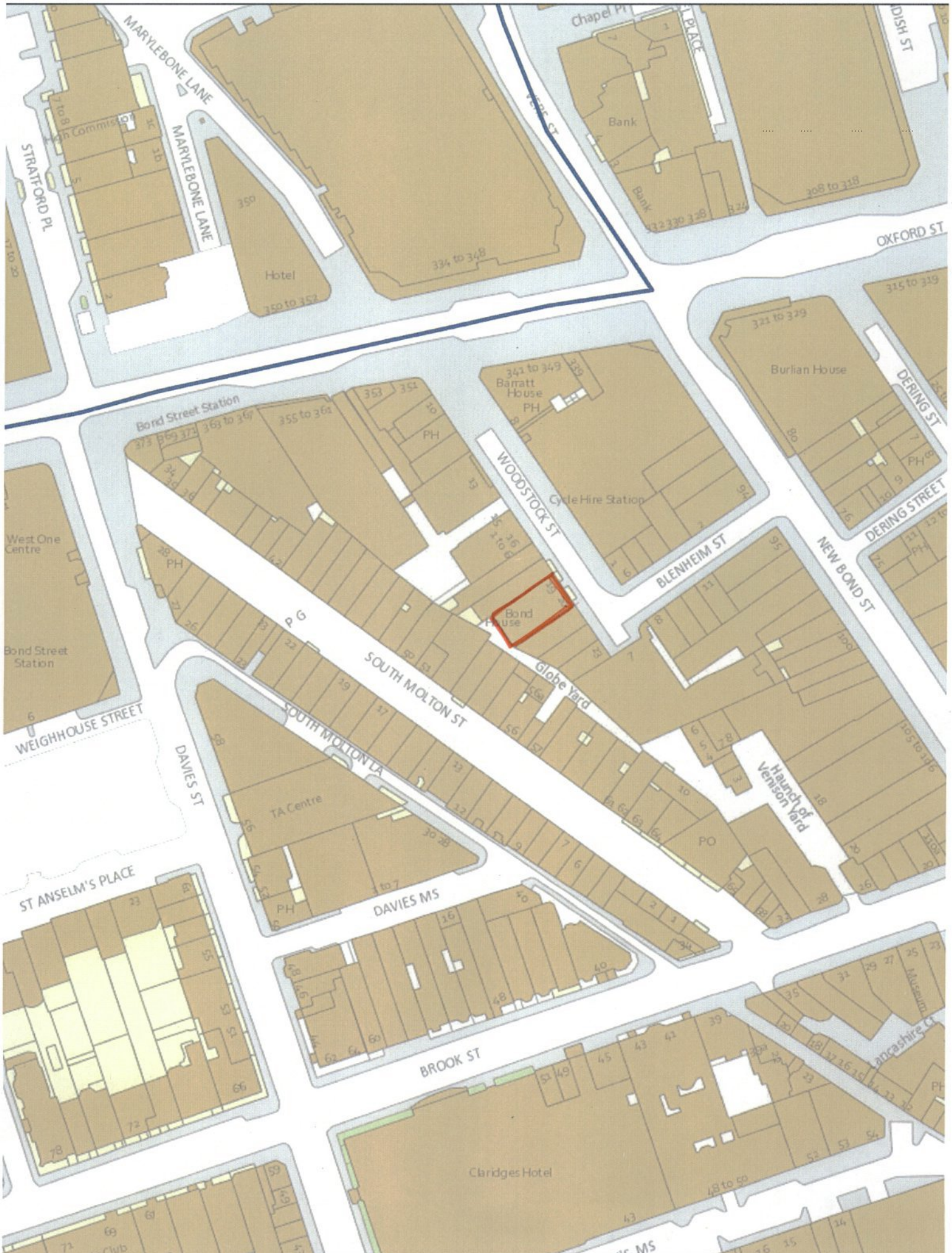


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 25 August 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	Bond House, 19-20 Woodstock Street, London, W1C 2AP		
Proposal	Use of part ground and first to fifth floors as eight residential flats (Class C3), erection of an extension at fifth floor level, extensions to the rear at first to fourth floors, replacement windows and other associated external alterations to include the provision of a terrace and screened plant area at fifth floor level.		
Agent	CgMs Ltd		
On behalf of	Pineridge Investments Ltd		
Registered Number	15/02707/FULL	TP / PP No	TP/13381
Date of Application	26.03.2015	Date amended/ completed	26.03.2015
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		
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 Within Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





BOND HOUSE, 19-20 WOODSTOCK STREET, W1

2. SUMMARY

Bond House, 19-20 Woodstock Street is an unlisted building located within the Mayfair Conservation Area and the Core Central Activities Zone. The property is located on the west side of Woodstock Street and comprises basement, ground and first to fourth floor levels with plant areas and lift over-run at main roof level. The building is currently used as B1 office accommodation on all floors.

Permission is sought for the erection of an extension at fifth floor level and extensions to the rear of the property at first to fourth floor levels, replacement windows and the creation of a terrace area and installation of screened plant at fifth floor level, all in association with the use of part ground floor and the first to new fifth floor levels as residential flats (Class C3).

The key issues for consideration are:

- The impact of the extensions in amenity terms.
- The acceptability of converting office floorspace to residential accommodation.
- The impact of the proposal on on-street parking pressures in the vicinity.

The proposals are considered acceptable in land use, design, highways and amenity terms and comply with relevant Unitary Development Plan (UDP) and City Plan policies.

3. CONSULTATIONS

RESIDENTS SOCIETY OF MAYFAIR AND ST. JAMES'S

Supports the loss of office accommodation and increase in residential provision.

CROSSRAIL

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER

Objection - lack of off-street car parking provision.

ENVIRONMENTAL HEALTH

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 74; Total No. of Replies: 1.

One objection on the following grounds:

- Impact of building works on surrounding commercial operators.
- Loss of affordable office accommodation.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

Bond House is an unlisted building located on the western side of Woodstock Street just to the south of Oxford Street and opposite the junction with Blenheim Street. The property comprises of basement, ground and first to fourth floor levels and is currently used entirely as office accommodation (Class B1). The building is located within the Mayfair Conservation Area and the Core Central Activities Zone as defined by the City Plan.

4.2 Relevant History

A Certificate of Lawfulness for the existing use of the basement of the property as offices (Class B1) was granted consent on the 24 June 2005.

5. THE PROPOSAL

Planning permission is sought for the change of use of part of the ground floor and the first to fourth floor levels to residential accommodation comprising eight residential units. The remainder of the ground floor area and the basement are to be retained as B1 commercial floorspace. An extension is proposed at fifth floor level and at the rear of the property from first to fourth floor levels. A terrace is also proposed at fifth floor level in association with the residential unit at fourth floor level.

Cycle storage is proposed at ground floor level with waste and recycling storage for the commercial and residential uses within the basement vaults. It is also proposed to replace the fenestration. At main roof level a small plant enclosure is proposed as are a number of solar panels.

The proposals involve the following alterations to the floor areas:

Use	Existing (m2)	Proposed (m2)	+/- difference (m2)
Office	1175	245	-930
Residential	0	951	+951
Total	1151	1196	+45

6. DETAILED CONSIDERATIONS

6.1 Land Use

6.1.1 Office floorspace

The application would result in a net reduction of 930m² of office floorspace. The City Council does not currently have any policies seeking the protection or retention of office accommodation within this area of Westminster. This is under review, but at the present time the application is considered acceptable in land use terms.

