Floor

11th Floor

12th Floor

13th Floor

14th Floor

15th Floor

16th Floor

17th Floor

18th Floor

19th Floor

20th Floor

21st Floor

22nd Floor

23rd Floor

New front extension at 7th floor - New walls constructed from Metsec SFS infill walling. Designed to meet U-value of 0.15 W/m2.K. Insulation between metsec with covering over steel zone. Tyvek breathable membrane. Rainscreen panels, PPC aluminium to RAL 7040 mounted on vertical T-section for a profiled joint condition.

New front extension at 7th floor

New full height glazing to be PPC aluminium framed, opening, double glazed doors.

6th floor facade extends up to form balustrade of 7th floor terrace

New facade to 6th floor - PPC RAL 8019 aluminium panels mounted on vertical T-section to achieve profile joint condition.

Full height, double glazed, outward opening doors, PPC aluminium framed in pressed aluminium chamfered reveals PPC RAL 8019

New front extension on floors 1-5.

Front facade Type B - Metsec SFS infill system, insulated to suit U-value of 0.15 W/m2.K. Laser cut certain steel rainscreen panels between window openings, mounted on concealed frame, back lit.

Full height inward opening glazed windows, PPC Aluminium frames.

Chamfered pressed aluminium reveals RAL 9001

Existing building line shown dotted red

Raised access floor at first floor to accommodate drainage runs back to main riser by staircase. No drainage penetrations through 1st floor slab.

New lift in existing shaft- refer to M&E spec

Section cut through Restaurant - out of scheme demise, shown in red

New storey extension at 8th floor. Steel frame structure with Metsec roof, and Metsec SFS wall infill construction. Warm flat roof construction designed to suit U-value of 0.15 W/m2.K. clad in single ply membrane with falls to suit drainage to concealed perimeter gutters. New walls and roof - Metsec load bearing frame, insulation and weathered to suit plant conditions, clad in PPC aluminium rainscreen panels to match 8th floor extension. Flat roof to be weatherproof and drain to existing drainage point.

Cast aluminium hoppers and DWP from concealed gutter to existing drainage points.

Glazing on new 8th floor extension - New full height, double glazed opening windows, PPC aluminium framed.

New PPC aluminium coping at existing parapet level. 8th floor extension set back

Stair core windows replaced with new double glazed units to match existing

Floors 1-7 Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Floors 3-7 Walls to be Metsec SFS wall infill system, externally clad in insulated render system to specialist design.

New full height glazing, opening, double glazed, PPC Aluminium frame, to meet acoustic requirements of Acoustic Engineer.

Wall to be rebuilt with high density blockwork substrate in plant area for noise reduction. External insulated render system to finish. Absorbent panels to wall.

Window opening enlarged for access door to plant area

New acoustic louvred screen around external plant, to meet acoustic requirements

New plant

New deck raised over existing plant, steel frame with jumbo grating deck for new plant. Plant set on anti vibration mounts

Existing ducts on facade to be rerouted under plant deck and up core wall to roof level

KEY: --- Line of existing section

A4 unit - not in application

A3 unit - not in application

Offices

Terrace

Residential

Plant

Roof level

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

TF ARCHITECTURE

2-3 WOODSTOCK STREET  
LONDON W1C 2AB

T: 020 7052 0756

F: 020 7052 0757

E: info@tfarchitecture.com

STATUS: PLANNING-ADDENDUM

PROJECT

2-3 WOODSTOCK STREET

2-3 WOODSTOCK STREET

LONDON W1C 2AB

T: 020 7052 0756

F: 020 7052 0757

E: info@tfarchitecture.com

DATE: 08.2014

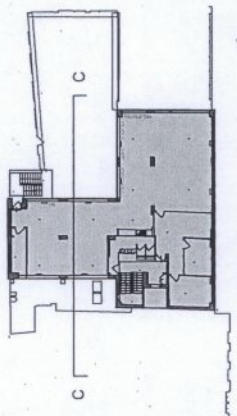
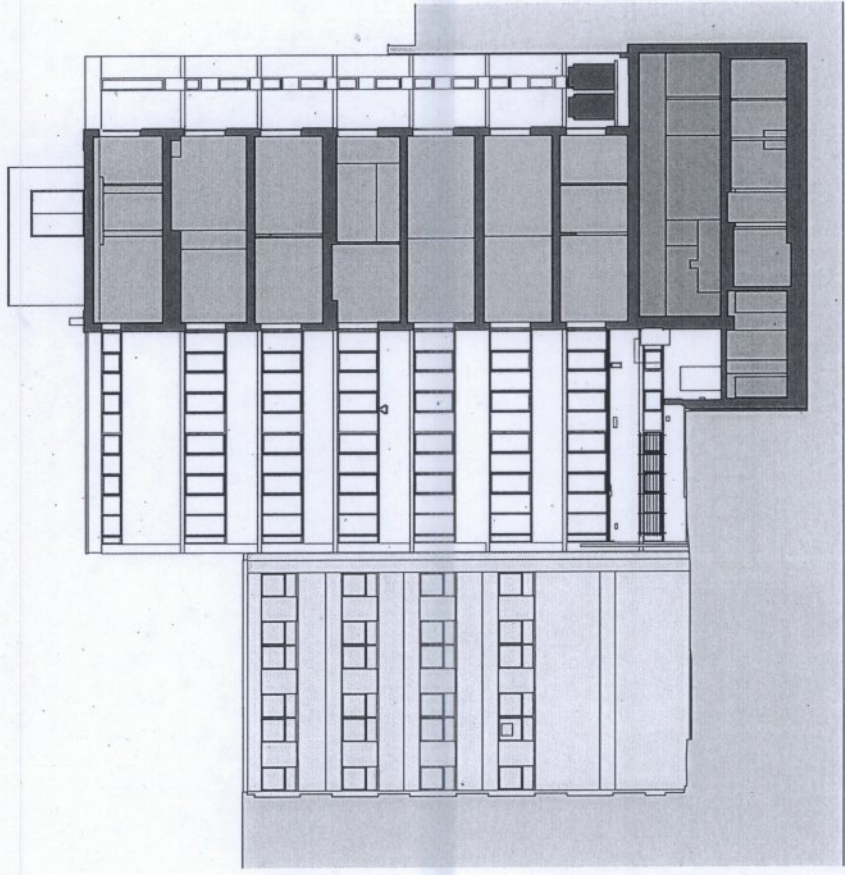
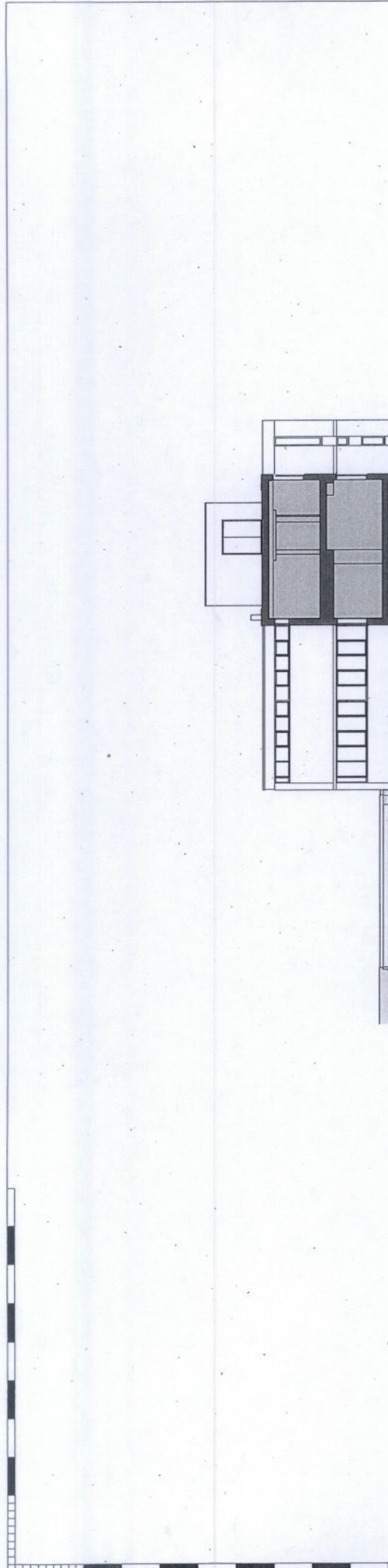
SCALE: 1:200@A3

JOB NO.: 450

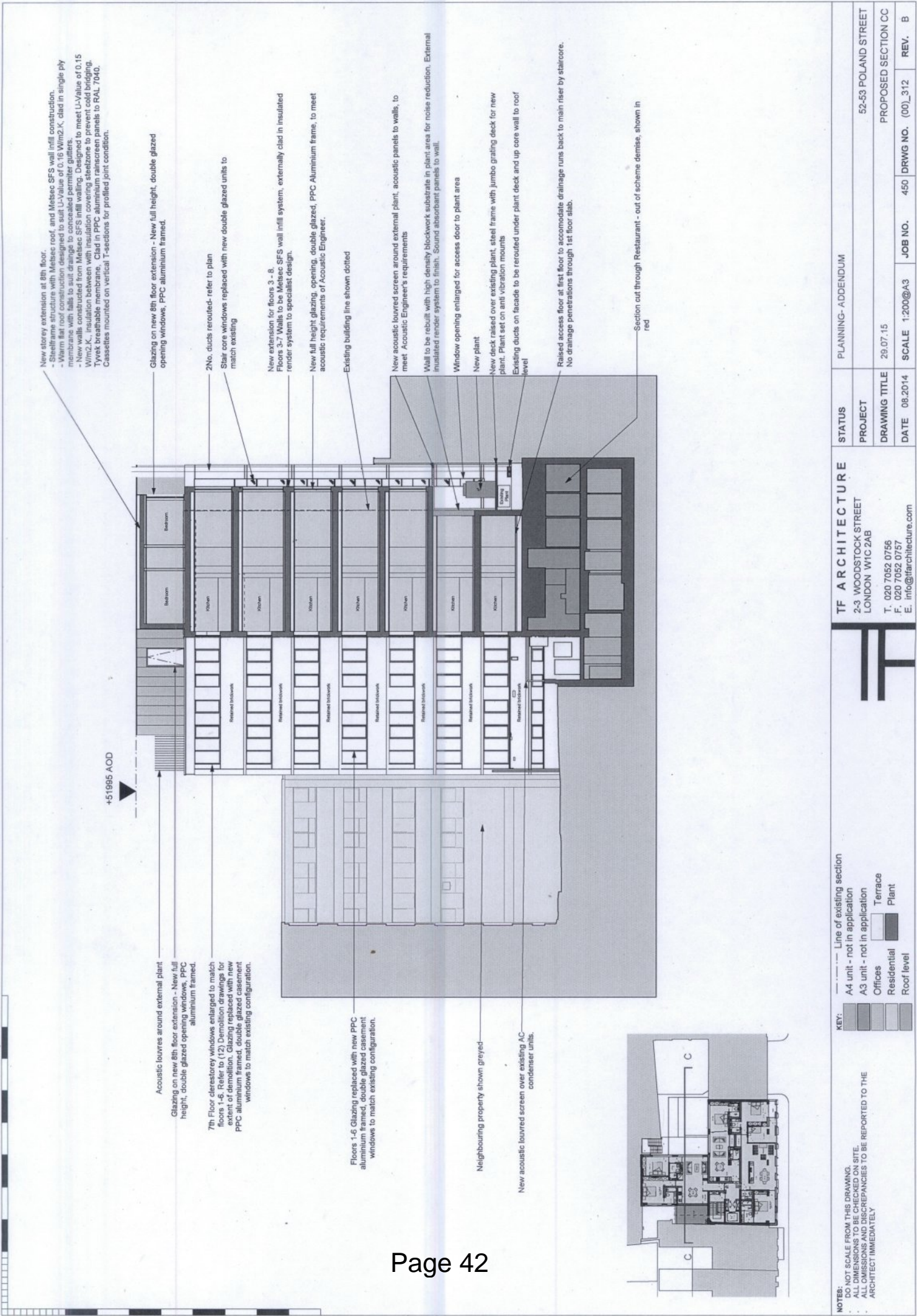
DRWG NO.: (00)\_311

PROPOSED SECTION BB

REV. B



<p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>DO NOT SCALE FROM THIS DRAWING.</li> <li>ALL DIMENSIONS TO BE CHECKED ON SITE.</li> <li>ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.</li> </ul>	<p><b>KEY:</b></p> <ul style="list-style-type: none"> <li>A4 unit - not in application</li> <li>A3 unit - not in application</li> <li>Offices</li> <li>Residential</li> <li>Roof level</li> <li>Terrace</li> <li>Plant</li> <li>Context builidr</li> </ul>	<p><b>TF ARCHITECTURE</b></p> <p>2-3 WOODSTOCK STREET LONDON W1C 2AB</p> <p>T. 020 7652 0756 F. 020 7652 0757 E. info@tfarchitecture.com</p>		<p>STATUS</p> <p>PROJECT</p>	<p>PLANNING</p>	<p>52-53 POLAND STREET</p>
		<p>DRAWING TITLE</p> <p>DATE</p>	<p>SCALE</p> <p>JOB NO.</p>	<p>22.01.15</p> <p>08.2014</p>	<p>1:200@A3</p> <p>450</p>	<p>EXISTING SECTION CC</p> <p>DRWG NO. (00)_302</p>



New storey extension at 8th floor.  
 - Steel frame structure with Meltesec roof and Meltesec SFS wall in-fill construction.  
 - Warm flat roof construction designed to suit U-Value of 0.16 W/m2.K, clad in single ply membrane with falls to suit drainage to concealed perimeter gutters.  
 - New walls constructed from Meltesec SFS in-fill walling. Designed to meet U-Value of 0.15 W/m2.K, insulation between with insulation covering steelzone to prevent cold bridging. Tyvek breathable membrane. Clad in PPC aluminium rainscreen panels to RAL 7040. Cassettes mounted on vertical T-sections for profiled joint condition.

Glazing on new 8th floor extension - New full height, double glazed opening windows, PPC aluminium framed.

2 No. ducts rerouted- refer to plan  
 Stair core windows replaced with new double glazed units to match existing

New extension for floors 3 - 8.  
 Floors 3-7 Walls to be Meltesec SFS wall in-fill system, externally clad in insulated render system to specialist design.

New full height glazing, opening, double glazed, PPC Aluminium frame, to meet acoustic requirements of Acoustic Engineer.

Existing building line shown dotted

New acoustic louvred screen around external plant, acoustic panels to walls, to meet Acoustic Engineer's requirements

Wall to be rebuilt with high density blockwork substrate in plant area for noise reduction. External insulated render system to finish. Sound absorbant panels to wall.

Window opening enlarged for access door to plant area

New plant

New deck raised over existing plant, steel frame with jumbo grating deck for new plant. Plant set on anti vibration mounts  
 Existing ducts on facade to be rerouted under plant deck and up core wall to roof level

Raised access floor at first floor to accommodate drainage runs back to main riser by staircase.  
 No drainage penetrations through 1st floor slab.

Section cut through Restaurant - out of scheme demise, shown in red

+51985 AOD

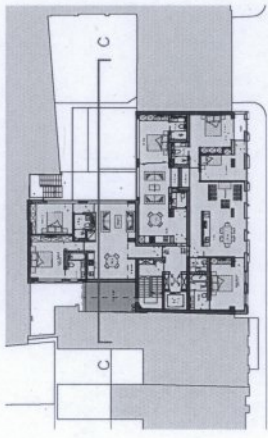
Acoustic louvers around external plant  
 Glazing on new 8th floor extension - New full height, double glazed opening windows, PPC aluminium framed.

7th Floor clerestory windows enlarged to match floors 1-6. Refer to (12) Demolition drawings for extent of demolition. Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Floors 1-6 Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Neighbouring property shown greyed

New acoustic louvred screen over existing A/C condenser units.



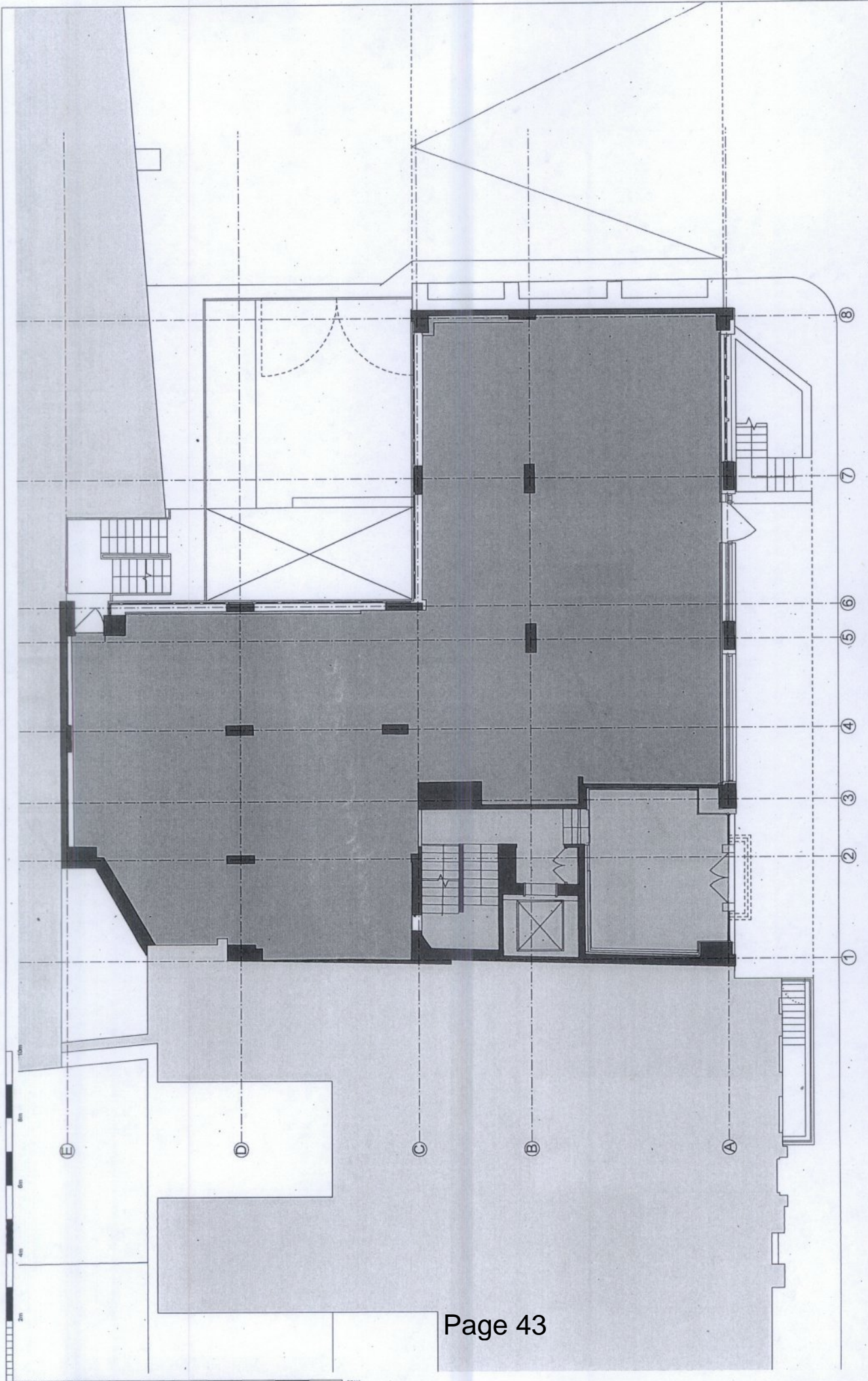
KEY:

Line of existing section	Line of existing section
A4 unit - not in application	A4 unit - not in application
A3 unit - not in application	A3 unit - not in application
Offices	Offices
Residential	Residential
Roof level	Roof level
Terrace	Terrace
Plant	Plant

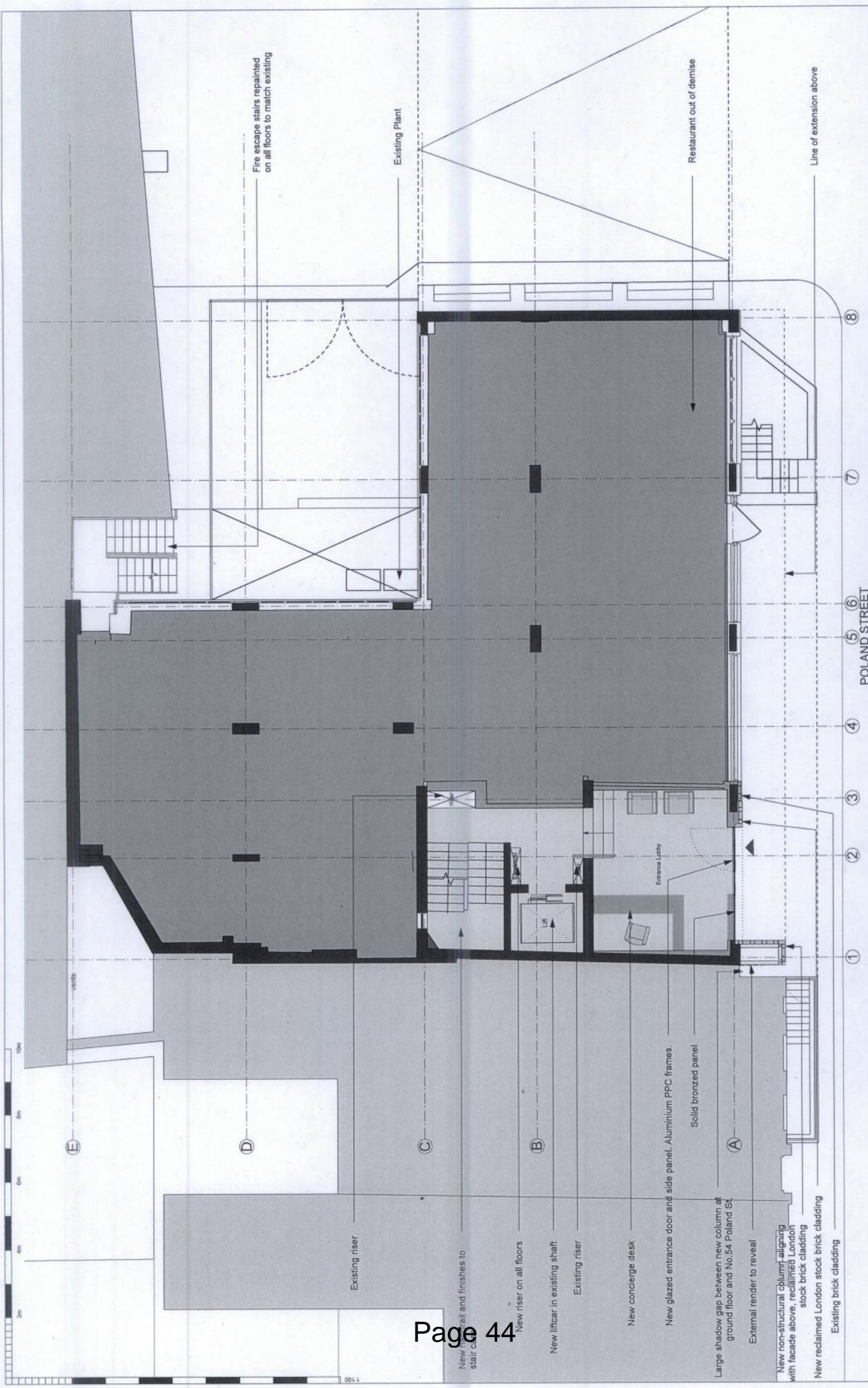
NOTES:  
 DO NOT SCALE FROM THIS DRAWING.  
 ALL DIMENSIONS TO BE CHECKED ON SITE.  
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

**TF ARCHITECTURE**  
 2-3 WOODSTOCK STREET  
 LONDON W1C 2AB  
 T. 020 7052 0756  
 F. 020 7052 0757  
 E. info@tfarchitecture.com

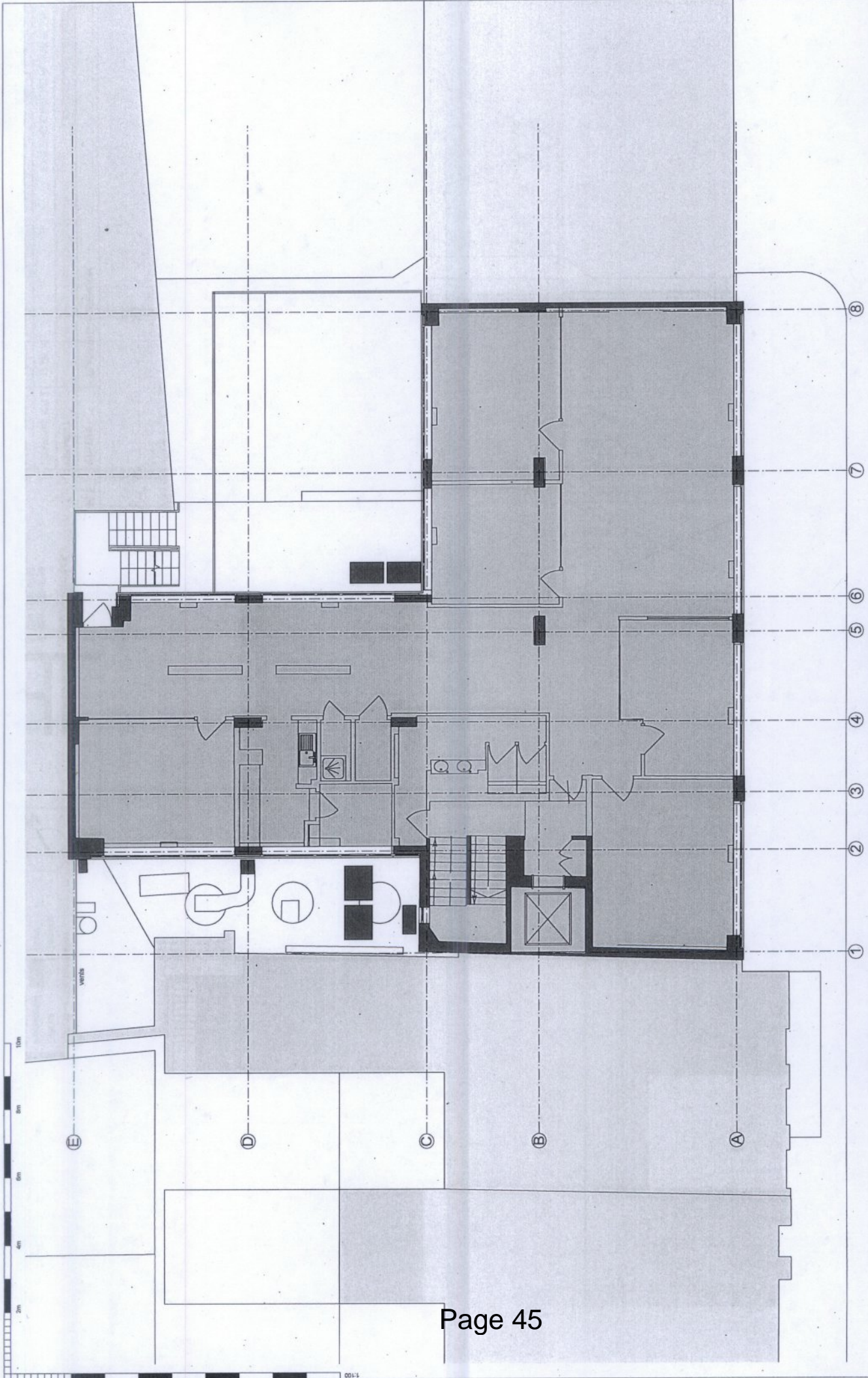
STATUS	PLANNING- ADDENDUM
PROJECT	52-53 POLAND STREET
DRAWING TITLE	PROPOSED SECTION CC
DATE	08.2014
SCALE	1:200@A3
JOB NO.	450
DRWG NO.	(00)_312
REV.	B



