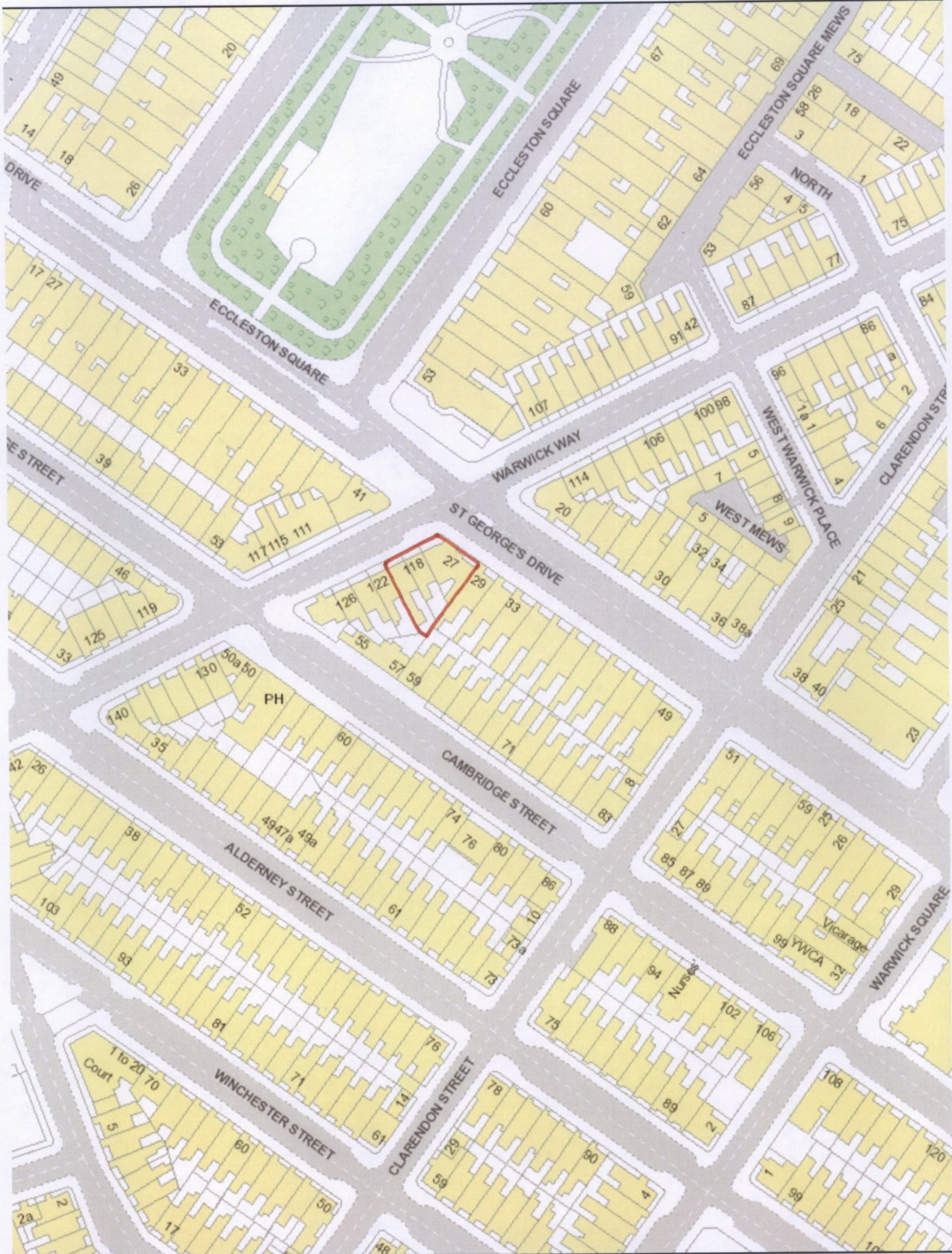


| CITY OF WESTMINSTER | | | |
|---|---|--|----------------|
| PLANNING APPLICATIONS COMMITTEE | Date 15 July 2014 | Classification For General Release | |
| Report of Strategic Director Built Environment | | Wards involved Warwick | |
| Subject of Report | Elizabeth House Hotel, 118-120 Warwick Way and 27 St George's Drive, London, SW1V 1RX | | |
| Proposal | Use of the buildings as student accommodation (Class C2) for the Royal Ballet School. Associated alterations, refurbishment and rear extensions at lower ground, ground and first to third floors. Erection of mansard roof extension to form a fourth floor. | | |
| Agent | Cunnane Town Planning LLP | | |
| On behalf of | The Royal Ballet School | | |
| Registered Number | 14/03649/FULL 14/03650/LBC | TP / PP No | TP/18542/15411 |
| Date of Application | 16.04.2014 | Date amended/ completed | 17.04.2014 |
| Category of Application | Major | | |
| Historic Building Grade | No. 27 St George's Drive Grade II Listed Building | | |
| Conservation Area | Pimlico | | |
| Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007 | Within London Plan Central Activities Zone Outside Central Activities Zone | | |
| Stress Area | Outside Stress Area | | |
| Current Licensing Position | Not Applicable | | |

1. RECOMMENDATION

Refuse permission and listed building consent – design.



N





ELIZABETH HOUSE HOTEL, 118-120 WARWICK WAY AND 27 ST GEORGE'S DRIVE, SW1

2. SUMMARY

The application site is a prominent corner site spanning 118-120 Warwick Way and the Grade II listed 27 St George's Drive. The buildings are all linked, and are currently vacant, having last been used as an hotel.

The application is for a mansard roof extension, various rear extensions and internal alterations to enable the entire building to be used as student accommodation for the Royal Ballet School.

