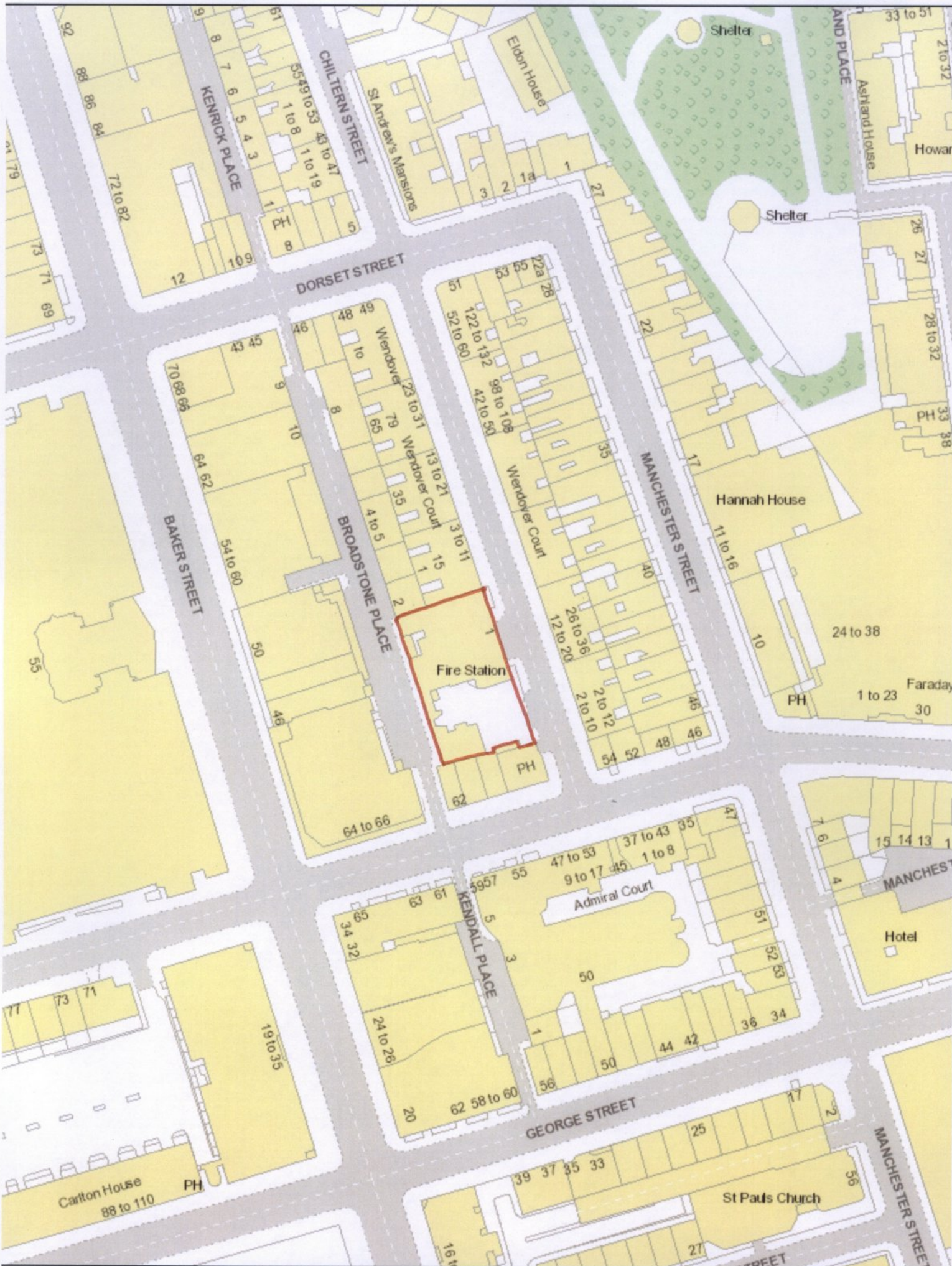


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 15 July 2014	<b>Classification</b> For General Release	
<b>Report of</b> Strategic Director Built Environment		<b>Wards involved</b> Marylebone High Street	
<b>Subject of Report</b>	<b>1 Chiltern Street, London, W1U 7PA</b>		
<b>Proposal</b>	Installation of external lighting at basement, ground and roof levels to illuminate the facade of the property.		
<b>Agent</b>	CBRE		
<b>On behalf of</b>	Chiltern Street Hotels Ltd		
<b>Registered Number</b>	14/04462/FULL 14/04463/LBC	<b>TP / PP No</b>	TP/7430
<b>Date of Application</b>	12.05.2014	<b>Date amended/ completed</b>	02.06.2014
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Grade II Listed Building		
<b>Conservation Area</b>	Portman Estate		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Outside Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Premises Licence granted 3 April 2014		

## 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.









I CHILTERN STREET, W1

## 2. SUMMARY

No. 1 Chiltern Street is a Grade II listed building, located within the Portman Estate Conservation Area, in use as a hotel. Planning permission and listed building consent are sought for the installation of external light fittings in order to illuminate the facade of the property.

The key issues in this case are:

- The impact on the amenities of surrounding residential occupiers.
- The impact of the proposed lighting in terms of its impact on the special architectural and historic interest of the building.

Objections have been received on the grounds that the lighting will cause light pollution and spillage into neighbouring residential properties and would be harmful to the appearance and interest of the listed building. The light fittings are located in unobtrusive locations and have either been designed to spotlight architectural elements or fitted with anti-glare louvres to avoid light spill. In this regard, the proposal is considered acceptable on design and amenity grounds and complies with City Plan and Unitary Development Plan (UDP) policies.

## 3. CONSULTATIONS

### COUNCILLOR SCARBOROUGH

The premises currently cause continual disruption to the quiet enjoyment of residents and businesses in Chiltern Street through noisy guests, paparazzi, motor bikes, increased cars, taxis, parking and celebrity spotters. The external lighting will be detrimental to neighbouring residents' privacy and ability to sleep and have their curtains open should they wish to do so.

### COUNCILLOR ROWLEY

Concurs with Councillor Scarborough's comments.