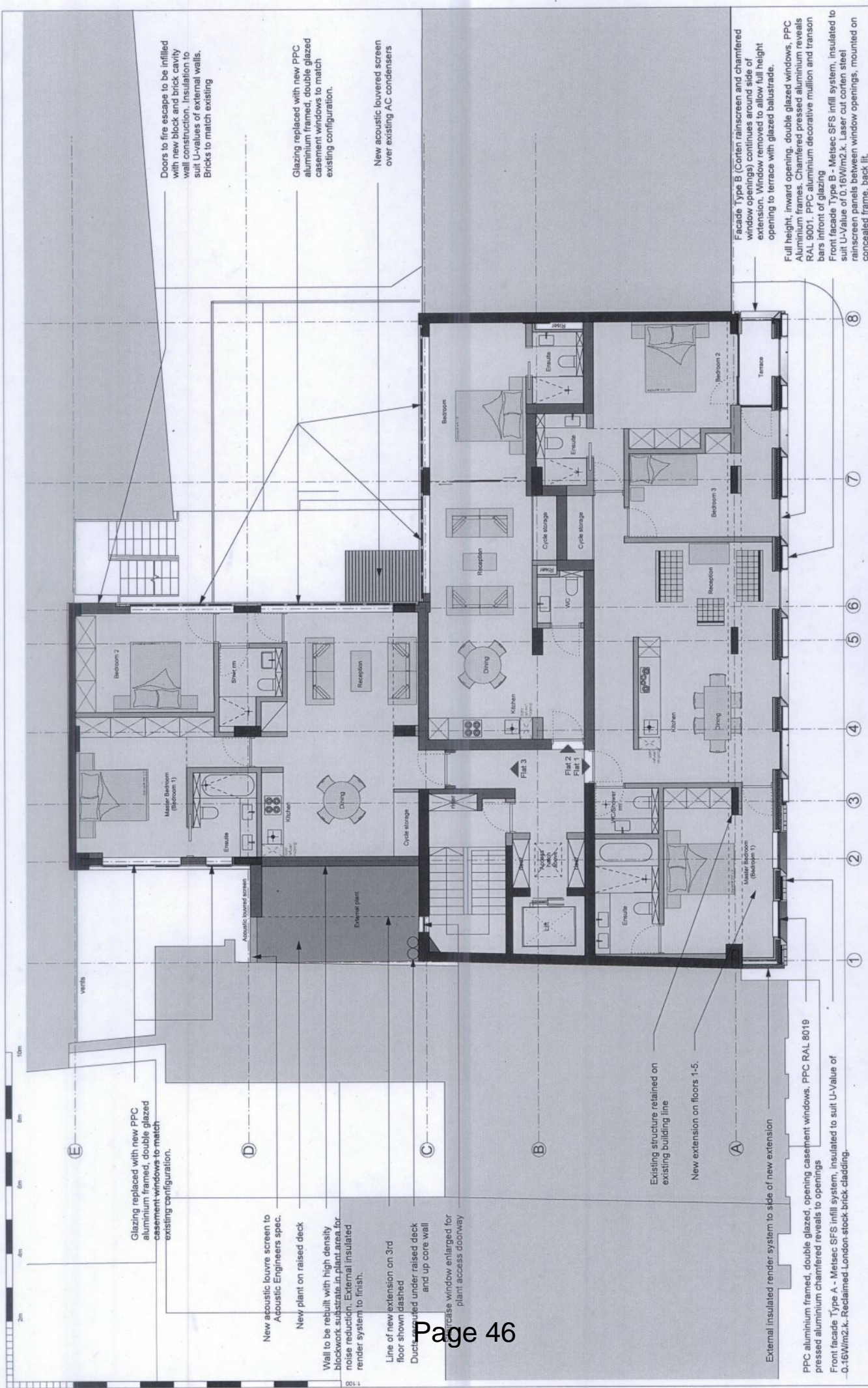
<p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>DO NOT SCALE FROM THIS DRAWING.</li> <li>ALL DIMENSIONS TO BE CHECKED ON SITE.</li> <li>ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.</li> </ul>	<p><b>KEY:</b></p> <ul style="list-style-type: none"> <li>A4 unit - not in application</li> <li>A3 unit - not in application</li> <li>Offices</li> <li>Residential</li> <li>Roof level</li> <li>Terrace</li> <li>Plant</li> </ul>	<p><b>NORTHPOINT:</b></p>	<p><b>TF ARCHITECTURE</b></p> <p>2-3 WOODSTOCK STREET LONDON W1C 2AB</p> <p>T. 020 7052 0756 F. 020 7052 0757 E. info@tfarchitecture.com</p>		<p><b>STATUS</b></p> <p>PROJECT</p>	<p><b>PLANNING- ADDENDUM</b></p>		
			<p><b>DRAWING TITLE</b></p> <p>EXISTING GROUND FLOOR PLAN</p>	<p><b>DATE</b></p> <p>08.2014</p>	<p><b>SCALE</b></p> <p>1:100@A3</p>	<p><b>JOB NO.</b></p> <p>450</p>	<p><b>DRWG NO.</b></p> <p>(00)_100</p>	<p><b>REV.</b></p> <p>A</p>
			<p><b>PROJECT</b></p> <p>52-53 POLAND STREET</p>	<p><b>DRAWING TITLE</b></p> <p>EXISTING GROUND FLOOR PLAN</p>	<p><b>DATE</b></p> <p>17.06.15</p>	<p><b>JOB NO.</b></p> <p>450</p>	<p><b>DRWG NO.</b></p> <p>(00)_100</p>	<p><b>REV.</b></p> <p>A</p>
			<p><b>TF ARCHITECTURE</b></p> <p>2-3 WOODSTOCK STREET LONDON W1C 2AB</p> <p>T. 020 7052 0756 F. 020 7052 0757 E. info@tfarchitecture.com</p>					



<p><b>NOTES:</b></p> <p>DO NOT SCALE FROM THIS DRAWING.</p> <p>ALL DIMENSIONS TO BE CHECKED ON SITE.</p> <p>ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>	<p><b>KEY:</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> A4 unit - not in application</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #999999; border: 1px solid black; margin-right: 5px;"></span> A3 unit - not in application</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #666666; border: 1px solid black; margin-right: 5px;"></span> Offices</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #333333; border: 1px solid black; margin-right: 5px;"></span> Terrace</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #1a1a1a; border: 1px solid black; margin-right: 5px;"></span> Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> Roof level</li> </ul>	<p><b>NORTHPOINT:</b></p>	<p><b>TF ARCHITECTURE</b></p> <p>2-3 WOODSTOCK STREET LONDON W1C 2AB</p> <p>T: 020 7052 0756 F: 020 7052 0757 E: info@tfarchitecture.com</p>	<p><b>STATUS</b></p> <p>PROJECT</p>	<p><b>PLANNING- ADDENDUM</b></p>
			<p><b>DRAWING TITLE</b></p> <p>PROPOSED GROUND FLOOR PLAN</p>	<p><b>DATE</b></p> <p>08.2014</p>	<p><b>DRAWING TITLE</b></p> <p>29.07.15</p>
<p><b>SCALE</b></p> <p>1:100@A3</p>		<p><b>JOB NO.</b></p> <p>450</p>	<p><b>DRWG NO.</b></p> <p>(00)_110</p>	<p><b>REV.</b></p> <p>B</p>	



<p><b>NOTES:</b>          DO NOT SCALE FROM THIS DRAWING.          ALL DIMENSIONS TO BE CHECKED ON SITE.          ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.</p>	<p><b>KEY:</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> A4 unit - not in application</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #999999; border: 1px solid black; margin-right: 5px;"></span> A3 unit - not in application</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #666666; border: 1px solid black; margin-right: 5px;"></span> Offices</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #333333; border: 1px solid black; margin-right: 5px;"></span> Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Terrace</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Plant</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Roof level</li> </ul>	<p><b>NORTHPOINT:</b></p>	<p><b>TF ARCHITECTURE</b>          2-3 WOODSTOCK STREET          LONDON W1C 2AB          T. 020 7052 0756          F. 020 7052 0757          E. info@tfarchitecture.com</p>	<p><b>STATUS</b></p> <p>PROJECT</p> <p>DRAWING TITLE</p> <p>DATE</p>	<p>PLANNING-ADDENDUM</p>	<p>52-53 POLAND STREET</p>
						<p>EXISTING FIRST FLOOR PLAN</p>



Doors to fire escapes to be infilled with new block and brick cavity wall construction. Insulation to suit U-values of external walls. Bricks to match existing

Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

New acoustic louvered screen over existing AC condensers

Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

New acoustic louvre screen to Acoustic Engineers spec.

New plant on raised deck

Wall to be rebuilt with high density blockwork substrate in plant area for noise reduction. External insulated render system to finish.

Line of new extension on 3rd floor shown dashed. Ducts required under raised deck and up core wall

Increase window enlarged for plant access doorway

Existing structure retained on existing building line

New extension on floors 1-5.

External insulated render system to side of new extension

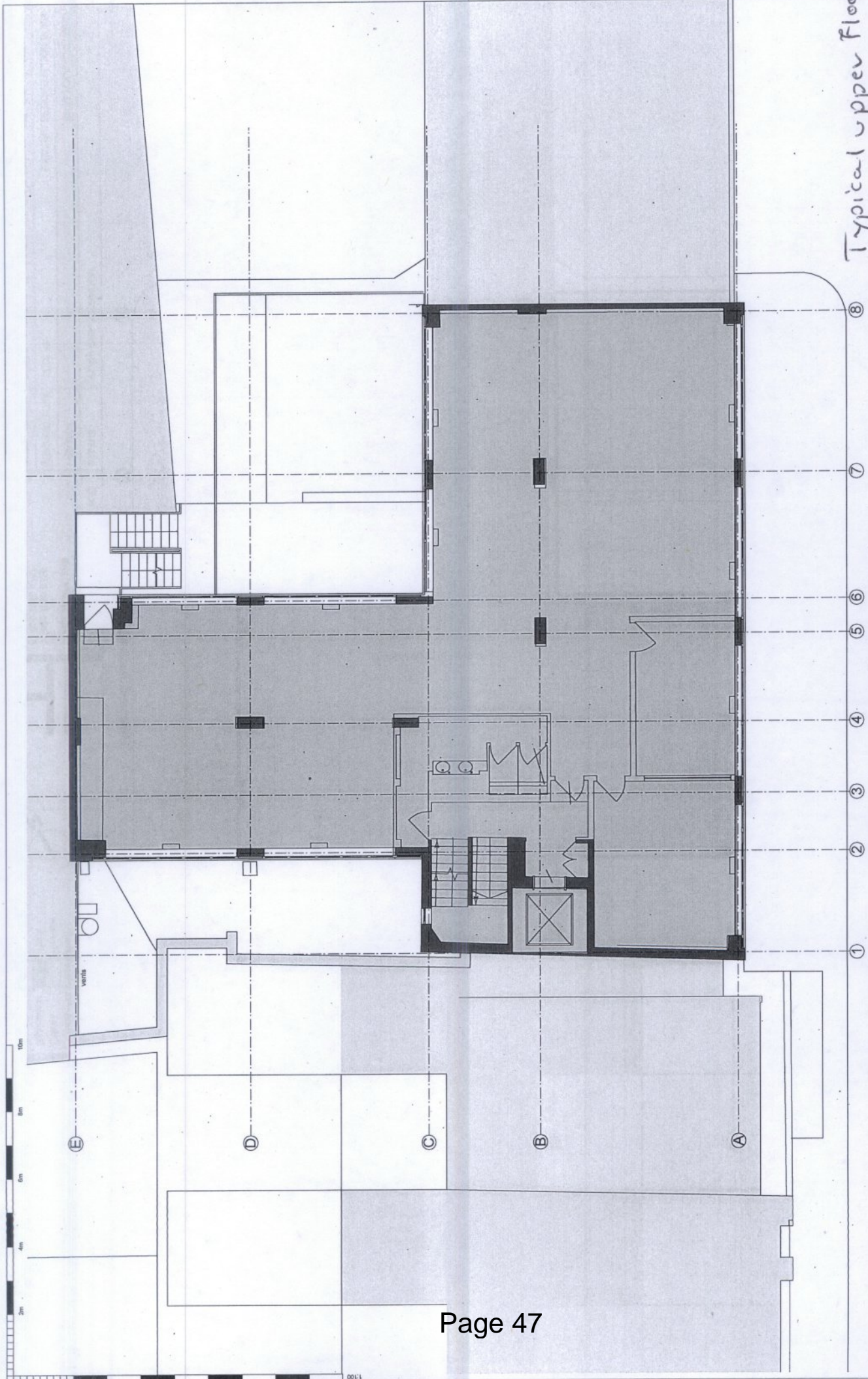
PPC aluminium framed, double glazed, opening casement windows. PPC RAL 8019 pressed aluminium chamfered reveals to openings  
 Front facade Type A - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2.k. Reclaimed London stock brick cladding.

Facade Type B (Corten rainscreen and chamfered window openings) continues around side of extension. Window removed to allow full height opening to terrace with glazed balustrade.

Full height, inward opening, double glazed windows, PPC Aluminium frames. Chamfered pressed aluminium reveals RAL 9001, PPC aluminium decorative mullion and transom bars in front of glazing  
 Front facade Type B - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2.k. Laser cut corten steel rainscreen panels between window openings, mounted on concealed frame, back lit.

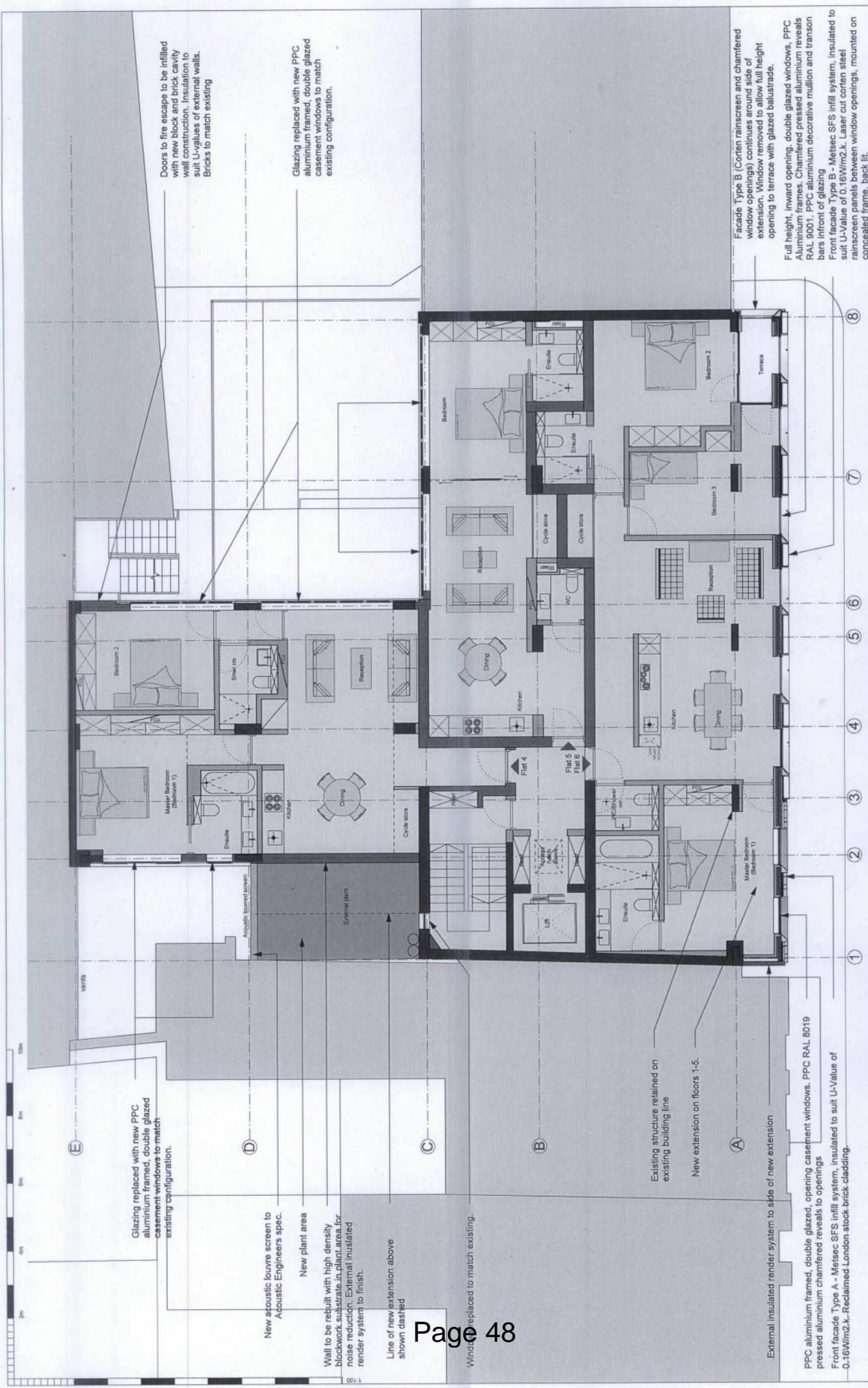
NOTES: DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ARCHITECT IMMEDIATELY	KEY: A4 unit - not in application A3 unit - not in application Offices Residential Roof level	NORTHPOINT: 	TF ARCHITECTURE 2-3 WOODSTOCK STREET LONDON W1C 2AB		PLANNING-ADDENDUM
			STATUS PROJECT	DATE 08.2014	SCALE 1:100@A3
			DRAWING TITLE PROPOSED FIRST FLOOR PLAN	JOB NO. 450	REV. B
			DATE 29.07.15	DRWG NO. (00)_111	REV. B
			T. 020 7052 0756 F. 020 7052 0757 E. info@tfarchitecture.com	52-53 POLAND STREET	





Typical Upper Floor

NOTES: DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY	KEY: A4 unit - not in application A3 unit - not in application Offices Residential Roof level	NORTHPOINT: 	TF ARCHITECTURE 2-3 WOODSTOCK STREET LONDON W1C 2AB T. 020 7052 0756 F. 020 7052 0757 E. info@tfarchitecture.com		PLANNING- ADDENDUM
			STATUS PROJECT	DRAWING TITLE DATE	52-59 POLAND STREET EXISTING THIRD FLOOR PLAN 17.06.15 06.2014



Doors to fire escape to be infilled with new brick and brick cavity wall construction. Insulation to suit U-values of external walls. Bricks to match existing

Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

New acoustic louvre screen to Acoustic Engineers spec.

New plant area  
Wall to be rebuilt with high density blockwork substrate in plant area for noise reduction. External insulated render system to finish.

Line of new extension above shown dashed

Window replaced to match existing.

Existing structure retained on existing building line

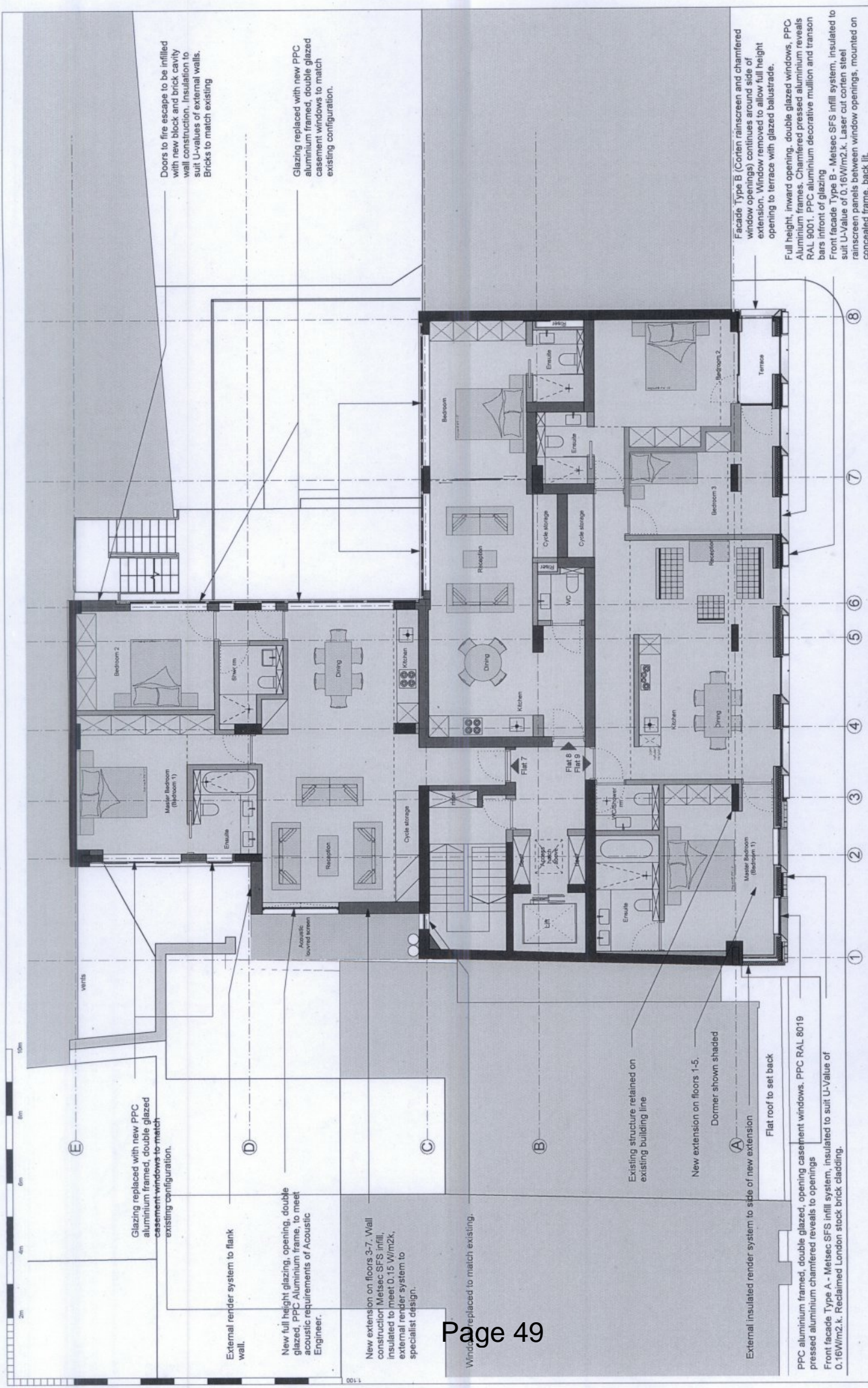
New extension on floors 1-5.

External insulated render system to side of new extension

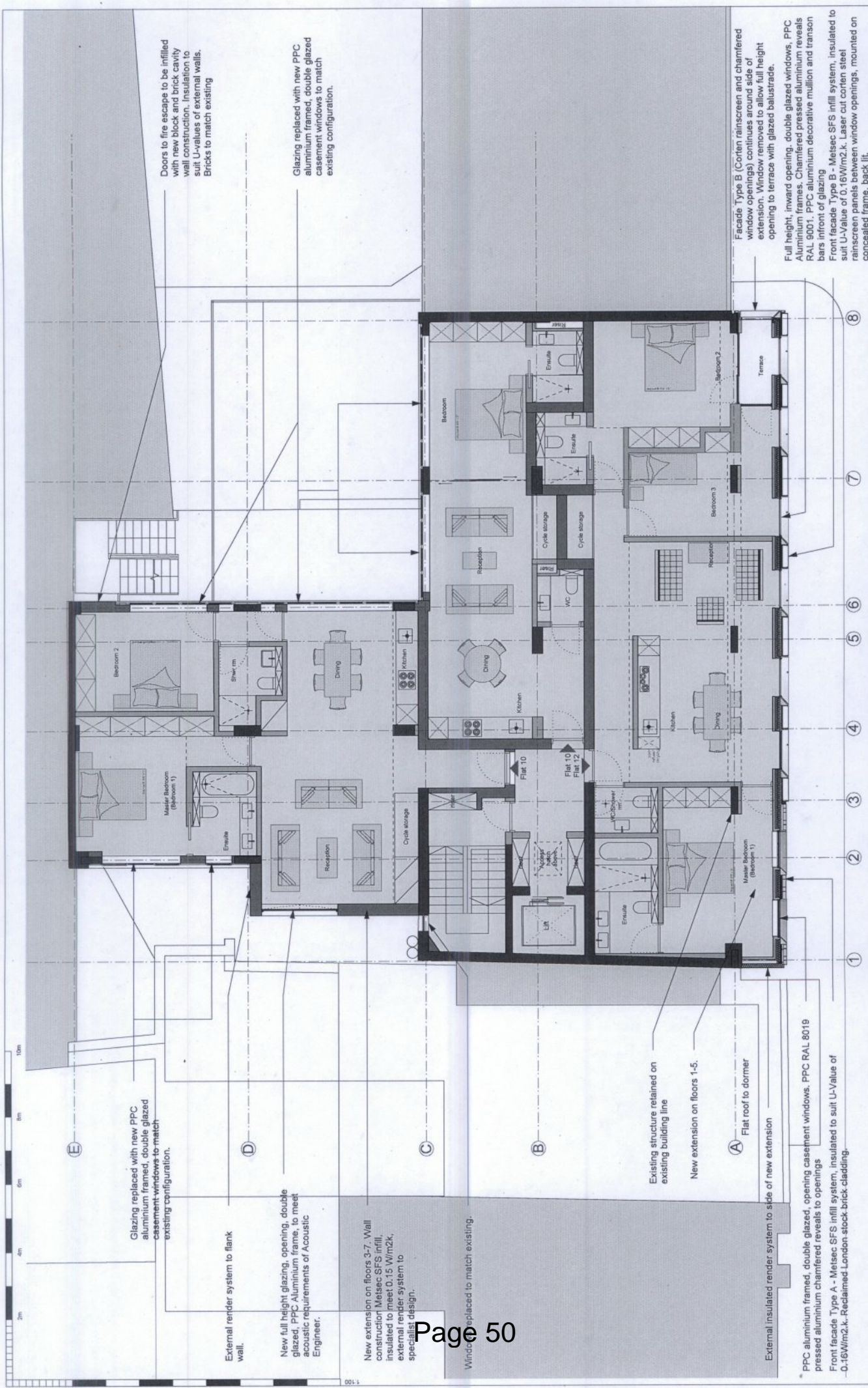
PPC aluminium framed, double glazed, opening casement windows. PPC RAL 8019 pressed aluminium chamfered reveals to openings  
Front facade Type A - Meisec SFS infill system. Insulated to suit U-Value of 0.16W/m2.k. Reclaimed London stock brick-glazing.

Facade Type B (Corfen rainscreen and chamfered window openings) continues around side of extension. Window removed to allow full height opening to terrace with glazed balustrade.  
Full height, inward opening, double glazed windows, PPC Aluminium frames. Chamfered pressed aluminium reveals RAL 9001. PPC aluminium decorative mullion and transom bars in front of glazing  
Front facade Type B - Meisec SFS infill system. Insulated to suit U-Value of 0.16W/m2.k. Laser cut corfen steel rainscreen panels between window openings, mounted on concealed frame, back lit.

<p>NOTES:</p> <ul style="list-style-type: none"> <li>DO NOT SCALE FROM THIS DRAWING.</li> <li>ALL DIMENSIONS TO BE CHECKED ON SITE.</li> <li>ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</li> </ul>	<p>KEY:</p> <ul style="list-style-type: none"> <li>A4 unit - not in application</li> <li>A3 unit - not in application</li> <li>Offices</li> <li>Residential</li> <li>Roof level</li> <li>Terrace</li> <li>Plant</li> </ul>	<p>NORTHPOINT:</p>	<p>TF ARCHITECTURE</p> <p>2-3 WOODSTOCK STREET LONDON W1C 2AB</p> <p>T. 020 7052 0756 F. 020 7052 0757 E. info@tfarchitecture.com</p>	<p>STATUS</p> <p>PROJECT</p> <p>DRAWING TITLE</p> <p>DATE</p>	<p>PLANNING- ADDENDUM</p> <p>29.07.15</p> <p>08.2014</p>	<p>52-53 POLAND STREET</p> <p>PROPOSED SECOND FLOOR PLAN</p> <p>450 DRWG NO. (00)_112</p> <p>1:100@A3</p> <p>JOB NO.</p>	<p>REV. B</p>
	<p>SCALE</p> <p>1:100@A3</p>	<p>DATE</p> <p>08.2014</p>	<p>DRAWING TITLE</p> <p>PROPOSED SECOND FLOOR PLAN</p>	<p>STATUS</p> <p>PROJECT</p>	<p>PLANNING- ADDENDUM</p>	<p>52-53 POLAND STREET</p> <p>PROPOSED SECOND FLOOR PLAN</p> <p>450 DRWG NO. (00)_112</p> <p>JOB NO.</p>	<p>REV. B</p>



<p><b>TF ARCHITECTURE</b>          2-3 WOODSTOCK STREET          LONDON WC1A 2AB</p> <p>T. 020 7052 0756          F. 020 7052 0757          E. info@tfarchitecture.com</p>		<p>PLANNING-ADDENDUM</p>
<p><b>STATUS</b> PROJECT</p>	<p>52-53 POLAND STREET</p>	<p>PROPOSED THIRD FLOOR PLAN</p>
<p><b>DRAWING TITLE</b> DATE</p>	<p>29.07.15</p>	<p>JOB NO. 450 DRWG NO. (00)_113 REV. C</p>
<p><b>DATE</b> SCALE</p>	<p>08.2014</p>	<p>1:100@A3</p>



Doors to fire escape to be infilled with new black and brick cavity wall construction. Insulation to suit U-values of external walls. Bricks to match existing

Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

External render system to flank wall.