The main issues in this case are:

- The impact of the change of use on the character and amenity of the surrounding area.
- The impact of the roof and rear extensions on the local townscape.
- The impact of the student accommodation on the local highway network and availability of on street parking.

There have been objections received from the Westminster Society and one local resident on various amenity, design, land use and other non-planning matters.

The principle of the student accommodation in this particular case is supported, and it is considered this would be a potentially far less disruptive use than the previous hotel. However, the very large extensions to the rear and the detailed design of the mansard roof is contentious and the applications cannot be supported in terms of our design and townscape policies, namely Policies DES1, DES5, DES6, DES9, S25 and S28.

3. CONSULTATIONS

WESTMINSTER SOCIETY

Objection. The proposed use would entail the loss of a substantial amount of hotel accommodation and the application does not justify this loss. There would be no benefit to the neighbouring community.

DISTRICT SURVEYOR

No objection, though greater detail required at design stage.

HIGHWAYS PLANNING MANAGER

Objects to lack of cycle parking provision. No off street parking is provided. There is a potential for this development to attract cars and a consequent demand for on-street parking. Recommend that the use is restricted to the Royal Ballet School only, and that there must be a mechanism to ensure occupants of the hostel do not apply for on-street parking permits.

CLEANSING MANAGER

No objection subject to condition.

ENVIRONMENTAL HEALTH

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 62; Total No. of Replies: 2.

One letter of objection on the following grounds:

Amenity

- Mansard roof will adversely affect the daylight and sunlight received by neighbouring residential properties.
- The use of the building by students who are there on a permanent basis will increase the sense of being overlooked to properties opposite.
- Noise from students playing music and late night activity.
- Noise echoes between the buildings late at night.

Design

- The additional storey is not appropriate.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The site comprises three interlinked buildings located on the corner of Warwick Way and St George's Drive. No. 27 St George's Drive is Grade II listed, and the site is within the Pimlico Conservation Area.

The application site lies outside the Core Central Activities Zone (CAZ) and the local CAZ Frontages on Warwick Way as defined within the UDP. However, it is within the London Plan CAZ.

The area is generally residential in character, but there are a number of hotels within the vicinity and some commercial uses at ground floor level on Warwick Way.

The site is vacant and in a very poor state of repair.

4.2 Relevant History

The three buildings have been linked for many years and historically the properties were in use as a hostel/HMO. This use gradually changed to a use more akin to a Class C1 hotel, and in May 2012 a Certificate of Lawful Existing Use was granted in respect of the use of the site as hotel. A further submission in 2013 was received because of inaccuracies in the site plan attached to the 2012 certificate.

In October 2013, permission was granted for "Alterations and extensions to hotel at 118-120 Warwick Way and 27 St George's Drive including the erection of a lower ground floor extension comprising five bedrooms (one within 27 St. George's Drive), ground floor extension creating two bedrooms, first floor extension creating one bedroom (attached to 27 St. George's Drive), second floor extension creating one bedroom (attached to 27 St. George' Drive), external alterations to front elevation, including replacement windows and the installation of plant with acoustic louvres within the vaults/lightwell at lower ground floor level." This has not been implemented as the previous hotel occupier vacated the buildings.

5. THE PROPOSAL

Permission and listed building consent are sought for various alterations in connection with the use of all three properties as student accommodation for the Royal Ballet School, which is based on Floral Street in Covent Garden.

The proposed extensions comprise a mansard roof extension across the whole site, as well as rear extensions on all floors. The rear extensions are above and beyond the size of those already granted permission in October 2013.

Internally, there are works of restoration and the installation of new partitions to the listed building.

In terms of other external alterations, it is proposed to refurbish the existing sash windows to the front elevation and replace those to the rear.

6. DETAILED CONSIDERATIONS

6.1 Land Use

6.1.1 Loss of existing hotel

S23 of the City Plan relates to hotel and conference facilities. It states that existing hotels will be protected where they do not have significant adverse effects on residential amenity. It goes on to clarify that in Pimlico (and some other areas), the change of use from hotels to residential will be encouraged where the existing hotel is not purpose built and causes adverse effects on residential amenity. TACE 1 of the UDP takes a similar approach.

It is worth noting that the former hotel on this site was in a particularly bad state of repair and was the subject of multiple complaints to Environmental Health over the last 10 years, including complaints relating to bed bugs, rats, cockroaches, poor customer service, noise and numerous other issues. At the time of the previous application to extend the hotel, an objector also commented on the poor operation of the hotel and disturbance it had caused.

The Westminster Society has objected to the proposal on the basis of the loss of an existing hotel. There is a healthy supply of hotel bedrooms in the vicinity. It is not considered on this occasion that the existing hotel should be protected and the principle of its loss is acceptable in policy terms; the Westminster Society's objection is not considered sustainable on this occasion.

6.1.2 Student Accommodation

UDP Policy SOC 3 specifically encourages the provision of accommodation for students in higher education.

The proposed accommodation is intended to be for the entire Upper School of the Royal Ballet School (currently 94 students). The Upper School is essentially a 'sixth form' for students aged between 16-19 and covers three academic years. The 'Lower School' (11 to 15) is based at White Lodge in Richmond Park. Upper School students undertake academic study, dance training and performances at the Covent Garden base of the Ballet School. Students are often performing in the evenings at the Royal Opera House too.

The current student accommodation arrangements are unsatisfactory to the Ballet School in terms of their ability to supervise students, security arrangements, and practicalities of coordinating several sites. Accommodation is rather dispersed at present, comprising accommodation in Barons Court in Year 1, and in various 'student flats' in Covent Garden (Long Acre and the Mercer's Estate) in Years 2 and 3.