A neighbouring commercial operator has objected to the application as it will mean a loss of 'affordable' office accommodation but for the reasons outlined above, it is not considered that the application could be refused on this basis. A letter in support of the application has been received from the Residents Society of Mayfair and St. James's who support the loss of the office accommodation and the introduction of new residential units.

6.1.2 Residential floorspace

The introduction of residential floorspace is welcomed and would comply with Policies H3 of the UDP and S14 of the City Plan, which seek to maximise the amount of land or buildings in residential use. The proposal includes an increase of residential floorspace of 951m² (GEA), in the form of eight residential flats.

As the scheme would not result in an increase of residential floorspace exceeding 1000m² or in excess of 10 additional residential units there is no requirement for an affordable housing

Item No.
6

provision as set out in Policy S16 of the City Plan. The residential unit sizes accord with the size and space standards of the London Plan.

Policy H5 of the UDP requires that in new developments 33% of the residential units should be family sized (in excess of three bedrooms). Whilst the proposal would provide only one three bedroom unit out of the eight units proposed, the policy allows for flexibility in busy/noisy locations such as this location just off Oxford Street. It is accepted that the design of the building, with its quite deep floorplates, does impose some constraints on the layout and mix that can be provided, and it is considered that the current proposal effectively utilises the space within the building whilst maximising the number of residential units.

A common issue when converting office buildings such as this to residential accommodation is deep floorplates which makes achieving dual-aspect dwellings difficult. In this instance the only way to provide all dual-aspect units would be to provide a small number of large flats running the full depth of the building front to back, but this would not optimise the number of flats created as there would be far fewer. The London Housing Design Guide seeks to avoid single-aspect dwellings for light and natural ventilation reasons, and particularly discourages single-aspect north facing dwellings. Out of the eight proposed units, four would be single aspect and west facing. Mechanical ventilation is proposed for the units to ensure that the west facing aspect flats do not become overheated.

The application is supported by an assessment of the amount of natural light received within the proposed flats. The report calculates the Average Daylight Factor (ADF), which is the mean daylight factor on the horizontal working plane inside the room. The BRE guidance recommends minimum ADF values of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens.

Based on the submitted analysis, most rooms within the proposed flats would meet, and generally exceed, these minimum values. However, seven of the 23 habitable rooms tested would fail to meet these standards and will have low levels of natural light. The windows which fail are at lower levels and mainly serve kitchen/living rooms which require a higher level of ADV. However, the scheme has been designed to maximise the amount of glazing to every room and, given the relationship of the site with neighbouring buildings, these values are, overall, considered acceptable.

6.2 Townscape and Design

Bond House is an unlisted building located within the Mayfair Conservation Area. It is a red brick, late 20th century building. The building itself is not of particular merit, but it forms part of an attractive group of buildings which is typical of and contributes to the character of the Mayfair Conservation Area. The buildings on this side of the street are of a range of ages, materials and styles but are of a generally consistent scale and occupy consistent plot widths. At the end of this group and terminating the street view is Bonham's Auction House (Blenstock House), which is listed Grade II.

The main design/conservation issues are the detailed design and impact of changes on this attractive townscape group, the character and appearance of the Mayfair Conservation Area and the setting of the Grade II listed Bonham's.

The townscape group has a mixed architectural character and uses a mixed palette of materials. Original proposals included a significantly larger roof extension, and larger front dormers which was considered to have an unacceptable impact when viewed from street level. The new roof storey has been removed and it is now proposed to retain and slightly increase the size of the existing plant room on the roof and create a roof terrace adjacent to this. As revised proposals will not increase the height of the building these are considered

acceptable in principle. Conditions have been applied to ensure the detailed design of the replacement windows is satisfactory.

6.3.1 Daylight/Sunlight

Policy ENV13 of the UDP states that 'the City Council will normally resist proposals that result in a material loss of daylight/sunlight, particularly to existing dwellings and educational buildings. In cases where the resulting level is unacceptable, permission will be refused.' Policy S29 of the City Plan states that 'the Council will resist proposals that result in an unacceptable material loss of residential amenity and developments should aim to improve the residential environment.'

The nearest residential flats are located to the rear at 52A South Molton Street and a Daylight and Sunlight Assessment has been submitted to assess the impact of the proposal on these properties. The report also assesses potential losses to residential units in 8 Blenheim Street and 55 South Molton Street. In 2014 planning permission was also granted for extensions to the residential flats at 52A South Molton Street and the impact of the proposal upon this extant permission has also been considered within the submitted Daylight and Sunlight Assessment.

The BRE guidelines state that daylight to living rooms, kitchens, and bedrooms should be assessed but bathrooms, toilets, storerooms and circulation areas and garages need not be analysed. The report concludes that all assessed windows meet the BRE guidelines for the Vertical Sky Component (VSC) and reductions to the no skyline (NSL) and Annual Probable Sunlight Hours (APSH) are within the BRE guidelines for these neighbouring sensitive properties.

6.3.2 Sense of Enclosure

It is proposed to extend the property to the rear at first second, third and fourth floor levels by approximately 1.5m for part of the width of the property. Given the relationship of the site with the closest residential flats at 52A South Molton Street, it is not considered that the proposal would result in any harmful impacts on increased sense of enclosure to warrant refusal.

6.3.3 Terraces

The proposed terrace at fifth floor level is not considered to result in any overlooking issues with regard to nearby sensitive properties and no objections have been received on these grounds. Taking into account the terrace is to be used in association with an individual residential unit, it is not considered necessary to restrict the hours of use or capacity.

6.3.4 Plant

The application has been considered in the context of Policies ENV6 and ENV7 of the UDP and S32 of the City Plan. These policies seek to protect nearby occupiers of noise sensitive properties and the area generally from excessive noise and disturbance. An area for plant with associated screening is shown at fifth floor level adjacent to the residential terrace. The applicant has not submitted an acoustic report as part of the application to assess the noise levels from this plant as they have not made the final plant selection.

It is considered acceptable in this instance for conditions to be applied to any approval requiring the submission of an acoustic report once the plant has been selected. The standard conditions are also proposed with regard acceptable noise and vibration levels.

6.3.5 Other Issues

An objection has been received from a neighbouring commercial occupier who raised concerns regarding the impact of the building works on their business, specifically with regard to noise, dust and lorry movements. Whilst these difficulties are acknowledged, it is not possible to refuse planning permission for this reason, and the City Council's only option in these circumstances is to seek to reduce the impact through mitigation measures prescribed in a Construction Management Plan. This can, however, only limit disruption and inconvenience and not eliminate it entirely. A Construction Management Plan condition is proposed.

6.4 Transportation/Parking

No off-street car parking is proposed for the new flats. UDP Policy TRANS 23 requires sufficient off-street parking to be provided in new residential schemes to ensure that parking pressure in surrounding streets is not increased beyond identified 'stress levels'.

2011 census figures indicate 29% of households in the West End ward have one or more cars. 'Stress levels' are considered to have occurred where the occupancy of on-street legal parking bays exceeds 80%. Within a 200m radius of the site, parking occupancy during the day is 83%; overnight parking occupancy reduces to 70%. Overnight, residents can park on single yellow lines which further reduces the parking stress level to 16%.

