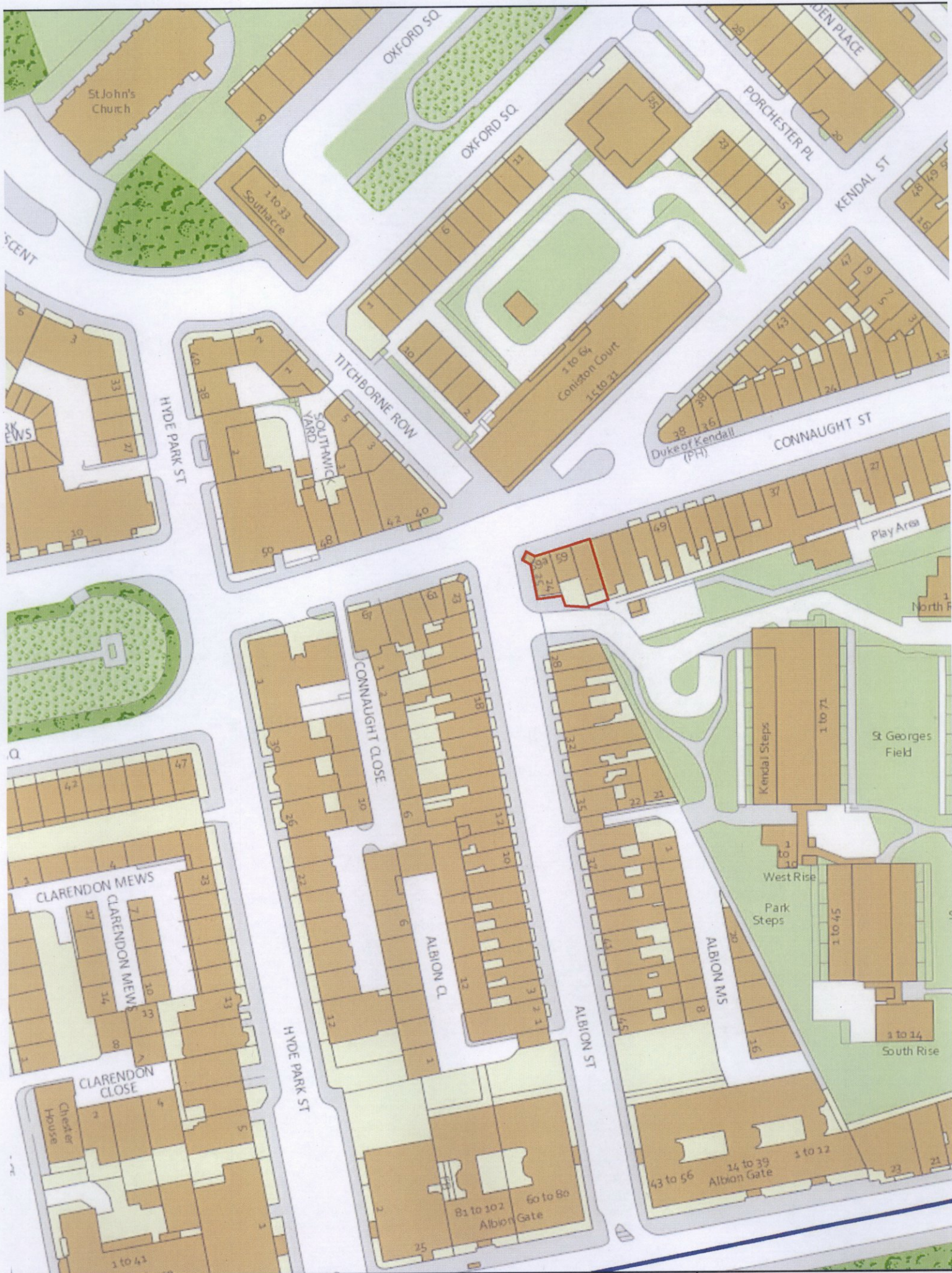


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 26 May 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Hyde Park	
<b>Subject of Report</b>	<b>57, 59 and 59A Connaught Street and 24 and 25 Albion Street, London,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

## 1. RECOMMENDATION

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





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

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



View from Albion Street showing tree in rear yard

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

## 2. SUMMARY

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

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

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

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

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

## 3. CONSULTATIONS

### HISTORIC ENGLAND

No comments to make.

### HYDE PARK ESTATE ASSOCIATION

Any response to be reported verbally.

### ENVIRONMENT AGENCY

No comments to make.

### THAMES WATER

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

### ARBORICULTURAL MANAGER

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

### BUILDING CONTROL

To be reported verbally.

### ENVIRONMENTAL HEALTH

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

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

#### HIGHWAYS PLANNING MANAGER

To be reported verbally.

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

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

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

#### Trees

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

#### Amenity

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

ADVERTISEMENT/SITE NOTICE: Yes

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

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

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

### 4.2 Planning History

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

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

## 5. THE PROPOSAL

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

The proposal reinstates a retail Class A1 shop on the basement and ground floor (130m<sup>2</sup>, a small increase of 17m<sup>2</sup> compared to the existing shop) and a 1 x 3 bed maisonette on the upper three floors.

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

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

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

### 6.2 Townscape/Design

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

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

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

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

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

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

### **6.3 Residential Amenity**

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

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

### **6.4 Transportation /Parking**

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

### **6.5 Equalities and Diversities**

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

### **6.6 Economic Considerations**

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

### **6.7 Other Westminster UDP/City Plan Considerations**

#### **Plant**

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

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

#### **Noise inside the new residential unit**

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

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

### **6.8 London Plan**

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

### **6.9 Central Government Guidance/NPPF**

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



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

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

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

### **6.10 Planning Obligations**

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

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

#### **Sustainability**

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

#### **Biodiversity**

##### **Loss of trees**

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

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

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

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

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

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

## 6.12 Other Matters

### Thames Water comments

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

### Basement

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

## 6.13 Conclusion

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

## BACKGROUND PAPERS

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

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

**DRAFT DECISION LETTER**

- Address:** 57, 59 and 59A Connaught Street and 24 and 25 Albion Street, London, W2 2BB
- Proposal:** Demolition of existing building (No.59 Connaught Street) and erection of a four storey replacement building comprising of retail (Class A1) at ground floor and basement floor levels; and residential accommodation (Class C3) at first to third floor levels with associated works. Removal of three trees from rear courtyard of No. 59. Alterations to No. 59A Connaught Street, 24 and 25 Albion Street to include work associated with the removal of rear enclosure including the installation of a window to basement level and installation of air conditioning unit.
- Plan Nos:** Covering letter dated 1 April 2015 ; Construction Management Plan ; Design and Access Statement March 2015 ; Heritage Statement , Plant Noise Assessment ; Structural Method Statement Review , Tree Report , Location Plan , Site Plan , Existing drawings: 1078\_os; 1078\_ex\_100; 101;102,103, 104,105, 200, 201,302,303.  
Proposed drawings : 1078\_00\_100, 101,102,103,104,105,200,201,302,303,304 .