The Ballet School states that typically, students would leave the Pimlico base at 07.45 and return between 18.30 to 19.00 Monday to Friday, with a slightly shorter day on Saturdays. They estimate that students are generally involved in evening activities such as performance of theatre trips around twice per week. Additional academic study is required in the evenings,

and lights out is at 22.30. The Pimlico site would require three resident 'house staff' who would typically supervise and support students during the morning, evening and overnight. During the day, the accommodation is supervised by two non-resident staff, who would also supervise any student who is sick, take deliveries and deal with other domestic matters. There is a kitchen and dining room facility, where students are encouraged to take meals together. The school states that no smoking or alcohol is permitted.

The school operates to the three usual terms, with holidays during the summer, Christmas and Easter, as well as half terms. There would be some use of the accommodation by students during the holidays depending on performance commitments, though staff would still be present.

It is clear there would be many benefits to the Ballet School in terms of having a single site for their Upper School students' accommodation rather than the piecemeal arrangements currently in place.

6.2 Townscape and Design

Rear extensions

The terrace group extending along Warwick Way has a shared rear building line with closet wings projecting beyond, characteristic of domestic terraces of this period. It is proposed to demolish the rear facades at Nos.118 - 120 (including closet wings) and construct a full height extension which spans the full width of the properties (including No.27 St George's Drive, set back at third floor level) in a single plane set on the rear line of the demolished closet wings.

The extension will form a new single rear building line which is inauthentic, distorting the buildings' original forms and proportions and causing harm to the unity of the terrace group. The rear additions extend up to form a sheer rear facade to the proposed mansard roof level (discussed below) and will add significant bulk to the rear of the buildings, contrary to UDP Policy DES 5. Furthermore, the removal of the entire rear facades, closet wings and windows to facilitate the proposed extensions will see the removal of an extensive amount of original fabric and features which have a patina of age and detailing which makes a positive contribution to the conservation area, as seen in surrounding private views. The proposed works will also add bulk to the rear of the listed building. Extending on top of an existing lower ground/ground floor wing will completely obscure its existing rear facade and alter the internal floor plan at each level from first floor upwards.

The proposed demolition and rebuild of the rear wing at No.27 is acceptable in principle, however, the proposal to extend this up to the mansard storey height is again contrary to UDP Policy DES 5 which requires rear extensions to terminate at penultimate storey level. This again will add significant bulk to the rear of the building and create an awkward relationship with the rear of No.29 adjoining. Furthermore, seen alongside the sheer rear elevation of the proposed mansard roof, this will erode the definition between the original building and roof addition.

Extensions at lower ground and ground floor levels which largely infill the rear yard have been previously granted planning permission (13/06149/FULL). The extensions at this level now proposed are not considered to raise any additional concerns and have the benefit of retaining a lightwell on the rear building line. If the adjoining extensions outlined above were otherwise considered acceptable then this part of the scheme would be viewed favourably.

Mansard roof extensions

Of the three buildings, the Pimlico Conservation Area Audit SPG (2006) only highlights No. 120 as unsuitable for extension at roof level. No.27 St George's Drive sits half a storey lower

than the terrace which extends south (which it is listed for group value with) and has a simple pitched roof which is not visible from street level. Nos.118 - 120 Warwick Way stand a sheer storey taller than the adjoining terrace properties, although these have roof additions as existing. The identification of No.118 as unsuitable for roof extension is based on the impact of the additional storey on its relationship with the adjoining terrace in accordance with UDP Policy DES 6.

However, on further assessment at application stage it is considered that Nos.118 - 120 form a pair which has a relationship with No.27 as a corner block - opposing other taller buildings on the crossroads. A mansard extension at No.27 in isolation would have an awkward appearance, particularly on the Wilton Way elevation, and whilst the audit indicates that this could extend across No.118 this would have a harmful impact on the unity shared between the pair. As such, the proposal to span the mansard roof extension across the three properties is considered the most comfortable arrangement in townscape terms and is not considered to cause undue harm to the appearance of the buildings or the terrace group which would warrant a refusal in accordance with UDP Policy DES 6.

The form, materials and detailed design of the front mansard roofslopes accord with City Council policy and supplementary planning guidance. The sheer rear facades and increased depth in association with the rear extensions below are however contentious. As currently proposed this will add high level bulk and blur the distinction between the existing building and roof additions and fail to be subservient. Therefore, as currently proposed the mansard roof extensions are unacceptable. If the application had been considered acceptable in all other respects it is considered the rear elevation of the mansards could be dealt with by an amending condition. The mansards would also have to be undertaken as a single operation across the three properties – they will not be acceptable as stand-alone extensions to any of the buildings individually. If the application was considered acceptable in other respects, a condition to this effect would have been recommended.

Internal Alterations

Notwithstanding the areas associated with the elements of the scheme outlined above, the internal works proposed at No.27 St George's Drive are considered acceptable in listed building terms. The buildings are laterally linked as existing and, given the list designation, it is not considered that the additional openings will be harmful to its significance. Details have also been supplied with this application to address works recently undertaken at No.27 St George's Drive without listed building consent which are considered acceptable.

Further Works

The facade of No.27 appears to have been remodelled and the proposed insertion of traditional timber sliding sash windows is welcomed, subject to details which, if the application were otherwise acceptable, would be sought by condition. Reinstating the main door of St George's Drive raises no concerns and again is acceptable subject to details. Whilst blocking off the entrances on Warwick Way is undesirable, the doors are to be retained and fixed shut maintaining the external appearance of the unlisted buildings.

6.3 Residential Amenity

The area immediately surrounding the application site is largely residential, with a hotel directly adjacent on St George's Drive.