### COUNCILLOR BOTT

Concurs with Councillor Scarborough's comments and considers that consent should only be considered once disruptions to residents have calmed down.

### THE MARYLEBONE ASSOCIATION

Any comments to be reported verbally.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 49; Total No. of Replies: 4.

One letter of support and three letters of objection on the following grounds:

- Light nuisance.
- Light pollution problems are already caused by the pub and the street itself.
- Disruption to sleep.
- Harmful to the appearance and interest of the listed building.
- Lighting should remain 'soft' and highly decorative only.

ADVERTISEMENT/SITE NOTICE: Yes

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

No. 1 Chiltern Street is a Grade II listed building on the west side of Chiltern Street which backs onto Broadstone Place at the rear. The building was purpose built as a Fire Station in

1889 and was used and maintained for this purpose up until June 2005. In 2009 planning and listed building consent were granted for the use of the building as a hotel and the building is now in use for that purpose.

The site lies within the Portman Estate Conservation Area and adjoins residential properties within Wendover Court to the immediate north. There are also residential flats on the upper floors of 56, 58 and 60 Blandford Street to the immediate south and residential flats on the opposite side of Chiltern Street.

#### **4.2 Relevant History**

15 May 2013 – planning permission granted for Variation of Condition 1 of planning permission dated 19 August 2011 (RN: 10/10324) for use of the Fire Station as a 26 bed hotel (Class C1); namely for minor internal alterations at ground to third floor, alterations to glazing at basement to third floor, raising parapet wall at ground and first floor (south elevation), addition of rooflight at first floor, double glazed windows within doors to terrace at second floor, repositioned roof access hatch at fourth floor (roof), flue at roof level within recessed dormers (north west corner), omission of louvred roof grille, window cill dropped to create doors at basement and ground floor.

19 August 2011 – planning permission granted for the use of the Fire Station as a 26 bed hotel (Class C1). Demolition of part of the existing building at the rear, including demolition of enclosures in the ground floor and basement courtyards and demolition of the steel practice tower. Erection of a part three and five storey wing to main building. Excavation of courtyard to create basement level accommodation, including plant room. Rear extensions to main building. External and internal alterations.