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

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

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.  
**Reason:**  
For the avoidance of doubt and in the interests of proper planning.
  
  - 2 You must carry out any building work which can be heard at the boundary of the site only:
    - \* between 08.00 and 18.00 Monday to Friday;
    - \* between 08.00 and 13.00 on Saturday; and
    - \* not at all on Sundays, bank holidays and public holidays.

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

**Reason:**  
To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)
  
  - 3 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)
- Reason:**  
To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan

that we adopted in January 2007. (R26BE)

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

Reason:

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

- 5 You must apply to us for approval of detailed drawings at a scale of 1:20 of the following parts of the development - new timber shopfront. You must not start any work on these parts of the development until we have approved what you have sent us.

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

Reason:

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

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

Reason:

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

- 7 You must apply to us for approval of detailed drawings at a scale 1:20 of the following parts of the development - new windows, doors, railings/balconies. You must not start any work on these parts of the development until we have approved what you have sent us.

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at

a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

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

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

- 16 You must not use the flat roof of the first floor rear extension as a balcony or for any other purpose. You can however use the roof to escape in an emergency.

Reason:

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

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

Reason:

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

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

Reason:

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

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
  
- 2 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.  
If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>.  
**You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**
  
- 3 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
  
- 4 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
  
- 5 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
  
- 6 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
  - \* any extra work which is necessary after further assessments of the building's condition;
  - \* stripping out or structural investigations; and



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

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

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

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

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

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

**DRAFT DECISION LETTER**

- Address:** 57 and 59A Connaught Street / 24 and 25 Albion Street, London, W2 2BB
- Proposal:** External alterations to the adjoining listed building (No.57 Connaught Street and No. 59A Connaught Street/24 and 25 Albion Street) associated with demolition of existing building (No.59 Connaught Street) and erection of a four storey replacement building comprising of retail (Class A1) at the ground floor and basement floor levels; and residential accommodation (Class C3) at first to third floor levels with associated works. Alterations to No. 59A Connaught Street/24 and 25 Albion Street to include work associated with the removal of rear enclosure including the installation of a window to basement level and installation of air conditioning unit.
- Plan Nos:** Covering letter dated 1 April 2015 ; Construction Management Plan ; Design and Access Statement March 2015 ; Heritage Statement , Plant Noise Assessment ; Structural Method Statement Review , Tree Report , Location Plan , Site Plan , Existing drawings: 1078\_os; 1078\_ex\_100; 101;102,103, 104,105, 200, 201,302,303.  
Proposed drawings : 1078\_00\_100, 101,102,103,104,105,200,201,302,303,304 .

**Case Officer:** Amanda Coulson

**Direct Tel. No.** 020 7641 2875

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

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

**Reason:**

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

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

**Reason:**

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

**Informative(s):**

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

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

In reaching this decision the following were of particular relevance:

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

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

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

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




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

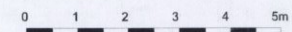


EXISTING SHOP FRONT AND FASCIA TO BE DEMOLISHED

**NOTE:**  
 THIS DRAWING IS INDICATIVE OF THE MAIN DEMOLITION WORKS ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL MINOR DEMOLITIONS AND STRIP OUT WORKS THAT ARE REQUIRED TO CARRY OUT THE PROPOSALS ARE IDENTIFIED ON SITE AND PRICED FOR ACCORDINGLY.  
 FOR WORKS TO STRUCTURAL ELEMENTS REFER TO DRAWINGS AND STRUCTURAL CALCULATIONS BY STRUCTURAL ENGINEER. NO WORK TO BE CARRIED OUT ON EXISTING SUPERSTRUCTURE BEFORE METHOD STATEMENT AND TEMPORARY WORKS PROPOSALS ARE SUBMITTED AND APPROVED BY DESIGN TEAM.

**DEMOLITION KEY**

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



57 CONNAUGHT STREET      59 CONNAUGHT STREET      59a CONNAUGHT STREET

**General Notes**

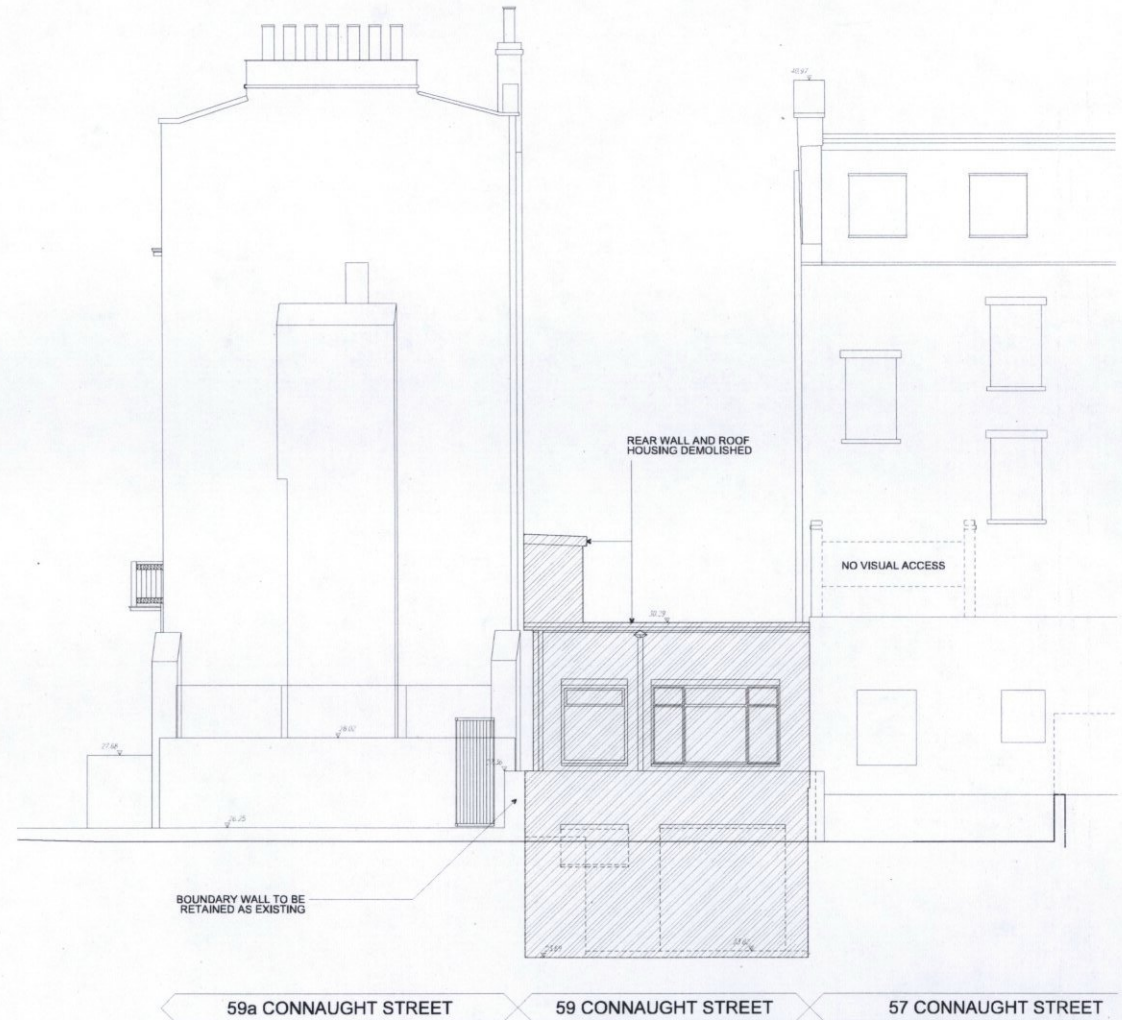
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Rev	Date	Reason For Issue	Chk
P01	23/01/15	ISSUE FOR COMMENT	JM
PL1	18/01/15	ISSUE FOR PLANNING	JM