Impact of the extensions

The bulk created by the rear extensions to the buildings is considered to be just within acceptable limits in terms of the potential impact on the amenity of nearby residents. The bulk of the rear addition to 27 St George's Drive will be apparent from the adjacent hotel, but hotel rooms are not considered a priority for protection in terms of daylight, sunlight or sense of enclosure.

To the Warwick Way side of the site, the rear extensions would mean that the building projects another 1.5m to the rear, and will be apparent from windows within No. 122 Warwick Way and to a lesser degree, No. 57-59 Cambridge Street. It is not, however, considered that these extensions could reasonably be resisted on amenity grounds, and whilst they will be visible, they will not cause a significant degree of enclosure to any residential windows.

A resident on the opposite side of St George's Drive has objected on the basis that the proposed mansard roof would have an unacceptable impact on the amount of daylight and sunlight capable of reaching windows within her flat. The road is fairly wide at this point, and the roof extension would not make the application site taller than other buildings in the terraces along St George's Drive or Warwick Way, and the resultant relationship between buildings would be typical of that street. It is not considered that there would be any material loss of daylight or sunlight to properties on the opposite side of either Warwick Way or St George's Drive as a result of the mansard extension.

Impact of the proposed use

The key issue here is the impact of the proposed use on the local area in terms of the effect of students coming and going throughout the day and into the evening, and whether the student accommodation would effectively be a more intensive or disruptive use (to local residents) than the former hotel.

As discussed in Section 6.1.2, on Monday to Saturday, students would not generally be present at the site during the day, returning in the early evening. The Ballet School state that 'lights out' is at 22.30 unless students are performing, where they may return slightly later. Given the level of supervision and the nature of the Ballet School, it is not considered that this particular use would give rise to any adverse impact on the amenity of nearby residents, particularly in comparison to a hotel where guests would be free to come and go as they please.

There is a small outside area to the rear of the building, which students would have access to. Similarly, hotel guests would also have had access to this space. Given the close proximity of other residential windows to this outdoor area, it would have been considered prudent to attach a condition restricting the hours where students are able to access this space. Had the application been considered acceptable, it would have been recommended the space is accessible between the hours of 07.00 to 23.00 to avoid any potential disturbance to nearby residents.

The use as presented therefore is considered acceptable in terms of its potential impact on the area and upon nearby residents. However, had the application been considered acceptable in design terms, conditions could have been attached requiring adherence to the management plan and a limit on the number of students capable of being accommodated in the buildings. Subject to this, the application is considered to comply with ENV13 and S29.

Plant

The roof level plant has been subject to an acoustic report and assessment by Environmental Health officers who are satisfied that the plant can operate within acceptable noise limits and should not therefore be audible at the nearest affected residential windows. The standard noise conditions would have been recommended.

6.4 Transportation / Parking

Highways officers are concerned over the potential impact upon on-street parking if students and staff were to own cars and subsequently apply for Respark permits. It is considered that should students own cars and have the ability to apply for a residential parking permit, then

there would potentially be a significant impact on the availability of local on-street parking. Without any mechanism for controlling this, the development would be contrary to TRANS 23. 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 200m radius of the site is 91%. When all legal parking spaces are included (eg Single Yellow Lines, Metered Bays, P&D, and Shared Use), the stress level reduces to 85% - still above the stress threshold of 80%.

The Ballet School states that students are not permitted to have cars or bicycles, and must use public transport. However, the residential staff may have both. Given that there are only likely to be three residential staff on site, it is not considered that they could reasonably be restricted from applying for a parking permit given it will essentially be their permanent accommodation.

In terms of students, however, given the existing policy of the Ballet School regarding student car ownership, and the potential impact on the highway, it would have been recommended a Grampian condition be attached to any permission given which requires the submission of a means of prohibiting students keeping cars or applying for ResPark parking permits, prior to the commencement of development.

6.5 Economic Considerations

Any economic benefits would have been welcomed.

6.6 Access

Level access and a lift to all floors is proposed.

6.7 Other UDP/Westminster Policy Considerations

Refuse storage is located within the lower ground floor vaults. The Cleansing Manager has confirmed this is acceptable.

6.8 London Plan

The application does not raise strategic issues.

6.9 National Policy/ Guidance Considerations

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

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

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

6.10 Planning Obligations

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

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development.

Policy S33 of Westminster's City Plan: Strategic Policies 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.

The City Council's Planning Obligations Supplementary Planning Guidance (SPG) sets out in detail the scope and nature of obligations to which certain types of development will be typically subject.

As discussed in Section 6.4, it is considered that any permission would need to be subject to a Grampian condition to secure the necessary mitigation for the potential demand for on-street parking in the vicinity as a result of the development.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

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

In terms of the London Plan's energy hierarchy, (be lean, be clean, be green), the applicant is proposing efficiencies through the use of a single energy centre and central heating system with gas fired condensing boilers. The applicant's sustainability strategy states that there will be the potential for connection to a future district heating system.

In terms of on-site renewables, the applicant is proposing the installation of solar thermal panels on the flat roofs to the rear extensions. Whilst it is acknowledged that there would be practical difficulties for the incorporation of other renewable technologies such as wind turbines, ground source heat pumps and biomass boilers, the percentage saving in this instance through the solar thermal panels is only 4.9% and the target in Policy S40 is 20%.

6.12 Other Issues

None relevant.

6.13 Conclusion

As discussed, the principle of student accommodation for the Royal Ballet School on this site is considered acceptable, particularly in the context of the permitted hotel use. There are not considered to be any undue amenity or highways implications for nearby residents, subject to the necessary conditions as discussed in the report.

The main issue here, however, is the extent of the proposed alterations in terms of the removal of the original 'closet wing' pattern to the rear, and the height and bulk of the proposed extensions. As proposed, it is not considered the extensions can be supported in design terms, and the alterations are considered to be contrary to Policies DES1, DES5, DES6, DES9, S25 and S28 of our adopted plans.