New full height glazing, opening, double glazed, PPC Aluminium frame, to meet acoustic requirements of Acoustic Engineer.

New extension on floors 3-7. Wall construction Metsec SFS infill, insulated to meet 0.15 W/m2k, external render system to specialist design.

Windows replaced to match existing.

Existing structure retained on existing building line

New extension on floors 1-5.

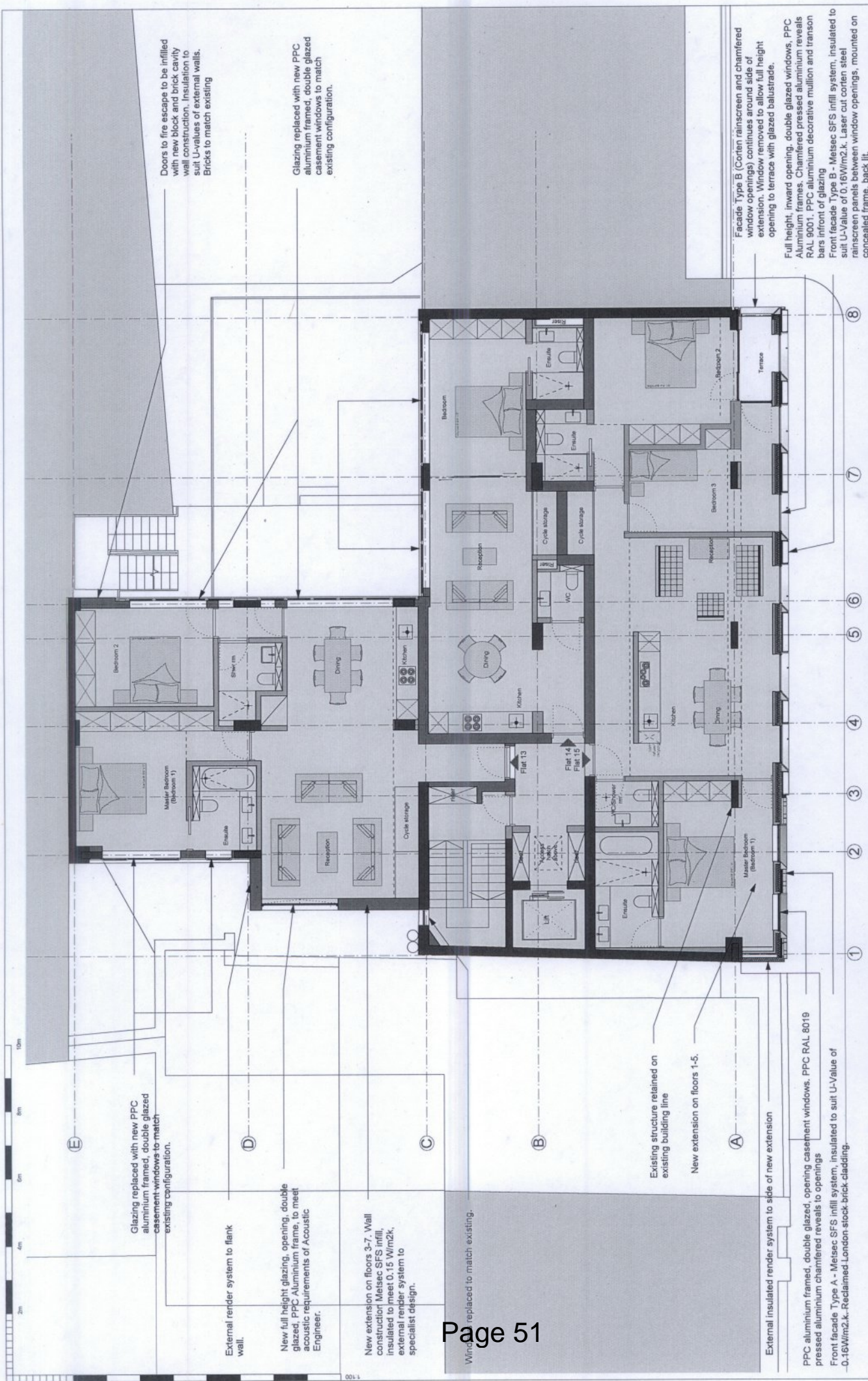
Flat roof to dormer

External insulated render system to side of new extension

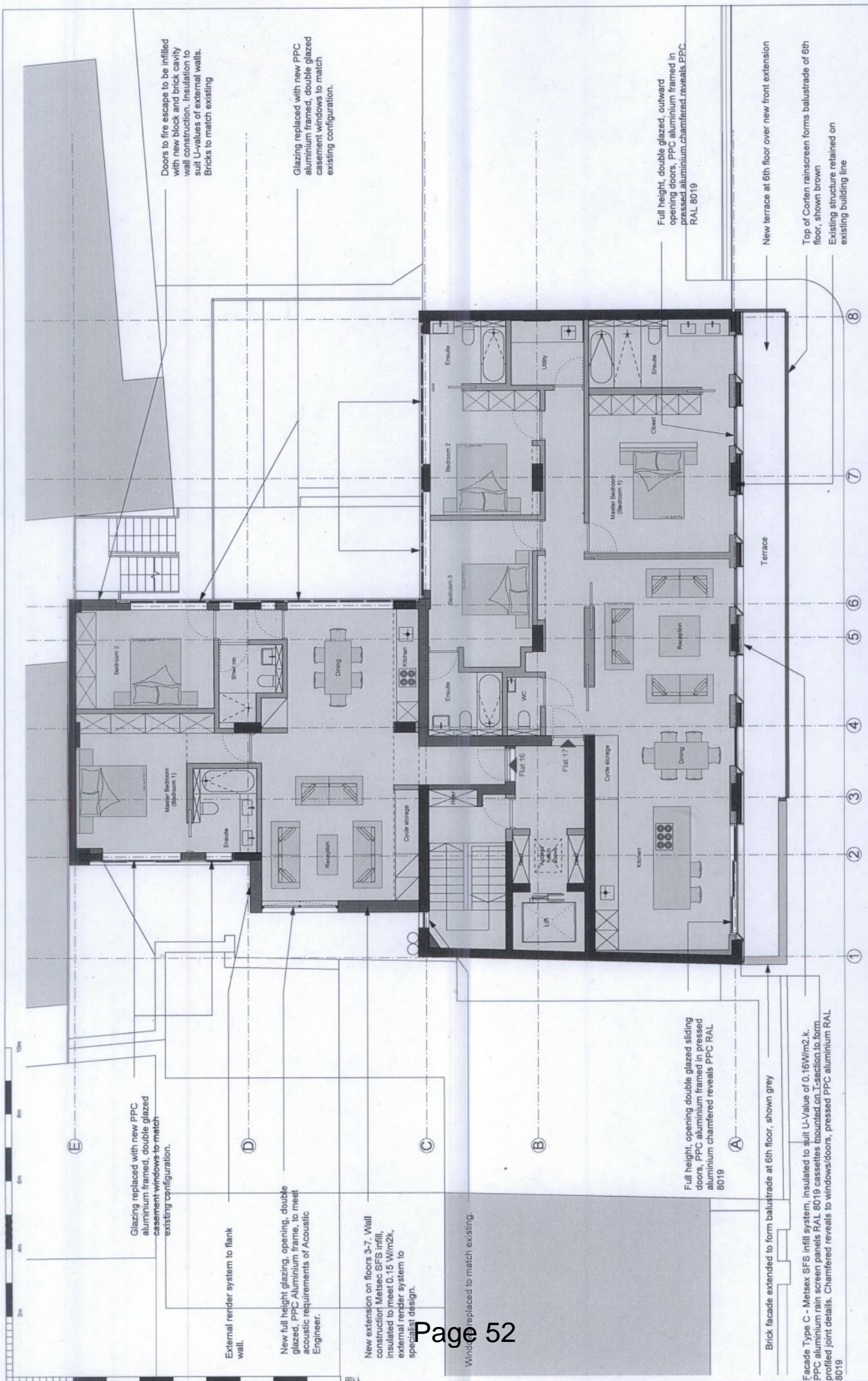
PPC aluminium framed, double glazed, opening casement windows. PPC RAL 8019 pressed aluminium chamfered reveals to openings  
 Front facade Type A - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2k. Reclaimed London stock brick cladding.

Facade Type B (Corten rainscreen and chamfered window openings) continues around side of extension. Window removed to allow full height opening to terrace with glazed balustrade.  
 Full height, inward opening, double glazed windows, PPC Aluminium frames. Chamfered pressed aluminium reveals RAL 9001, PPC aluminium decorative mullion and transom bars in front of glazing  
 Front facade Type B - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2k. Laser cut corten steel rainscreen panels between window openings, mounted on concealed frame, back lit.

<p>NOTES:</p> <ul style="list-style-type: none"> <li>DO NOT SCALE FROM THIS DRAWING.</li> <li>ALL DIMENSIONS TO BE CHECKED ON SITE.</li> <li>ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</li> </ul>	<p>KEY:</p> <ul style="list-style-type: none"> <li>A4 unit - not in application</li> <li>A3 unit - not in application</li> <li>Offices</li> <li>Residential</li> <li>Roof level</li> <li>Terrace</li> <li>Plant</li> </ul>	<p>NORTHPOINT:</p>	<p><b>TF ARCHITECTURE</b>        2-3 WOODSTOCK STREET        LONDON W1C 2AB        T. 020 7952 0756        F. 020 7952 0757        E. info@tfarchitecture.com</p>	<p>STATUS        PROJECT        DRAWING TITLE        DATE</p>	<p>PLANNING- ADDENDUM        29.07.15        08.2014</p>	<p>52-53 POLAND STREET        PROPOSED FOURTH FLOOR PLAN        JOB NO. 450        DRWG NO. (00)_114        SCALE 1:100@A3        REV. C</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------	------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------



<p>NOTES:</p> <ul style="list-style-type: none"> <li>DO NOT SCALE FROM THIS DRAWING.</li> <li>ALL DIMENSIONS TO BE CHECKED ON SITE.</li> <li>ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</li> </ul>	<p>KEY:</p> <ul style="list-style-type: none"> <li>A4 unit - not in application</li> <li>A3 unit - not in application</li> <li>Offices</li> <li>Residential</li> <li>Roof level</li> <li>Terrace</li> <li>Plant</li> </ul>	<p>NORTHPOINT:</p>	<p>TF ARCHITECTURE</p> <p>2-3 WOODSTOCK STREET LONDON W1C 2AB</p> <p>T. 020 7052 0756 F. 020 7052 0757 E. info@tfarchitecture.com</p>	<p>STATUS</p> <p>PROJECT</p> <p>DRAWING TITLE</p> <p>DATE</p>	<p>PLANNING- ADDENDUM</p> <p>29.07.15</p> <p>08.2014</p>	<p>JOB NO.</p> <p>SCALE</p>	<p>450</p> <p>1:100@A3</p>	<p>DRWS NO.</p> <p>REV.</p>	<p>450</p> <p>00_115</p> <p>C</p>	<p>52-53 POLAND STREET</p> <p>PROPOSED FIFTH FLOOR PLAN</p>
			<p>PLANNING- ADDENDUM</p>	<p>STATUS</p> <p>PROJECT</p> <p>DRAWING TITLE</p> <p>DATE</p>	<p>PLANNING- ADDENDUM</p> <p>29.07.15</p> <p>08.2014</p>	<p>JOB NO.</p> <p>SCALE</p>	<p>450</p> <p>1:100@A3</p>	<p>DRWS NO.</p> <p>REV.</p>	<p>450</p> <p>00_115</p> <p>C</p>	<p>52-53 POLAND STREET</p> <p>PROPOSED FIFTH FLOOR PLAN</p>



Doors to fire escape to be infilled with new brick and brick cavity wall construction. Insulation to suit U-values of external walls. Bricks to match existing

Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Full height, double glazed, outward opening doors, PPC aluminium framed in pressed aluminium chamfered reveals PPC RAL 8019

New terrace at 6th floor over new front extension  
Top of Corten rainscreen forms balustrade of 6th floor, shown brown  
Existing structure retained on existing building line

Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

External render system to flank wall.

New full height glazing, opening, double glazed, PPC Aluminium frame, to meet acoustic requirements of Acoustic Engineer.

New extension on floors 3-7. Wall constructor Metsec SFS infill, insulated to meet 0.15 W/m2k, external render system to specialist design.

Windows replaced to match existing.

Full height, opening double glazed sliding doors, PPC aluminium framed in pressed aluminium chamfered reveals PPC RAL 8019

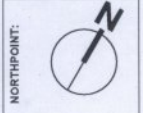
Brick facade extended to form balustrade at 6th floor, shown grey

Facade Type C - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2.k. PPC aluminium rain screen panels RAL 8019 cassettes mounted on L-section to form profiled joint details. Chamfered reveals to windows/doors, pressed PPC aluminium RAL 8019

KEY:

	A4 unit - not in application
	A3 unit - not in application
	Offices
	Residential
	Roof level

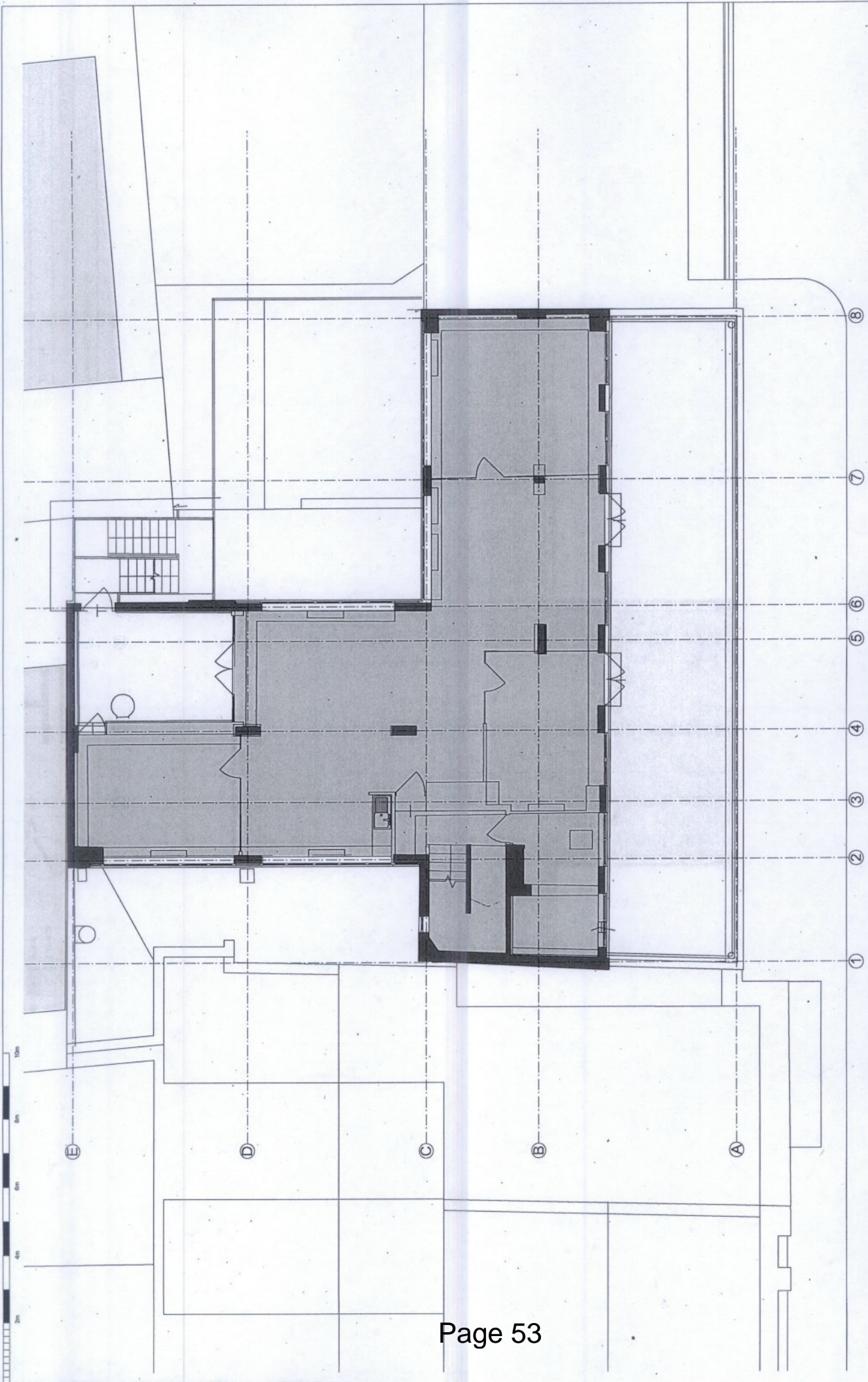
NOTES:  
DO NOT SCALE FROM THIS DRAWING.  
ALL DIMENSIONS TO BE CHECKED ON SITE.  
ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY



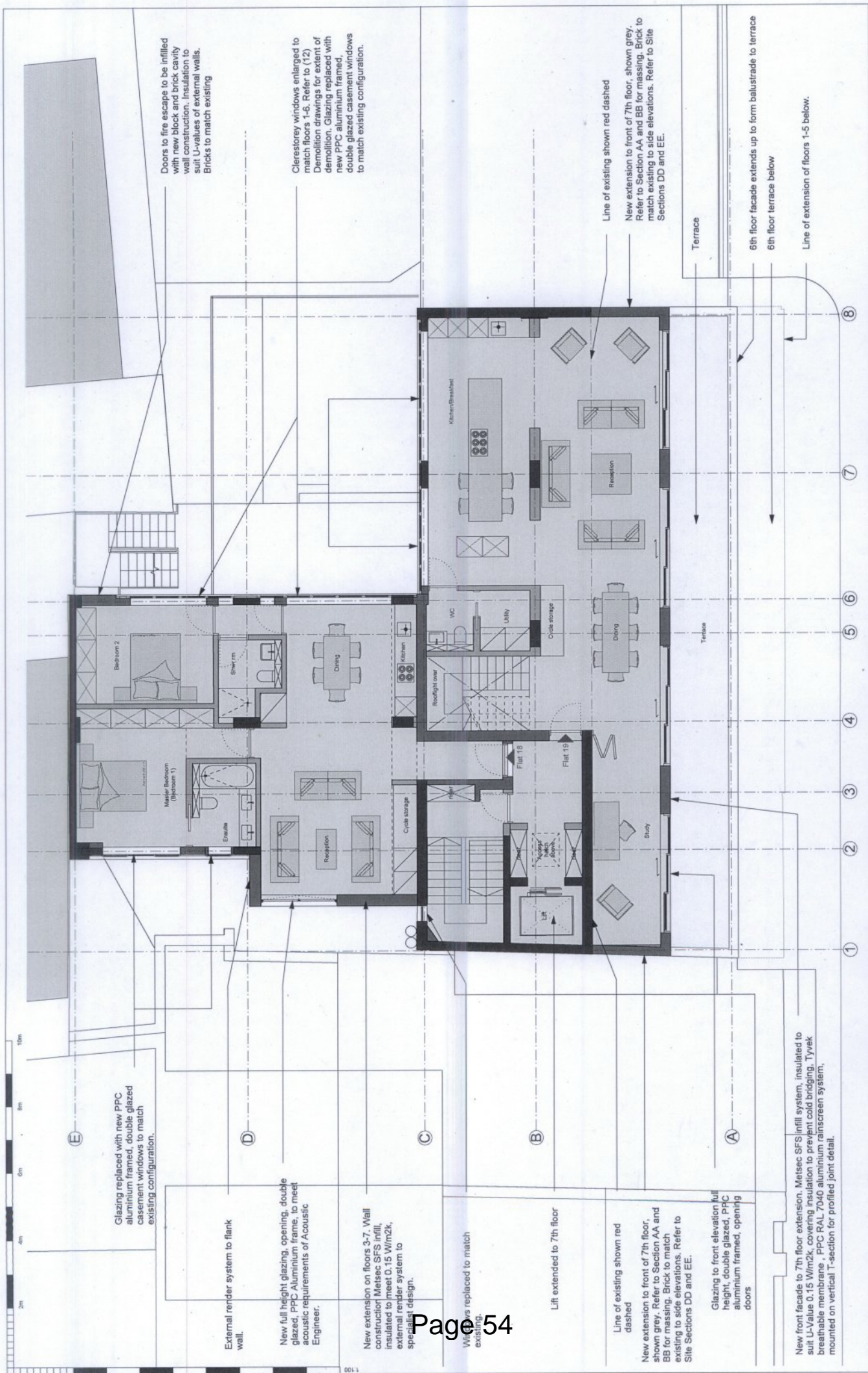
**TF ARCHITECTURE**  
2-3 WOODSTOCK STREET  
LONDON W1C 2AB  
T: 020 7052 0756  
F: 020 7052 0757  
E: info@tfarchitecture.com

STATUS	PLANNING-ADDENDUM
PROJECT	
DRAWING TITLE	29.07.15
DATE	08.2014
SCALE	1:100@A3
JOB NO.	450
DRWG NO.	(00)_116
REV.	B

52-53 POLAND STREET  
PROPOSED SIXTH FLOOR PLAN



<p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>DO NOT SCALE FROM THIS DRAWING.</li> <li>ALL DIMENSIONS TO BE CHECKED ON SITE.</li> <li>ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.</li> </ul>	<p><b>KEY:</b></p> <ul style="list-style-type: none"> <li>A4 unit - not in application</li> <li>A3 unit - not in application</li> <li>Offices</li> <li>Residential</li> <li>Roof level</li> <li>Terrace</li> <li>Plant</li> </ul>	<p><b>NORTHPOINT:</b></p>	<p><b>TF ARCHITECTURE</b>          2-3 WOODSTOCK STREET          LONDON W1C 2AB          T. 020 7052 0756          F. 020 7052 0757          E. info@tfarchitecture.com</p>	<p><b>STATUS</b></p> <p>PROJECT</p>	<p>PLANNING- ADDENDUM</p>
				<p>DRAWING TITLE</p> <p>DATE</p>	<p>EXISTING SEVENTH FLOOR PLAN</p> <p>08.2014</p>



Doors to fire escape to be infilled with new block and brick cavity wall construction. Insulation to suit U-values of external walls. Bricks to match existing

Clerestory windows enlarged to match floors 1-6. Refer to (12) Demolition drawings for extent of demolition. Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Line of existing shown red dashed  
New extension to front of 7th floor, shown grey. Refer to Section AA and BB for massing. Brick to match existing to side elevations. Refer to Site Sections DD and EE.

6th floor facade extends up to form balustrade to terrace  
6th floor terrace below  
Line of extension of floors 1-6 below.

Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

External render system to flank wall.

New full height glazing, opening, double glazed, PPC Aluminium frame, to meet acoustic requirements of Acoustic Engineer.

New extension on floors 3-7. Wall construction Metsec SFS infill, insulated to meet 0.15 W/m<sup>2</sup>k, external render system to specialist design.

Windows replaced to match existing.

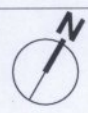
Lift extended to 7th floor

Line of existing shown red dashed  
New extension to front of 7th floor, shown grey. Refer to Section AA and BB for massing. Brick to match existing to side elevations. Refer to Site Sections DD and EE.

Glazing to front elevation full height, double glazed, PPC aluminium framed, opening doors

New front facade to 7th floor extension. Metsec SFS infill system, insulated to suit U-Value 0.15 W/m<sup>2</sup>k, covering insulation to prevent cold bridging. Tyvek breathable membrane. PPC RAL 7040 aluminium rainscreen system, mounted on vertical T-section for profiled joint detail.

NORTHPOINT:



- KEY:
- A4 unit - not in application
  - A3 unit - not in application
  - Offices
  - Residential
  - Roof level
  - Terrace
  - Plant

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

**TF ARCHITECTURE**

2-3 WOODSTOCK STREET  
LONDON W1C 2AB

T. 020 7052 0756  
F. 020 7052 0757  
E. info@tfarchitecture.com

PLANNING-ADDENDUM

STATUS  
PROJECT

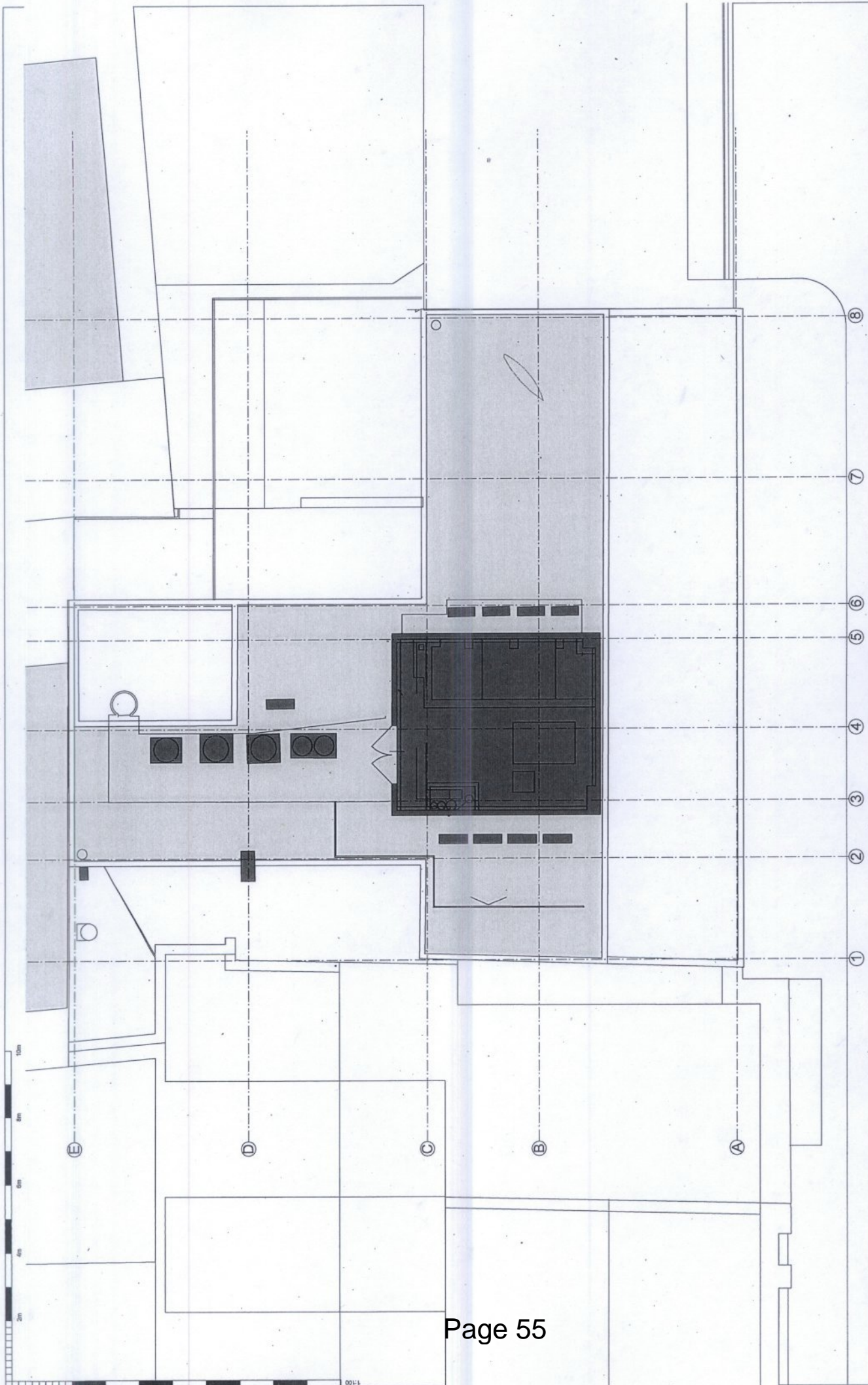
DRAWING TITLE  
DATE

29.07.15  
08.2014

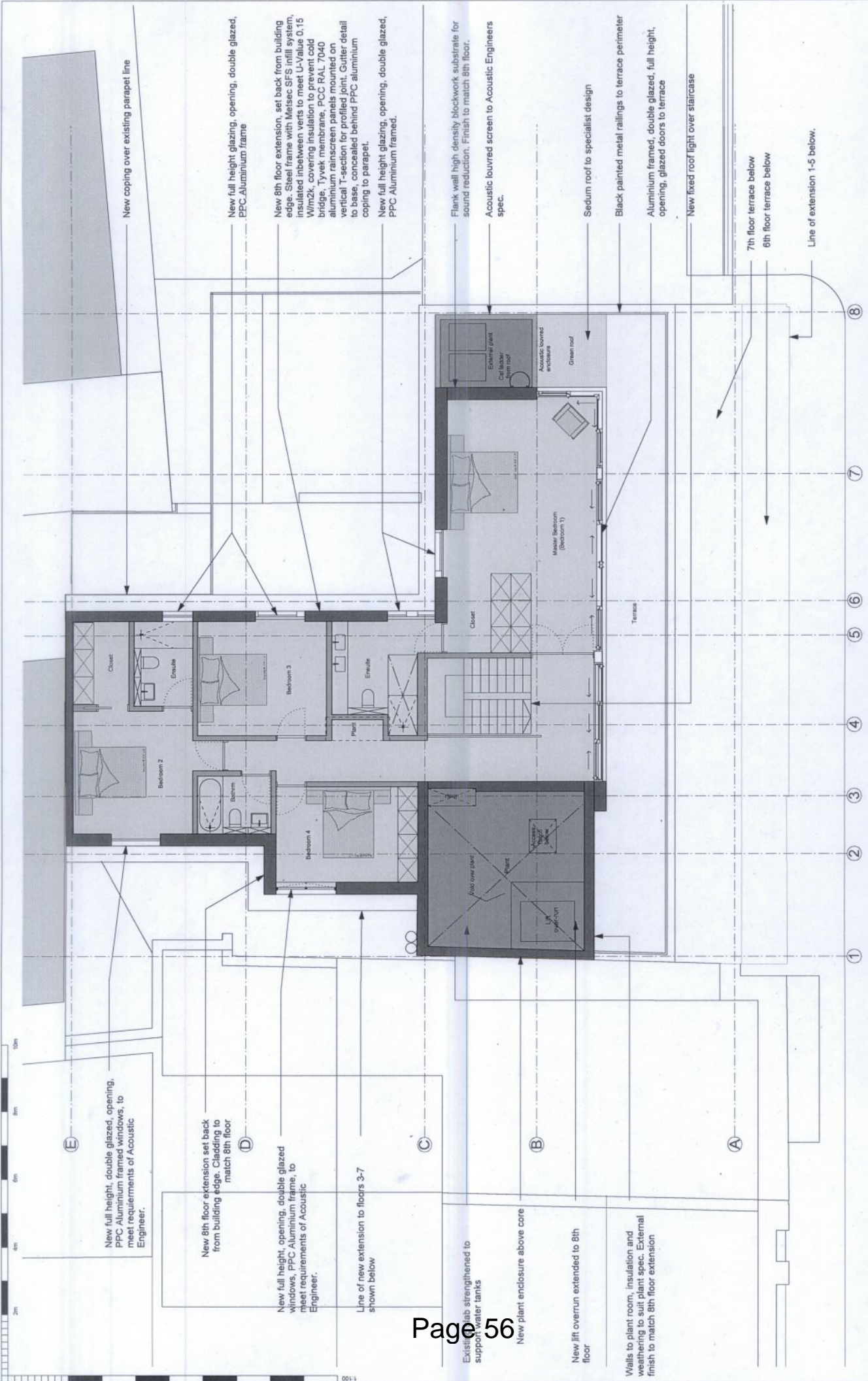
52-53 POLAND STREET  
PROPOSED SEVENTH FLOOR PLAN