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



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**DEMOLITION KEY**

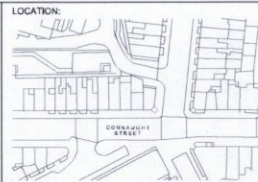
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-  EXISTING FLOORS AND ROOFS TO BE DEMOLISHED
-  EXISTING ELEMENTS TO BE DEMOLISHED/REMOVED

0 1 2 3 4 5m

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

General Notes

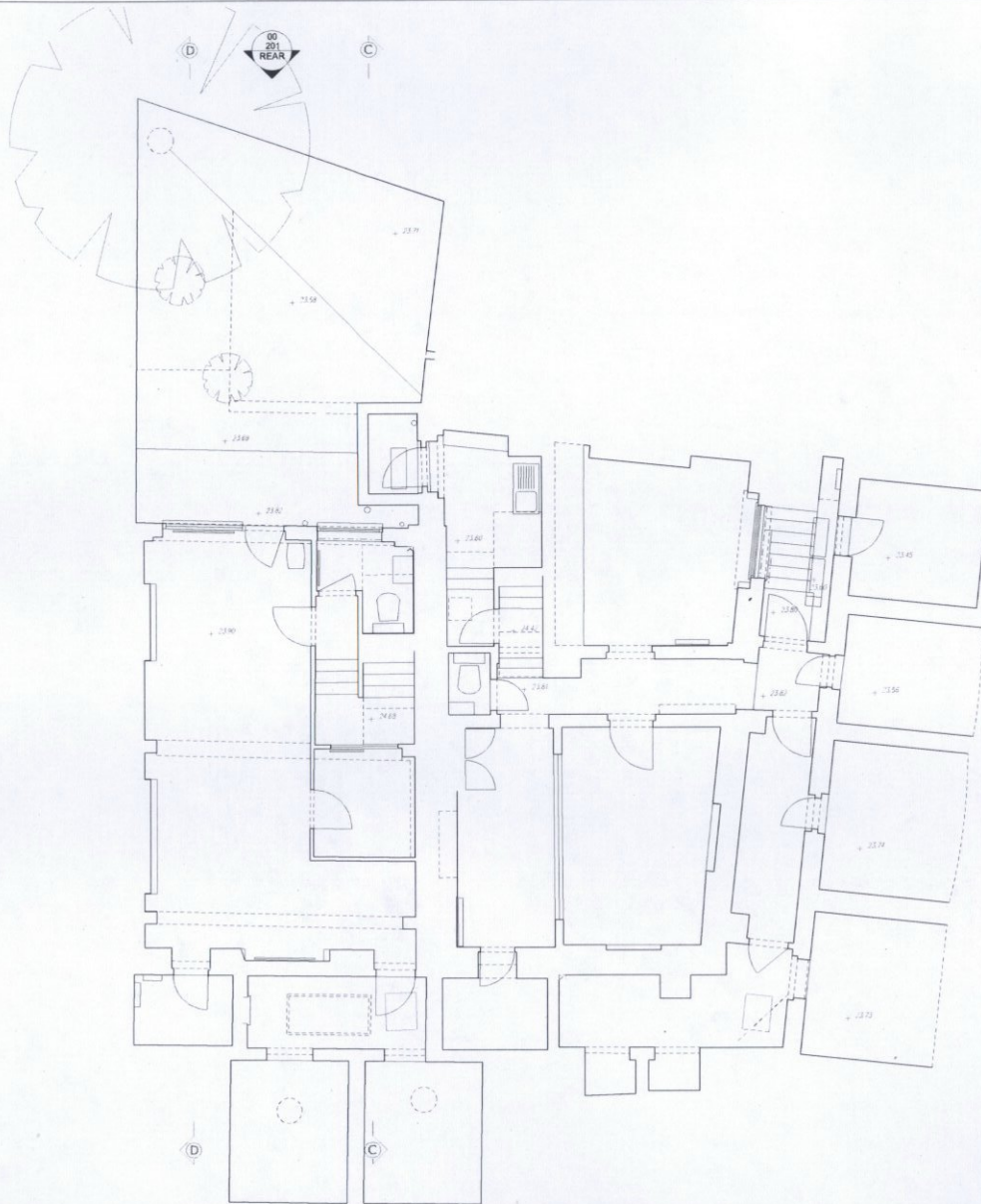
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JOB TITLE		59 Connaught Street	
CLIENT		The Church Commissioners	
drawn by	checked	scale	date
FG	JM	1:50@A1; 1:100@A3	23/01/15