The Highways Planning Manager has objected to the application due to the lack of on-street parking availability in the daytime. However, the site is within close proximity to excellent public transport facilities and the applicant has also agreed to provide lifetime membership of a car club for each of the residential units which could be secured by condition. Furthermore, the potential increased demand for on-street parking needs to be balanced against the policy presumption to provide additional housing. In the circumstances, it is considered that permission could not reasonably be withheld due to the lack of car parking.

There are 18 cycle parking spaces proposed to serve the office and residential floorspace within the development in a designated cycle storage area at ground floor level and this is considered compliant with the requirements of the Further Amendments to the London Plan. A condition is proposed requiring that the cycle parking spaces are provided and maintained in perpetuity. Waste and recycling storage areas are also shown for the commercial and residential occupiers within the basement vaults, a condition is proposed to ensure this storage is provided and retained.

6.5 Economic Considerations

Any economic benefits generated are welcome.

6.6 Access

Level access will be provided to both the office accommodation and to the residential reception with a lift providing access to the other floors in the property.

6.7 Other UDP/Westminster Policy Considerations

None relevant.

6.8 London Plan

The proposal does not raise strategic issues and does not have significant implications for the London Plan.

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 this application 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 following three tests:

- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- Lifetime membership of a car club to be provided for each of the residential flats to mitigate the potential increase in demand for on-street parking (25 years).

These requirements are considered to comply with the CIL Regulations and would be secured by condition.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The scale of the proposed development does not require the submission of an Environmental Impact Assessment.

The proposal includes the installation of solar panels on the main roof of the property. This is considered an environmental benefit of the scheme and is welcomed. A condition is proposed to ensure that the solar panels are installed as shown and retained in situ.

6.12 Conclusion

The application is considered acceptable on design, highways, land use and amenity grounds and is therefore recommended for approval.

BACKGROUND PAPERS

1. Application form.
2. Letter from the Residents' Society of Mayfair and St. James's dated 5 May 2015.
3. Memorandum from the Highways Planning Manager dated 14 May 2015.
4. Memorandum from Environmental Health Consultation Team dated 22 May 2015.
5. Letter from the commercial occupier of 21 Woodstock Street dated 23 April 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT JOSEPHINE PALMER ON 020 7641 2723 OR BY E-MAIL – jpalme@westminster.gov.uk

DRAFT DECISION LETTER

Address: Bond House, 19-20 Woodstock Street, London, W1C 2AP

Proposal: Use of part ground and first to fifth floors as eight residential flats (Class C3), erection of an extension at fifth floor level, extensions to the rear at first to fourth floors, replacement windows and other associated external alterations to include the provision of a terrace and screened plant area at fifth floor level.

Plan Nos: Site Location Plan, Acoustic Report dated 09.02.15, 200, 201, 202, 203, 204, 205 RevB, 206 RevB, 207 RevB, 420 RevB, 321 RevC, 320 RevC.

Case Officer: Matthew Giles

Direct Tel. No. 020 7641 5942

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair 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)

- 3 You must apply to us for approval of detailed drawings (sections and elevations at a scale no greater than 1:10) showing the following:

- 1) New windows
- 2) Balustrade to roof terrace

You must not start work on these parts of the scheme until we approve what you have sent us. You must then carry out the works in accordance with the approved drawings.

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

Reason:

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

- 5 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

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

- 6 You must 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)

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

Reason:

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

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

solar panels at roof level

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

Reason:

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

- 9 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.

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

Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

- 11 The glazing installed must meet or exceed the glazing specification stipulated within the acoustic report dated 9 February 2015. The glazing must thereafter be maintained to this standard in perpetuity.

Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

- 12 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 14 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

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

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

Reason:

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

- 14 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
 - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
 - (c) Manufacturer specifications of sound emissions in octave or third octave detail;
 - (d) The location of most affected noise sensitive receptor location and the most affected window of it;
 - (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
 - (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
 - (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
 - (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
 - (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

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

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

Reason:

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

- 16 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 050 200. You must clearly mark them and make them available at all times to everyone using the building. (C14FB)

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)

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

Reason:

To protect family accommodation as set out in S15 of Westminster's City Plan: Strategic Policies adopted November 2013 and H 5 of our Unitary Development Plan that we adopted in January 2007. (R07DC)

- 18 **Pre Commencement Condition.** You must not start work on the site until we have approved appropriate arrangements to secure the following:

1. Mitigation of the potential increased demand for on street resident's car parking

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

Reason:

To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of our City Plan that we adopted in January 2011 and in TRANS 23 of our Unitary Development Plan that we adopted in January 2007.

- 19 **Pre Commencement Condition.** No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:
- (i) a construction programme including a 24 hour emergency contact number;
 - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
 - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
 - (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
 - (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

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

- 2 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge. If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>. **You are reminded that payment of the CIL charge is mandatory and there are strong**

enforcement powers and penalties for failure to pay.

- 3 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

- 4 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply.

The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk.

If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk

It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

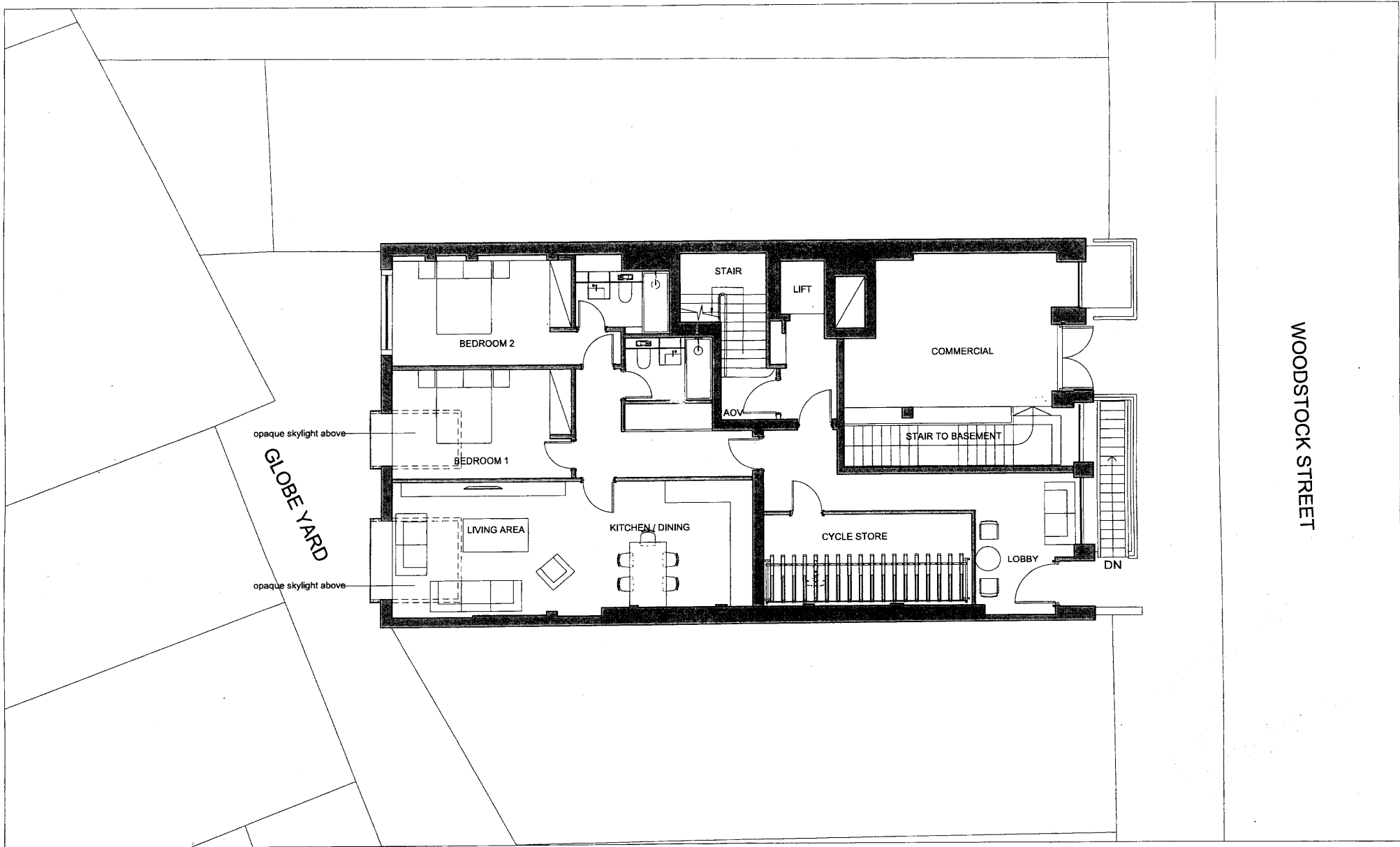
- 5 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (I54AA)