JOB NO. 450  
SCALE 1:100@A3  
DRWG NO. (00)\_117  
REV. B

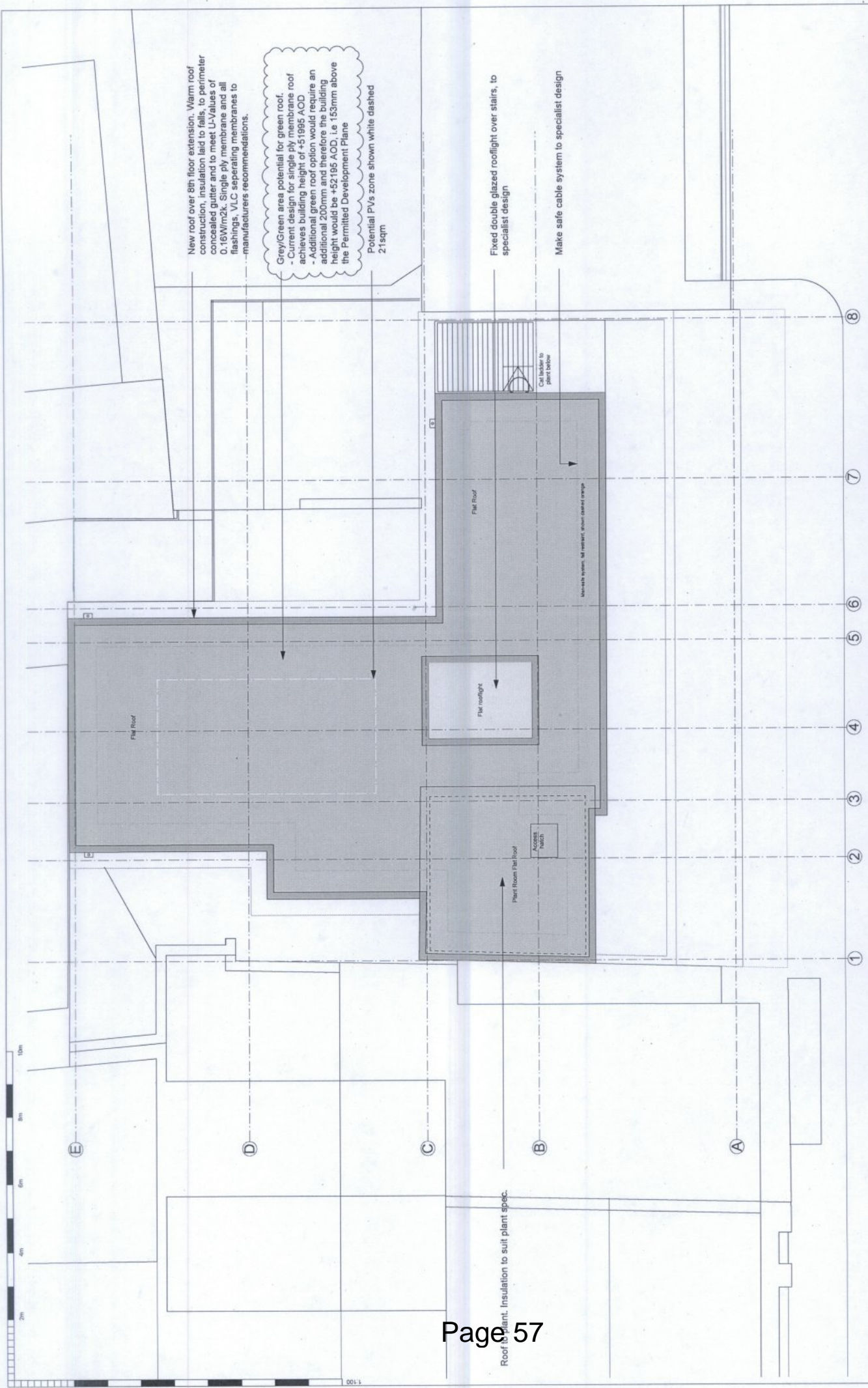




<p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>DO NOT SCALE FROM THIS DRAWING.</li> <li>ALL DIMENSIONS TO BE CHECKED ON SITE.</li> <li>IF ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.</li> </ul>	<p><b>KEY:</b></p> <ul style="list-style-type: none"> <li>A4 unit - not in application</li> <li>A3 unit - not in application</li> <li>Offices</li> <li>Residential</li> <li>Roof level</li> <li>Terrace</li> <li>Plant</li> </ul>	<p><b>NORTHPOINT:</b></p>	<p><b>TF ARCHITECTURE</b>          2-3 WOODSTOCK STREET          LONDON W1C 2AB          T. 020 7052 0756          F. 020 7052 0757          E. info@tfarchitecture.com</p>	<p><b>STATUS</b></p> <p>PROJECT</p>	<p>PLANNING-ADDENDUM</p>	<p>52-53 POLAND STREET</p>		
				<p>DRAWING TITLE</p> <p>17.06.15</p>	<p>EXISTING EIGHTH FLOOR PLAN</p>			
				<p>DATE</p> <p>08.2014</p>	<p>SCALE</p> <p>1:100@A3</p>	<p>JOB NO.</p> <p>450</p>	<p>DRWG NO.</p> <p>(00)_108</p>	<p>REV.</p> <p>A</p>
				<p>① ② ③ ④ ⑤ ⑥ ⑦ ⑧</p>				



NOTES: DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY	KEY: A4 unit - not in application A3 unit - not in application Offices Residential Roof level	NORTHPOINT: 	TF ARCHITECTURE 2-3 WOODSTOCK STREET LONDON W1C 2AB T. 020 7052 0756 F. 020 7052 0757 E. info@tfarchitecture.com	STATUS	PLANNING-ADDENDUM
				PROJECT	52-53 POLAND STREET
			DRAWING TITLE	29.07.15	PROPOSED EIGHTH FLOOR PLAN
			DATE	08.2014	SCALE 1:100@A3
			JOB NO.	450	DRWG NO. (00)_118
					REV. C



New roof over 5th floor extension. Warm roof construction, insulation laid to falls, to perimeter concealed gutter and to meet U-Values of 0.16W/m2k. Single ply membrane and all flashings, VLC separating membranes to manufacturers recommendations.

Grey/Green area potential for green roof.  
 - Current design for single ply membrane roof achieves building height of +51995 AOD.  
 - Additional green roof option would require an additional 200mm and therefore the building height would be +52195 AOD, i.e. 153mm above the Permitted Development Plane  
 Potential PVs zone shown white dashed 21sqm

Fixed double glazed rooflight over stairs, to specialist design

Make safe cable system to specialist design

Roof plant. Insulation to suit plant spec.

<b>NOTES:</b> DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY	<b>KEY:</b> A4 unit - not in application A3 unit - not in application Offices Residential Roof level Terrace Plant	<b>NORTHPOINT:</b> 	<b>TF ARCHITECTURE</b> 2-3 WOODSTOCK STREET LONDON W1C 2AB T. 020 7052 0756 F. 020 7052 0757 E. info@tfarchitecture.com		<b>STATUS</b> PROJECT	<b>PLANNING-ADDENDUM</b>
			<b>DRAWING TITLE</b> DATE 08.2014	<b>SCALE</b> 1:100@A3	<b>JOB NO.</b> 450	<b>DRWG NO.</b> (00)_119

This page is intentionally left blank

# Agenda Item 2

Item No.
2

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 11 August 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> St James's	
<b>Subject of Report</b>	<b>7-10 Adam Street, London, WC2</b>		
<b>Proposal</b>	Use as 15 residential units (Class C3) comprising of 14 flats and one townhouse and a restaurant (Class A3). External alterations including infill extension from lower ground up to fourth floor level to the rear of No.10 with terrace above; alterations and repairs to roof including new skylights, plant extracts and coverings; alterations to windows and doors; and opening up of front lightwell to No. 7. Internal alterations including removal and addition of partitions.		
<b>Agent</b>	Montagu Evans		
<b>On behalf of</b>	Heeton Holdings Limited		
<b>Registered Number</b>	15/04083/FULL 15/04084/LBC	<b>TP / PP No</b>	TP/10745
<b>Date of Application</b>	08.05.2015	<b>Date amended/ completed</b>	18.05.2015
<b>Category of Application</b>	Major		
<b>Historic Building Grade</b>	Grade II* Listed Building		
<b>Conservation Area</b>	Adelphi		
<b>Development Plan Context</b> - 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		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Monday – Saturday 09.00 – 03.30 Sunday 12.00 – 01.00		

## 1. RECOMMENDATION

1. Grant conditional permission including conditions to secure:
  - a) a payment of £1,370,181 towards the City Council's affordable housing fund;
  - b) free lifetime (25 years) car club membership for residents of the development.
2. Grant conditional listed building consent.
3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.





7-10 ADAM STREET, WC2  
Page 61

## 2. SUMMARY

7-10 Adam Street forms part of a Grade II\* listed terrace of townhouses located within the Adelphi Conservation Area and the Core Central Activities Zone (CAZ). The buildings are in mixed use, with the lower basement, basement and part lower ground floor levels being last used as a private members club (now vacant) and part of the lower ground up to the fourth floor level in office use. There is also a one bedroom flat located at fourth floor level accessed from within No. 10.

Permission is sought for the change of use of the private members club to a restaurant (Class A3) and part of the basement levels, lower ground and ground to fourth floor levels as 14 residential flats comprising 9 x 1 bed units, 2 x 2 bed units, 3 x 3 bed units and a five bedroom townhouse, within No.10. Permission is also sought for an infill extension to the rear of No.10 from ground to fourth floor level, for alterations to rear windows and doors, creation of a lightwell to the front of No.7 and alterations at roof level. Associated internal alterations associated with the changes of use including the removal and addition of partitions and removal of a stair between lower ground and basement levels are also proposed.

The key issues to consider in this case are:

- The impact of the alterations on the special character of the listed building and conservation area.
- The acceptability of a payment in lieu of on-site affordable housing provision.
- Parking and servicing arrangements.

The proposals are considered acceptable in land use, highways, amenity, historic building and conservation area terms and are in accordance with policies in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP) and are therefore recommended for approval.

## 3. CONSULTATIONS

### COUNCIL FOR BRITISH ARCHAEOLOGY

Raise concerns about the number and layout of the flats, and recommend a more heritage led approach.

### WESTMINSTER SOCIETY

No objection. Agree that on-site provision of affordable housing would not be feasible and that a payment in lieu would be acceptable.

### HISTORIC ENGLAND

No objection. Restoring the buildings to residential use is positive in principle. Overall benefits of the scheme are considered sufficient to balance the harm caused to the plan form of No.10. Recommend that the basement stair in No. 7 is retained.

### HISTORIC ENGLAND ARCHAEOLOGY

Condition is recommended requiring the submission of a Written Scheme of Investigation to ensure appropriate archaeological investigation.

### HIGHWAYS PLANNING MANAGER

No objection subject to the provision of a detailed Servicing Management Plan to be secured by condition in relation to the proposed restaurant to ensure that the impact on the public highway is kept to a minimum. Offer of car club membership is welcomed.



**ENVIRONMENTAL HEALTH**

Object. Inadequate means of escape in the case of a fire from bedrooms in some flats and inadequate natural light/ventilation to principal living rooms at fourth floor level. Conditions are recommended in relation to noise from plant and internal noise levels.

**BUILDING CONTROL**

Any response to be reported verbally.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. Consulted: 181; Total No. of Replies: 1.

One letter from the owners of 6 Adam Street in relation to party wall matters, no objection raised.

ADVERTISEMENT/SITE NOTICE: Yes

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

Nos. 7-10 Adam Street are Grade II\* listed buildings located in the Adelphi Conservation Area and the Core CAZ. They are located on the east side of the large 1930s Adelphi office block and formed part of the now largely demolished 18th century Adelphi scheme, however, they still link into the remnants of the former subterranean warehouses. Although a terrace group, the brick Neo-Classical townhouses vary in detailing with the highly decorative facade of No.7 originally providing the centrepiece and a terminating feature along Robert Adam Street and the projecting bow form of No.10 stepping forward from the building line.

The buildings were originally built as townhouses and have been subject to previous alteration and extension as part of their conversion to alternative uses. Currently the lower basements, basement and part lower ground floor levels are vacant, however, were last in use as a private members club and part of the lower ground and ground to fourth floor levels are in office use. There is also a one bedroom flat located at fourth floor level within No. 10.

**4.2 Relevant History**

Section 53 determination – planning permission not required on 14 February 1989 for use as offices. (7 Adam Street).

Permission and consent granted on 28 November 1989 for the refurbishment and restoration of existing building, infill of rear lightwell to house new liftshaft, alterations to rear elevation and relocation of windows. (7 Adam Street)

Consent granted on 5 January 1990 for the demolition of wall between Store 2 and toilets; repairing defective existing waterproof render; new concrete floor replacing rotted timber batten over floor. (9 Adam Street)

Permission and conservation area consent refused on 23.10.1990 for demolition of existing building and redevelopment to incorporate new office space and associated car parking plant and storage. (10 Adam Street)

Permission and consent granted on 7 March 1991 for a mansard roof extension for fourth floor flat, interior renovation, strengthening of staircase, upgrading of vaults and installation of lift to rear. (10 Adam Street)

Permission and consent refused on 10 March 1999 for alteration of existing mansard roof at fourth floor level, providing new windows, French doors and roof terrace. (8 and 9 Adam Street)

Consent granted on 2 February 2001 for internal alterations and refurbishment at ground floor and basement levels one, two and three. (9 Adam Street)

Permission and consent granted on 24 August 2001 for the installation of kitchen extract duct from ground floor to roof level and installation of four new air cooled chiller units at basement level on Ivy Bridge Lane elevation. (9 Adam Street)

Permission and consent granted on 18 November 2002 for the retention of four extract fans in front basement lightwell. (9 Adam Street)

Consent refused on 3 October 2003 for removal of chimney piece from first floor front room and installation of replacement. (9 Adam Street)

Consent granted on 24 September 2013 for cavity drain waterproofing to basement vaults. (7-9 Adam Street)

Permission and consent granted on 22 October 2013 for the creation of a terrace to rear at fourth floor level. (10 Adam Street)

## 5. THE PROPOSAL

Planning permission and listed building consent are sought to change the use of the building from a private members club and offices to a restaurant at part ground, lower ground, basement and sub-basement levels and 14 flats and one townhouse at sub-basement, lower ground, ground and four upper levels. The residential flats will comprise 9 x 1 bed, 2 x 2 bed, 3 x 3 bed with a 1 x 5 bedroom townhouse located within 10 Adam Street. Associated internal alterations are proposed including the removal and addition of partitions.

External alterations are also proposed including the infilling of a rear lightwell to No. 10, alterations to windows, skylights and doors, the adaptation of an existing water tank on the roof to house plant equipment and for the re-opening of the lightwell to the front of No. 7.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

The table below provides a summary of the existing and proposed uses:

	Existing	Proposed (m2)
Total Floorspace (GEA)	2870	2814
Office floorspace (GEA)	1944	0
Residential floorspace (GEA)	85	1973
Private members club floorspace	841	0
Restaurant floorspace (GEA)	0	841
Restaurant capacity	Not known	120 covers
Hours of Operation	Currently licensed Monday - Friday 09:00 – 03:30 Sunday 12:00 – 01:00	Monday – Saturday 08:00 – 23:30 Sunday 08:00 – 23:00
Take Away / Delivery Services	None	None

Air conditioning / Ventilation	Existing kitchen ventilation system in place	Existing system retained. New air conditioning proposed at basement and roof level
Refuse and recycling storage	Located at basement level	Located at basement level

### 6.1.1 Proposed Restaurant Use

The proposals would provide 841m<sup>2</sup> of A3 floorspace. Entertainment uses over 500m<sup>2</sup> must also be assessed against Policy TACE 10 which states that such uses are only permissible in 'exceptional circumstances'. Policy S24 within Westminster's City Plan is also relevant and states that new large scale, late night entertainment uses of over 500m<sup>2</sup> will not generally be appropriate within Westminster. The UDP includes a schedule of what exceptional circumstances may constitute:

- a) a general reduction in adverse effects on residential amenity and local environmental quality when compared with the existing activity on the site;
- b) the retention of a use which has a long-standing association with the area, or makes a major contribution to its character or function;
- c) the retention of a valued Central London activity which is of national or international importance;
- d) proposals which are shown to be necessary to improve health and safety standards, or access for disabled people;
- e) the provision of restaurants and cafés on the second floor and above in Oxford Street, Regent Street and Piccadilly;
- f) in the Paddington and the North West Westminster Special Policy Areas.

It is not considered that the proposals would fully satisfy any of these criteria. It must be noted, that Policy TACE 10 was adopted prior to the publication of the National Planning Policy Framework (NPPF). Although the policy still holds weight as a saved policy, the NPPF has impacted on the assessment of larger entertainment uses because it is no longer sufficient for the City Council to argue that a use would not satisfy any of these criteria. The Council must identify the specific harm that would be caused if it were to refuse an application and explain why it would be contrary to sustainable development objectives.

In economic terms the proposed uses would result in the loss of an existing entertainment use but new jobs would be created to compensate this impact. The restaurant would bring investment forward to enhance the listed building and the public realm.

In environmental terms no specific details of plant equipment have been put forward, however, the application confirms that the existing ducting and flue, which previously served the private members club kitchen are to be retained and used. Conditions are recommended in relation to ventilation and plant equipment. Waste storage facilities are to be provided at basement level therefore there is no reason to presume that, with suitable management procedures in place, the new uses would result in littering or pollution of the public realm.

While the restaurant may result in a slightly different pattern of use (both vehicular and pedestrian) when compared to the existing private members club, unless any additional movements would result in 'significant adverse impacts on health and quality of life' as set out in paragraph 123 of the NPPF, it is not considered that the proposed use would result in significant social harm that would be contrary to the overarching principle of the NPPF to promote sustainable development.

Given the existing use and the provision of conditions to restrict the restaurant use, it is considered that sufficient justification has been provided to demonstrate an 'exceptional circumstance' to allow permission for restaurant use.

### 6.1.2 Proposed residential use

Policy S1 within Westminster's City Plan promotes mixed uses throughout the CAZ which support its vitality, function and character. The area is mainly commercial in nature and is not characterised by residential uses, however, there are some more residential units located directly to the west on John Adam Street. Given that the area is characterised by commercial uses it is considered that the provision of residential floorspace will add vitality to the area and will help to improve its character and function in accordance with Policy S1. Residential floorspace remains a priority across Westminster and the change of use complies with Policies H3 within the UDP and S14 within the City Plan.

Policies S15, S16, H4 and H5 also relate to residential use and are therefore also relevant. Residential developments are expected to provide an appropriate mix of units in terms of size, type and affordable housing provision to create mixed communities and to meet housing needs.

The proposals currently provide 15 new residential units. 27% of the new units comprise of at least three bedrooms with 1x5 bedroom house and 3x3 bed units. Policy H5 requires at least one third of new residential units to be family sized (three bedrooms or more). The slight shortfall is considered acceptable in this instance given the restrictions imposed by the Grade II\* listed status of the buildings. All the flats are in excess of housing size standards as set out in the London Plan.

#### **Affordable housing:**

Policy S16 relates to affordable housing. It requires that proposals of 10 or more new residential units, or over 1000m<sup>2</sup> of additional residential floorspace will be expected to provide 25% of new homes as affordable homes within the CAZ. The proposed residential floorspace is 1973m<sup>2</sup> GEA.

The expectation of the London Plan, the UDP and the City Plan is that affordable housing should be provided on site. In appropriate circumstances under Policies H4 and S16, where it can be demonstrated that it would not be reasonably practical to provide affordable housing on site or that by providing affordable housing off site, the viability of the whole development would be reduced to such an extent that it would not proceed, the requirement for on site affordable housing may be waived, in which case a payment in lieu may be considered as an alternative to on site provision.

The interim guidance note for affordable housing identifies that the proposals would require the provision of 320m<sup>2</sup> or four affordable dwellings on site. The applicant has argued that it is not practical to provide affordable housing on site in this instance for the following reasons: a Registered Provider would find it extremely challenging to deliver a viable four unit affordable housing scheme due to building and service charges; they also state that the development has been designed with specific heritage considerations in mind, the addition of a separate core would have a detrimental impact on the listed buildings, as well as the delivery of a poorly proportioned and awkward residential accommodation.

As no on site affordable housing has been offered, the cascade within the policy requires that off site provision should be provided. The applicant has confirmed that they do not own any other properties within the vicinity of the site, which are largely owned by long-term landowners and estates unlikely to sell. Consequently, a full policy compliant financial contribution towards the City Council's affordable housing fund has been offered at a figure of £1,370,181.

Given the constraints of the site, a payment in lieu of on site affordable housing is considered acceptable in this instance. It is recommended that this be secured by Grampian condition.

## 6.2 Townscape and Design

The British Council for Archaeology have expressed concern about the open plan arrangement of the main living spaces within the flats and the overall number of flats proposed and instead request a more heritage led approach.

The terrace has been subject to alterations which are considered to have caused harm to the significance of the listed buildings, some significant, some less so: Externally the roofs have been subject to alterations, the rear elevations have been rendered, the rear of No.10 extended and it would appear that original lightwells to the rear of Nos. 7-9 have been infilled to provide service cores.

The proposal to largely return the buildings to residential use with a restaurant in the basement is welcome in historic building terms.

The proposed scheme retains the majority of the internal plan form of Nos. 7-9 and the proposed works retain all remaining historic features and reinstated where appropriate. This element of the proposal is uncontentious and would constitute an enhancement to the building's significance.

No. 10 has a largely intact plan and retains a number of decorative features including its original open well staircase. However, set out as it is over six floors with two basement levels and a compact plan form of one front and one (small) rear room, it is clear that its conversion back to residential use, which is welcome in principle, contains a number of challenges. These have been partly overcome by linking the lower basement level to the adjacent restaurant and the fourth floor, a later extension, to the adjacent flat in No.9. The link at lower basement level requires the removal of the lower flight of the original stair. While this is harmful to the significance of the building, this is outweighed by other listed building benefits. The loss of the stair at fourth floor is acceptable as this is a later addition.

After discussion with officers, the proposals for No.10 have been revised to overcome some previous concerns regarding the impact on the internal plan form. The revised proposal shows a relocated lift (necessary to allow residential use of the rear room) and the removal of the canted corner while retaining the corner chimney breast to the other wall. The loss of this original fabric and the change to the historic plan form will cause harm to the significance of the building, but it is considered that this will be offset by other benefits in reinstating residential use to Nos. 7-9 and returning No.10 to a single residence. It is proposed that original and historic internal details, including fireplaces, will be retained and that appropriate details will be reinstated where missing.

Historic England support the proposal, though they raised some concern over the removal of one flight of the basement stair to No. 7 Adam Street. However, this is required to aid separation between restaurant and residential uses and the stair has been significantly and poorly altered in the past. It is considered that while harmful, the harm is relatively minor and would be outweighed by other historic building benefits.

In summary, it is considered that elements of the proposal do cause harm to the significance of the buildings, but the overall scheme produces historic building benefits that outweigh this harm and therefore the scheme as proposed is considered a positive enhancement of the historic buildings.

## **6.3 Amenity**

### **6.3.1 Proposed restaurant use:**

Policies S29 and S32 within Westminster's City Plan: Strategic Policies relate to residential amenity and noise and are therefore applicable. UDP Policy ENV 6 relates to noise pollution and requires design features and operational measures to minimise and contain noise from developments, to protect noise sensitive properties. Policy ENV7 specifically relates to noise and vibration from mechanical plant, setting out noise standards for different parts of Westminster. TACE 10 is also applicable within which paragraph 8.83 states that when assessing the potential adverse impacts of a proposal, matters to be taken into account will include the gross floorspace, capacity, type of use proposed, the opening hours, the provision of effective measures to prevent smells, noise and vibration disturbance, proximity to residential uses, the existing level of night time activity and the number of existing and proposed entertainment uses in the vicinity and their opening hours.

There are no residential units located within the immediate vicinity with the nearest units located to the west on John Adam Street. The proposals do, however, include the provision of residential units on the upper levels of the building, which must be taken into consideration.

It is not considered that the proposed restaurant use would give rise to a significant increase in general disturbance when compared to the existing use of the basements as a private members club. Indeed as mentioned in 6.1.1, through the use of planning conditions it will be possible to mitigate and control any impact on amenity. Accordingly, it is recommended that an Operational Management Plan for the restaurant is secured by condition.

### **6.3.2 Internal noise levels:**

Conditions are recommended to set acceptable internal noise levels within the residential accommodation and for the provision of a supplementary acoustic report to demonstrate compliance with these levels once the restaurant has been fitted out and insulation methods installed.

### **6.3.3 Odour and ventilation:**

Concerns have also been raised by the British Council for Archaeology in relation to ventilation. The proposals include the retention of the existing ventilation ducting, which terminates at roof level. Full height ventilation is in line with policy and no objection has been received in relation to this from Environmental Health. Conditions are recommended in relation to the submission of a ventilation strategy to get rid of cooking smells and to demonstrate that the additional plant equipment, once selected, meets the requirements of Westminster's standard noise condition.

### **6.3.4 Infill extension:**

It is proposed to infill a setback section to the rear of No.10, which includes the provision of a small terrace above. Set between the flank walls of the host and adjacent building, the proposed infill and terrace is not considered to have a negative impact on the amenity of neighbouring properties.