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



57 CONNAUGHT STREET

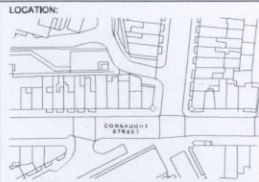
59 CONNAUGHT STREET

59a CONNAUGHT STREET



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PL1	16/03/15	ISSUE FOR PLANNING	JM



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JOB TITLE		DRAWING TITLE	
59 Connaught Street		Basement Plan Existing	
CLIENT		DRAWING STATUS	
The Church Commissioners		Planning	
drawn by	checked	scale	date
FG	JM	1:50@A1; 1:100@A3	23/01/15
project	drawing number	revision	
1078	(EX)_100	PL1	

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



57 CONNAUGHT STREET

59 CONNAUGHT STREET

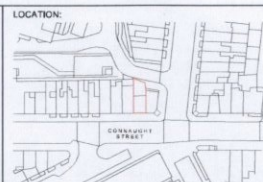
59a CONNAUGHT STREET

0 1 2 3 4 5m

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

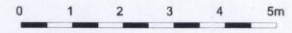
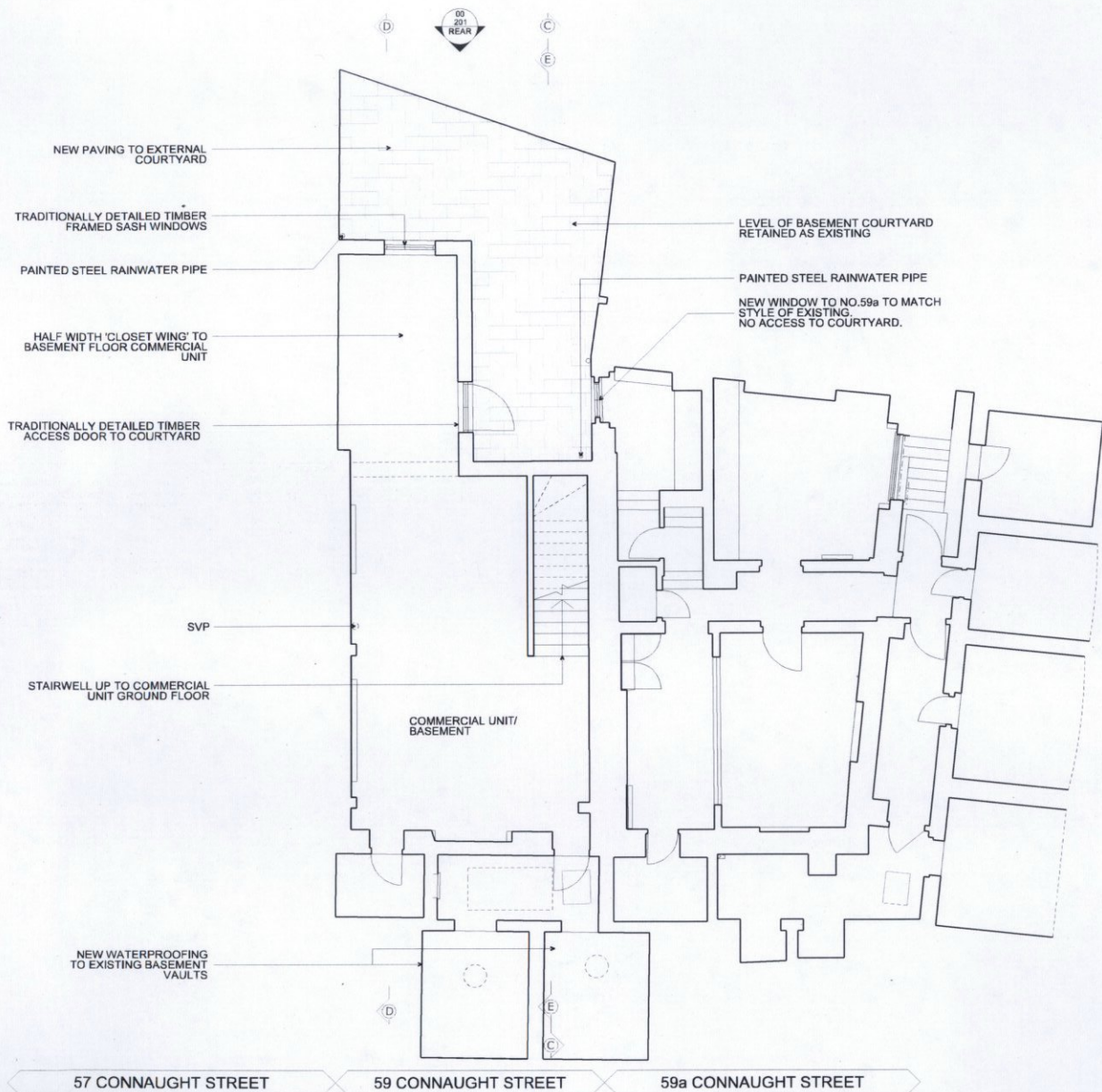
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JOB TITLE		DRAWING TITLE				
59 Connaught Street		Front Elevation Proposed				
CLIENT		DRAWING STATUS				
The Church Commissioners		Planning				
drawn by	checked	scale	date	project	drawing number	revision
TP	JM	1:50@A1; 1:100@A3	23/01/15	1078	(00)_200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



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PL1	18/03/15	ISSUE FOR PLANNING	JM

