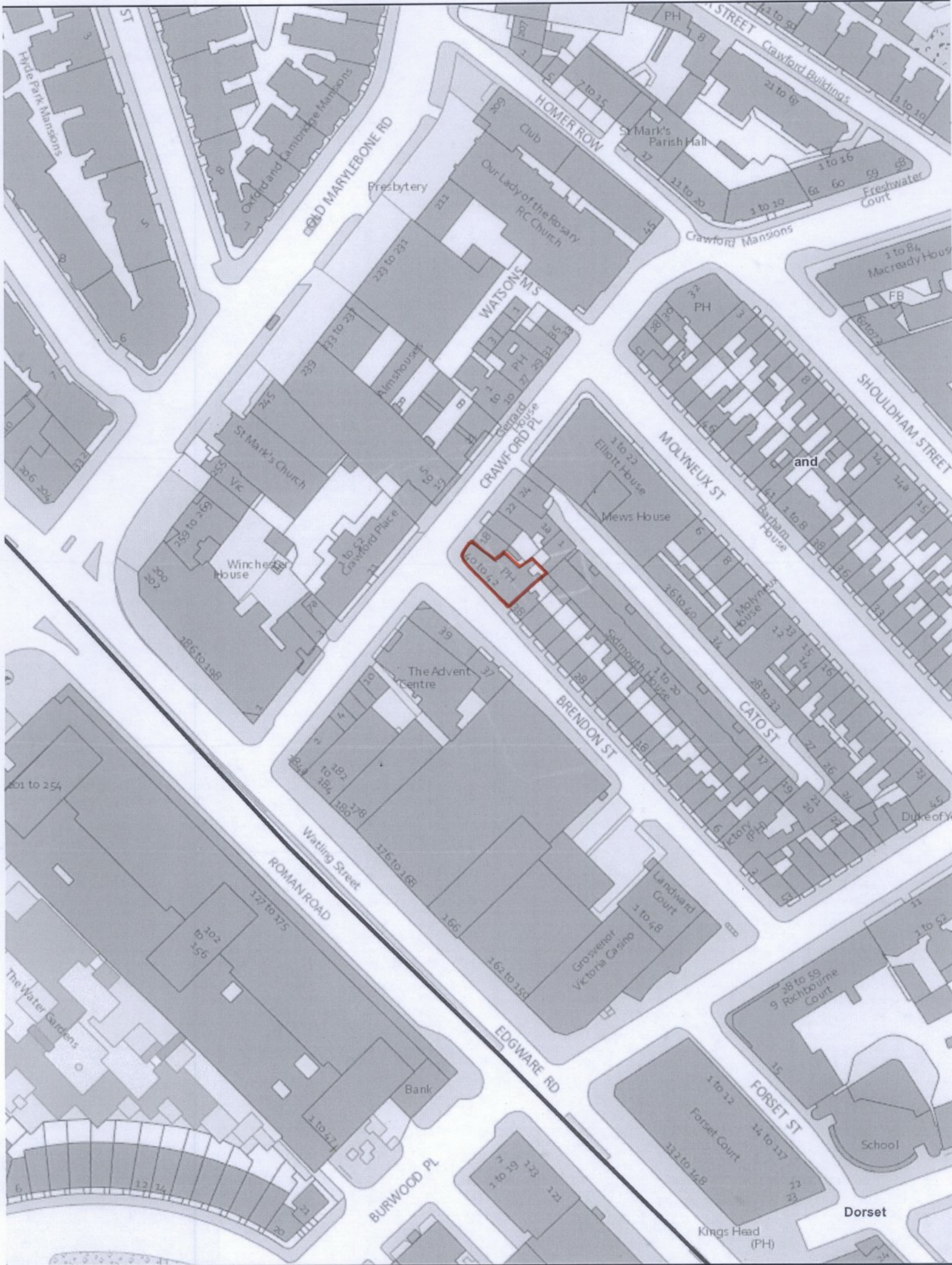


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 21 July 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Bryanston And Dorset Square	
<b>Subject of Report</b>	<b>40-42 Brendon Street, London, W1H 5HE</b>		
<b>Proposal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

## 1. RECOMMENDATION

Grant conditional permission.







40-42 BRENDON STREET, W1

## 2. SUMMARY

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

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

The key issues for consideration are:

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

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

## 3. CONSULTATIONS

### THE MARYLEBONE ASSOCIATION

Any response to be reported verbally.

### HIGHWAYS PLANNING MANAGER

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

### ENVIRONMENTAL HEALTH

No objection.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

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

Three objections received on the following grounds:

#### Land Use

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

#### Amenity

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

#### Highways

- Increased demand for on-street parking.

#### Other

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

ADVERTISEMENT/SITE NOTICE: Yes

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

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

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

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

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

### 4.2 Planning History

None relevant.

## 5. THE PROPOSAL

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

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

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

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

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

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

## **6. DETAILED CONSIDERATIONS**

### **6.1 Land Use**

#### **6.1.1 Loss of public house**

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

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

#### **6.1.2 Serviced apartments**

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

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

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

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

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

## **6.2 Townscape and Design**

No external alterations are proposed.

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

## **6.3 Residential Amenity**

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

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

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

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

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

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

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

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

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

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

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



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

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

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

#### **6.4 Transportation/Parking**

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

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

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

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

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

#### **6.5 Equalities and Diversities**

Access arrangements to the building remain unchanged.