30 April 2009 – planning permission granted for the use of the Fire Station as a 33 bedroom hotel (Class C1). Construction of new five storey building in yard, glazed rear roof light and single storey rear extension at ground floor level and part two and three storey rear extensions at first floor level and above and new part basement excavation. Associated internal and external works. (Part of land use swap with Nos. 48, 58 and 63 Gloucester Place and 15-16 Fitzhardinge Street)

### **5. THE PROPOSAL**

These applications seek consent for the installation of external lighting to the roof, basement and ground floor of the building. Six uplighters are proposed at ground floor level beneath the former engine shed doorways, with three LED projector lights at front basement level and 12 LED projector lights at roof level.

### **6. DETAILED CONSIDERATIONS**

#### **6.1 Land Use**

No change of use is proposed.

#### **6.2 Historic building and conservation**

The light fittings are sited in unobtrusive locations and will not harm the special interest of the listed building or the character and appearance of the Portman Estate Conservation Area. They comply with the City Council's UDP Policies DES 7, DES 9 and DES 10. The light should be white, and this is to be controlled by condition.

### **6.3 Amenity**

Objections have been received on the grounds that the proposed lighting will lead to light pollution and spillage into neighbouring residential properties. The uplighters are confined to the front of the building at ground floor level and will light the three former engine shed doorways at ground floor level. These are low voltage (50 watt) spotlights designed to accent the arch elements of the doorways. LED adjustable projector lighting is also proposed at basement and roof levels to provide facade lighting. These lights have been fitted with anti-glare louvres to prevent lightspill.

Policy ENV 10 of the UDP seeks to ensure that the installation of lighting does not result in glare and light spillage. The applicant states that the lighting has been specifically designed to minimise light pollution, and that all lighting is to be on a central dimming system and set to a low level in order to create a modest level of illumination. Nevertheless, given the proximity of residential premises opposite and adjacent to the site, it is recommended that a condition be attached preventing illumination of the building between midnight and 07:00 hours. These hours tie in with the times that non-resident guests are allowed within the hotel. With this condition in place it is not considered that the lighting will materially harm the residential amenity of neighbouring occupiers.

### **6.4 Transportation/Parking**

Not applicable.

### **6.5 Economic Considerations**

Not applicable.

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

None relevant.

### **6.7 The London Plan**

The proposals do not raise strategic issues.

### **6.8 Planning Obligations**

Not applicable.

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

Not applicable.

### **6.10 Other Issues**

None.

### **6.11 Conclusion**

It is considered that the proposals are acceptable in historic building, conservation area and amenity terms, and comply with the City Council's policies set out in the City Plan (Policies S25, S28 and S29) and UDP (Policies ENV 10, DES 1, DES 5, DES 9 and DES 10 in particular). Therefore, it is recommended that they be approved, subject to the use of conditions referred to above.

**BACKGROUND PAPERS**

1. Application forms
2. Email from Councillor Scarborough dated 10 June 2014
3. Email from Councillor Rowley dated 10 June 2014
4. Email from Councillor Bott dated 10 June 2014
5. Letter from occupier of 26 Wendover Court dated 8 June 2014
6. Letter from occupier of 10 Wendover Court dated 19 June 2014
7. Letter from occupier of 58 Wendover Court dated 13 June 2014
8. Letter from occupier of 11 Wendover Court dated 25 June 2014

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

**DRAFT DECISION LETTER**

- Address:** 1 Chiltern Street, London, W1U 7PA
- Proposal:** Installation of external lighting at basement, ground and roof levels to illuminate the facade of the property.
- Plan Nos:** Site Location Plan, Manufacturers Specification of the proposed lighting, Drawings: ISO\_1450\_FACDE GF RevFI, ISO\_1450\_RF RevA, DA/CS/GA/101, DA/CS/GA/102, DA/CS/GA/102 A, DA/CS/GA/103, DA/CS/GA/104, DA/CS/GA/201, DA/CS/GA/202.
- Case Officer:** Josephine Palmer **Direct Tel. No.** 020 7641 2723

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

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

**Reason:**

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

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

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

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

**Reason:**

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

- 3 All external light fittings shall be finished and maintained in a colour to match the adjacent facing material.