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

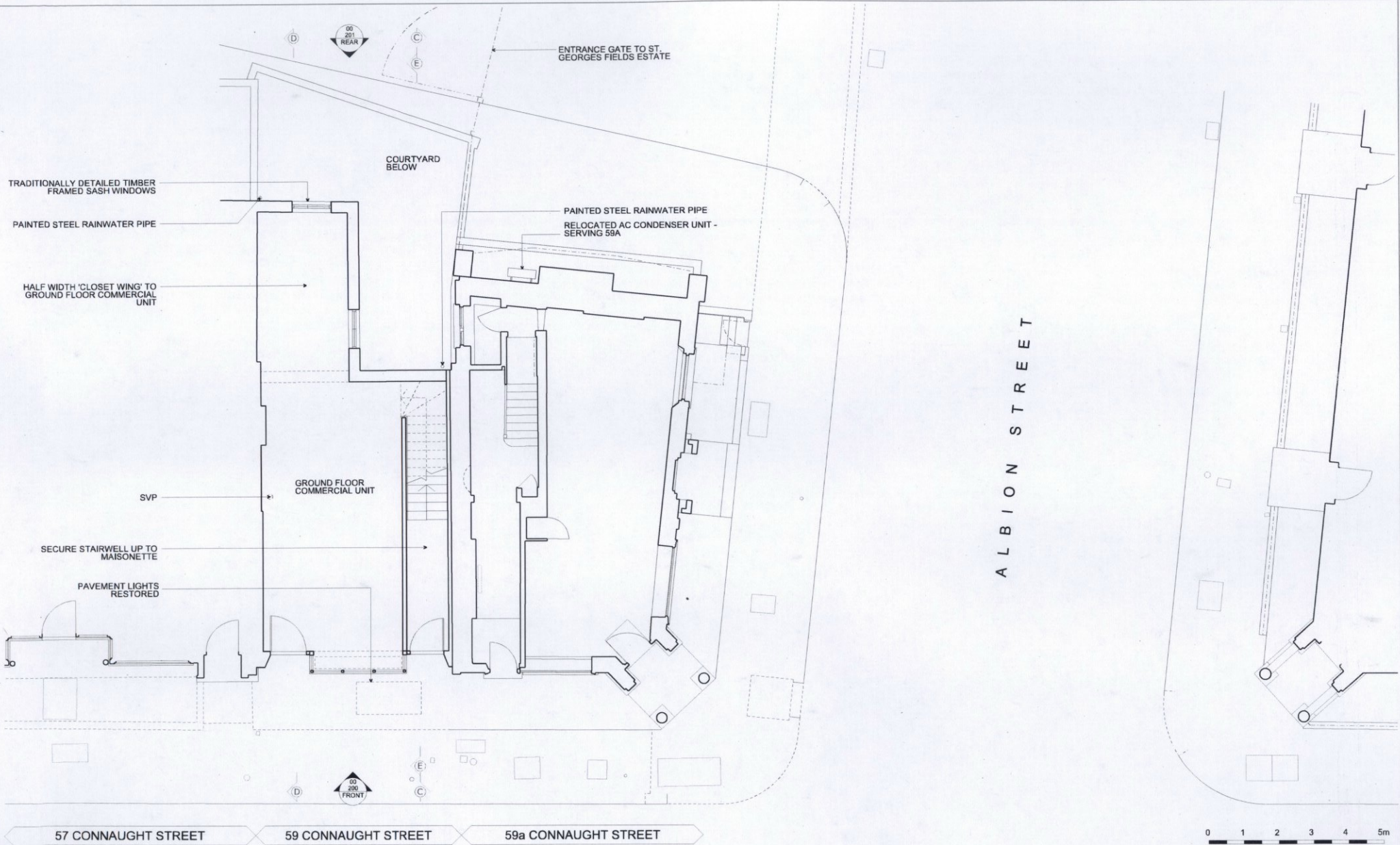


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<b>JOB TITLE</b>		59 Connaught Street	
<b>CLIENT</b>		The Church Commissioners	
<b>drawn by</b>	<b>checked</b>	<b>scale</b>	<b>date</b>
FG	JM	1:50@A1; 1:100@A3	23/01/15

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





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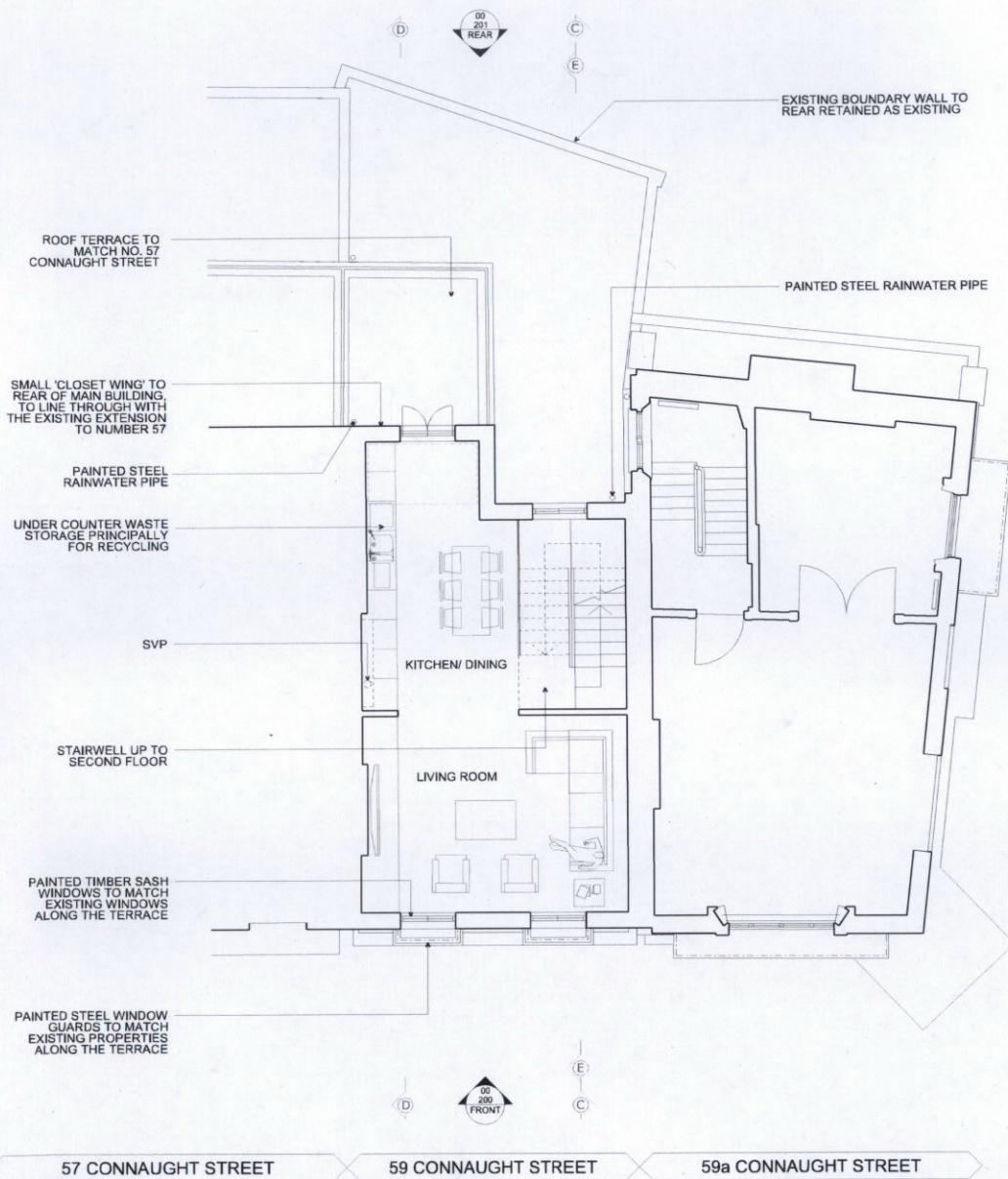
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PL1	18/03/15	ISSUE FOR PLANNING	JM