- 6 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)

- 7 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

- 8 Under Condition 18 we are likely to accept a legal undertaking under Section 106 of the Town and County Planning Act (1990) (as amended) to secure 25 year membership provision for each of the residential dwellings to a Car Plus accredited car club.

Please look at the template wordings for planning obligations (listed under 'Supplementary Planning Guidance') on our website at www.westminster.gov.uk. Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition.



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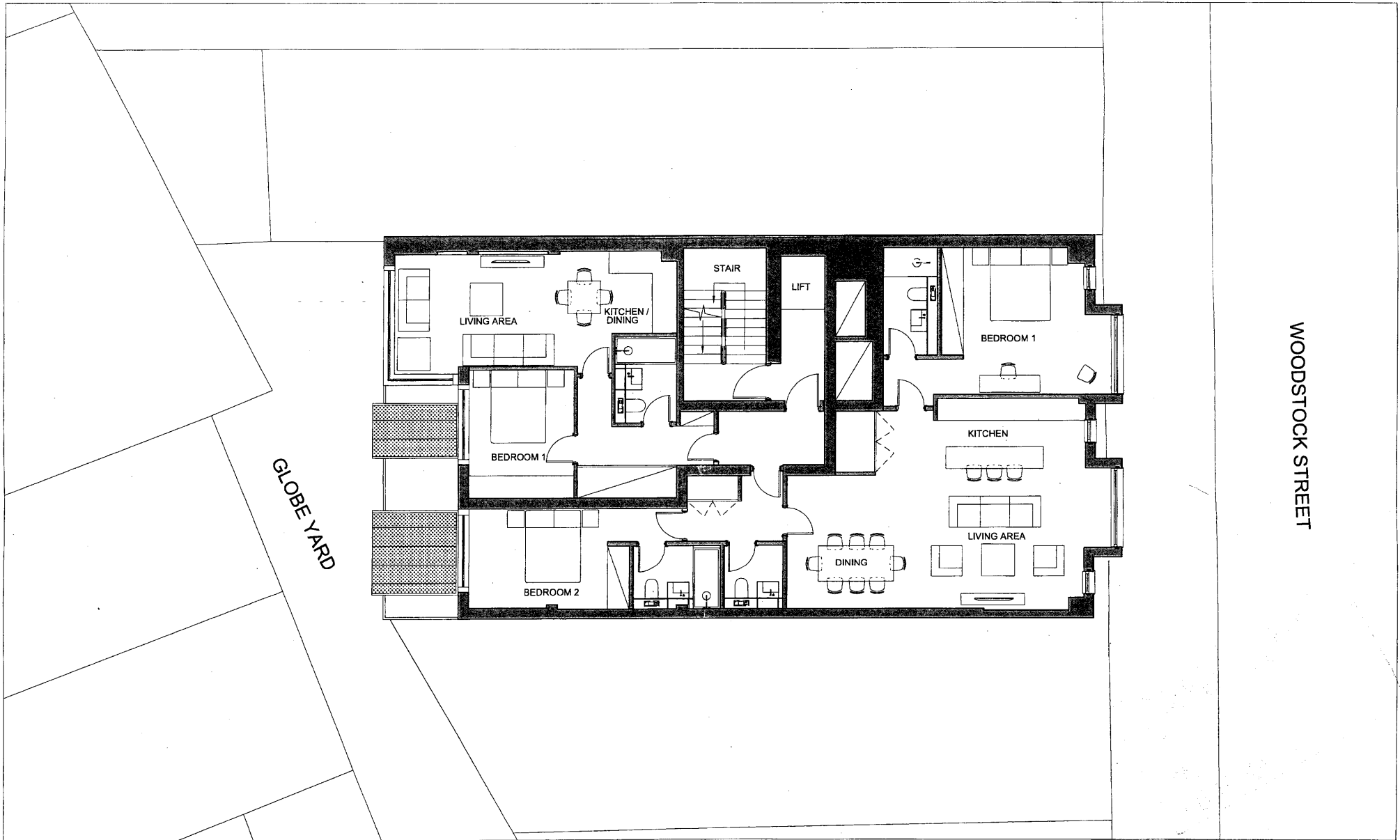


Client Real Estate Investment Mgmt
 Date March 2015
 Dwg No. 050 201

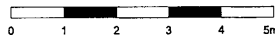
Project Pineridge Bond House
 Title Proposed Ground Floor Plan
 Scale 1:100@A3