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

- 4 The building shall not be externally illuminated between the hours of 12 midnight and 07:00.

**Reason:**

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



Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 10 of our Unitary Development Plan that we adopted in January 2007.

- 5 Only white light shall be used to illuminate the building, unless agreed otherwise in writing by the City Council as local planning authority.

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

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)

**DRAFT DECISION LETTER**

**Address:** 1 Chiltern Street, London, W1U 7PA

**Proposal:** Installation of external lighting at basement, ground and roof levels to illuminate the facade of the property.

**Plan Nos:** Site Location Plan, Manufacturers Specification of the proposed lighting, Drawings: ISO\_1450\_FACDE GF RevFI, ISO\_1450\_RF RevA, DA/CS/GA/101, DA/CS/GA/102, DA/CS/GA/102 A, DA/CS/GA/103, DA/CS/GA/104, DA/CS/GA/201, DA/CS/GA/202.

**Case Officer:** Josephine Palmer

**Direct Tel. No.** 020 7641 2723

**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 external light fittings shall be finished and maintained in a colour to match the adjacent facing material.

**Reason:**

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

- 3 Only white light shall be used to illuminate the building, unless agreed otherwise in writing by the City Council as local planning authority.

**Reason:**

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

**Informative(s):**

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

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

In reaching this decision the following were of particular relevance:

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





1. Gentle glow of light to central watchtower façade.
2. Interior glow through shutters from inside watchtower.
3. Soft accent lighting to chimney pots.
4. Soft glow to façade facing into courtyard.
5. Soft glow to façade facing into courtyard
6. Accent to Ladder Shed Roof
7. Existing Street light.
7. Uplights to accent architectural door arch elements.
8. Soft wash to end façade from level below.

General approach to façade lighting will softly illuminate architectural elements so they are not lost at night all lighting will be on central dimming system and will be set to a low level so the building does not appear over-lit in comparison with its surroundings.