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

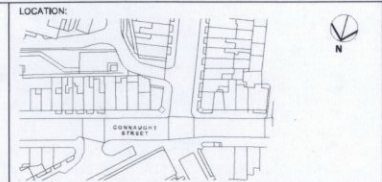


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PL1	18/03/15	ISSUE FOR PLANNING	JM

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



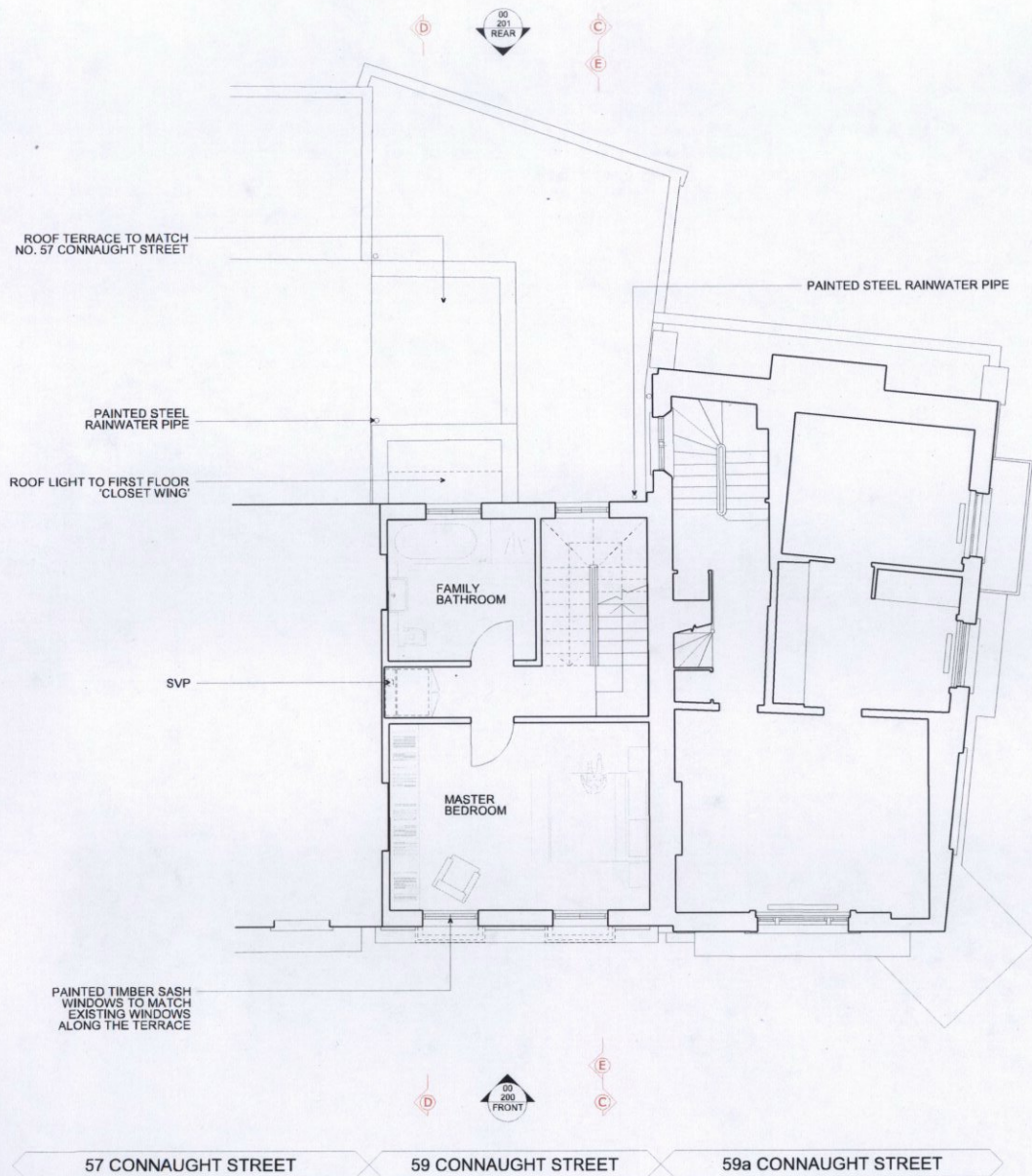
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JOB TITLE		DRAWING TITLE	
59 Connaught Street		First Floor Plan Proposed	
CLIENT		DRAWING STATUS	
The Church Commissioners		Planning	
drawn by	checked	scale	date
FG	JM	1:50@A1; 1:100@A3	23/01/15
project	drawing number	revision	
1078	(00)_102	PL1	