BACKGROUND PAPERS

1. Application forms.
2. Letter from the Westminster Society dated 14 May 2014.
3. E-mail from the District Surveyor dated 12 May 2014.
4. Memorandum from the Highways Planning Manager dated 16 May 2014.
5. Memorandum from Cleansing Manager dated 19 May 2014.
6. Memorandum from Environmental Health dated 30 May and 25 June 2014.
7. Letter from the occupier, Flat 4, 41 Eccleston Square SW1 dated 23 May 2014.

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

DRAFT DECISION LETTER

Address: Elizabeth House Hotel, 118-120 Warwick Way, London, SW1V 1RX

Proposal: Use of the buildings as student accommodation (Class C2) for the Royal Ballet School. Associated alterations, refurbishment and rear extensions at lower ground, ground and first to third floors. Erection of mansard roof extension to form a fourth floor.

Plan Nos: KMW_1318_PL_01; PL_100; PL_101; PL_102; PL_103; PL_104; PL_105; PL_110; PL_111; PL_112; PL_112; PL_113; PL_114; PL_115; PL_200; PL_201; PL_202; PL_203; PL_204; PL_205; PL_206; PL_210; PL_211; PL_212; PL_213; PL_214; PL_215A; PL_216; PL_221A; PL_222; PL_223; PL_300; PL_301; PL_302; PL_303; PL_304; PL_305; Planning Noise Assessment (Cole Jarman) ref 14/0175/R01; Heritage Statement (Kemp Muir Wealleans Ltd); Planning Statement (Cunnane); Energy Statement dated April 2014 (FBA); Sustainability Report dated April 2014 (FBA), Ventilation Statement (FBA); Design and Access Statement (Kemp Muir Wealleans).

Case Officer: Louise Francis

Direct Tel. No. 020 7641 2488

Recommended Reason for Refusal:**Reason:**

- 1 Because of their height, depth, bulk, form and detailed design the proposed 6 storey rear extensions would harm the appearance of these buildings and the significance of the Grade II listed building. They would also fail to maintain or improve (preserve or enhance) the character and appearance of the Pimlico Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 5, DES 6, DES 9, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

The works would also be contrary to advice contained in our adopted and published supplementary planning guidance; Development and Demolition in Conservation Areas (City of Westminster: 1996).

DRAFT

DRAFT DECISION LETTER

Address: Elizabeth House Hotel, 118-120 Warwick Way, London, SW1V 1RX

Proposal: Alterations in connection with the use of the building as student accommodation for the Royal Ballet School (Class C2), comprising rear extensions at lower ground to third floors and fourth floor mansard roof extension. Associated internal alterations to 27 St George's Drive.

Plan Nos: KMW_1318_PL_01; PL_100; PL_101; PL_102; PL_103; PL_104; PL_105; PL_110; PL_111; PL_112; PL_112; PL_113; PL_114; PL_115; PL_200; PL_201; PL_202; PL_203; PL_204; PL_205; PL_206; PL_210; PL_211; PL_212; PL_213; PL_214; PL_215A; PL_216; PL_221A; PL_222; PL_223; PL_300; PL_301; PL_302; PL_303; PL_304; PL_305; Heritage Statement (Kemp Muir Wealleans Ltd); Design and Access Statement (Kemp Muir Wealleans).

Case Officer: Louise Francis **Direct Tel. No.** 020 7641 2488

Recommended Reason for Refusal:**Reason:**

- 1 Because of their height, depth, bulk, form and detailed design the proposed 6 storey rear extensions would harm the significance of this Grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Pimlico Conservation Area. This would not meet 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.

The works would also be contrary to advice contained in our adopted and published supplementary planning guidance; Repairs and Alterations to Listed Buildings (City of Westminster: 1996) and the advice of the Secretary of State as set out in Chapter 12 of the National Planning Policy Framework and paragraphs 178 - 182 of the CLG/DCMS/English Heritage 'Historic Environment Planning Practice Guide'.