75 Wells Street London W1T 3QH. Telephone. 020 7580 5886. www.esa-ltd.com

esa



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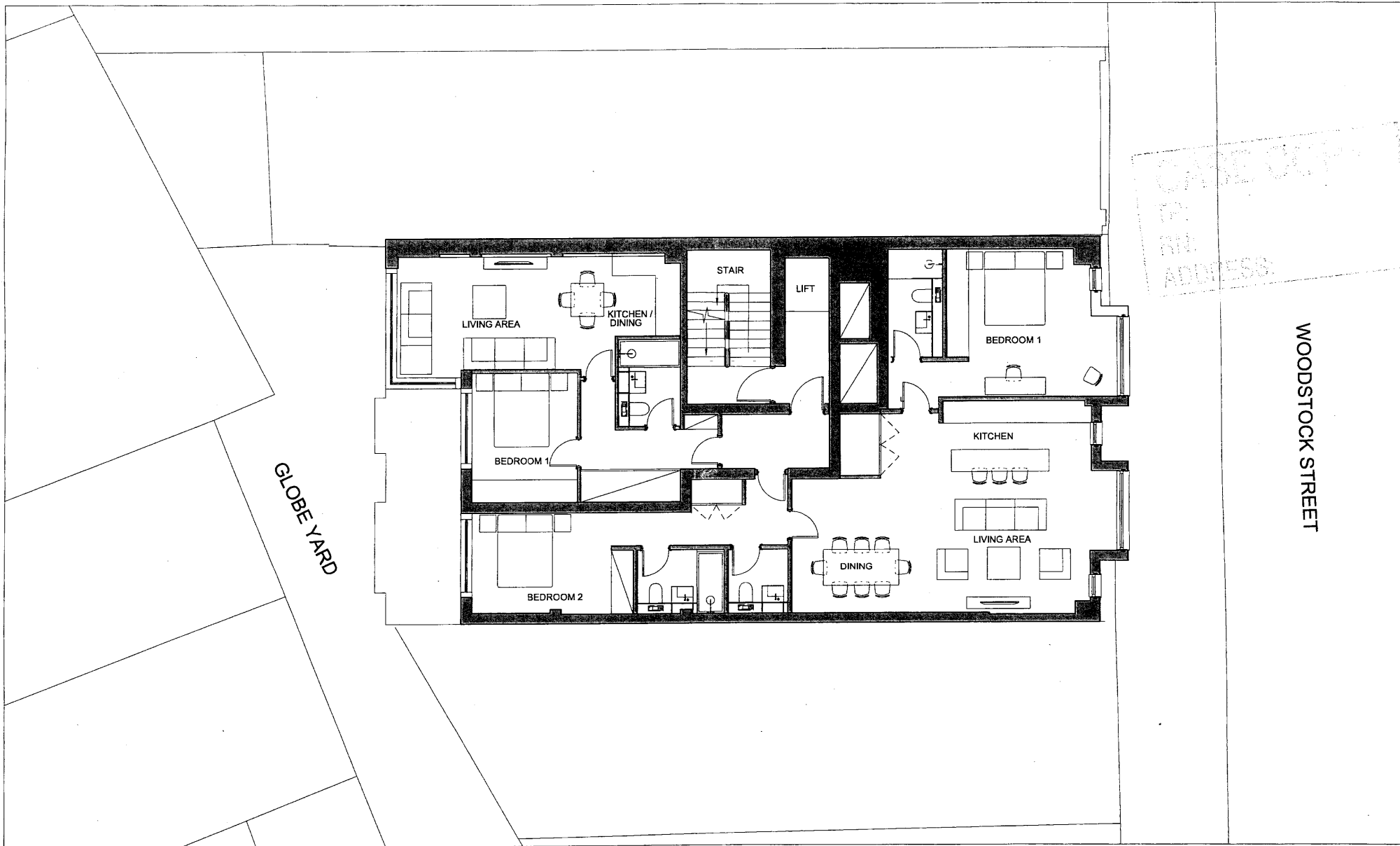


Client Real Estate Investment Mgmt
 Date March 2015
 Dwg No. 050 202

Project Pineridge Bond House
 Title Proposed First Floor Plan
 Scale 1:100@A3

75 Wells Street London W1T 3QH. Telephone. 020 7580 5886. www.esa-ltd.com



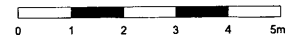


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GLOBE YARD

WOODSTOCK STREET

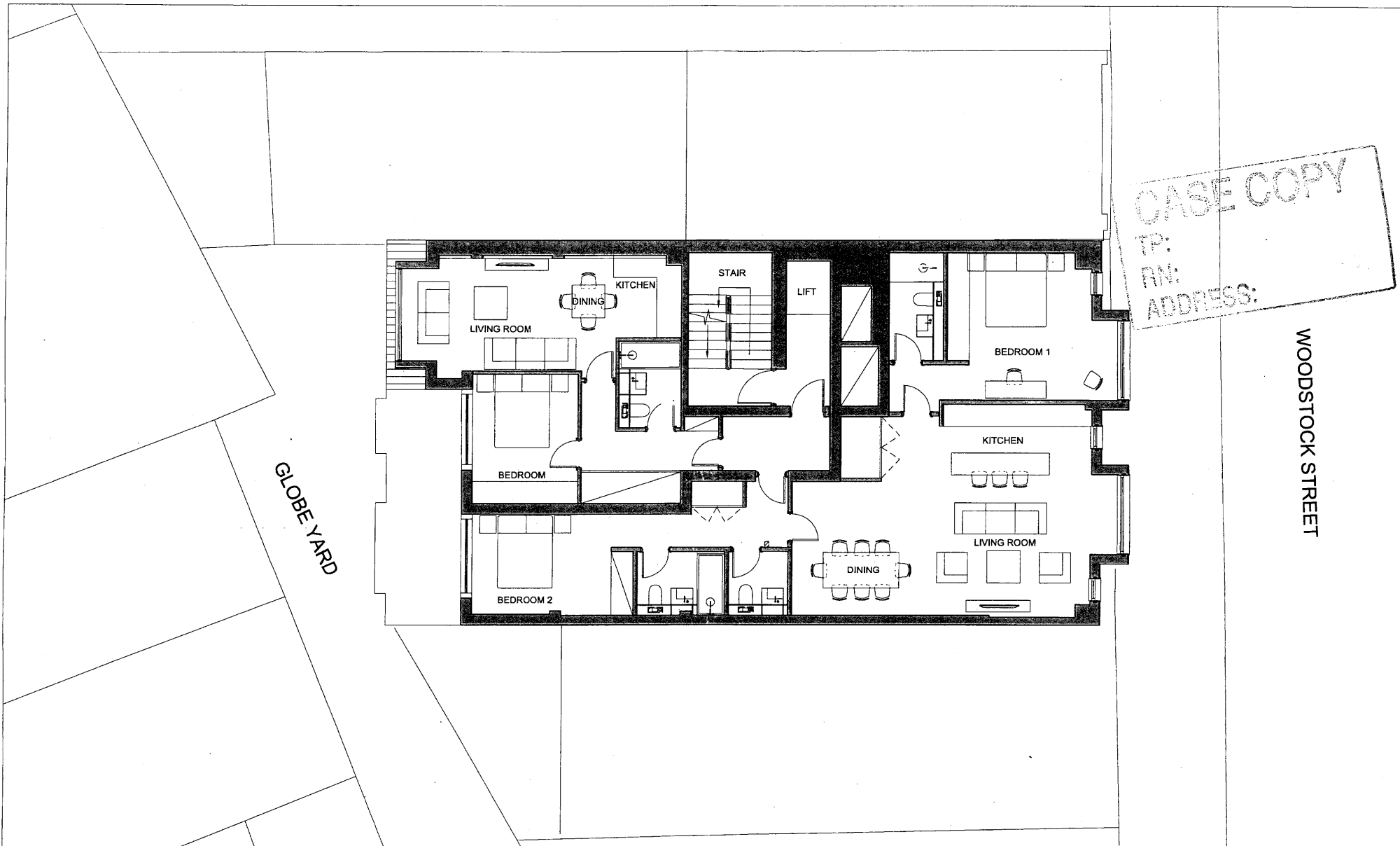
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Client Real Estate Investment Mgmt Project Pineridge Bond House
 Date March 2015 Title Proposed Second Floor Plan
 Dwg No. 050 203 Scale 1:100@A3