project	drawing number	revision
1078	(00)_102	PL1



57 CONNAUGHT STREET

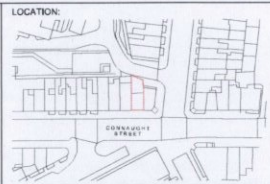
59 CONNAUGHT STREET

59a CONNAUGHT STREET



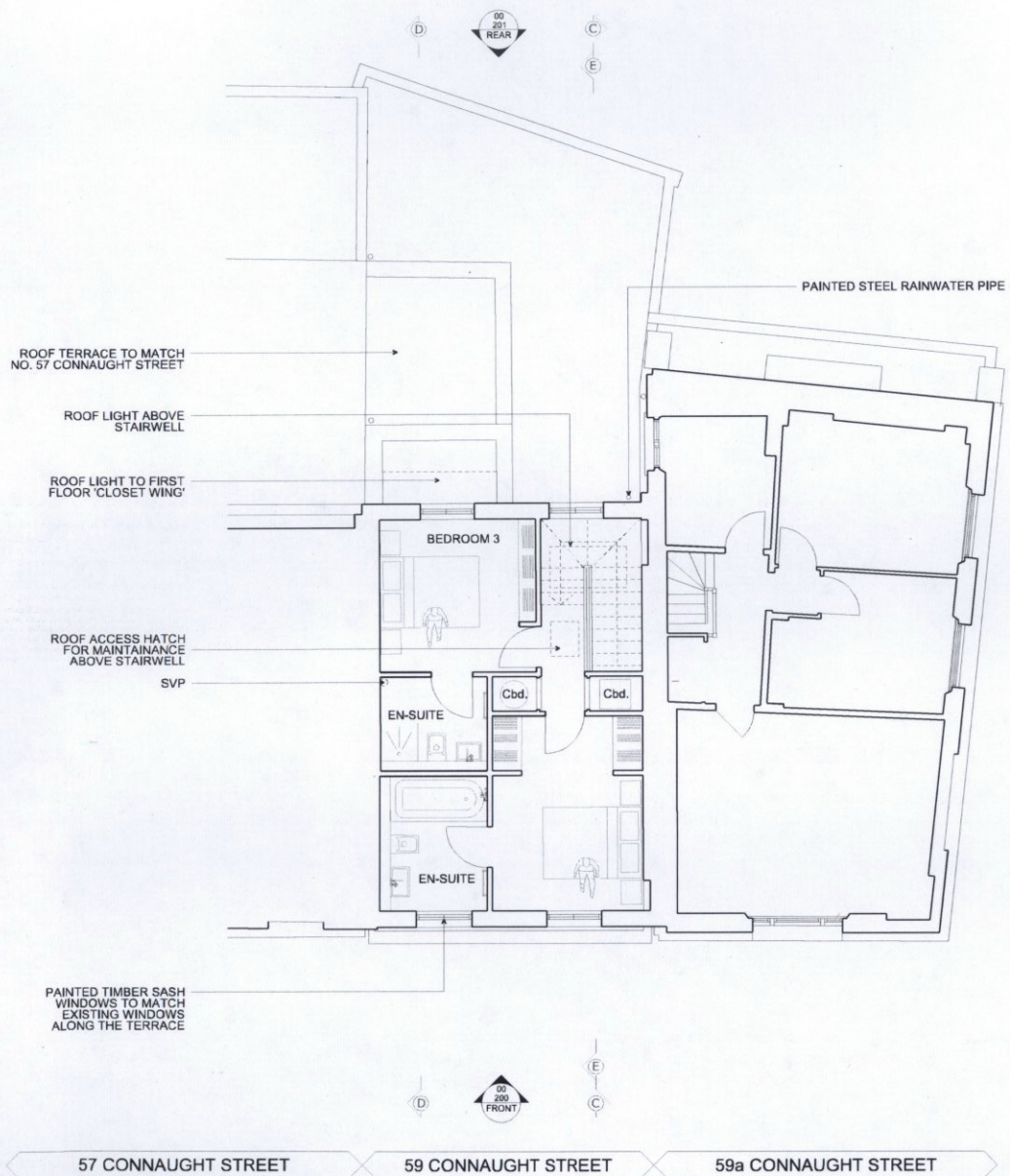
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JOB TITLE		DRAWING TITLE	
59 Connaught Street		Second Floor Plan Proposed	
CLIENT		DRAWING STATUS	
The Church Commissioners		Planning	
drawn by	checked	scale	date
FG	JM	1:50@A1; 1:100@A3	23/01/15
project	drawing number	revision	
1078	(00)_103	PL1	



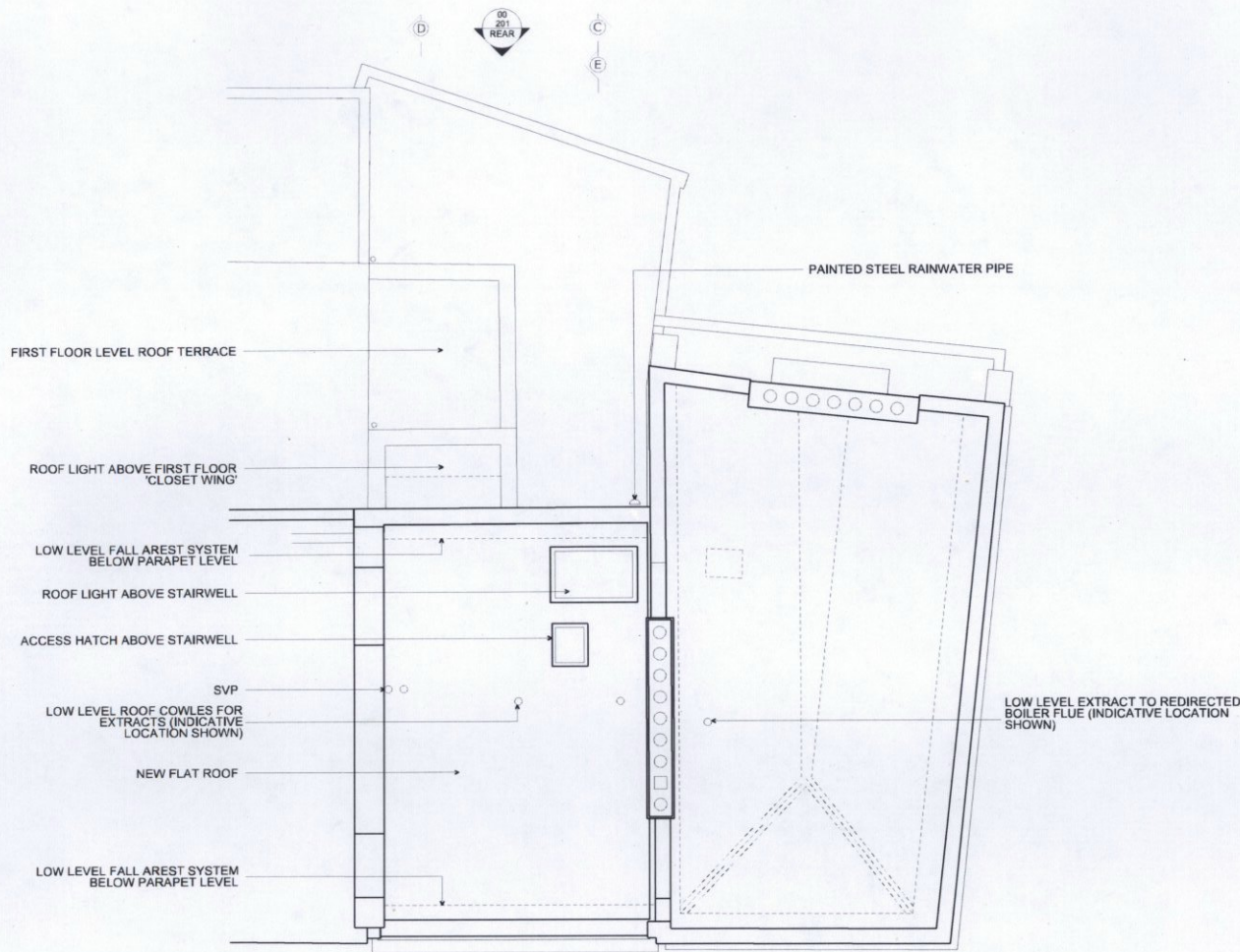
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Rev	Date	Reason For Issue	Chk
P01	23/01/15	ISSUE FOR COMMENT	JM
PL1	19/03/15	ISSUE FOR PLANNING	JM