Existing photograph of the front elevations

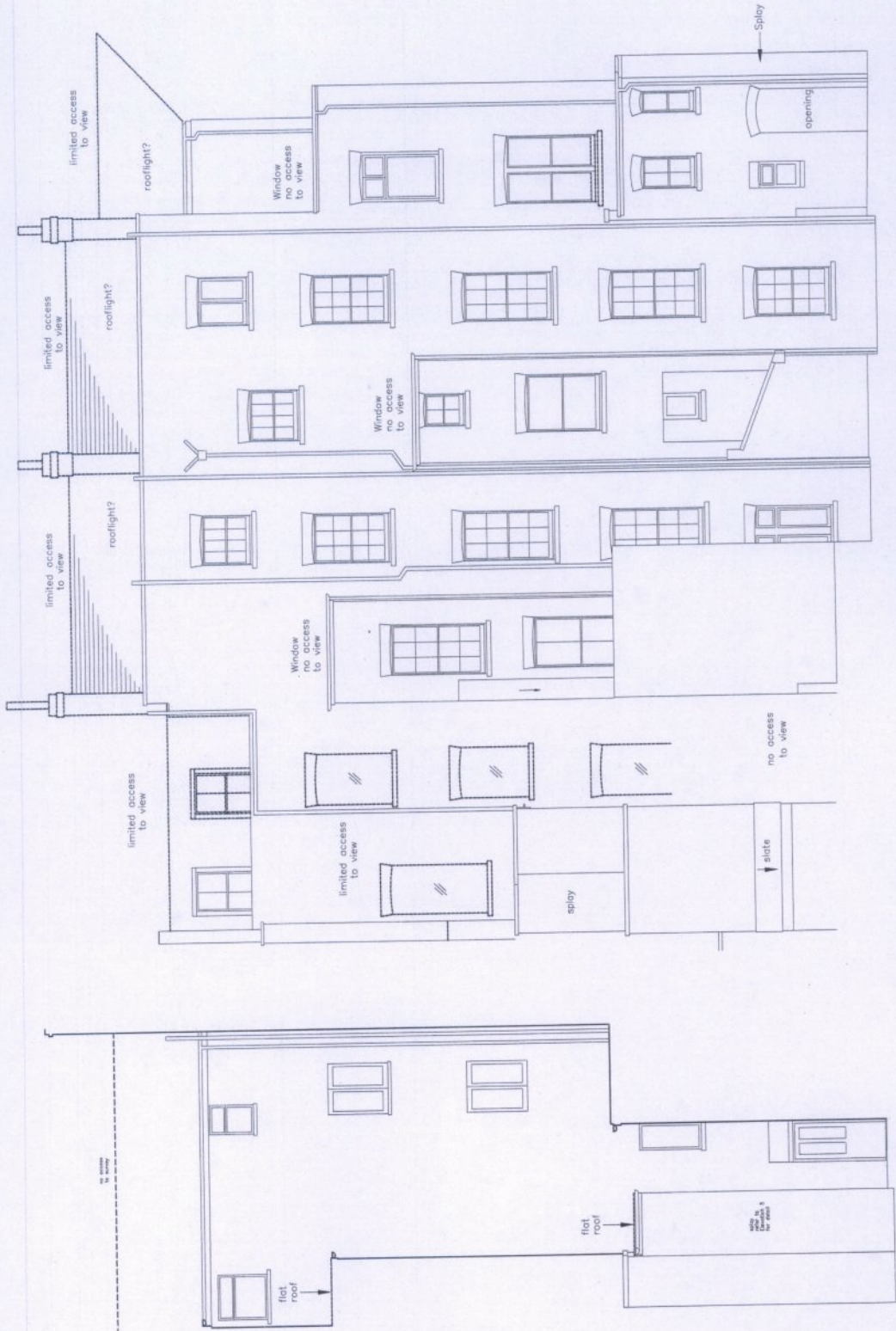
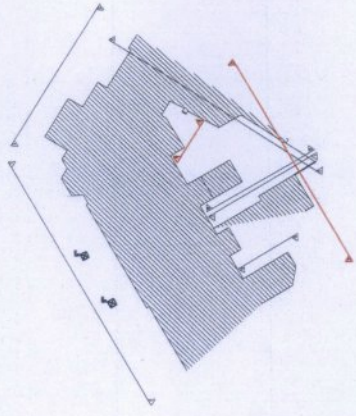


Indicative view showing the proposed new mansard roof to the fourth floor and replacement windows to the front elevation.



NOTES

1. THIS DRAWING MUST NOT BE SCALED
2. THIS DRAWING IS SUBJECT TO SURVEY & CHECKING
3. THIS DRAWING WILL BE SUBJECT TO CHANGE DURING THE DESIGN DEVELOPMENT PROCESS.
4. SURVEY DRAWING CARRIED OUT BY 'TRICKENHAM SURVEY'.



