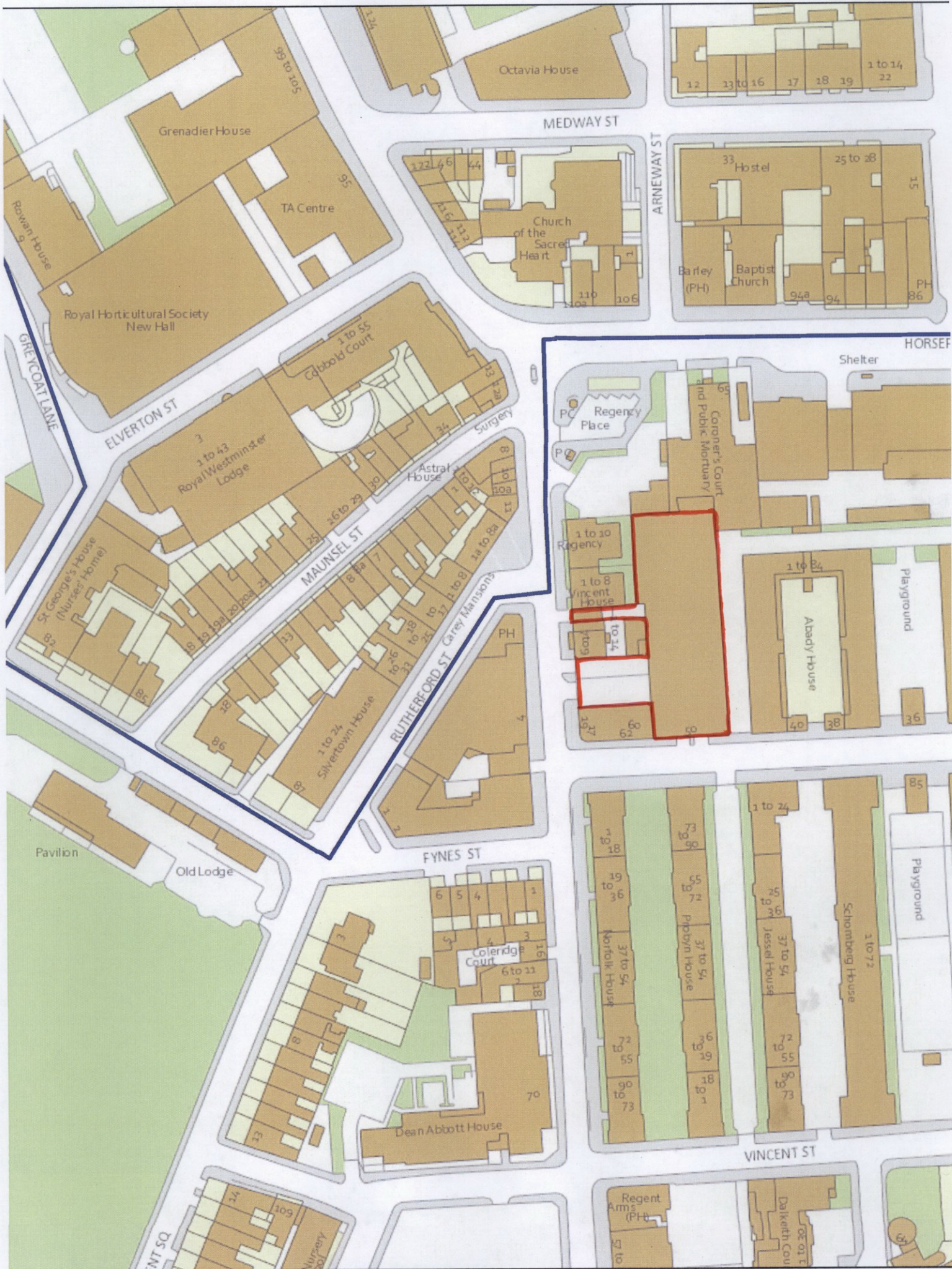


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 8 September 2015	Classification For General Release	
Report of Director of Planning		Wards involved Vincent Square	
Subject of Report	Council Cleansing Depot, 50 Page Street and 11-15 Regency Street, London, SW1P 4DE		
Proposal	Details of brick sample, the internal layout of the basement car park and storage of refuse pursuant to Conditions 1, 3 and 5 of outline permission dated 27 August 2009 (RN: 09/05002) for redevelopment of the site to provide 32 residential units, basement car parking and a new cleansing depot.		
Agent	Capital Architecture Ltd.		
On behalf of	Thornsett Group Plc.		
Registered Number	15/04332/ADFULL	TP / PP No	TP/6599
Date of Application	15.05.2015	Date amended/ completed	15.05.2015
Category of Application	Non DCLG		
Historic Building Grade	Unlisted		
Conservation Area	Page Street		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Approve details.