75 Wells Street London W1T 3QH. Telephone. 020 7580 5886. www.esa-ltd.com



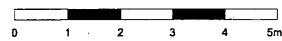


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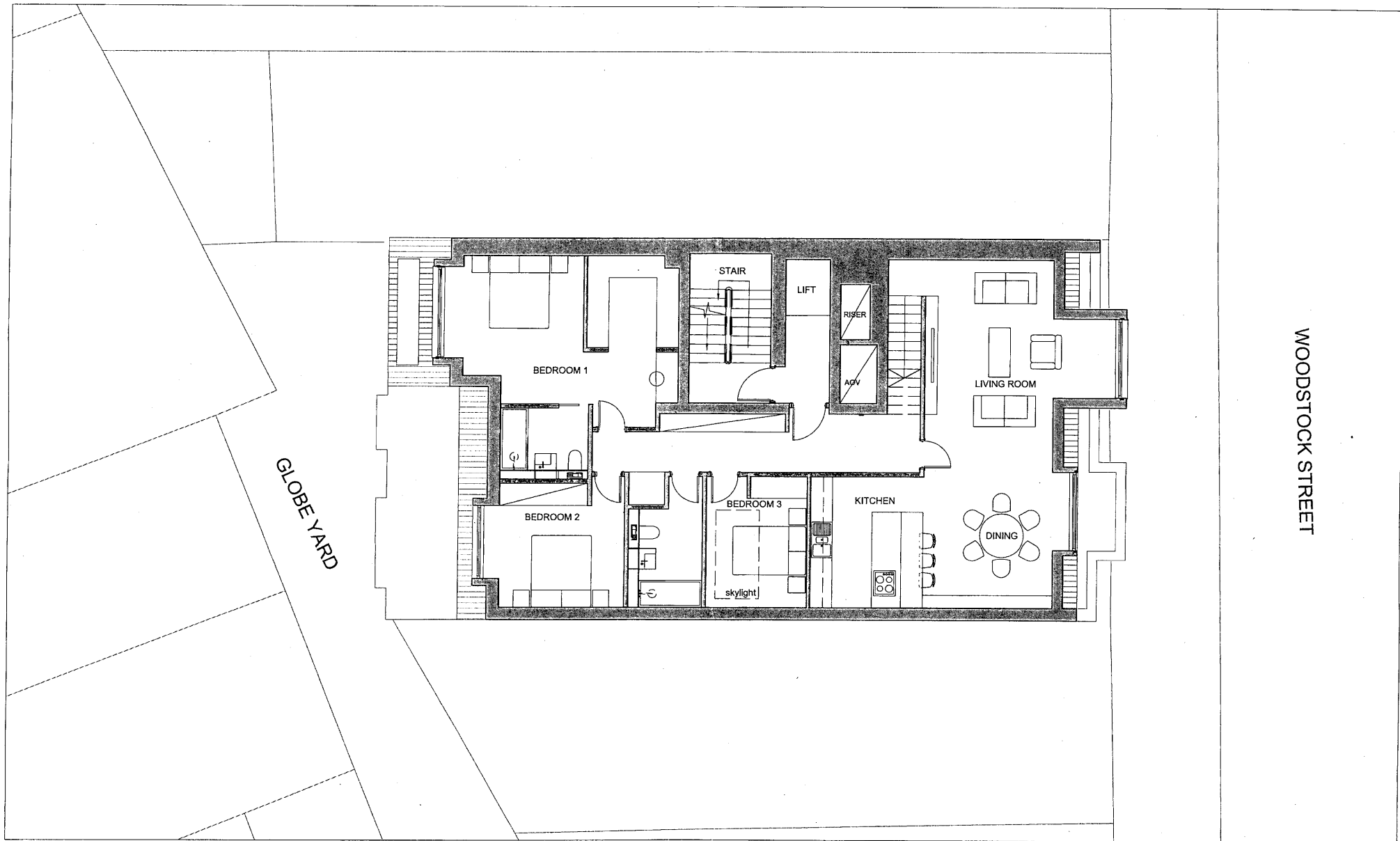
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Client Real Estate Investment Mgmt Project Pineridge Bond House
 Date March 2015 Title Proposed Third Floor Plan
 Dwg No. 050 204 Scale 1:100@A3

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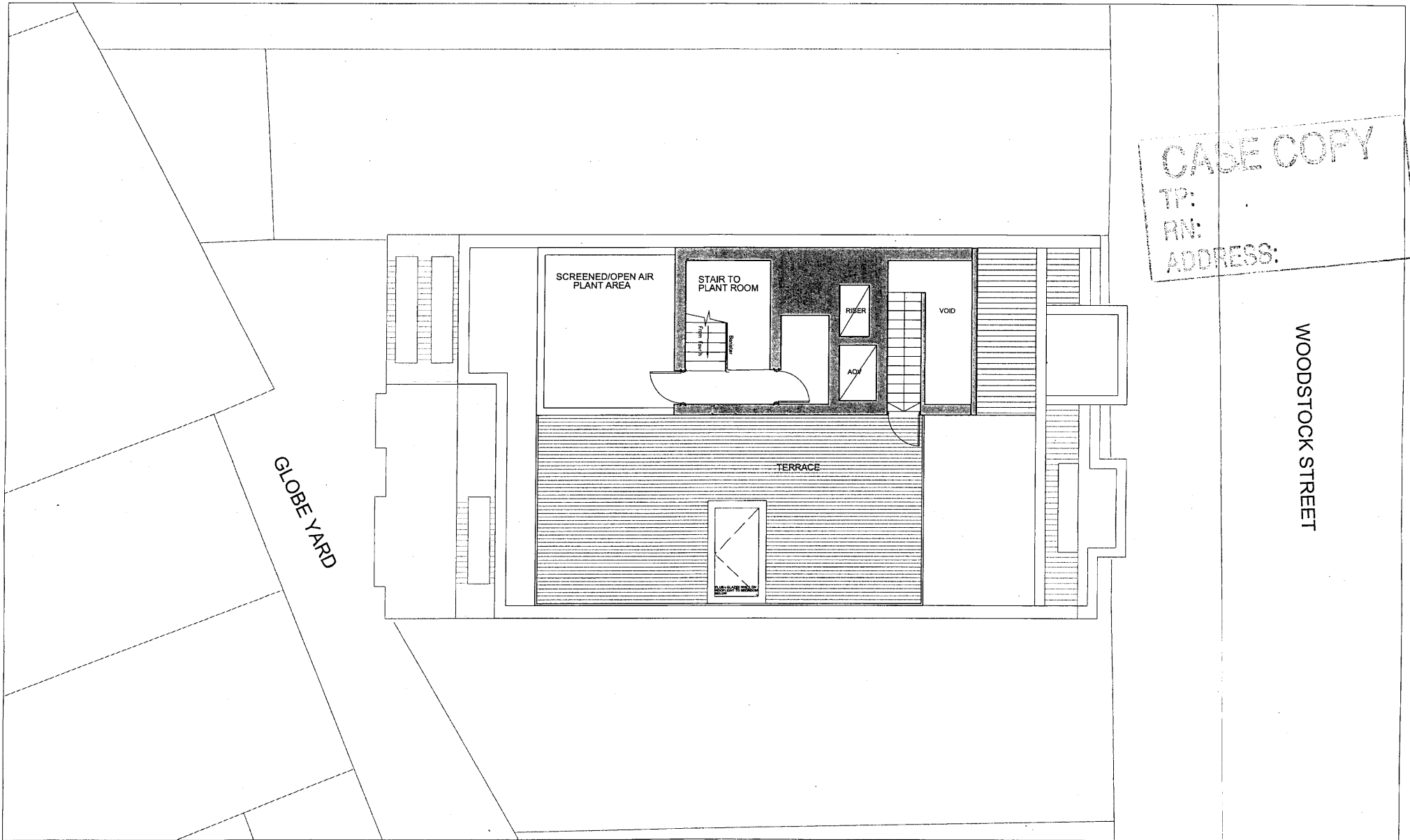