ELEVATION 5 / 6 / 10

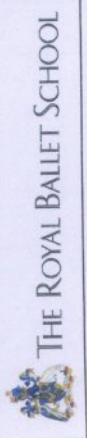
Datum 2.00m

ELEVATION 4

Datum 2.00m

EXISTING REAR ELEVATION 4.5.6.10

PIMLICO PROJECT
Royal Ballet School

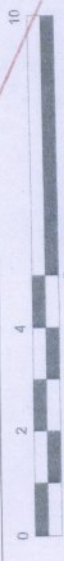


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Scale: 1:100@A3

Date: April 2014

Drawing Number: **KMW_1318_PL_113**

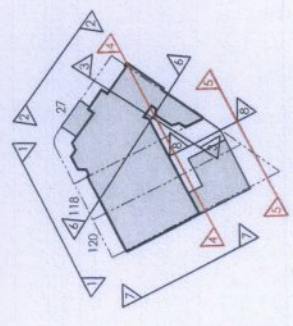


ARCHITECTS
Kemp Mulr & Woodbridge
1000 7731 8872
www.kmw.co.uk

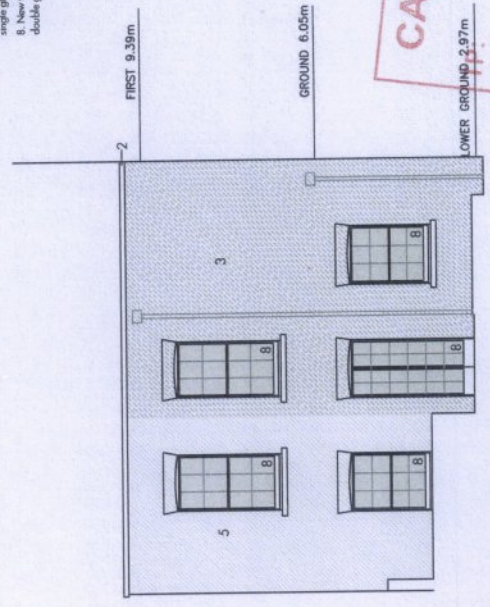
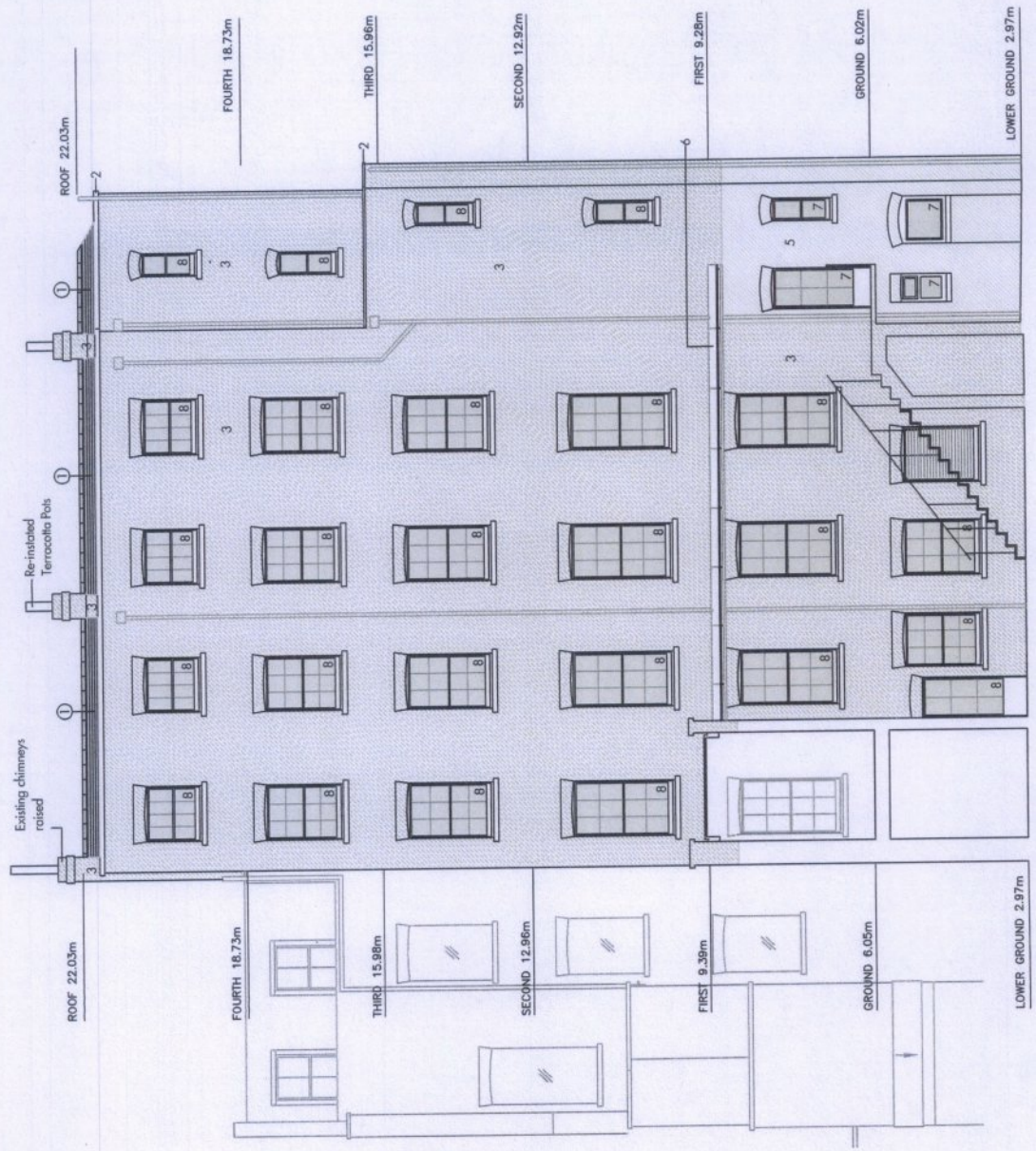
CASE COPY
TP: _____
RN: _____
ADDRESS: _____
PLANNING

NOTES

1. THE DRAWINGS MUST NOT BE REPRODUCED
2. THE DRAWINGS BELONG TO PUPILICO
3. THIS DRAWING WILL BE SUBJECT TO CHANGE DURING THE DESIGN DEVELOPMENT PROCESS



- Materials**
1. Slates
 2. Stone coping
 3. London stock brickwork to match existing
 4. Render
 5. Existing brickwork
 6. Glass canopy
 7. New traditional timber single glazed windows.
 8. New traditional timber double glazed windows.



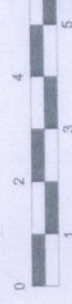
PROPOSED ELEVATION 5

CASE COPY

PLANNING

RN: _____

ADDRESS: 10 _____



ARCHITECTS

Kemp Muller Architects

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London SW14 4JW
T 020 8773 1850
F 020 8773 1872
m@aem.co.uk
www.aem.co.uk

Drawing Title: PROPOSED ELEVATION 4 & 5

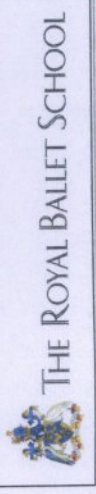
Scale: 1:100@A3

Date: April 2014

Drawing Number: KAW_1318_PL_213

PROPOSED ELEVATION 4

PIMLICO PROJECT
Royal Ballet School





NOTES

1. THIS DRAWING MUST NOT BE REPRODUCED
2. THIS DRAWING IS SUBJECT TO SURVEY DATA
3. THIS DRAWING WILL BE SUBJECT TO CHANGE DURING THE DESIGN DEVELOPMENT PROCESS.

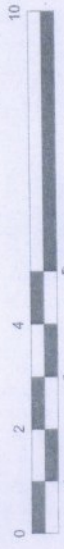
KEY

- NEW BUILD
- LISTED BUILDING
- EXTERNAL

CASE COPY

TP: _____
 RN: _____
 ADDRESS: _____

PLANNING



ARCHITECTS

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Drawing Title: PROPOSED LOWER GROUND FLOOR

Scale: 1:100@A3

Date: April 2014

Drawing Number: KMW_1318_FL_200



PROPOSED LOWER GROUND FLOOR PLAN

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 Royal Ballet School

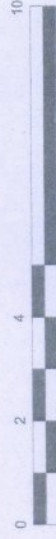


- NOTES**
1. THIS DRAWING MUST NOT BE RECALLED
 2. THIS DRAWING IS SUBJECT TO SURVEY & STATUTORY APPROVALS
 3. THIS DRAWING WILL BE SUBJECT TO CHANGE DURING THE DESIGN DEVELOPMENT PROCESS.