LOCATION:

**MORROW + LORRAINE**  
 MORROW + LORRAINE ARCHITECTS  
 27 MARGARET STREET LONDON W1W 8RY  
 T +44 (0)20 7589 8613 F +44 (0)20 7637 3328  
 INFO@MORROWLORRAINE.COM  
 WWW.MORROWLORRAINE.COM  
MORROW + LORRAINE LTD REGISTERED IN ENGLAND NO 8802153

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



57 CONNAUGHT STREET

59 CONNAUGHT STREET

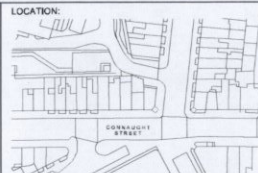
59a CONNAUGHT STREET



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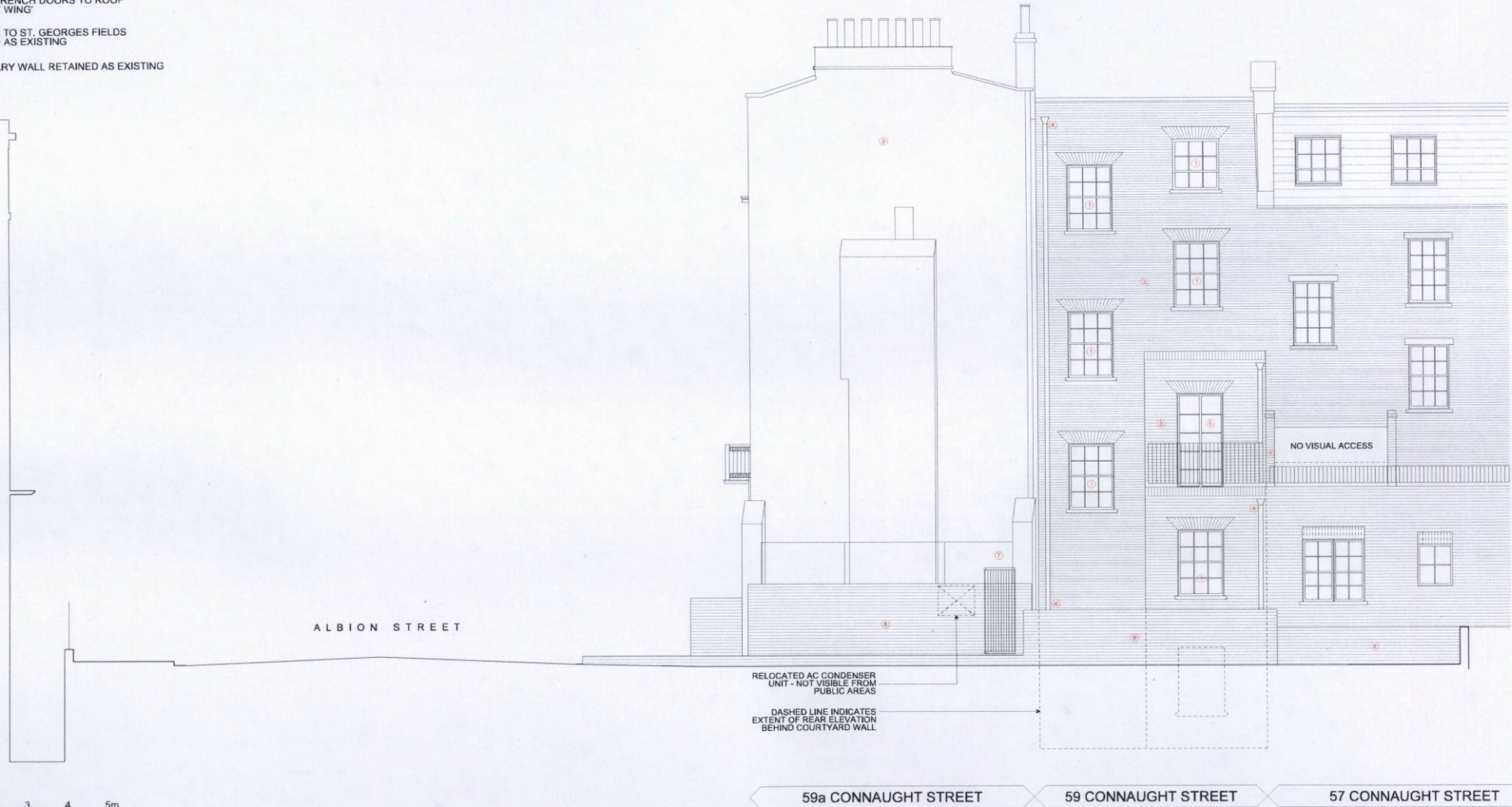
Rev	Date	Reason For Issue	Chk
PO1	23/01/15	ISSUE FOR COMMENT	JM
PL1	15/03/15	ISSUE FOR PLANNING	JM



**MORROW LORRAINE**  
 MORROW+LORRAINE ARCHITECTS  
 27 MARGARET STREET LONDON W1W 8RY  
 T +44 (0)20 7589 8813 F +44 (0)20 7637 3328  
 INFO@MORROWLORRAINE.COM  
 WWW.MORROWLORRAINE.COM  
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JOB TITLE		DRAWING TITLE	
59 Connaught Street		Roof Plan Proposed	
CLIENT		DRAWING STATUS	
The Church Commissioners		Planning	
drawn by	checked	scale	date
FG	JM	1:50@A1; 1:100@A3	23/01/15
project	drawing number	revision	
1078	(00)_105	PL1	

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

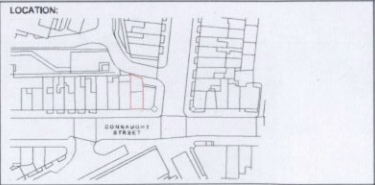


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Rev	Date	Reason For Issue	Chk
P01	23/01/15	ISSUE FOR COMMENT	JM
PL1	16/03/15	ISSUE FOR PLANNING	JM

LOCATION:



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

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

### 3.8 Proposed Street View

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



Fig 3.8.1\_Existing street view



Fig 3.8.2\_Proposed street view



Fig 3.8.3\_Reference images