## **6.4 Transportation/Parking**

### **6.4.1 Residential Use:**

UDP Policy TRANS23 sets an 80% on-street car park occupancy threshold, above which the parking of additional vehicles on street will result in an unacceptable level of deficiency. One

off-street car parking space is provided within the basement for the townhouse unit, therefore 14 residential units will have no access to off-street car parking. On the basis of the Council's most recent parking data and car ownership levels, any additional on-street parking generated by the proposed residential units could be absorbed into the surrounding street network. The applicant has also offered to fund lifetime car club membership for residents of the development which is welcomed and can be secured by Grampian condition.

The London Plan (as amended) requires one cycle parking space per one bed dwelling and two spaces for all others. 19 cycle parking spaces are proposed for the 14 residential units with further space available in the garage for the townhouse. The arrangement meets the requirements of the London Plan, which is to be secured by condition.

#### **6.4.2 Restaurant Use:**

The site is located within a Controlled Parking Zone, which means single and double yellow lines in the vicinity allow loading and unloading to occur. The application site also has access to a basement level off-street service road. The largest regular service vehicle expected to be associated with the proposed development is the refuse collection.

Given the size of the proposed A3 unit, it is expected that the servicing requirements of the site will increase compared to the existing. The submitted Transport Statement indicates a likely generation of two small transits a day. This level is not considered realistic and sites of a similar size can generate up to 11 trips a day. Conditions are recommended requiring a full Servicing Management Plan (SMP) to be submitted for the restaurant to clearly outline how servicing will occur on a day to day basis. The SMP will help to ensure the impact on the public highway is kept to a minimum and that servicing does not cause an obstruction or a danger to highway users. All servicing should occur from the service access in the basement with the exception of the refuse collection which will occur from Adam Street due to the likely size of the vehicle involved.

#### **6.5 Economic Considerations**

The economic benefits associated with the re-use of these listed buildings are welcomed.

#### **6.6 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 has been adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

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

## 6.7 Planning Obligations

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

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

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

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

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

For reasons outlined elsewhere in this report, Grampian conditions are recommended to secure the following: a financial contribution of £1,370,181 towards the Council's affordable housing fund and free lifetime (25 years) car club membership for residents of the development.

## 6.8 Environmental Assessment including Sustainability and Biodiversity Issues

The proposals have been supported by a BREEAM pre-assessment, which confirms that the development is capable of achieving a 'Very Good' rating. Given the limitations of working with a listed building, the proposals are considered acceptable subject to a condition for the submission of final certification and a condition to ensure that the proposed Combined Heat and Power generator is installed.

## 6.9 Other Issues

Historic England Archaeology requested an archaeological safeguarding condition in relation to the minor excavation involved in creating a lift pit. The lift pit has now been omitted and no excavation is proposed. A condition is therefore not required.



## 6.10 Conclusion

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

## BACKGROUND PAPERS

1. Application forms.
2. Letter from the London and Middlesex Archaeological Society dated 3 July 2015.
3. Letter from the Westminster Society dated 30 June 2015.
4. Two letters from Historic England dated 22 June 2015.
5. Letter from Historic England Archaeology dated 30 June 2015.
6. Memorandum from the Highways Planning Manager dated 16 June 2015.
7. Online comment from the Environmental Health officer dated 11 June 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA JACKSON ON 020 7641 2934 OR BY E-MAIL – [ajackson@westminster.gov.uk](mailto:ajackson@westminster.gov.uk)

**DRAFT DECISION LETTER**

- Address:** 7 - 10 Adam Street, London, W2
- Proposal:** Use as 15 residential units (Class C3) comprising of 14 flats and one townhouse and a restaurant (Class A3). External alterations including infill extension from lower ground up to fourth floor level to the rear of No.10 with terrace above; alterations and repairs to roof including new skylights, plant extracts and coverings; alterations to windows and doors; and opening up of front lightwell to No. 7. Internal alterations including removal and addition of partitions.
- Plan Nos:** AS(00)A14 A; AS(00)A01 A; AS(00)A02 A; AS(00)A03 A; AS(00)A04 A; AS(00)A05 A; AS(00)A06 A; AS(00)A07 A; AS(00)A08 A; AS(00)A09 A; AS(00)A10 A; AS(00)A11 B; AS(00)A12 B; AS(00)A13 A; AS(00)A15; AS(10)A01 A; AS(10)A02 A; AS(10)A03 A; AS(10)A04; AS(10)A05 A; AS(10)A06 A; AS(10)A07 A; AS(10)A08; AS(10)A09 A; AS(10)A10 A; AS(10)A11 A; AS(10)A12 B; AS(10)A13 B; AS(20)A01 F; AS(20)A02 F; AS(20)A03 F; AS(20)A04 E; AS(20)A05 E; AS(20)A06 E; AS(20)A07 E; AS(20)A08 E; AS(20)A09 A; AS(20)A10 A; AS(20)A11 A; AS(20)A12 B; AS(20)A13 B; AS(20)A15; Transport statement by ttp consulting dated April 2015; Energy Statement, Sustainability Statement and Daylight Analysis by boom collective; report referenced AS(RP)A01 by studio stassano; Noise impact assessment by Ramboll dated 2 April 2015; Heritage Statement dated May 2015. For information only Structural Assessment by Rodrigues Associates dated June 2015.
- Case Officer:** Rupert Handley **Direct Tel. No.** 020 7641 2497

**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 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 building and to make sure the development contributes to the character and appearance of the Adelphi Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)
- 3 You must apply to us for approval of detailed drawings of the following parts of the development:

- i) all new windows at a scale of 1:10 with x-sections at 1:5 scale
- ii) all new external doors at a scale of 1:10

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

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 Adelphi 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 provide the waste store shown on drawing AS(20)A01 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the buildings. 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)

- 5 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.

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

Reason:

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

- 7 You must apply to us for approval of a detailed servicing management plan which includes an outline of how servicing will occur on a day to day basis, identifying the process, storage locations, scheduling of deliveries and staffing arrangements; as well as how delivery vehicle size will be managed and how the time the delivered items spend on the highway will be minimised.

You must not occupy any of the Class A3 unit until we have approved what you have sent us. The servicing management plan shall be maintained for the life of the development and must be adhered to at all times.

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)

- 8 The Class A3 restaurant shall be serviced from the internal service area unless otherwise specified by the servicing management plan required by Condition 7.

Reason:

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

- 9 Customers shall not be permitted within the restaurant premises before 08:00 or after 23:30 on Monday to Saturday (not including bank holidays and public holidays) and before 08:00 or after 23:00 on Sundays, bank holidays and public holidays. (C12BD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and TACE10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 10 If you provide a bar and bar seating, it must not take up more than 15% of the floor area of the property, or more than 15% of each unit if you let the property as more than one unit. You must use the bar to serve restaurant customers only, before, during or after their meals. (C05GA)

Reason:

To prevent a use that would be unacceptable because of the character and function of this part of the Adelphi Conservation Area. This is in line with S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 9 of our Unitary Development Plan that we adopted in January 2007. (R05FC)

- 11 You must not allow more than 120 customers into the property at any one time. (C05HA)

Reason:

To prevent a use that would be unacceptable because of the character and function of this part of the Adelphi Conservation Area. This is in line with S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 9 of our Unitary Development Plan that we adopted in January 2007. (R05FC)

- 12 No live or recorded music shall be played in the Class A3 restaurant that is audible outside of the premises.

Reason:

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

- 13 Prior to the occupation of the premises for restaurant purposes, you shall submit and have approved in writing by the local planning authority 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.

Reason:

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

- 14 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.

- 15 Prior to occupation of any Class A3 restaurant use, you must apply to us for approval of details of a supplementary acoustic report demonstrating that the standard of construction comply with the Council's noise criteria as set out in Condition 14.

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.

- 16 You must apply to us for approval of details of the ventilation system to get rid of cooking smells, including the specification of equipment to remove odours. You must not commence the restaurant use allowed by this permission until we have approved these details and the approved equipment has been installed.

## Reason:

To protect the environment of people in neighbouring properties as set out in S31 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 5 of our Unitary Development Plan that we adopted in January 2007.

- 17 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
  - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
  - (c) Manufacturer specifications of sound emissions in octave or third octave detail;
  - (d) The location of most affected noise sensitive receptor location and the most affected window of it;
  - (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
  - (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
  - (g) The lowest existing LA90, 15 mins measurement recorded under (f) above;
  - (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
  - (i) The proposed maximum noise level to be emitted by the plant and equipment.

## Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out

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

- 18 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 17 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.

- 19 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.

- 20 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.

- 21 You must provide the following environmental sustainability features (environmentally friendly features) before you occupy any part of the development.

a) the Combined Heat and Power generator  
You must not remove any of these features.

**Reason:**

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44BC)

- 22 You must not start work on the site until we have approved appropriate arrangements to secure the following.

- i) a financial contribution towards the provision of affordable housing elsewhere in the city;
- ii) free lifetime (25 years) car club membership for residents of the development

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements. (C19AB)

**Reason:**

To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of Westminster's City Plan: Strategic Policies adopted November 2013 and in S16 of our Unitary Development Plan that we adopted in January 2007. (R19AC)

- 23 The development shall achieve a BREEAM rating of 'very good', with a score of at least 62.61% (or any such national measure of sustainability for residential design that replaces that scheme of the same standard).

**Reason:**

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44BC)

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)



- 3 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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 4 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained.  
Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:  
\* Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;  
\* Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;  
\* Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained;  
\* Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;  
\* Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
- 5 Buildings must be provided with appropriate welfare facilities for staff who work in them and for visiting members of the public.  
Detailed advice on the provision of sanitary conveniences, washing facilities and the provision of drinking water can be found in guidance attached to the Workplace (Health, Safety and Welfare) Regulations 1992. [www.opsi.gov.uk/SI/si1992/Uksi\\_19923004\\_en\\_1.htm](http://www.opsi.gov.uk/SI/si1992/Uksi_19923004_en_1.htm)  
  
The following are available from the British Standards Institute - see <http://shop.bsigroup.com/>:  
  
BS 6465-1:2006: Sanitary installations. Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances  
BS 6465-3:2006: Sanitary installations. Code of practice for the selection, installation and maintenance of sanitary and associated appliances. (I80HA)
- 6 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)

- 7 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)
  
- 8 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.**
  
- 9 Under Condition 22 we are likely to accept a legal agreement under section 106 of the Town and County Planning Act to secure a financial payment (index linked) towards affordable housing for £1,370,181 and free lifetime (25 years) car club membership for residents of the development as set out in the email from Montagu Evans dated 29 July 2015. Please look at the template wordings for planning obligations (listed under 'Supplementary planning guidance') on our website at [www.westminster.gov.uk](http://www.westminster.gov.uk). Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition. (I77AA)
  
- 10 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (I54AA)

**DRAFT DECISION LETTER**

**Address:** 7 - 10 Adam Street, London, W2

**Proposal:** External alterations including infill extension from lower ground up to fourth floor level to the rear of No.10 with terrace above; alterations and repairs to roof including new skylights, plant extracts and coverings; alterations to windows and doors. Internal alterations including removal and addition of partitions.

**Plan Nos:** AS(00)A14 A; AS(00)A01 A; AS(00)A02 A; AS(00)A03 A; AS(00)A04 A; AS(00)A05 A; AS(00)A06 A; AS(00)A07 A; AS(00)A08 A; AS(00)A09 A; AS(00)A10 A; AS(00)A11 B; AS(00)A12 B; AS(00)A13 A; AS(00)A15; AS(10)A01 A; AS(10)A02 A; AS(10)A03 A; AS(10)A04; AS(10)A05 A; AS(10)A06 A; AS(10)A07 A; AS(10)A08; AS(10)A09 A; AS(10)A10 A; AS(10)A11 A; AS(10)A12 B; AS(10)A13 B; AS(20)A01 F; AS(20)A02 F; AS(20)A03 F; AS(20)A04 E; AS(20)A05 E; AS(20)A06 E; AS(20)A07 E; AS(20)A08 E; AS(20)A09 A; AS(20)A10 A; AS(20)A11 A; AS(20)A12 B; AS(20)A13 B; AS(20)A15; Transport statement by ttp consulting dated April 2015; Energy Statement, Sustainability Statement and Daylight Analysis by boom collective; report referenced AS(RP)A01 by studio stassano; Noise impact assessment by Ramboll dated 2 April 2015; Heritage Statement dated May 2015. For information only Structural Assessment by Rodrigues Associates dated June 2015.

**Case Officer:** Rupert Handley

**Direct Tel. No.** 020 7641 2497

**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 of our Unitary Development Plan that we adopted in January 2007, and paragraph 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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

**Reason:**

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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

- i) all new windows at a scale of 1:10 with x-sections at 1:5
- ii) all new doors at a scale of 1:10

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

**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 Adelphi 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 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 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

**Informative(s):**

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

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

In reaching this decision the following were of particular relevance:

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

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

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

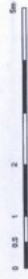
Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

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





NOTES  
**CASE COPY**  
 TP: [Redacted]  
 Survey drawings drawn by Plowman Craven.  
 ADDRESS: [Redacted]



Drawn:	20.04.13	revision:	A
Check:	09.04.15	date:	
Issue:			

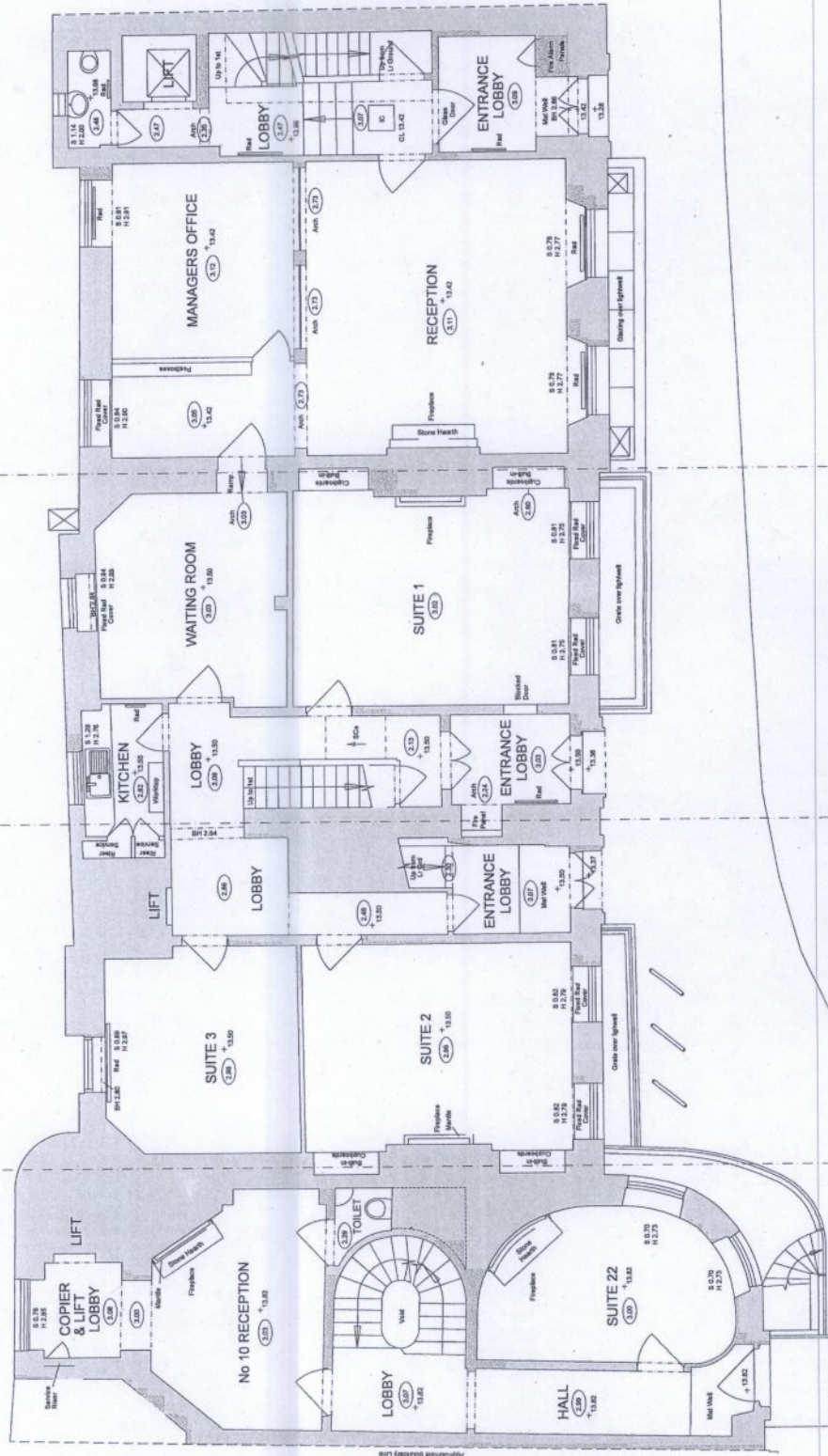
**Studio Stassano**

24 Chiswell Place  
 London SW7 1ER  
 United Kingdom  
 T +44 (0)20 73614511  
 M +44 (0)773 2000 4156  
 E info@studio-stassano.com  
 www.studio-stassano.com

Project  
 7-10 Adam Street

Drawing  
 Existing Ground Floor  
 Drawing No.  
 AS(00)A04

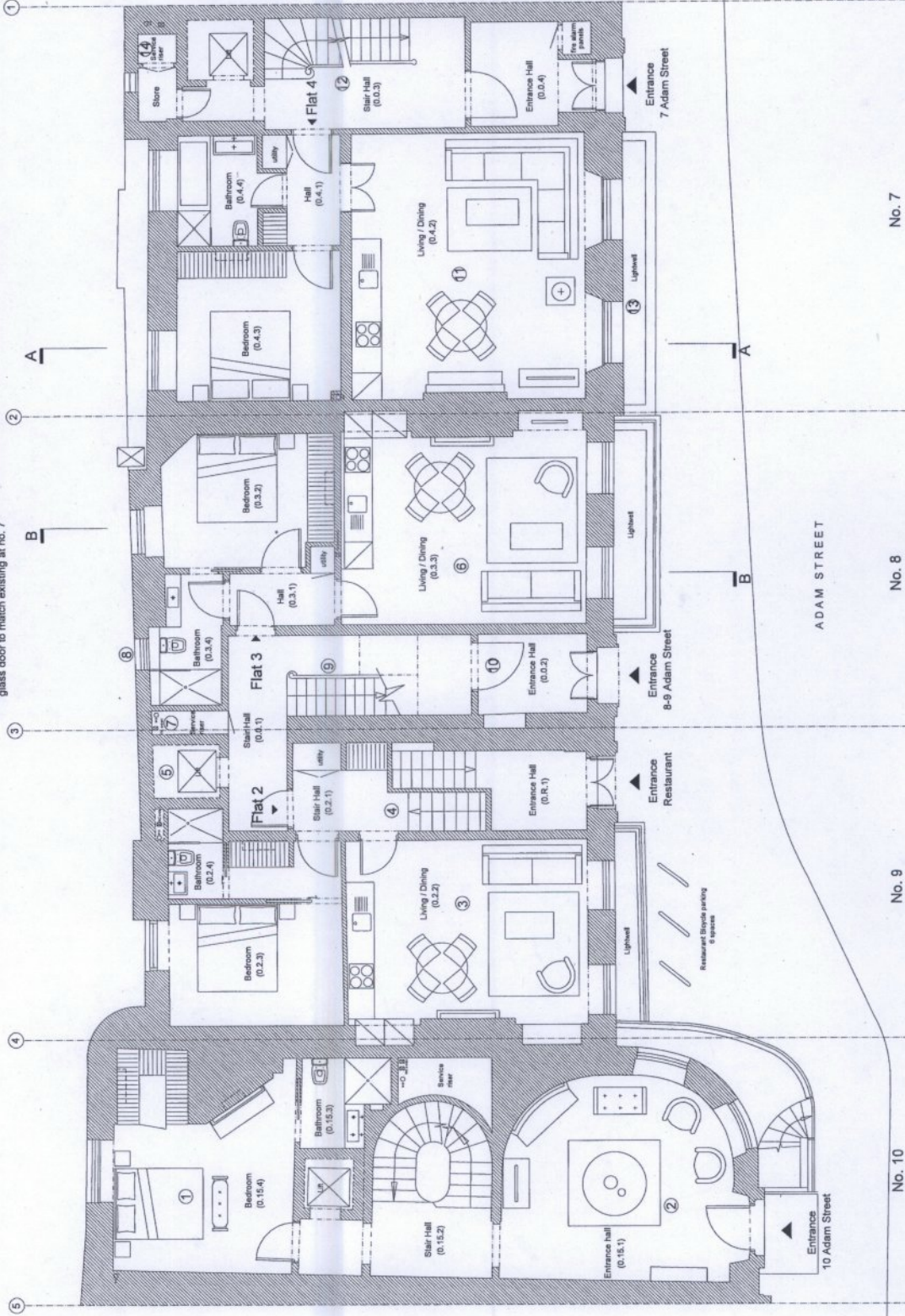
Job No.  
 AS01  
 Date  
 20.05.14  
 Scale  
 1:100@A3  
 1:50@A1





**KEY:**

- ① Internal plan layout to rear room of No.10 rationalized and made usable as a bedroom by relocating the existing lift adjacent to the central stair and removing part of an internal masonry wall to allow creating a new mill construction to occupy a void space left over by a recent rear extension approved at 11 Adam Street
- ② Assumed non-original timber partition removed to front room to reinstatement the assumed original room volume and entrance hall
- ③ Apartment layout to No.9 to retain the principal front and rear room separation as original plans
- ④ New stair created to original stair location to provide access to Basement -1 level of duplex apartment
- ⑤ Altered location of lift shaft nearer to party wall line of No. 8 & No. 9. Part of existing lift shaft to be infilled and also used as a new micro service riser connecting to existing mains waste connection on Ivy Bridge Lane
- ⑥ Apartment layout to No.8 to retain the principal front and rear room separation as original plans
- ⑦ New principal service riser for No.8 & No.9 formed between Basement -2 and 4th floor
- ⑧ Existing non-original window opening relocated and reduced in size- new sile glazed window to match existing
- ⑨ Use of original entrance hall reinstated and existing partitioned non-original modern stair removed and replaced with new period timber stair with treads, risers, spindles and balustrade to match existing at No. 7
- ⑩ Existing timber door removed and replaced with frameless glass door to match existing at no. 7
- ⑪ Floor plan of No.7 to reinstatement original front and rear room separation by infilling existing arched opening and existing non-original masonry wall opening to party wall between No.7 & No.8 to be infilled to match existing adjacent wall construction
- ⑫ Non-original stair removed from entrance hall and existing principal stair restored to original configuration. Lower part to be replaced with threads, risers, spindles and balustrade to match existing on upper levels
- ⑬ Non-original glazed roof over existing light-well removed to provide natural light and ventilation to Basement -1
- ⑭ Existing service riser to be used as principal riser serving No. 7 between Basement -2 and 3rd floor



**NOTES:**

1. All Historic fabric and features to be retained and reinstated except where otherwise shown on plan
2. Cooling units to apartments to be discreetly introduced within built-in furniture in bedrooms only. (shown dashed within wardrobe units). New refrigerant cooling pipes from roof level to be distributed to each floor through the principal service risers without damaging the internal features and finishes
3. Refer to alterations drawings AS(10)A01-08



DATE	REVISION:
20.04.15	E
26.04.15	D
22.05.15	B
02.05.15	A

**Studio Stassano**

24 Chesham Place  
London SW7 1ER  
United Kingdom  
T +44 (0)20 77547421  
M +44 (0)77 9658 4198  
E info@stassano.com  
www.stassano.com

Project  
**7-10 Adam Street**  
Drawing  
**Proposed Ground Floor**  
Drawing No.  
**AS(20)A04**

Job No.  
AS  
Date  
11.12.14  
Scale  
1:100 @ A3  
1:50 @ A1



NOTES:

-These information may have minor discrepancies and should not be relied on beyond planning

**CASE COPY**  
TP: \_\_\_\_\_  
RN: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_



Planning	20.04.15	A	revision:
Drawn	09.04.15		
Issue:	date:		

**Studio Stassano**

24 Church Place  
London SW7 1ER  
United Kingdom

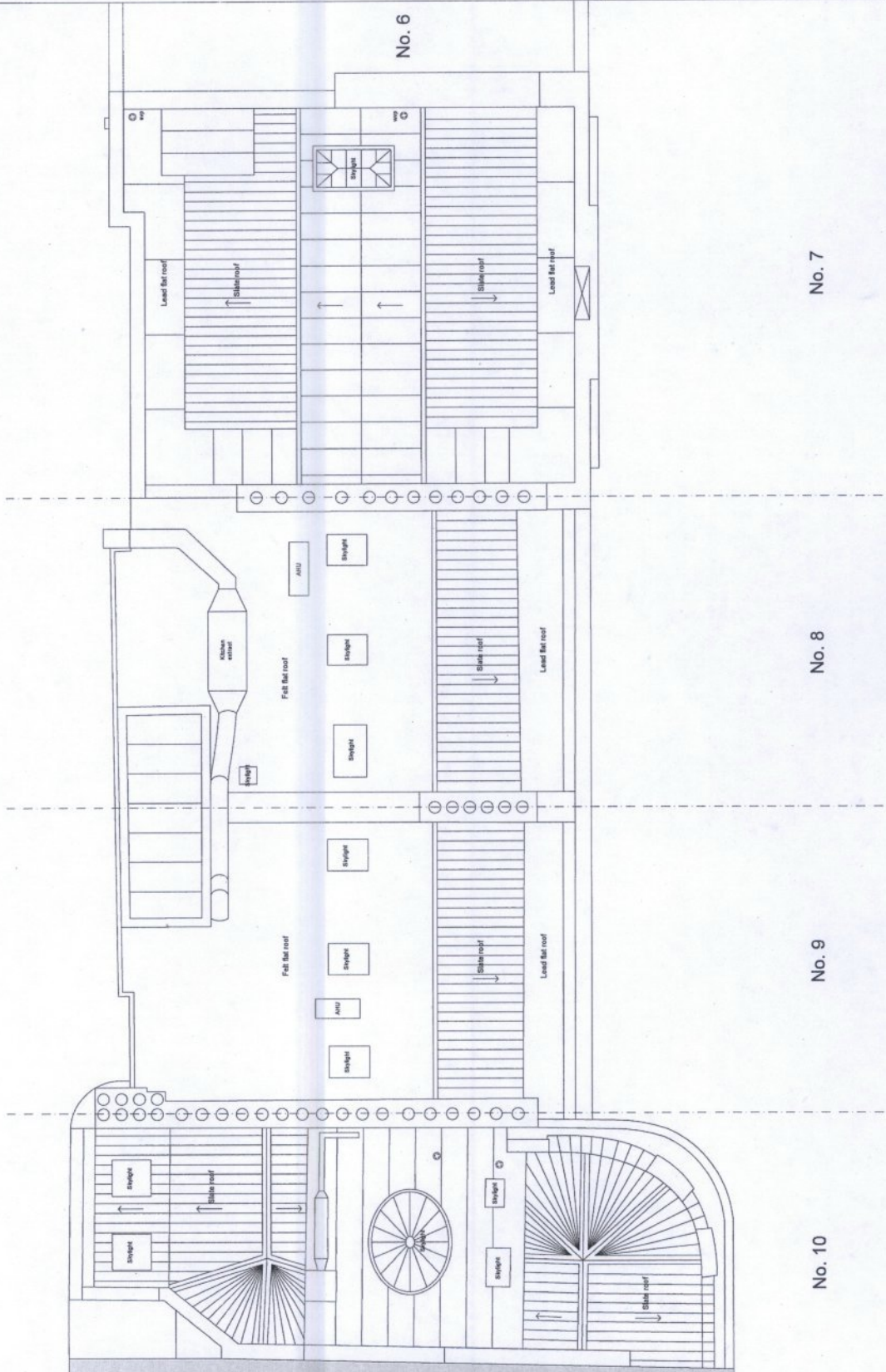
T +44 (0)20 37547421  
M +44 (0)77 8698 4186  
E info@studiostassano.com  
www.studiostassano.com