- KEY**
- NEW BUILD
 - LISTED BUILDING
 - EXTERNAL

CASE COPY

TP: _____
 RN: _____
 ADDRESS: _____ PLANNING



ARCHITECTS

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Drawing Title: PROPOSED GROUND FLOOR PLAN
 Scale: 1:100@A3
 Date: April 2014
 Drawing Number: KMW_1318_PL_201

PROPOSED GROUND FLOOR PLAN

PIMLICO PROJECT

Royal Ballet School





- NOTES**
1. THIS DRAWING MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.
 2. THIS DRAWING IS SUBJECT TO SURVEY & STATUTORY APPROVALS.
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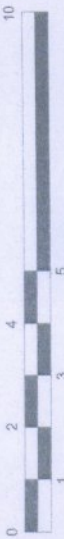
- KEY**
- NEW BUILD
 - LISTED BUILDING
 - EXTERNAL



CASE COPY

TP: _____
 RN: _____
 ADDRESS: _____

PLANNING

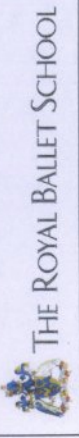


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Drawing Title: PROPOSED FIRST FLOOR PLAN
 Scale: 1:1000A3
 Date: April 2014
 Drawing Number: KMW_1318_PL_202



PIMLICO PROJECT
 Royal Ballet School

PROPOSED FIRST FLOOR PLAN



NOTES

- 1. THIS DRAWING MUST NOT BE REPRODUCED
- 2. THIS DRAWING IS SUBJECT TO SURVEY & STATUTORY APPROVALS
- 3. THIS DRAWING WILL BE SUBJECT TO CHANGE DURING THE DESIGN DEVELOPMENT PROCESS.

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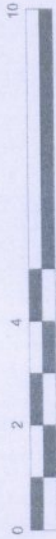
- NEW BUILD
- LISTED BUILDING
- EXTERNAL

CASE COPY

TP: _____
 RN: _____
 ADDRESS: _____



PLANNING

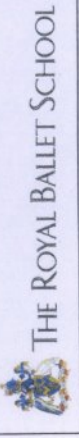


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Drawing Title: PROPOSED SECOND FLOOR PLAN
 Scale: 1:100@A3
 Date: April 2014
 Drawing Number: KMW_1318_PL_203



PROPOSED SECOND FLOOR PLAN

PIMLICO PROJECT

Royal Ballet School



- NOTES**
1. THIS DRAWING HAS NOT BEEN SCALED
 2. THIS DRAWING IS SUBJECT TO SURVEY & STATUTORY APPROVALS
 3. THIS DRAWING WILL BE SUBJECT TO CHANGE DURING THE DESIGN DEVELOPMENT PROCESS.

KEY

- NEW BUILD
- LISTED BUILDING
- EXTERNAL



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 RN: _____
 ADDRESS: _____

PLANNING



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 1000 7731 5822
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Drawing Title: PROPOSED THIRD FLOOR PLAN

Scale: 1:100@A3
 Date: April 2014
 Drawing Number: KMW_1318_PL_204

THE ROYAL BALLET SCHOOL

PROPOSED THIRD FLOOR PLAN

PIMLICO PROJECT
 Royal Ballet School



- NOTES**
1. THIS DRAWING MUST NOT BE SCALED
 2. THIS DRAWING IS SUBJECT TO SURVEY & STATUTORY APPROVALS
 3. THIS DRAWING WILL BE SUBJECT TO CHANGE DURING THE DESIGN DEVELOPMENT PROCESS.

KEY

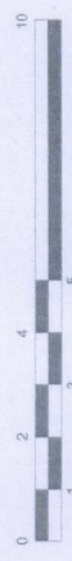
- NEW BUILD
- LISTED BUILDING
- EXTERNAL



CASE COPY

TP: _____
 RN: _____
 ADDRESS: _____

PLANNING



PROPOSED FOURTH FLOOR PLAN

PIMLICO PROJECT
 Royal Ballet School

Drawing Title: PROPOSED FOURTH FLOOR PLAN
 Scale: 1:100@A3
 Date: April 2014
 Drawing Number: KMW_1318_FL_205

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NOTES

- 1. THIS DRAWING MUST NOT BE SCALED
- 2. THIS DRAWING IS SUBJECT TO SURVEY & STATUTORY APPROVALS
- 3. THIS DRAWING WILL BE SUBJECT TO CONSTRUCTION MANAGEMENT PLAN DEVELOPMENT PROCEDURE.

KEY

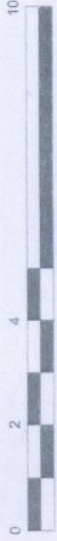
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CASE COPY

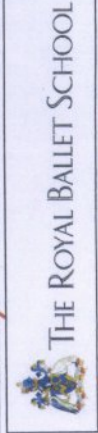
TP: _____
 RN: _____
 ADDRESS: _____

PLANNING



PROPOSED ROOF PLAN

PIMLICO PROJECT
 Royal Ballet School



Drawing Title: PROPOSED ROOF PLAN
 Scale: 1:1006A3
 Date: April 2014
 Drawing Number: KMW_1318_PL_206

ARCHITECTS



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