Manchester Sq Fire Station

Façade lighting elevation

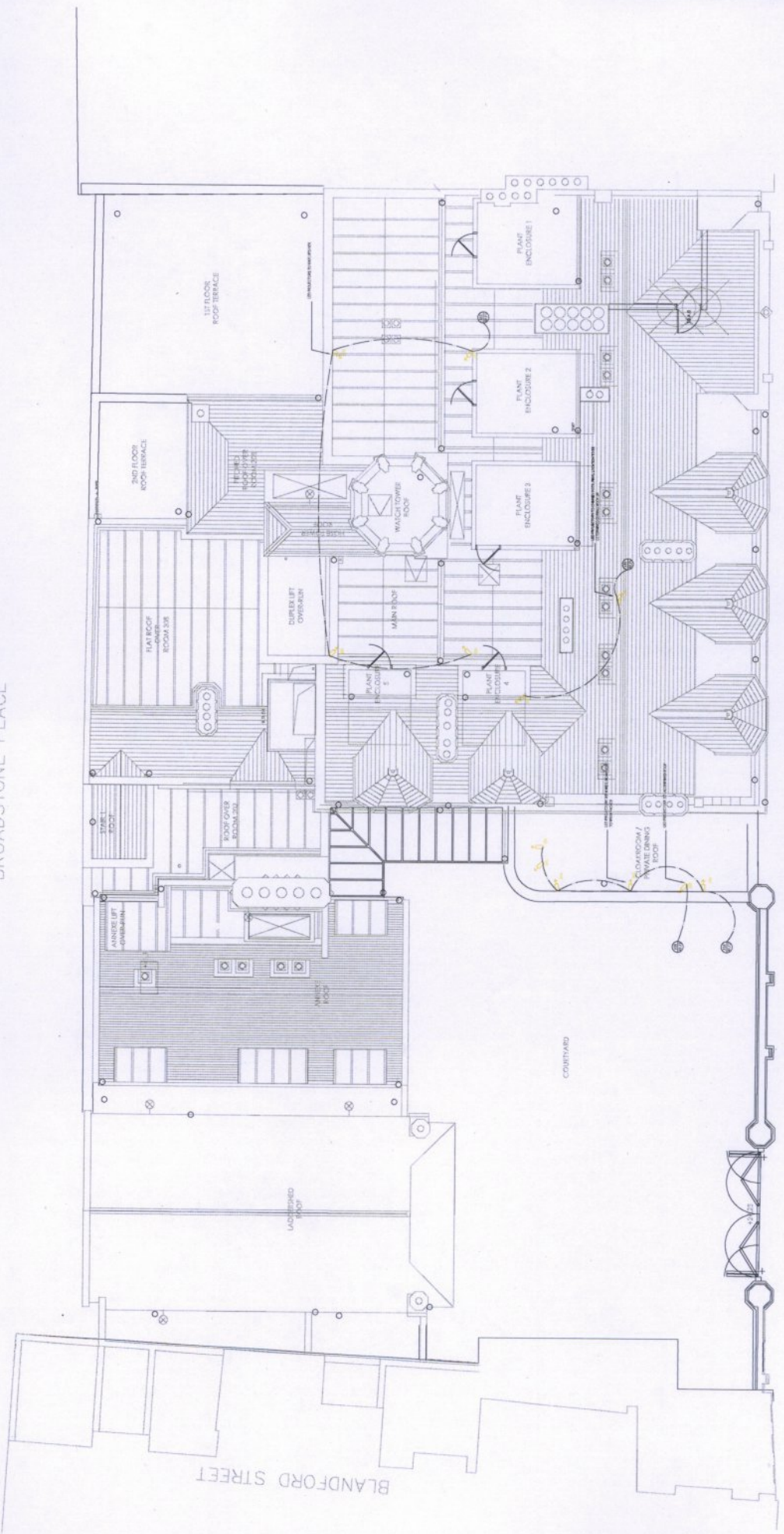


**NOTE:**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
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PROJECT INFORMATION	
PROJECT NAME	ISOMETRIX
CLIENT	ISOMETRIX
DATE	15/03/2023
PROJECT NO.	ISOMETRIX
PROJECT LOCATION	ISOMETRIX
PROJECT TYPE	ISOMETRIX
PROJECT PHASE	ISOMETRIX
PROJECT STATUS	ISOMETRIX
PROJECT DESCRIPTION	ISOMETRIX
PROJECT CONTACT	ISOMETRIX
PROJECT ADDRESS	ISOMETRIX
PROJECT CITY	ISOMETRIX
PROJECT STATE	ISOMETRIX
PROJECT COUNTRY	ISOMETRIX
PROJECT DRAWING NO.	ISOMETRIX
PROJECT DRAWING TITLE	ISOMETRIX
PROJECT DRAWING DATE	ISOMETRIX
PROJECT DRAWING SCALE	ISOMETRIX
PROJECT DRAWING SHEET NO.	ISOMETRIX
PROJECT DRAWING SHEET TOTAL	ISOMETRIX
PROJECT DRAWING AUTHOR	ISOMETRIX
PROJECT DRAWING CHECKER	ISOMETRIX
PROJECT DRAWING APPROVER	ISOMETRIX
PROJECT DRAWING REVISIONS	ISOMETRIX
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PROJECT DRAWING REVISION 5	ISOMETRIX
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PROJECT DRAWING REVISION 7	ISOMETRIX
PROJECT DRAWING REVISION 8	ISOMETRIX
PROJECT DRAWING REVISION 9	ISOMETRIX
PROJECT DRAWING REVISION 10	ISOMETRIX