Client Real Estate Investment Mgmt
 Date June 2015
 Dwg No. 050 205_revB

Project Pineridge Bond House
 Title Proposed Fourth Floor Plan
 Scale 1:100@A3

75 Wells Street London W1T 3QH. Telephone. 020 7580 5886. www.esa-ltd.com

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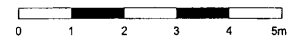


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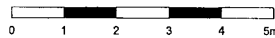
Client Real Estate Investment Mgmt Project Pineridge Bond House
 Date June 2015 Title Proposed Fifth Floor Plan
 Dwg No. 050 206_revB Scale 1:100@A3

75 Wells Street London W1T 3QH. Telephone. 020 7580 5886. www.esa-ltd.com





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Client Real Estate Investment Mgmt
 Date March 2015
 Dwg No. 050 300

Project Pineridge Bond House
 Title Existing East Elevation
 Scale 1:100@A3

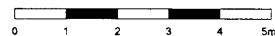
75 Wells Street London W1T 3QH. Telephone. 020 7580 5886. www.esa-ltd.com





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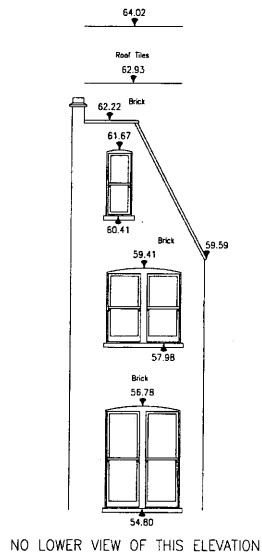
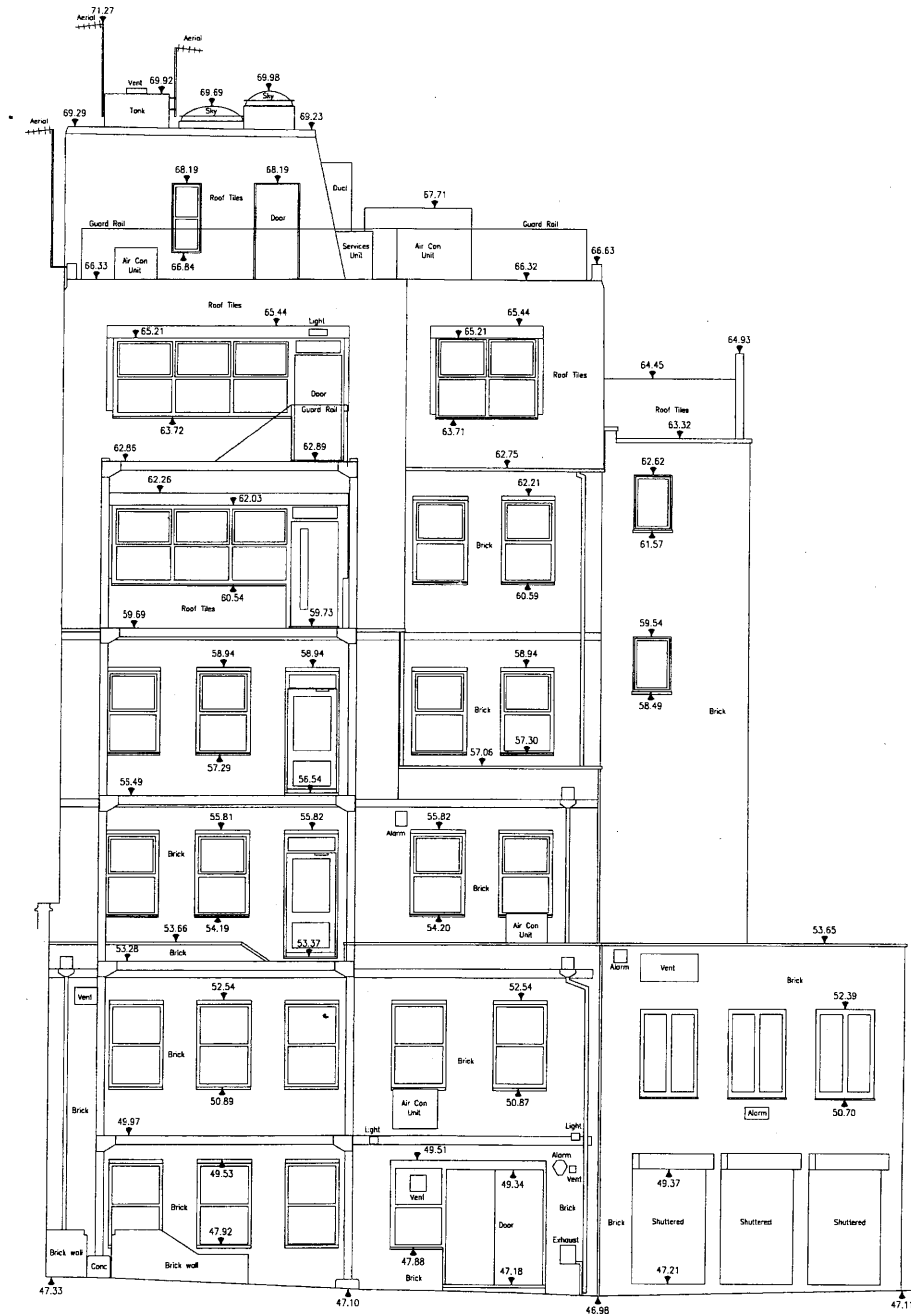
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Client Real Estate Investment Mgmt Project Pineridge Bond House
 Date August 2015 Title Proposed East Elevation
 Dwg No. 050_320_revC Scale 1:100@A3

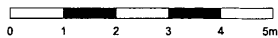
75 Wells Street London W1T 3QH. Telephone. 020 7580 5886. www.esa-ltd.com

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NO LOWER VIEW OF THIS ELEVATION