Project  
**7-10 Adam Street**

Drawing  
**Existing Roof**

Drawing No.  
**AS(00)A13**

Job No. ASD1  
Date 02.04.15  
Scale 1:100@A3  
1:50@A1



No. 6

No. 7

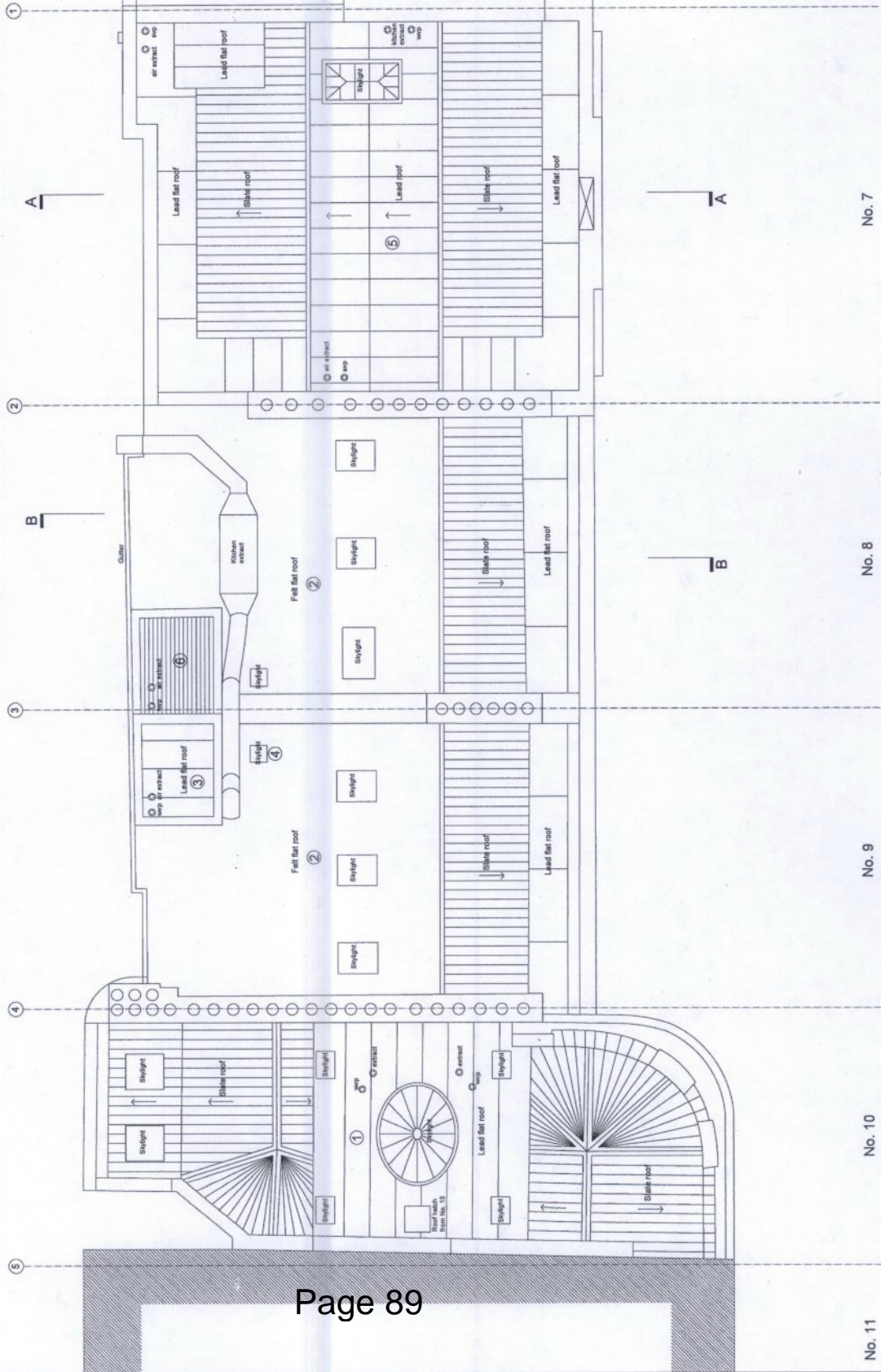
No. 8

No. 9

No. 10

KEY:

- ① Existing roof to No.10 cleaned and repaired where necessary with minor alterations to soil and air vents to central flat roof area. New conservation type skylights to central flat roof area to provide light and ventilation to flat below. New skylights to match existing size
- ② Existing felt roof finish and skylights to be replaced with new matching existing size and profile. Skylights to No.9 - locations to be adjusted slightly to suit new residential floor layouts below
- ③ Existing lead clad roof housing to be retained with added new waste vent and air extract flues
- ④ New added skylight to match existing to communal lift lobby below
- ⑤ Existing roof to No.7 cleaned and repaired where necessary with minor alterations to soil and air vents to central flat roof area.
- ⑥ Water tank room within existing masonry roof housing adapted as plant space for air handling unit with metal louvered roof and louvered side openings.



NOTES:

CHARTERED ARCHITECTS  
 ADDRESS:  
 RN:  
 TP:



Planning	20.04.15	B
Design	02.04.15	A
Issue		

date: \_\_\_\_\_ revision: \_\_\_\_\_

**Studio Stassano**  
 24 Chavel Place  
 London SW7 1ER  
 United Kingdom  
 T +44 (0)20 37847031  
 M +44 (0)77 4689 4198  
 E info@studiostassano.com  
 www.studiostassano.com

Project  
 7-10 Adam Street  
 Drawing  
 Proposed Roof  
 Drawing No.  
 AS(20)A13

Job No.  
 AS  
 Date  
 02.04.15  
 Scale  
 1:100@A3  
 1:50@A1

No. 6

No. 7

No. 8

No. 9

No. 10

No. 11

NOTES:  
 Survey drawings drawn by Plowman Craven.  
 CASE COPY  
 TP:  
 RN:  
 ADDRESS:

Planning  
 27.04.15  
 date:  
 revision:  
 issue:

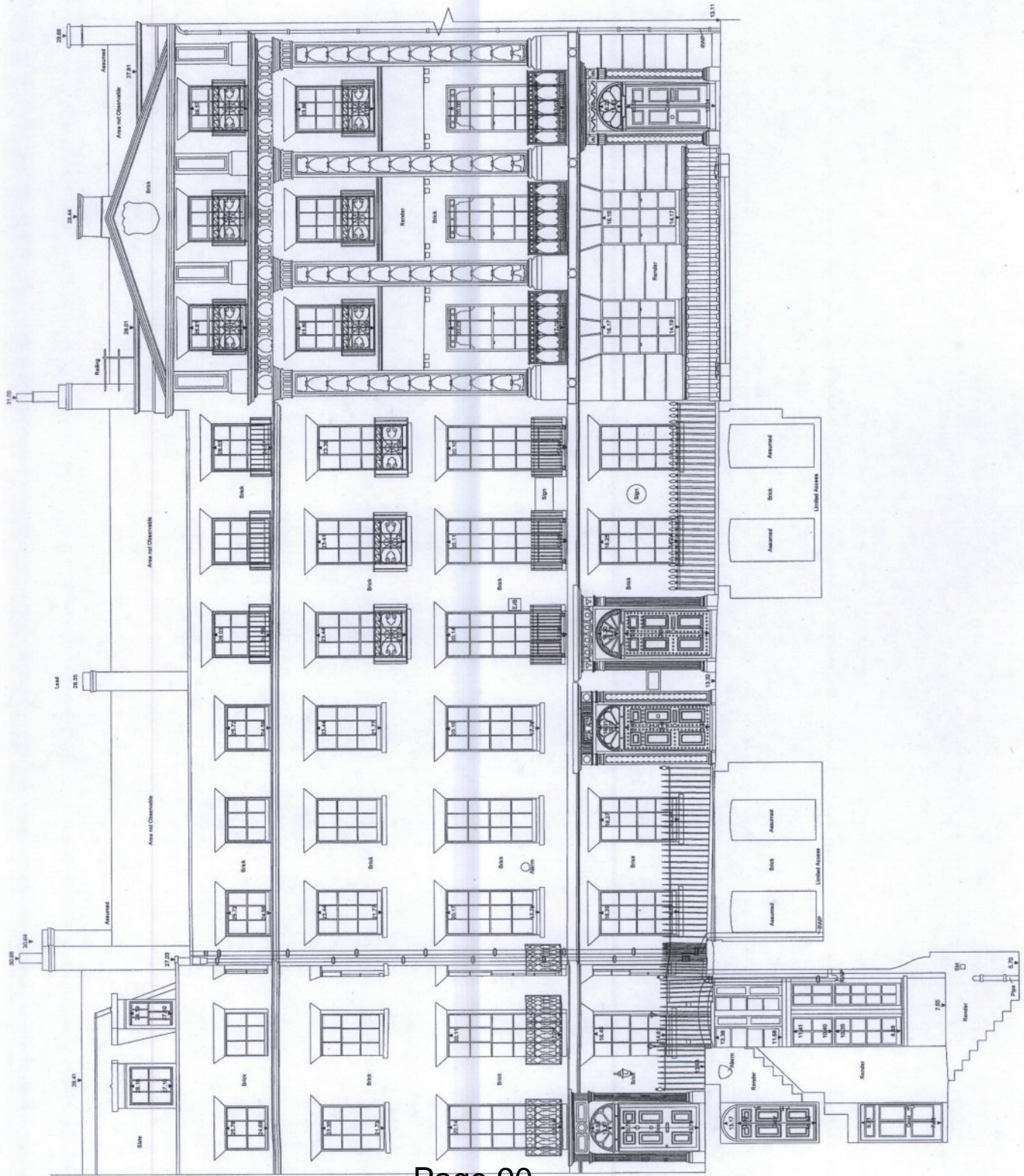


Studio Stassano

24 Chiswell Place  
 London SW7 1ER  
 United Kingdom  
 T +44 (0)20 37547431  
 M +44 (0)77 8689 4196  
 E info@studiostassano.com  
 www.studiostassano.com

Project  
 7-10 Adam Street  
 Drawing  
 Existing Front Elevation  
 Drawing No.  
 AS(00)A15

Job No.  
 AS  
 Date  
 28.04.15  
 Scale  
 1:100@A3  
 1:50@A1





NOTES:

Survey drawings drawn by Flouman Craven.

CASE COPY  
TP: pid 26-5-15  
PIN:  
ADDRESS:



Planning Ref:	26.05.15	date:		revision:	
Issue:					

Studio Stassano

24 Chapel Place  
London SW7 1ER  
United Kingdom

T: +44 (0)20 7702 0161  
M: +44 (0)77 2829 4188  
E: info@studiostassano.com  
www.studiostassano.com

Project  
7-10 Adam Street

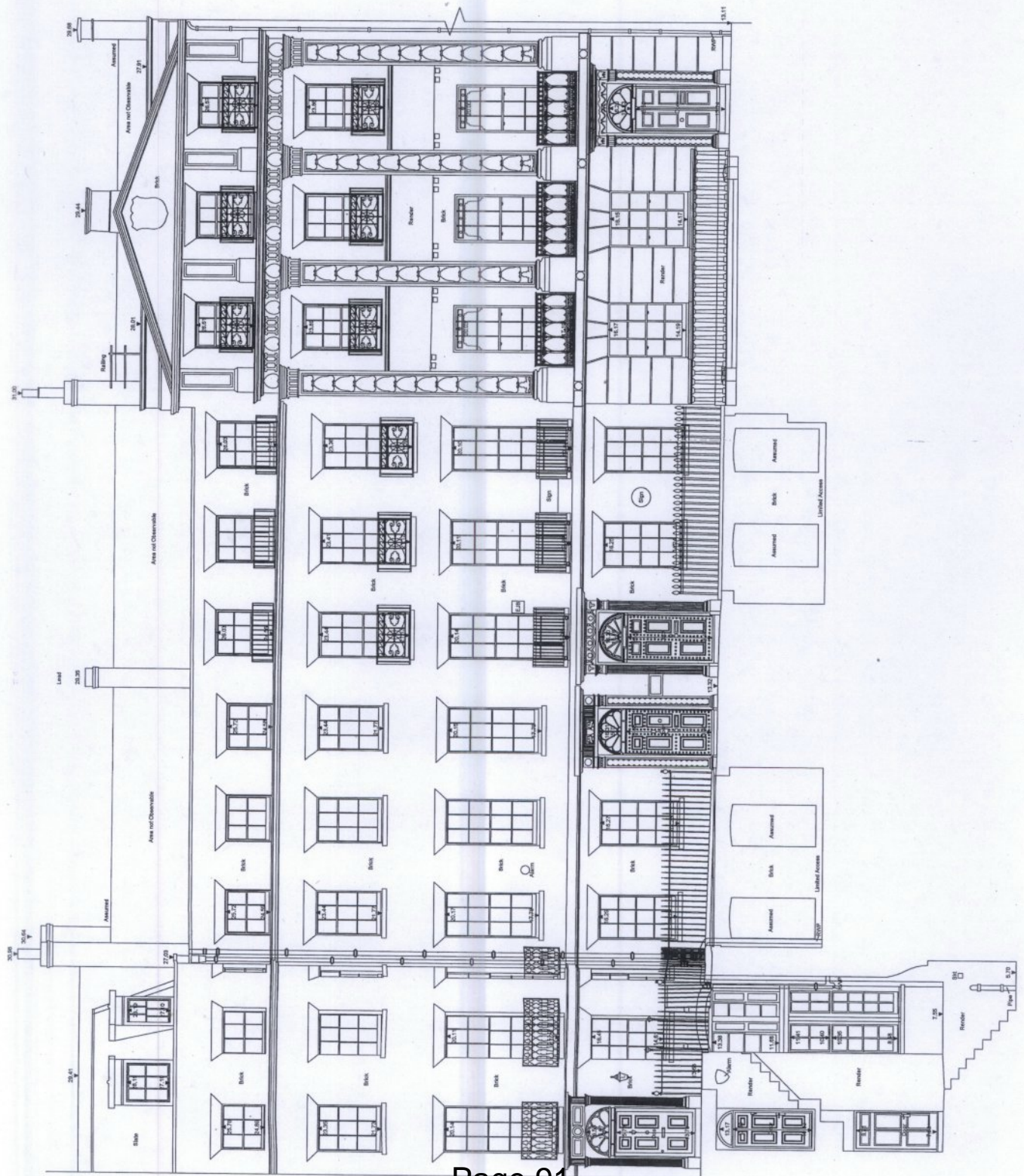
Drawing  
Proposed Front Elevation

Drawing No.  
AS(20)A15

Job No.  
AS

Date  
28.04.15

Scale  
1:100@A3  
1:50@A1



This page is intentionally left blank

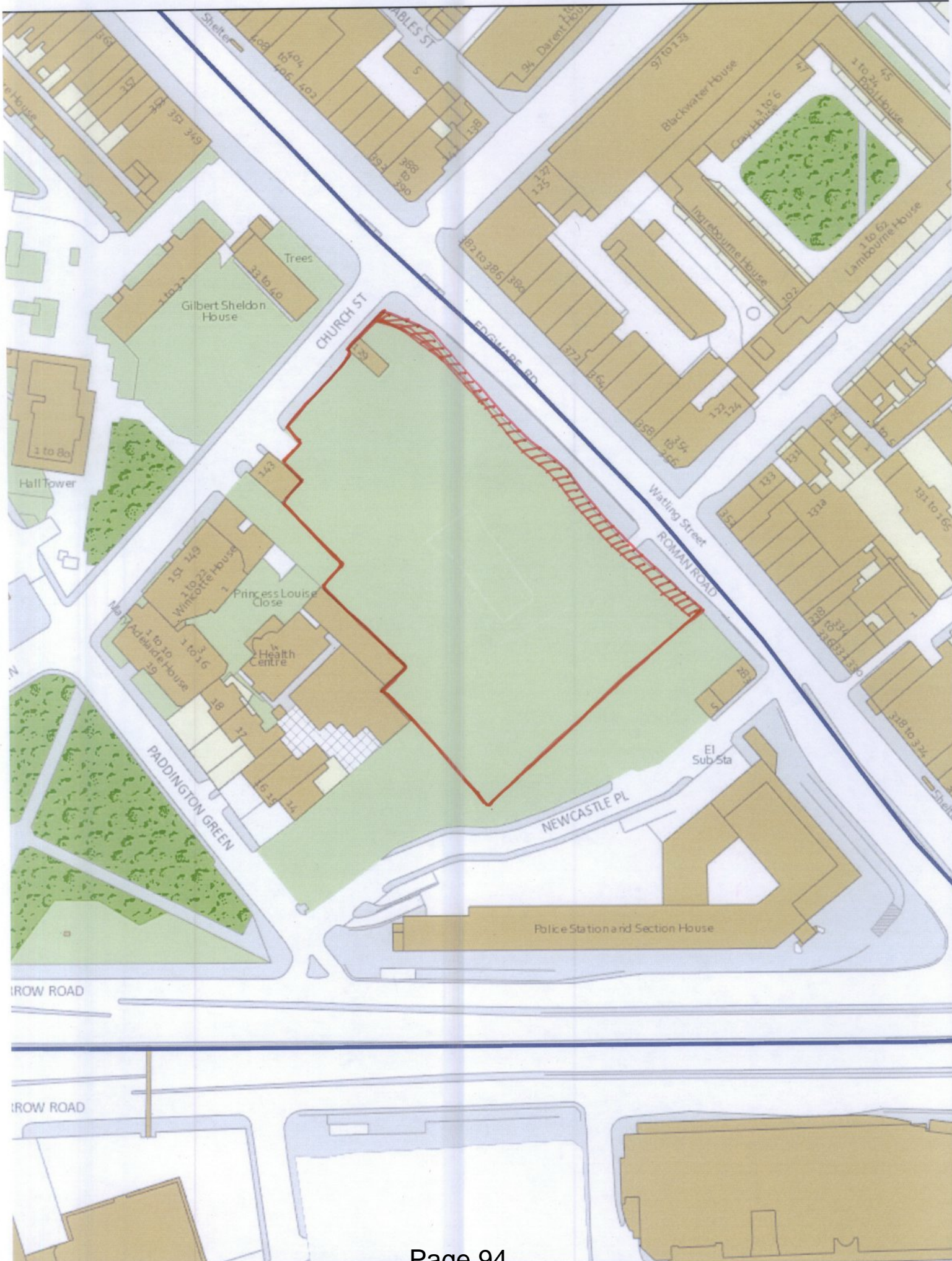
# Agenda Item 3

Item No.
3

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 11 August 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Little Venice	
<b>Subject of Report</b>	<b>Development Site At 285-329 Edgware Road, London, W2 1DH</b>		
<b>Proposal</b>	Display of two internally illuminated digital LED (96 sheet) (12m x 3m) advertising units and associated mural.		
<b>Agent</b>	Insite Poster Properties		
<b>On behalf of</b>	Insite Poster Properties		
<b>Registered Number</b>	15/03859/ADV	<b>TP / PP No</b>	CA/4912
<b>Date of Application</b>	01.05.2015	<b>Date amended/ completed</b>	01.05.2015
<b>Category of Application</b>	Other		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Paddington Green (Part of site)		
<b>Development Plan Context</b> - 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		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

Grant conditional advertisement consent.







## 2. SUMMARY

The application site relates to the West End Green development site on the west side of Edgware Road. Although part of the site lies within the Paddington Green Conservation Area, the part which fronts Edgware Road is not and it is this part which is the subject of this application. The proposal is to replace the existing advertisement panels and dilapidated hoarding with two new LED advertising screens and an associated new hoarding with an image of a street scene on it. The application seeks consent for a temporary 12 month period.

The main issues are:

- The impact on public safety.
- Amenity.

The proposal is considered acceptable and with the suggested conditions would not have an adverse impact on amenity or public safety and would accord with relevant Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies and is therefore recommended favourably.

## 3. CONSULTATIONS

### PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY

Object. Concerned that the site has been left undeveloped for 25 years and should not be rewarded with further advertising revenue.

### THE ST MARYLEBONE SOCIETY

Object. The site has been a blight for many years and the proposed signage is against current policies.

### TRANSPORT FOR LONDON

Subject to a series of suggested conditions being in place, consider the proposal would not result in an unacceptable impact to the Transport for London Road Network.

### HIGHWAYS PLANNING MANAGER

No objection, providing suggested conditions are imposed.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 102; Total No. of Replies: 0.

No responses received.

ADVERTISEMENT/SITE NOTICE: Yes.

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

The application site relates to the West End Green development site, which is a large redevelopment site which is bounded on the east by Edgware Road, Church Street to the north, Paddington Green to the west and Newcastle Place to the south. Part of the site is located within the Paddington Green Conservation Area and Edgware Road is a Red Route (Transport for London Road Network).

The site has been the subject of redevelopment proposals since the early 1990s and a number of the former buildings on the site have been demolished. The site is enclosed by a hoarding along the Edgware Road frontage (outside the conservation area) and a number of

advertisement consents and refusals associated with these hoardings have been made over the past 25 years.

The site has recently been acquired by a new owner and it is hoped that this will prove the catalyst to developing this site.

## **4.2 Relevant History**

### Advertisement Consent Planning History

94/01201/FULL - granted permission

Erection of boundary hoarding and poster advertisement panels at 291-309 and 315-325 Edgware Road and 329 Edgware Road and 149 Church Street.

94/03637/ADFULL - details approved

Approval of details pursuant to planning consent dated 25/04/94 Condition 4: drawing of site hoarding elevations.

97/02937/ADV - granted consent

Continued display of various hoardings at 285-309 and 315-329 Edgware Road.

00/07673/ADV - granted consent

Display of seven externally illuminated advertisement hoardings for a temporary period of one year.

02/00302/ADV - granted consent

Continuation of display of seven externally illuminated advertisement hoardings. Dated 25 February 2002.

07/02354/ADV - granted consent

Display of 2 x internally illuminated advertisement hoarding structures measuring 12.3m (width) by 3.3m (height) and 2 x internally illuminated advertisement hoarding structures measuring 18.3m (width) by 4.8m (height) along the Edgware Road boundary of site. Dated 1 May 2007.

09/00010/ADV - refused consent

Display of two internally illuminated advertisement panels on hoardings at Nos. 285 - 289 Edgware Road W2. Dated 17 February, 2009. Appeal Dismissed 9 October 2009.

09/02004/ADV - refused consent

Display of internally illuminated advertisement sign measuring 7.5m x 5m sited 4.5m above ground level. Resolved to refuse but appeal made on grounds of non-determination. Appeal dismissed 9 October 2009.

14/12262/ADV – refused consent (Allowed on appeal)

Display of 2 no. internally illuminated LED screens measuring 3m (H) x 12m (W) x 0.3m (D) on a hoarding for a period of 5 years. Appeal allowed 20 July 2015

### Development Site Planning History

10 October 2005 - Permission and conservation area consent granted by the Secretary of State on appeal for a mixed redevelopment site known as Option A (307 residential units, a retail supermarket and 156 holiday lets, including a 22 storey tower). These decisions were subject to a legal challenge by Sainsbury's Supermarkets and the former owner of 283 Edgware Road. The Court of Appeal in December 2007 upheld the 2005 appeal decision.

The applicant has sought to address some of the pre-commencement conditions attached to the 2005 appeal decision but no works has started on site at present and no submissions in relation to conditions have been received since 2011. The main vacant site is currently used as a temporary car park and a car wash facility.

Option B for a taller 26 storey building (326 flats) was dismissed at appeal in October 2005.

## 5. THE PROPOSAL

This application seeks consent to replace the current five advertisement panels and hoarding with a replacement hoarding on a new alignment, with new LED screen advertising, which would be angled so that they are more visible in oblique views than the current panels. The digital advertising will display static images which will change no quicker than once per 10 seconds. There will be no animation or moving display features. The screens will measure 12m wide and 3m high. The proposed mural which will occupy the rest of the hoarding is shown to depict a two storey London terrace street scene. The proposal seeks consent to display the advertisements for a temporary period of 12 months.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

There are no land use issues which arise from the proposal.

### 6.2 Townscape and Design

The planning history to this site is important. The very recent advertisement consent which was granted on appeal (14/12262/ADV), allowed for an identical size and location of advertisement screens to that in the current proposal. The difference in the two schemes is that the current proposal has an associated hoarding which depicts a London street scene, whereas the appeal scheme had a River Thames panorama. Also the current proposal seeks consent for 12 months whereas the appeal scheme allowed a display for five years. The reason for the two applications is that when the first application was refused and the appeal lodged, the second (current) application was submitted to try and address some of the concerns with the first application. The appeal outcome was not known at the time this current application was made.

Thus the current proposal is arguably of lesser impact in that the associated mural is more contextual and relates to previous hoardings approved on the site and is for a shorter period of time.

It is acknowledged that the continual use of this site for advertising for many years has had an adverse impact on the character of the area and the objections of the local amenity societies are understandable.

However, as observed by the Inspector in his decision on the recent appeal, the proposal will reduce the number of advertisements on the site from five to two and will introduce a new and tidy hoarding, which would result in an improved appearance of the site.

In the light of this recent appeal decision, it is considered that the current proposals represent an improved proposal and with the presence of new site owners on the horizon, it is hoped that development proposals will be forthcoming in the near future which will see the end of the advertising hoardings to this site.

### 6.3 Amenity

There are considered to be no adverse impacts on residential amenity.

### 6.4 Transportation/Parking

This section of the Edgware Road forms part of the Transport for London Road Network (TLRN). Both Transport for London and our own Highways Planning Manager have viewed the proposals and consider that with the suggested conditions, the signage would be acceptable, with no adverse effect on transportation safety. The Planning Inspector in the recent appeal decision also came to the view that while the signage could distract drivers, that the proposal would be acceptable, with the suggested conditions.

### 6.5 Conclusion

The proposal is considered acceptable and would accord with Policies S25 and S41 of our City Plan and DES 1, DES 8 and TRANS 2 of our UDP.

## BACKGROUND PAPERS

1. Application form
2. Response from Paddington Waterways and Maida Vale Society dated 26 May 2015.
3. Memo from Highways Planning Manager dated 26 May 2015.
4. Online comment from St Marylebone Society dated 15 June 2015.
5. E-mail from Transport for London dated 15 June 2015.
6. Appeal decision dated 20 July 2015.

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

**DRAFT DECISION LETTER**

**Address:** Development Site At, 285-329 Edgware Road, London, W2 1DH

**Proposal:** Display of two internally illuminated digital LED (96 sheet) (12m x 3m) advertising units and associated mural.

**Plan Nos:** T3837 A4 050; T3837 A4 051; T3837 A4 052; T3837 A4 053; T3837 A4 054; T3837 A4 055; standard specification drawing for LED screen; letter from Insite Poster Properties, dated 1 May 2015; e-mail from Ben Porte, Insite Poster Properties, dated 22 June 2015 confirming willingness to accept a 12 month consent.

**Case Officer:** Tom Burke

**Direct Tel. No.** 020 7641 2357

**Recommended Condition(s) and Reason(s):**

- 1 You can display the advert for 12 months from the date of this letter. You must then remove it without delay. (C04AA)

**Reason:**

The advert is temporary, so under DES 8 of our Unitary Development Plan that we adopted in January 2007, we can only approve it for a limited period. (R04AB)

- 2 The proposed advertising must not have any intermittent light source, moving feature, animation or exposed cold cathode tubing.

**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)

- 3 The luminance levels of the display units shall at no time exceed that recommended by the Institution of Lighting Professionals in their Professional Lighting Guide (PLG 05) 'Brightness of Illuminated Advertisements).

**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)

- 4 The change between advertisements displayed via the LED units shall not change more than once every ten seconds.

**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 visual effects of any kind to be permitted to accompany the transition between any two successive messages. The replacement image must not incorporate any fading, swiping or other animated transitional method.