BROADSTONE PLACE



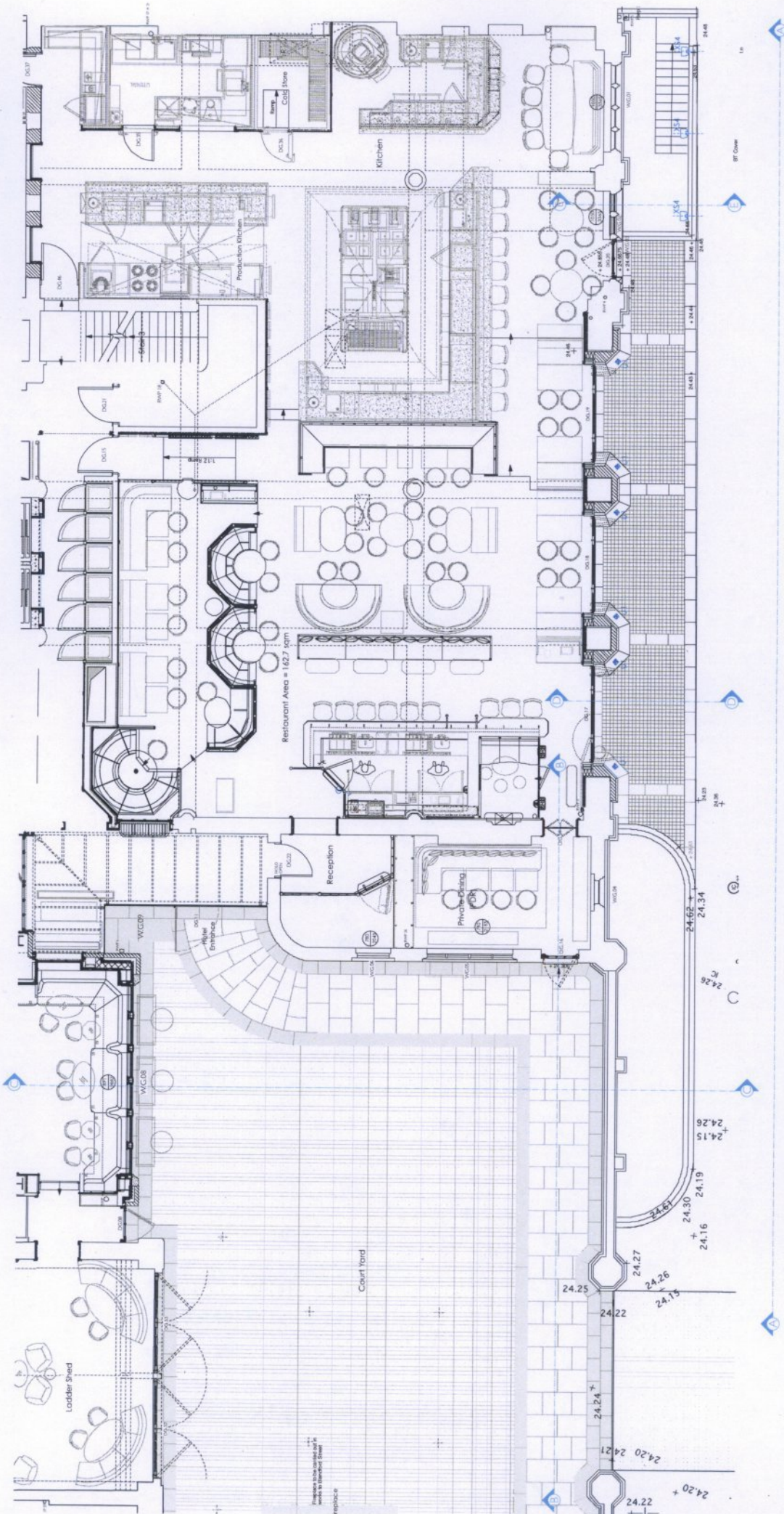
CHILTERN STREET TERRACE

CHILTERN STREET

BLANDFORD STREET



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- U1 Free standing tungsten halogen uplight in metal boxing, painted to match exact palette of stone. Specification attached.
- KS4 Outdoor quality adjustable projector using LED source in warm white. Specification attached.

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 Colindale, London NW9 1QB  
 Tel: +44 (0)20 8834 8834  
 Fax: +44 (0)20 8834 8835

Project Name	CHILTERN FIREHOUSE
Address	1 CHILTERN STREET, LONDON
Drawing Title	Ground Floor Plan
Drawing Number	DA000001_0001_0001_0001
Scale	1:100
Date	10/01/2011
Author	DA
Checker	DA
Approver	DA