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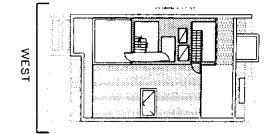
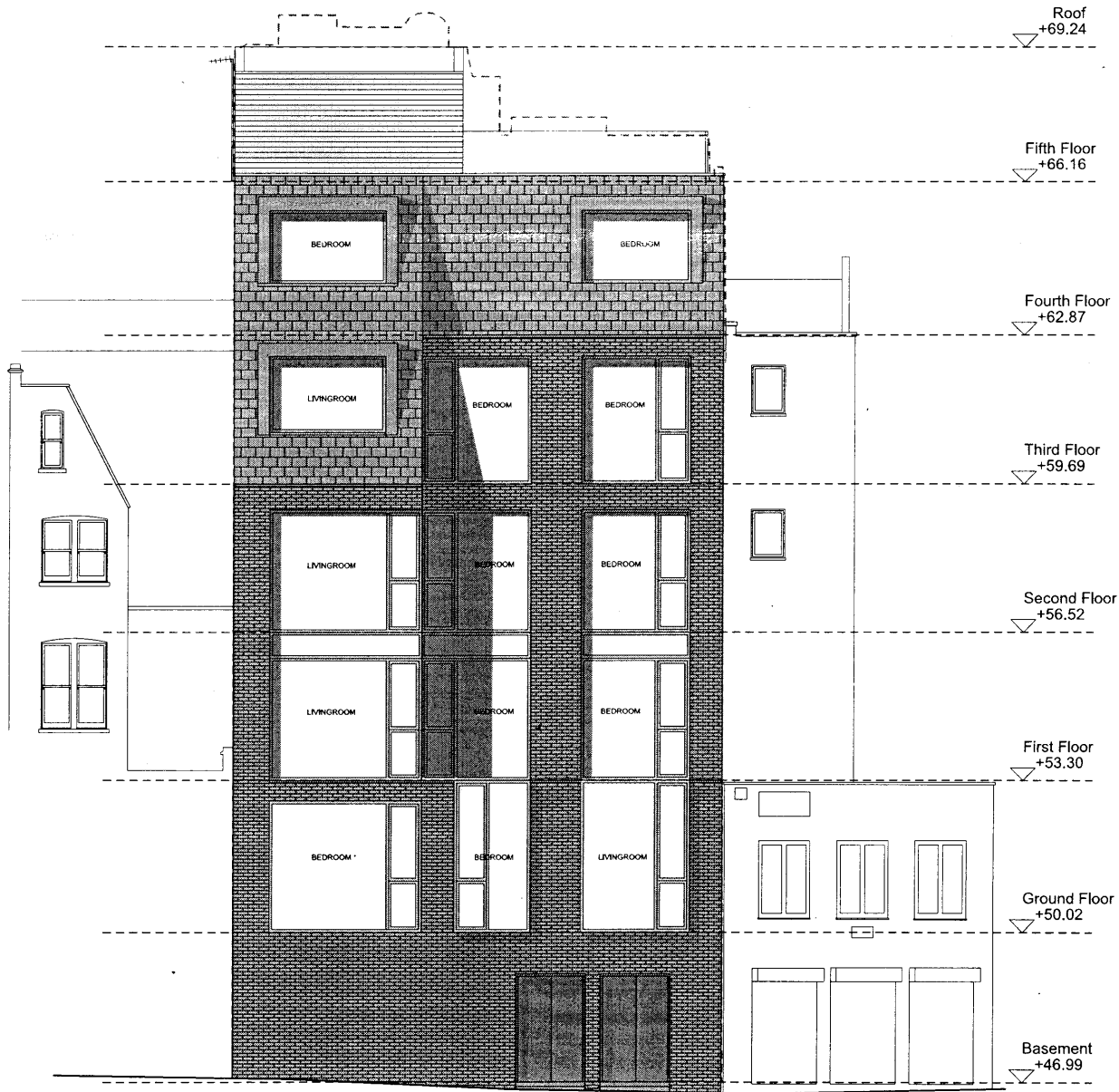


Client Real Estate Investment Mgmt
 Date March 2015
 Dwg No. 050 301

Project Pineridge Bond House
 Title Existing West Elevation
 Scale 1:100@A3

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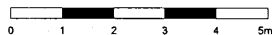


KEY PLAN

18 Woodstock Street | Proposed Development at 19, 20 Woodstock Street | 21 Woodstock Street

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----- Line indicating outline of existing building

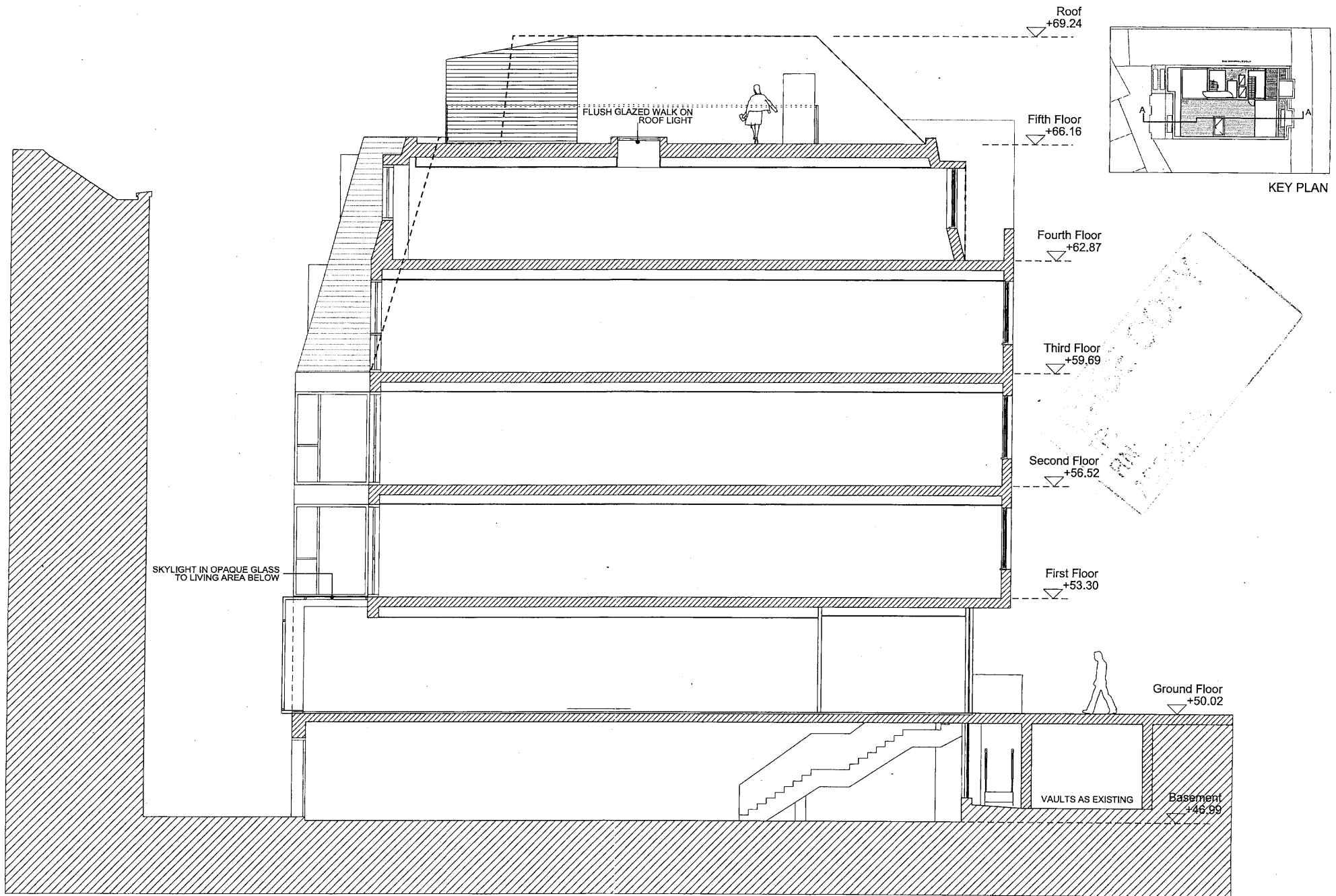


Client Real Estate Investment Mgmt
 Date August 2015
 Dwg No. 050_321_revC

Project Pineridge Bond House
 Title Proposed West Elevation
 Scale 1:100@A3

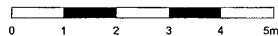
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----- Line indicating outline of existing building



Client Real Estate Investment Mgmt
 Date June 2015
 Dwg No. 050_420_revB

Project Pineridge Bond House
 Title Proposed Section AA
 Scale 1:100@A3

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