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)

INSITE Ref:  
13358

Project

285-315 Edgware Road

London  
W2 1DH

Drawing Name

Proposed - View to  
North West bound

Drawing Status  
PLANNING

Revision  
- 28 04 2015 Final Formel Issue

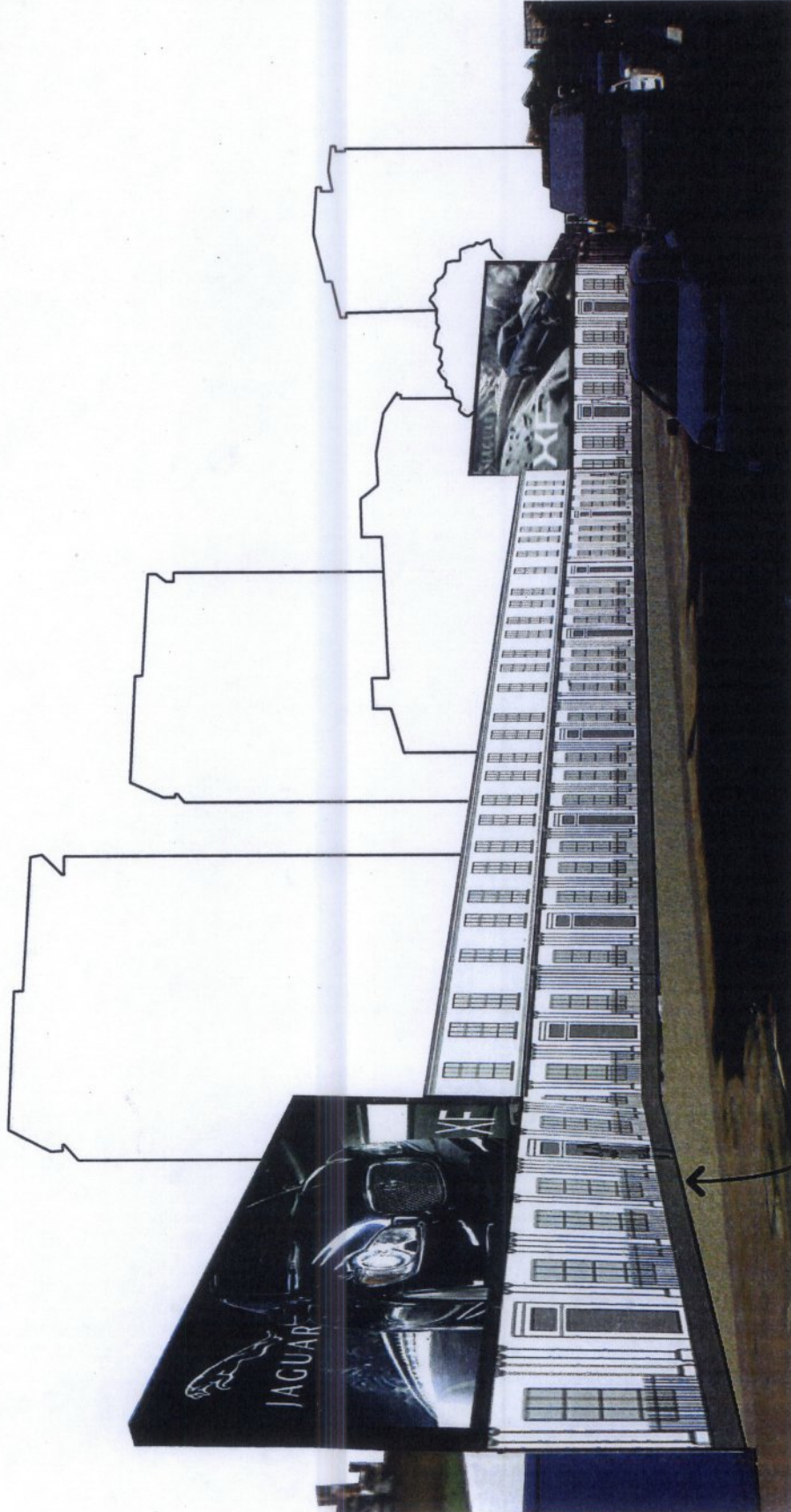
ST

Date  
28 April 2015

Drawing Scale @ A4  
N.T.S.

Layout ID  
T3837 A4 055

Revision



Indicative Mural



INSITE Ref:  
13358

Project

285-315 Edgware Road

London  
W2 1DH

Drawing Name  
Location Plan -  
Proposed

Drawing Status  
PLANNING

Revision  
- 28.04.2015 Final Formal Issue ST

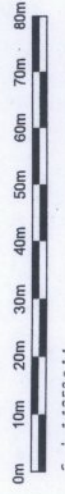
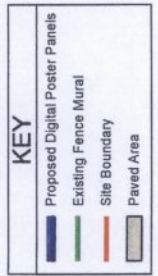
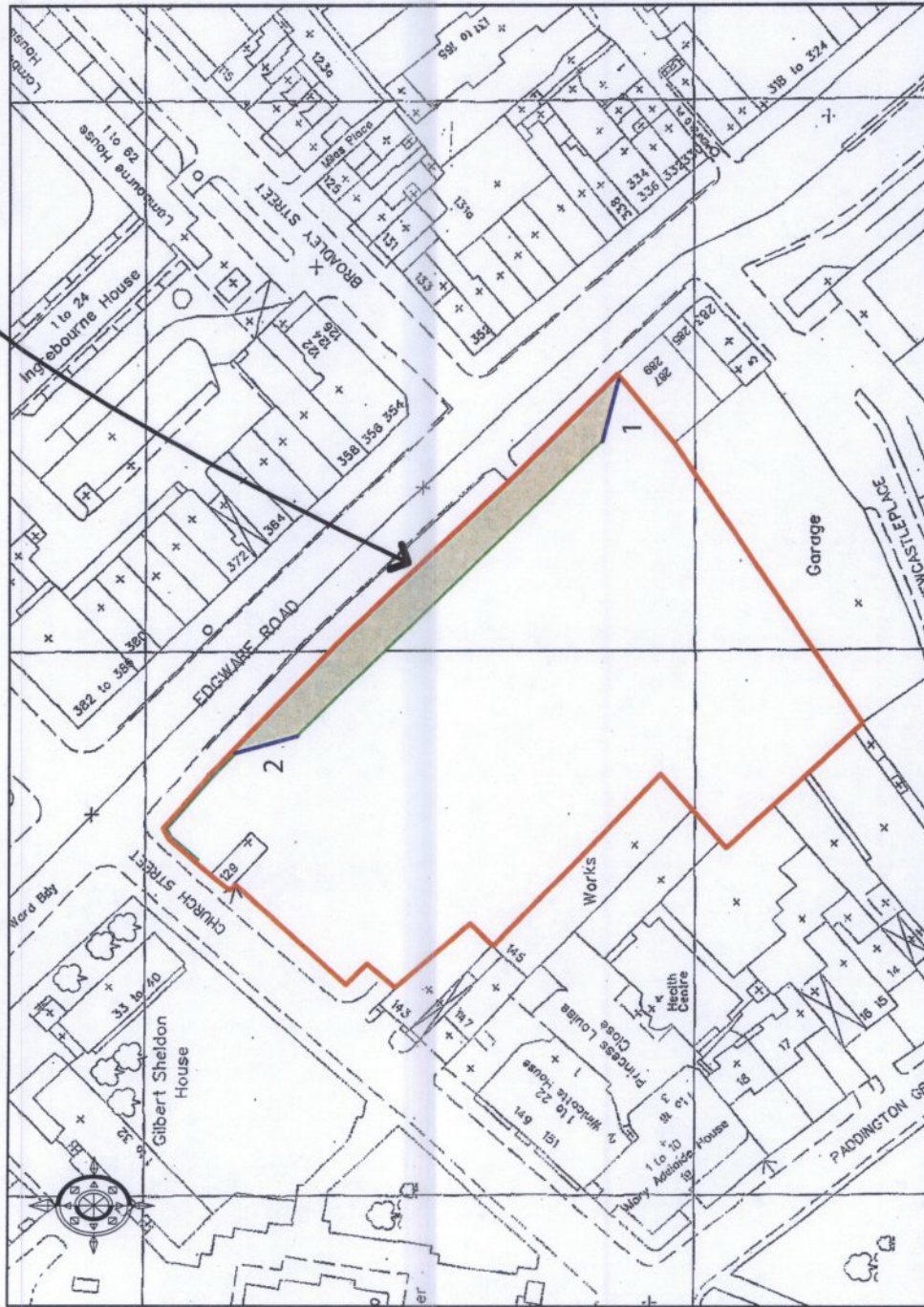
Date  
28 April 2015

Drawing Scale @ A4  
1:1250

Layout ID  
T3837 A4 050



Application Site



Notes:  
 - All site markings, unless marked proposed  
 - Original drawing size A4  
 - Scaled dimensions should not be taken from this  
 - drawing unless authorised.  
 - Drawing number: 100010000

This page is intentionally left blank

# Agenda Item 4

Item No.
4

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 11 August 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Knightsbridge And Belgravia	
<b>Subject of Report</b>	<b>10 Sterling Street, London, SW7 1HN</b>		
<b>Proposal</b>	Alterations at main roof level to allow for the use as a terrace including build-up of rear wall and creation of access hatch.		
<b>Agent</b>	Morgan Harris Architects Ltd		
<b>On behalf of</b>	Mr Karim Makarem		
<b>Registered Number</b>	15/04303/FULL	<b>TP / PP No</b>	TP/25070
<b>Date of Application</b>	14.05.2015	<b>Date amended/ completed</b>	15.05.2015
<b>Category of Application</b>	Other		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Knightsbridge		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone  Within Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

Grant conditional permission.





10 STERLING STREET, SW7  
Page 107

## 2. SUMMARY

10 Sterling Street is a single family dwelling arranged over four floors. The building is not listed but is within the Knightsbridge Conservation Area.

Permission is sought for the alterations at main roof level to create a terrace including the build-up of the rear wall and creation of an access hatch. The proposal is a resubmission of the scheme previously approved on the 22 May 2012 (11/10396/FULL).

The key issues in this case are:

- The impact on amenity of nearby residential properties.
- The impact on the character and appearance of the Knightsbridge Conservation Area.

The application is considered acceptable in design and amenity terms and as such is recommended for approval.

## 3. CONSULTATIONS

### KNIGHTSBRIDGE ASSOCIATION

No objection provided plans are identical to the previously approved scheme.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 14; Total No. of Replies: 5.

#### Amenity

- Loss of light.
- Loss of privacy.

#### Design

- Overdevelopment.
- Impact on character of the property.

#### Other

- Difficult to erect scaffolding around the site.
- Suspension of parking to accommodate skips.
- Noise from building works.
- Concern about objects falling from the terrace.

ADVERTISEMENT/SITE NOTICE: Yes.

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

10 Sterling Street is a single family dwelling located on the east side of Sterling Street. The building is not listed but is within the Knightsbridge Conservation Area.

### 4.2 Relevant History

Planning permission was granted on the 21 January 2014 for excavation beneath the dwelling and front lightwell/vaults to create new basement level and replace vault doors with glazing (13/08386/FULL).

Planning permission was refused on the 16 October 2013 for the erection of a roof extension with terrace to front (13/08362/FULL).

Planning permission was refused on the 6 August 2013 for the construction of mansard roof extension (13/01319/FULL).

A Lawful Development Certificate was granted on the 9 April 2013 for excavation works to form an additional storey below footprint of existing lower ground floor.

Planning permission was granted on the 22 May 2012 for alterations at main roof level to allow for the use as a terrace including build-up of rear wall and creation of access hatch (11/10396/FULL).

Planning permission was refused on the 27 April 2012 for the erection of single storey extension at rear second floor level (11/10394/FULL).

Planning permission was refused on the 30 October 2012 for the replacement of rear lantern light with walk-on rooflight for use as a terrace at upper ground floor level, associated replacement of existing window with door, installation of 1.8m high opaque glass screen behind existing trellis and extension of trellis and screen to rear boundary. (11/10393/FULL).

## **5. THE PROPOSAL**

Permission is sought for alterations to the main roof to allow its use as a terrace including build-up of the rear wall and creation of an access hatch with a glazed balustrade.

## **6. DETAILED CONSIDERATIONS**

### **6.1 Land Use**

The application property will remain as a single dwellinghouse.

### **6.2 Townscape and Design**

The application property is an unlisted building located within a terrace of three properties formed by Nos. 8, 9 and 10 Sterling Street. The terrace has a relatively uniform appearance in terms of size, height and rooflines. The three dwellings present a visually cohesive group within the street scene.

The application proposals comprise of alterations to the main roof to facilitate its use as a terrace. Associated works include building up the rear wall at roof level and creation of an access hatch with a glazed balustrade.

The proposed alterations at roof level will involve the removal of the existing butterfly roof structure and the infilling of the associated 'V' shaped parapet to the rear with matching brickwork. The loss of the existing butterfly roof and associated 'V' shaped parapet is normally considered contentious in design and conservation area terms, however, the principle of altering the roof has previously been accepted under the 2012 permission. There is no material change to the proposals and the previously approved scheme.

Whilst the proposed alterations to the roof would normally be contentious in conservation terms, the 'V' shaped parapet has already been infilled on No. 9 and as such it is no longer characteristic of the rear facade along this terrace. The infilling of the 'V' will result in a more uniform appearance along the terrace. The proposed roof terrace would be largely contained by the existing party walls to either side and the altered parapets to the front and rear. The access hatch would be set flush within the roof and the associated glass balustrade around the rooflight would be set below the roof parapet. The proposed alterations would not be

visible from street level and there would be limited views of the roof from the properties on the opposite side of Sterling Street.

Overall, the proposal is considered to be acceptable in design terms and in line with the Westminster City Plan policies and saved Policy DES6 of the UDP.

### **6.3 Amenity**

The infilling of the butterfly roof and the rear 'V' shaped parapet wall, as well as the access hatch and balustrade, are modest in terms of bulk and would be located a sufficient distance from neighbouring windows to ensure that no significant loss of light or increased sense of enclosure would result.

There is an existing roof terrace at No. 9 Sterling Street which is accessed via a glazed enclosure. The proposed terrace level would be above the nearest neighbouring windows as the application property is substantially higher than those properties. The terrace would be located a sufficient distance from the windows on the opposite side of Sterling Street. As such, it is not considered that any significant loss of privacy to neighbouring properties would result. The terrace would be relatively modest in size and it is not considered that use of the terrace would result in any significant potential for noise or disturbance to neighbouring properties.

### **6.4 Transportation/Parking**

Not applicable.

### **6.5 Economic Considerations**

The economic benefits generated are welcome.

### **6.6 Other UDP/Westminster Policy Considerations**

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

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

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

### **6.7 London Plan**

The proposal does not raise strategic issues.

### **6.8 Planning Obligations**

The proposal does not trigger any requirements for Planning Obligations.



Item No.
4

## 6.9 Other Issues

Concern has been raised by one neighbour about how the scaffolding would be erected around the site to facilitate the works at roof level. One neighbour has stated that they would not give permission for scaffolding to be erected on their property. Separate highways licences would be required for the erection of any scaffolding on the public highway and for the suspension of on-street parking spaces if required in order to carry out the works.

## 6.10 Conclusion

These proposals are not materially different from the scheme approved in 2012 and subject to the recommended conditions are considered acceptable in design and amenity terms and accord with policies in the UDP and Westminster's City Plan.

## BACKGROUND PAPERS

1. Application form.
2. Letter from the Knightsbridge Association.
3. E-mail on behalf of 9 Sterling Street, SW7 dated 29 June 2015.
4. Letter from 1 Sterling Street, SW7 dated 4 July 2015.
5. E-mail from 24 Montpelier Place, SW7 dated 7 July 2015.
6. Letter from Yellow House, 22 Montpelier Place, SW7 dated 10 July 2015.
7. E-mail from 8 Sterling Street, SW7 dated 10 July 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA JACKSON ON 020 7641 2934 OR BY E-MAIL – [ajackson@westminster.gov.uk](mailto:ajackson@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** 10 Sterling Street, London, SW7 1HN

**Proposal:** Alterations at main roof level to allow for the use as a terrace including build-up of rear wall and creation of access hatch.

**Plan Nos:** Site location plan, 004, 005-01, 005-02, 020-01, 020-02, 022-01, 022-02, 023-01, 023-02, 030-01, 030-02, 031-01, 031-02, 033-01, 033-02 and Design and Access Statement.

**Case Officer:** Zulekha Hosenally **Direct Tel. No.** 020 7641 2511

**Recommended Condition(s) and Reason(s):**

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

**Reason:**

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

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

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

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

**Reason:**

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

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

**Reason:**

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

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

**Reason:**

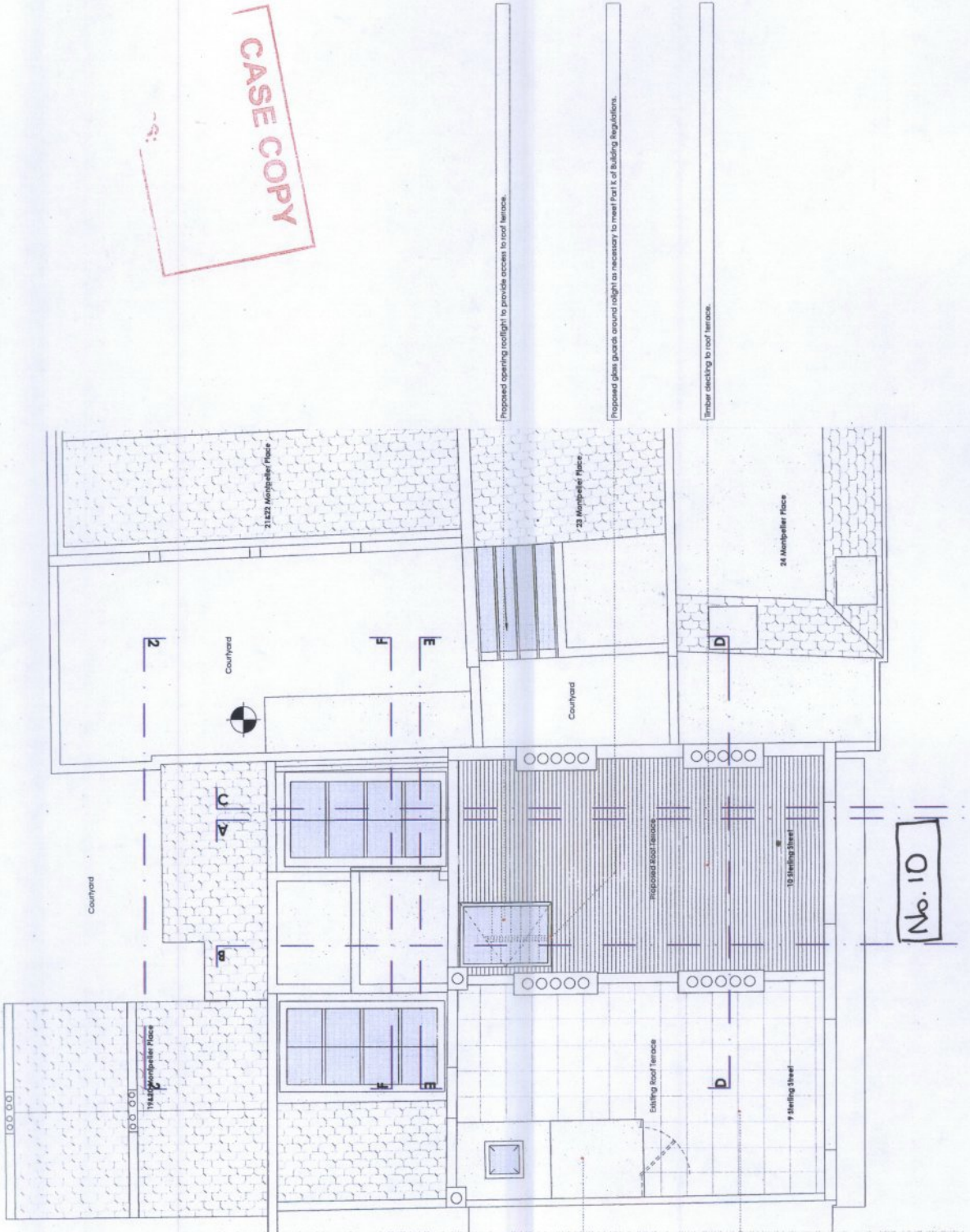
To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and

DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 3 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.

CASE COPY



PROPOSED

b1 01 01

ALL DESIGNS & DRAWINGS COPYRIGHT(c) Morgan-Harris Architects Ltd.

CLIENT

morganharrisarchitects

The Studio  
150  
Buckingham  
192 6GP

PURPOSE OF ISSUE  
Information  
Comment  
Consents  
Building Control  
Tender  
Contract  
Construction

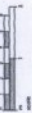
Proposed:  
Roof Plan

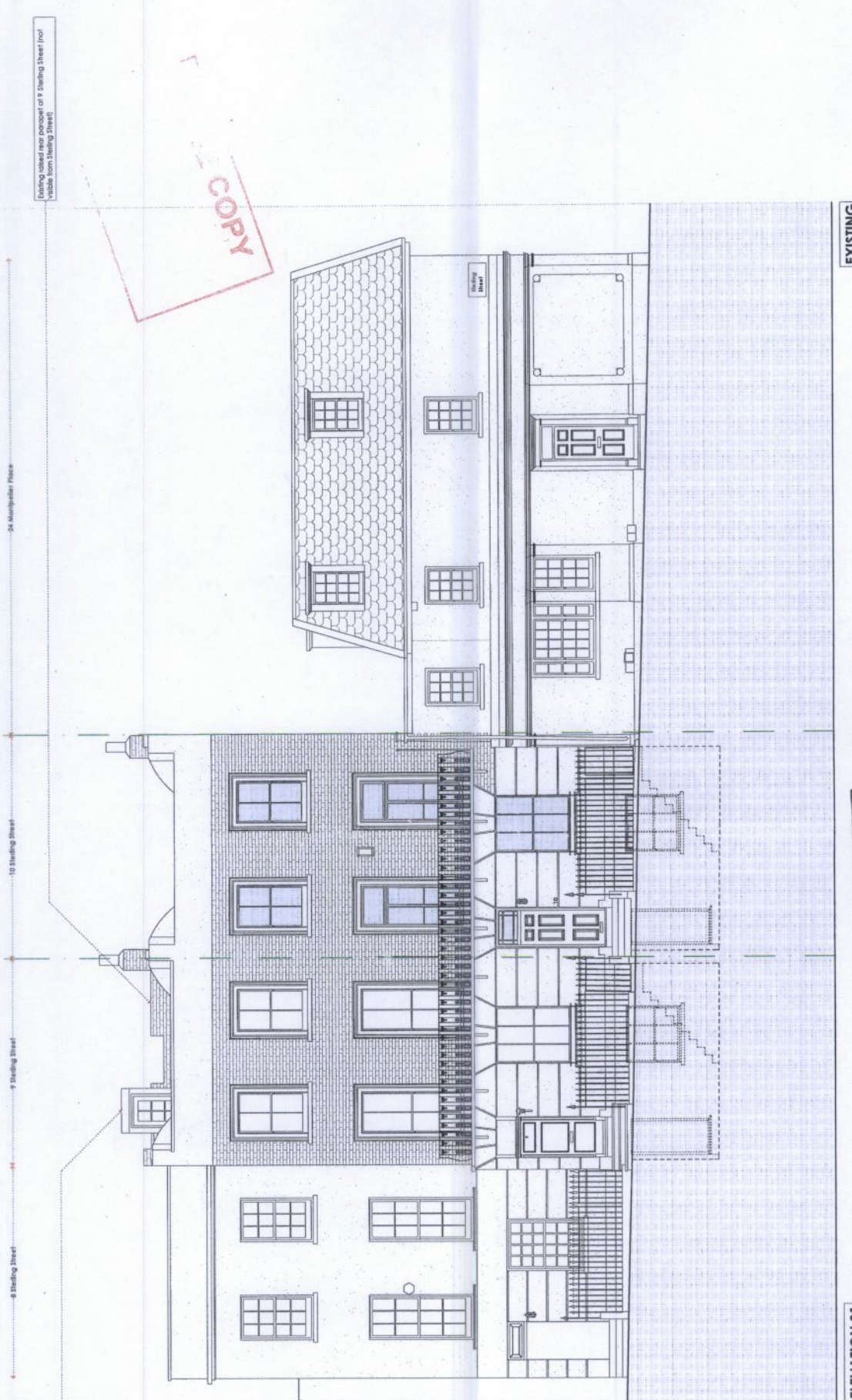
Scale for  
1:50 @ A1  
1:100 @ A3  
AG158C 005-02

Date: 14.09.11  
GMH  
GMH

(-)

Notes:  
1. All dimensions are in millimetres unless otherwise stated.  
2. All dimensions are to the face of the work unless otherwise stated.





Existing raised rear garden at 8 Sterling Street (not visible from Sterling Street)

Existing structure housing stair access up to roof terrace at 7 Sterling Street.

COPY

ELEVATION 01

No. 10

EXISTING

24 Marlingdale Place

10 Sterling Street

9 Sterling Street

8 Sterling Street

**NOTICE:** Figural/Dimensional data for reference only. All dimensions are to face unless otherwise stated. All measurements are to be taken from the finished ground level. For further information, please refer to the relevant drawings.

**CLIENT:** private: contact via mha

**ALL DESIGNS & DRAWINGS COPYRIGHT(c) Morgan-Harris Architects Ltd.**

**morganharrisarchitects**

100-1011 11th  
1007 W 14th Ave  
Vancouver, BC V6C 1A7  
www.morganharrisarchitects.com

The Client:  
120 Ave Road  
Technoform  
100 02P

**PURPOSE OF ISSUE**

Information	<input type="radio"/>
Comments	<input type="radio"/>
Building Control	<input checked="" type="radio"/>
Tender	<input type="radio"/>
Contract	<input type="radio"/>
Construction	<input type="radio"/>

**10 Sterling Street**

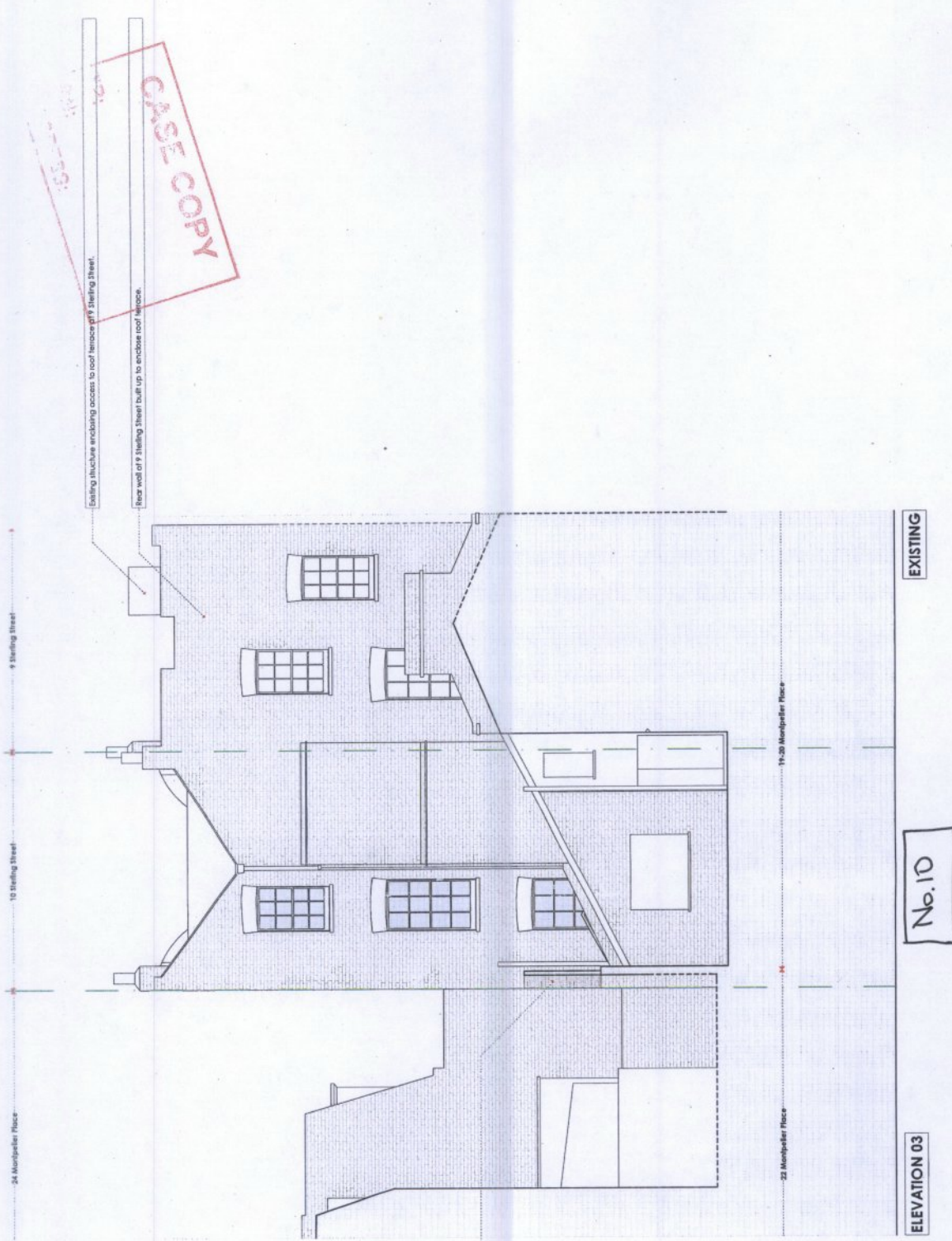
**Existing: Elevation 01 (Street)**

Scale: 1:50 @ A1  
1:100 @ A3

Date: 14.09.11

Drawn by: GMH  
Checked by: GMH  
Date: (-)





EXISTING

No. 10

ELEVATION 03

Building existing and support retained and protected.