#### **6.6 Economic Considerations**

Any economic benefits resulting from the proposal are welcomed.

#### **6.7 Other Westminster Policy Considerations**

None relevant

#### **6.8 London Plan**

This application raises no strategic issues.

#### **6.9 Central Government Advice**

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

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

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

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

### **6.10 Planning Obligations**

Not relevant

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

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

### **6.12 Other Matters**

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

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

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

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

### **6.13 Conclusion**

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

## **BACKGROUND PAPERS**

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

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

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

**DRAFT DECISION LETTER**

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

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

**Plan Nos:** 02A and 01A

**Case Officer:** Louise Smith

**Direct Tel. No.** 020 7641 5974

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

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

**Reason:**

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

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

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

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

**Reason:**

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

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

**Reason:**

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

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

**Reason:**

In the interests of public safety as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24BC)



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

Reason:

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

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

Reason:

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

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

Reason:

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

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts

for demolition and building work.

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

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

Phone: 020 7641 2000

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

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

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

- 5 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (I54AA)
- 6 We recommend all hoteliers to join the Westminster Considerate Hoteliers scheme and to support the Considerate Hoteliers Environmental Charter. This aims to promote good environmental practice in developing and managing hotels. For more information, please contact:

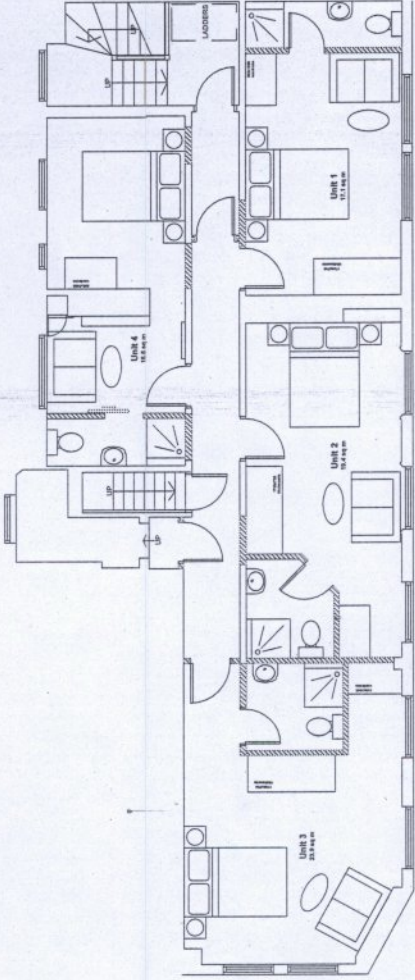
John Firrell MHCIMA  
Secretary - Considerate Hoteliers Association

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

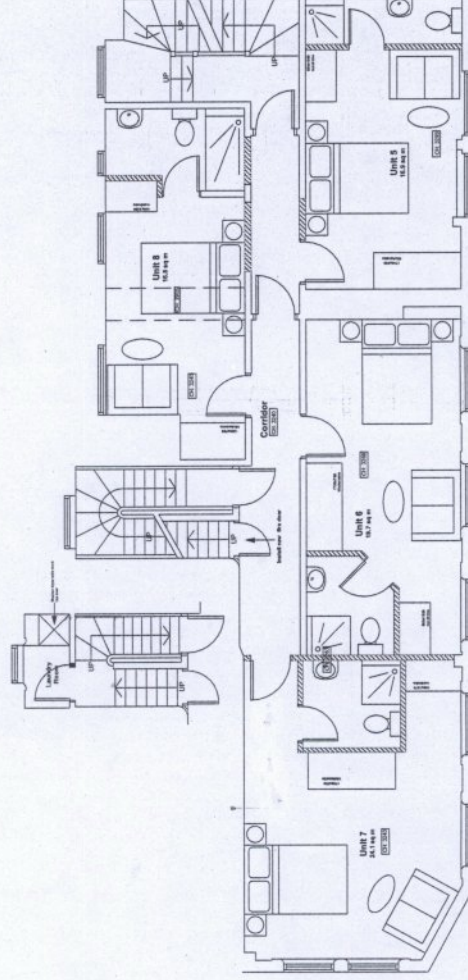
E-mail: [info@consideratehoteliers.com](mailto:info@consideratehoteliers.com)  
Phone: 01308 482313

(I76AA)


- 7 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 8 You must get planning permission for any tanks, equipment, lift motor rooms, railings or other additions to the property. (I21AA)
- 9 You are reminded that this permission does not grant approval for any external alterations to the building. You are advised to submit details of any external works, including alterations to windows or the installation of trickle vents, to ascertain whether these alterations would require further planning approval.



Second Floor Plan  
Scale 1:50



First Floor Plan  
Scale 1:50

revision	date	drawn by	note
A	25.11.14	RS	Essentials to unit 8 revised to show shower
scale	1:50(0A1)	drawing no.	02
date	21.11.14	revision no.	A
drawn by	RS	project no.	URBANPABLW1114
drawing title	Proposed First and Second Floor		
project title	Lord Wargrave		
on behalf of	ON BEHALF OF Urban Pubs and Bars		
 AnyLife House Phoenix Street Dorchester DT1 3NU T: 01305 265977 F: 01305 265226 E: ec@urbanpubs.com			