**Notice:** Right of Way lines are shown for reference only. Check all measurements against a scale drawing. All dimensions are in millimetres unless otherwise stated.

**Scale:** 25:1 (1:250)

**Date:** 20/11/2008

**Description:** Elevation 03 (Rear)

**Client:** private: contact via mha

**Copyright:** ALL DESIGNS & DRAWINGS COPYRIGHT(c) Morgan-Harris Architects Ltd.

**Architect:** **morganharrisarchitects**  
 The Studio  
 120-122 Montpelier Place  
 Bristol, Avon  
 BS7 4DP  
 Tel: 0117 914 444  
 Fax: 0117 914 444  
 Email: info@morganharrisarchitects.com  
 Website: www.morganharrisarchitects.com

**PURPOSE OF ISSUE**

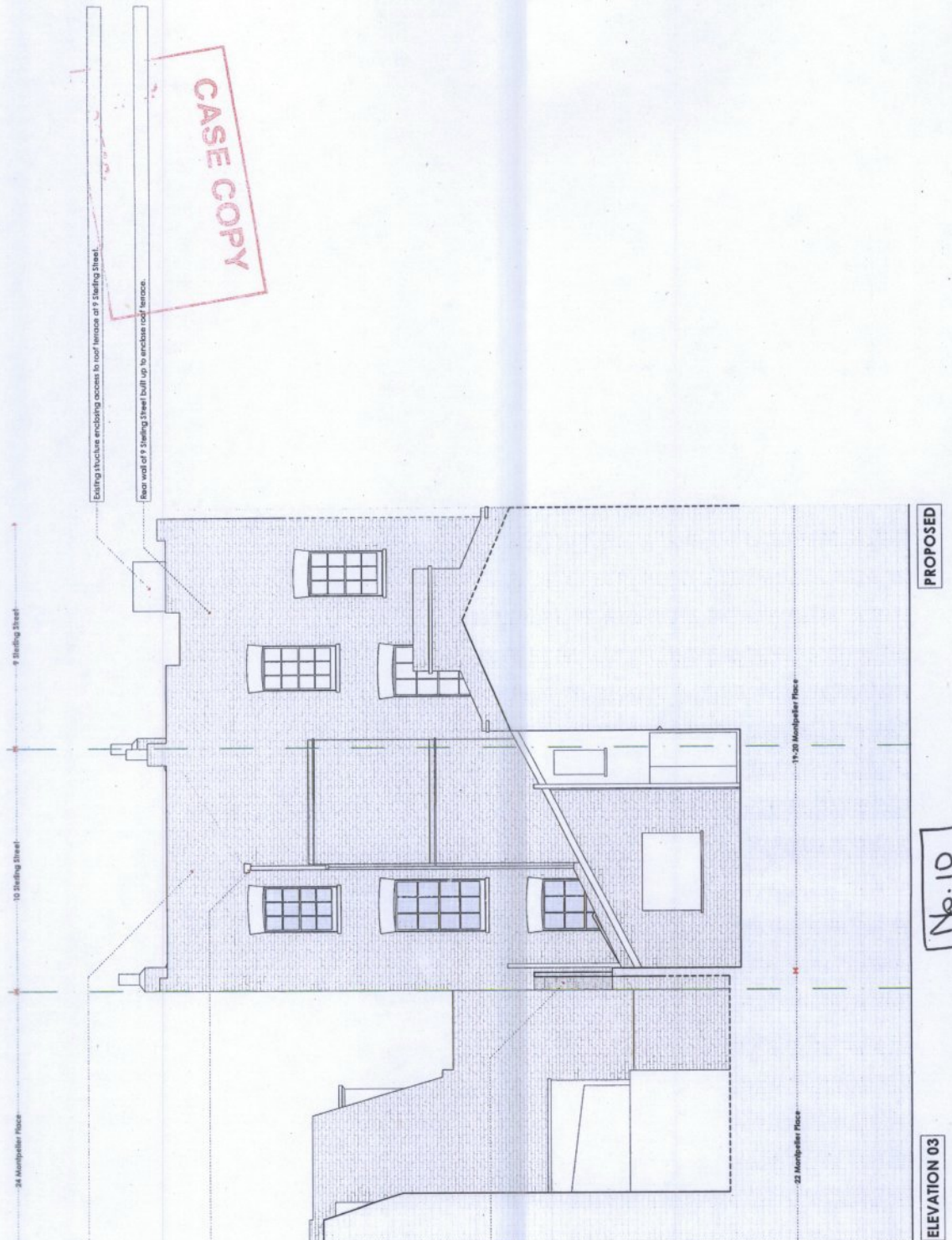
Information	<input type="radio"/>
Comments	<input type="radio"/>
Building Control	<input checked="" type="radio"/>
Tender	<input type="radio"/>
Contract	<input type="radio"/>
Construction	<input type="radio"/>

**10 Sterling Street**

**Existing:** **Elevation 03 (Rear)**

**Scale:** 1:50 @ A1  
 1:100 @ A3  
 1:200 @ A4

**Date:** 14.09.11  
**Drawn by:** GMH  
**Check by:** GMH  
**Issue:** 022-01



CASE COPY

Rear wall of 10 Sterling Street built up to match rear wall of 9 Sterling Street and provide screen and gird to proposed roof terrace.

Existing hopper retained and reused.

Existing planting and support retained and protected.

PROPOSED

ELEVATION 03

No. 10

NOTE:   
 Figure dimensions take precedence over scaling.   
 All dimensions to be as shown and verified on site prior to being put in work.   
 Refer to all notes from build issue 17 to build 02.

DATE: 23.03.11 DATE: 14.09.11   
 DRAWN BY: GMH   
 CHECKED BY: GMH   
 PROJECT NO: AG158c 022-02

100 South 1147   
 100710 3rd Floor   
 120a Mary Road   
 The Studio   
 120 Mary Road   
 The Studio   
 120A JCB

morganharrisarchitects

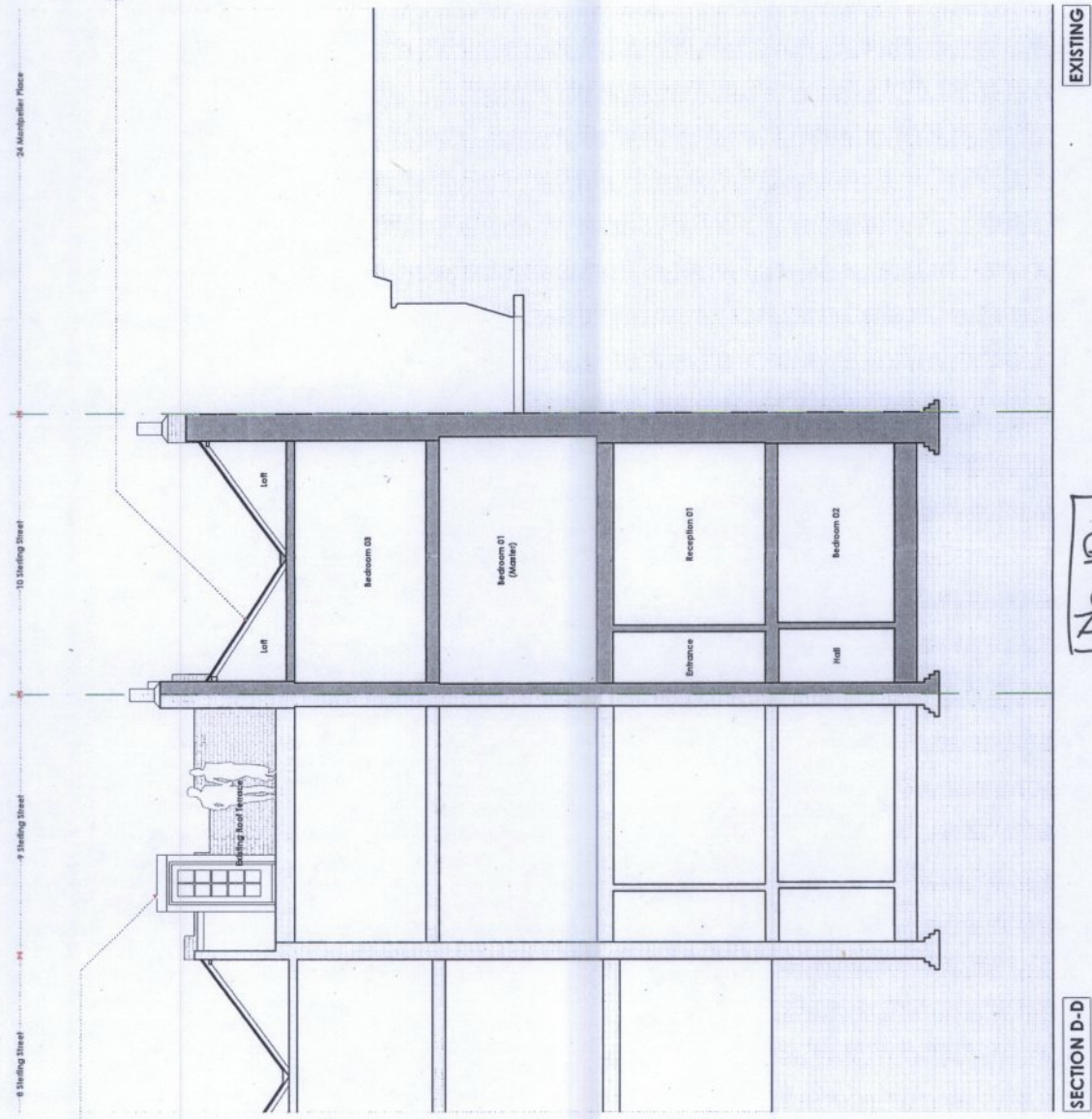
PURPOSE OF ISSUE:   
 Information    
 Comment    
 Building Control    
 Tender    
 Contract    
 Construction

Proposed:   
 Elevation 03 (rear)   
 1:50 @ A1   
 1:50 @ A3   
 AG158c 022-02

CLIENT: private: contact via mha

ALL DESIGNS & DRAWINGS COPYRIGHT(C) Morgan-Harris Architects Ltd.





1500-1  
CASE COPY

Existing structure housing stair access up to roof terrace at 9 Sterling Street.

Existing roof to be taken down and carried off site.

EXISTING

No. 10

SECTION D-D

**NOISE:** Noise (Structure Bore) predicted to not affect. Check all measurements against noise tables. All dimensions refer to wall centre lines unless stated otherwise. To be used ASB.

**Rev:** Date: 20.01.11. Order issued to Resubmit in part of Planning Application.

**Client:** morganharrisarchitects

**Project:** The Studio, 120 May Road, London, W2 6SP

**Contractor:** AG158c 033-01

**Section D-D**

**10 Sterling Street**

**Existing:** Building Control 1180 @ A3, Contract Construction

**Section D-D**

**Building Control:** 1180 @ A3

**Date:** 14.07.11

**Drawn by:** GMH

**Check by:** GMH

**Scale:** (-)

**ALL DESIGNS & DRAWINGS COPYRIGHT(C) Morgan-Harris Architects Ltd.**

**CLIENT:** private: contact via mha



# Agenda Item 5

Item No.
5

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 11 August 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning	<b>Wards involved</b> Knightsbridge And Belgravia		
<b>Subject of Report</b>	<b>17 Wilton Street, London, SW1X 7AX</b>		
<b>Proposal</b>	Enlargement of existing rear ground floor extension and first floor terrace and replacement of defective pitched rooflight above with a flat walk on rooflight.		
<b>Agent</b>	Philip Davies Heritage and Planning Ltd		
<b>On behalf of</b>	c/o Philip Davies		
<b>Registered Number</b>	15/00895/FULL 15/00896/LBC	<b>TP / PP No</b>	TP/12386
<b>Date of Application</b>	02.02.2015	<b>Date amended/ completed</b>	18.02.2015
<b>Category of Application</b>	Other		
<b>Historic Building Grade</b>	Grade II Listed Building		
<b>Conservation Area</b>	Belgravia		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone  Outside Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	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.





17 WILTON STREET, SW1  
Page 123

Item No.
5

## 2. SUMMARY

No. 17 Wilton Street is a Grade II listed mid-terrace house within the Belgravia Conservation Area. The building is in use as a single family dwelling and comprises lower ground, ground and four upper storeys.

Planning permission and listed building consent are sought for the enlargement of the existing rear ground floor extension and first floor terrace and replacement of defective pitched rooflight above with a flat walk on rooflight.

The key issues for consideration are:

- The impact on the appearance of the building and character of the surrounding Belgravia Conservation Area.
- The impact on the amenity of neighbouring residents.

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

## 3. CONSULTATIONS

### BELGRAVIA RESIDENTS ASSOCIATION

Any response to be reported verbally.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 10; Total No. of Replies: 1.

One letter of objection has been received on behalf of 16 Wilton Street raising the following concerns:

#### Amenity

- Increased noise and disturbance from use of enlarged terrace.
- Loss of privacy.
- Overlooking.

#### Design

- Affect on appearance of conservation area and adjacent listed buildings.
- The scale and bulk of the proposed extension will be more prominent than both the existing one and those of the adjoining terraces and balconies.

#### Other

- Incompleteness of application.
- Requirements of conditions on previous permissions relating to the first floor terrace use have not been met.

ADVERTISEMENT/SITE NOTICE: Yes

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

No. 17 Wilton Street is a Grade II listed mid-terrace house within the Belgravia Conservation Area. The building is in use as a single family dwelling and comprises lower ground, ground and four upper storeys.

#### **4.2 Relevant History**

Planning permission and listed building consent were granted in 2005 for alterations including erection of a mansard roof extension and rear extensions at basement to second floor level.

Planning permission and listed building consent were granted in 2007 for the installation of a gate within the rear railings to first floor terrace to give access to flat roof for maintenance.

### **5. THE PROPOSALS**

Planning permission and listed building consent are sought for the enlargement of the existing rear ground floor extension and first floor terrace and replacement of defective pitched rooflight above with a flat walk on rooflight.

### **6. DETAILED CONSIDERATIONS**

#### **6.1 Land Use**

The enlargement of the existing rear ground floor extension and first floor terrace is acceptable in land use terms subject to the amenity and design considerations.

#### **6.2 Townscape and Design**

The application property is a mid-terrace house forming part of a Grade II listed terrace fronting the southern side of Wilton Street, within the Belgravia Conservation Area. Being the penultimate house at the western end of the terrace, its rear elevations are notably visible from both the side (Wilton Mews) and the rear (St Peter's Church car park).

The rear elevation has already been extended at lower ground and ground floor levels in recent years, with a shallow stepped terrace formed between the two, and an upper terrace at first floor level over the solid part of the ground floor extension. The application proposes to extend the existing ground floor kitchen extension out to the line of the lower ground floor extension, so removing the shallow terrace.

An objection has been raised on grounds that the proposals will affect the historic interest of the listed building and the character and appearance of the Belgravia Conservation Area as the scale and bulk of the proposed extension will make it more prominent than both the existing one and those of the adjoining terraces and balconies.

Whilst the median building line exhibited by the various lower level extensions across the rear of this terrace is around the line of the existing ground floor kitchen extension, and the proposal would exceed that, a line further out has been historically established by the older extension to No. 16 Wilton Street, the end-of-terrace house immediately adjoining the application site, which forms its most obvious contextual influence.

Whilst an extension outwards from the shallower established building line might be seen as increasing bulk and decreasing the sense of a gap between these properties and the opposite rear wall line of the church boundary, this would only be slight, and would match the line of No. 16. The proposed design has been well considered and, like the existing kitchen extension, would provide architectural definition to avoid a flat elevation, by treating the left-hand (westernmost) section in glass and with a glazed rooflight, to create the effect of a proportionate ancillary rear extension.

Some greater definition would, however, be arguable in order to secure a shadow line between that glazed section and the solid right-hand (easternmost) section. This can be

Item No.
5

secured by the recommended amending condition. Conditions securing the quality of the build can be secured by the recommended conditions.

The proposals are therefore considered acceptable in design and conservation terms in accordance with design Policies S28, DES 1, DES 5, DES 6, DES 9 and DES 10.

### **6.3 Amenity**

In terms of residential amenity, the nearest neighbouring residential properties are the adjoining Nos. 16 and 18 Wilton Street. An objection has been raised to the application from No. 16 on the grounds that the proposals will lead to increased noise and disturbance from use of the enlarged terrace, a loss of privacy and issues of overlooking.

At rear ground floor level the existing terrace area will be replaced by the proposed extension, which will result in the building-out of the area by approximately 1.5m. The proposed rear elevation will be in closer alignment to the building line to No. 16 and will feature a large frameless window and a smaller window, both serving the extended kitchen area. The removal of the terrace area at this level potentially reduces overlooking and associated concerns relating to the privacy of neighbouring residents. Given that French doors and a window already exist at this level, albeit set back behind the terrace to which they give access, the proposed replacement windows are considered acceptable in amenity terms. Moreover, given the modest nature of the extension, it is not considered that it will create an increased sense of enclosure or loss of sunlight/daylight to the adjacent neighbouring properties, which will continue to benefit from an open outlook from the rear of their properties.

At first floor level, the proposed enlarged terrace will extend to the same depth as that of the adjoining property at No. 16. This property has an existing full width and depth roof terrace, which overlooks the existing terrace at No. 17. In response to the concerns raised, the applicant has amended the proposed design to provide timber screens to the boundary walls with Nos. 16 and 18 which will provide privacy screening extending 1.8m high on both sides. These screens follow the same design and materials as those already existing at the rear of the property.

The proposed terrace will be accessed by French doors at first floor level, as is the current arrangement for the existing terrace. Given that a terrace area already exists in this location, it is not considered that the proposed enlargement of the terrace would necessarily, by virtue of an increase in its size, lead to an unacceptable level of noise and disturbance.

In view of the privacy screening put forward by the applicant and the fact that an existing extension and terrace area already exists, the proposals to enlarge both the existing rear ground floor extension and first floor terrace are not considered to lead to an unacceptable level of overlooking, loss of privacy or an increase in noise and disturbance so as to compromise the amenity of neighbouring residents sufficiently to merit a refusal of permission. As such, the proposals are considered acceptable in amenity terms compliant with Policies S29 of the City Plan and ENV13 of the UDP.

### **6.4 Transportation/Parking**

Not applicable.

### **6.5 Economic Considerations**

Not applicable.



## **6.6 Other UDP/Westminster Policy Considerations**

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

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

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

## **6.7 London Plan**

The proposals do not raise strategic issues.

## **6.8 Planning Obligations**

The proposals are of insufficient scale to generate a requirement for any planning obligations.

## **6.9 Environmental Assessment including Sustainability and Biodiversity Issues**

The proposals are of an insufficient scale to require an environmental assessment.

## **6.10 Other Issues**

An objection was raised with regard to the incompleteness of the application submission, namely that no Design and Access Statement was submitted to accompany the application. However, a Heritage and Design Statement was submitted in support of the application which is available to view on the City Council's website.

An objection was also raised relating to the applicant not having adhered to conditions attached to both the 2005 and 2007 permissions. A condition of the 2005 permission required that only part of the roof of the lower ground floor extension shall be used as a terrace and that an area 2m from the boundary with No. 18 shall not be used for sitting out purposes. The condition required details to be submitted for approval of a screen or barrier preventing access onto this flat roof area which would then be permanently retained unless agreed in writing by the City Council.

Enforcement action was taken against this breach which appears to have resulted in planning permission and listed building consent being sought for the installation of a gate within the rear railings to the first floor terrace to give access to the flat roof for maintenance. The application was permitted in 2007 and the permission contained a condition preventing the use of the roof of the conservatory or flat asphalt roof for sitting out or for any other purpose, without the prior written approval of the City Council. It would not appear that any further enforcement action has been taken at this property, however, our enforcement team may wish to take action if a breach is considered to have occurred. Notwithstanding the above, this matter would be assessed independently to the determination of the current application.

### 6.11 Conclusion

The applications are considered acceptable in design, listed building and amenity terms, in accordance with Policies S25, S28 and S29 of Westminster's City Plan: Strategic Policies and Policies ENV6, ENV13, DES1, DES5, DES9, DES 10 and TRANS23 of our UDP, subject to the conditions set out in the draft decision letters.

### BACKGROUND PAPERS

1. Application form and statement dated 29 April 2015
2. Letter on behalf of owner/occupier of 16 Wilton Street dated 13 March 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA JACKSON ON 020 7641 2934 OR BY E-MAIL – [ajackson@westminster.gov.uk](mailto:ajackson@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** 17 Wilton Street, London, SW1X 7AX

**Proposal:** Enlargement of existing rear ground floor extension and first floor terrace and replacement of defective pitched roof light above with a flat walk on roof light.

**Plan Nos:** PL01; PL02; PL03; PL04 Rev A; PL05 Rev A; PL06; Heritage & Design Statement.

**Case Officer:** Sebastian Knox

**Direct Tel. No.** 020 7641 4208

**Recommended Condition(s) and Reason(s):**

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

**Reason:**

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

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

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

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

**Reason:**

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

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

**Reason:**

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

- 4 You must apply to us for approval of detailed drawings at a scale of 1:5 of the following parts of the development:

- (a) new windows and doors;
- (b) new rooflines;
- (c) new balustrades.

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 details.

**Reason:**

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

- 5 You must apply to us for approval of detailed 1:50 and 1:10 drawings and materials specifications showing the following alterations to the scheme:

(a) recession of glazed element of proposed extension and its associated roof edge and balustrade, by a minimum of 100mm measured from the corresponding parts of the solid element of the proposed extension;

(b) design and finish of roof edge and balustrade above the glazed element to define it from the solid element.

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 and specification. (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 Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

**Informative(s)**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

## DRAFT DECISION LETTER

**Address:** 17 Wilton Street, London, SW1X 7AX

**Proposal:** Enlargement of existing rear ground floor extension and first floor terrace and replacement of defective pitched roof light above with a flat walk on roof light.

**Plan Nos:** PL01; PL02; PL03; PL04 Rev A; PL05 Rev A; PL06; Heritage & Design Statement.

**Case Officer:** Sebastian Knox **Direct Tel. No.** 020 7641 4208

**Recommended Condition(s) and Reason(s):**

- 1 The works 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 and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 3 You must apply to us for approval of detailed drawings at a scale of 1:5 of the following parts of the development:

- (a) new windows and doors;
- (b) new rooflines;
- (c) new balustrades.

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 details.

**Reason:**

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

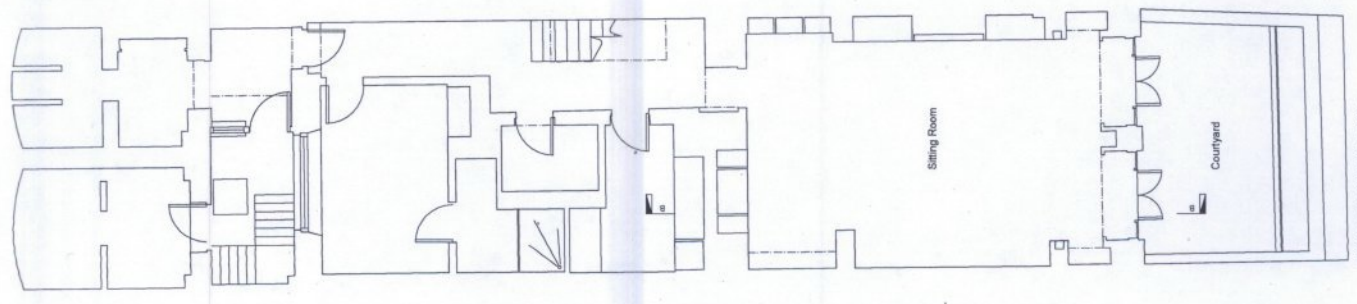
- 4 You must apply to us for approval of detailed 1:50 and 1:10 drawings and materials specifications showing the following alterations to the scheme:

- (a) recession of glazed element of proposed extension and its associated roof edge and balustrade, by a minimum of 100mm measured from the corresponding parts of the solid element of the proposed extension;

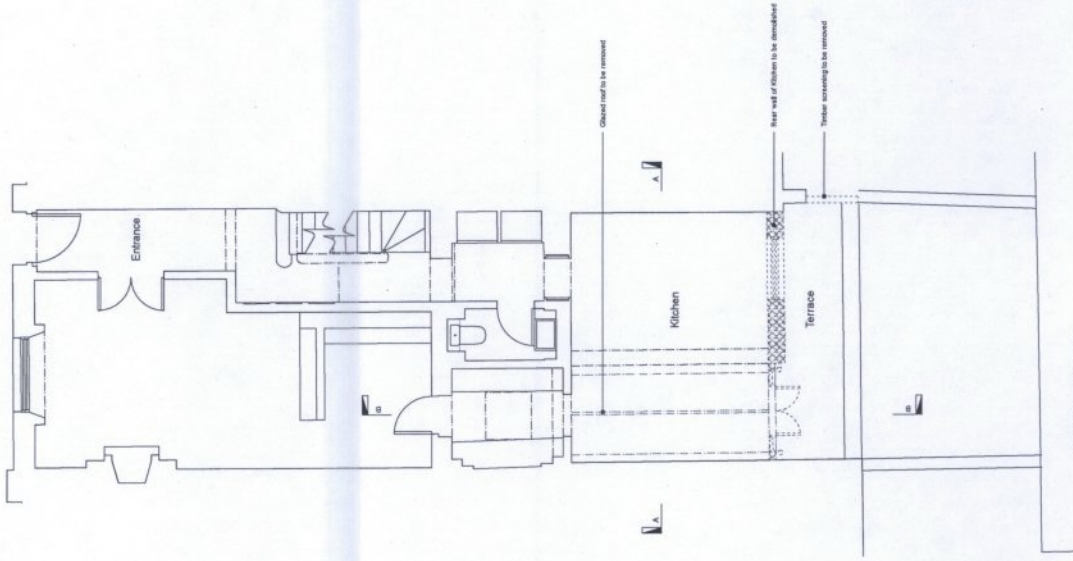
SHEET 011  
 ARCHITECTURAL DRAWING  
 PROJECT: [illegible]  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]  
 DATE: [illegible]



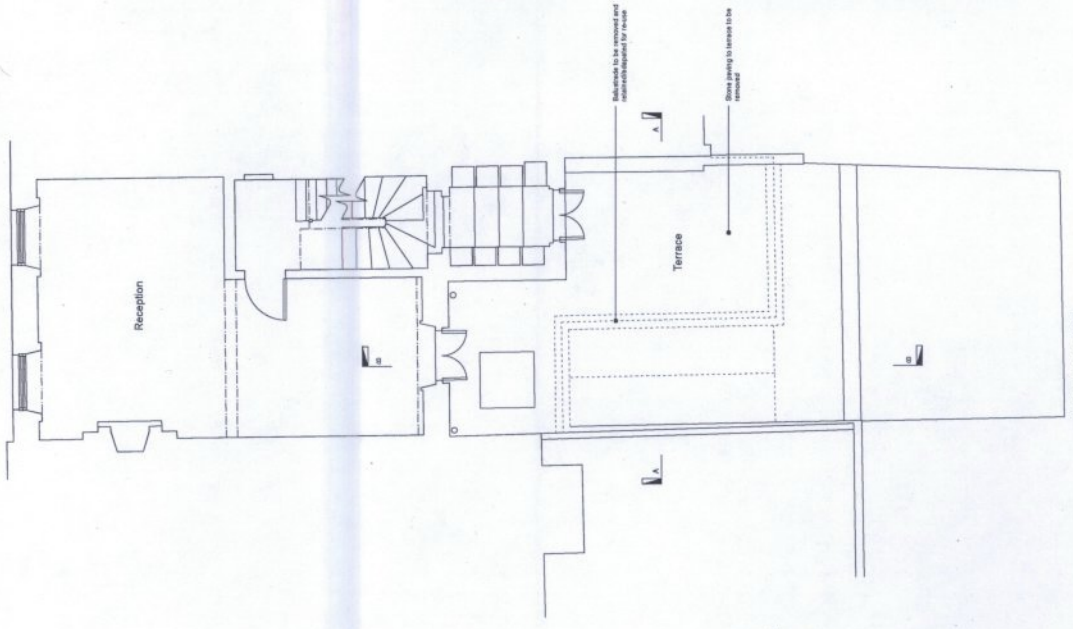
100% 1:50 SCALE @ A1 011	100% 1:50 SCALE @ A1 011
--------------------------------	--------------------------------



Building Lower Ground Floor Plan  
 1:50 SCALE @ A1



Building Ground Floor Plan  
 1:50 SCALE @ A1



Building First Floor Plan  
 1:50 SCALE @ A1









This page is intentionally left blank