COUNCIL CLEANSING DEPOT, 50 PAGE STREET
AND 11-15 REGENCY STREET, SW1

2. SUMMARY

The application site comprises the Page Street depot. The planning history for this site is lengthy, however, building works are currently underway for the construction of 32 residential units with basement car parking and a new cleansing depot. Pedestrian access to the residential units will be from Regency Street from one of two entrances whereas access to the basement car park and the new Council depot will be from Page Street. There is a secondary vehicle access point from Regency Street through the main gate to allow for refuse collection and deliveries. The application site is located within the Page Street Conservation Area.

There are residential properties that surround the site to the east, south and west. In particular, flats within Vincent House, Nos. 7-9 and Nos. 17-19 Regency Street back directly onto the site. Part of Vincent House extends over a passageway that provides pedestrian access to the site. There are low level residential windows in the flank wall of Vincent House that face onto the passageway.

This application seeks to resubmit details relating to the external appearance of the building, the internal layout of the basement car park and storage of refuse pursuant to Conditions 1, 3 and 5 of outline permission dated 27 August 2009 (RN: 09/05002).

The Council has received letters of representation on behalf of the leaseholders of Vincent House and from a resident at 19 Regency Street.

External appearance of the building

Details of the external appearance of the development were originally approved in August 2007. The applicant now proposes to use a red brick (Warnham Red Stock) for the street facing elevations of the development and a yellow brick (Smead Dean Docklands Yellow multi) for inward facing elevations. Samples of the bricks have been provided to officers. These bricks are considered acceptable in design terms and will preserve the character and appearance of the conservation area.

Basement car park

The layout for the basement car park is substantially similar to that approved by the Council in 2009. However, the current plans show a smaller basement and a reduction in the number of parking spaces from 30 as approved down to 29. The applicant advises that this revision is required because basement footings of Nos. 7-9 Regency Street extend further into the site than indicated on the survey drawings. The reduction in parking is regrettable but will still result in an off street parking provision of 90% which is considered acceptable in this location.

The updated basement layout also shows alterations to the design of the ramp and improved cycle parking. These changes are considered acceptable in highways planning terms.

Refuse storage

Details of refuse storage for this development were approved on 27 August 2009. The approved drawings show 12 no. 360 litre wheeled bins for general waste located along the pedestrian pathway that runs underneath Vincent House.

Following concerns from residents of Vincent House that this location was inappropriate, the applicant recently agreed to relocate the bins. The new proposal is to site seven 660 litre bins along the high boundary wall with Vincent House and to provide screening. The bins will be wheeled to a collection point adjacent to the main gate on bin collection day for collection from Regency Street.

These bins are for the private residential units only. The affordable housing units will have their own refuse stores located close to the main gate and on Page Street.

The leaseholders of Vincent House are concerned about noise and smells from the revised bin location. These concerns are noted, however, it is not considered that the siting of the refuse bins in this location would be so harmful to residential amenity to justify a refusal on this basis. The bins will be screened from view by the high boundary wall and general refuse will be collected on a twice weekly basis. The applicant proposes to screen the bins, however, they will not be within a full enclosure. The applicant has rejected the leaseholders suggestion of moving the bins closer to the residential windows of the new flats within the development.

Other issues

Matters relating to the maintenance of the passageway are private matters between the leaseholders of Vincent House and the applicant.

On security matters, the applicant has also confirmed their intention to replace the wooden gates with metal grille gates in accordance with the details approved in August 2009 (RN 09/06597/COGADF). The approved drawings show black painted galvanised steel gates that will open inwards and will be operated automatically.

The applicant has confirmed that the passageway will be built in accordance with Secured by Design regulations and that low lighting will be installed to illuminate the external common parts.

Matters relating to the installation of double glazing to windows in the passageway are a private matter between the leaseholders of Vincent House and the applicant.

The applicant has confirmed that the management company will be responsible for the flower beds and associated maintenance costs.

With regard to the height of the boundary wall with Vincent House, the drawings approved under RN 06/08587/RESMAT advise that the existing brick boundary wall will be repaired and provided with brick header capping.

Kitchen extract ventilation riser

As part of the approved scheme, the development did include the provision of a vertical riser within the residential building adjacent to 17-19 Regency Street to allow the Regency Cafe kitchen extract to rise to roof level. However, this was not secured by planning condition meaning that there is no requirement on the applicant to implement this part of the scheme. It is not clear at this stage whether the vertical riser will be constructed despite requests for information from the applicant and Westminster Corporate Property. Whilst it is regretted that the position is not clear, it does not prejudice the determination of the current application.

3. CONSULTATIONS

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 42; Total No. of Replies: 3.

One letter on behalf of the Leaseholders of Vincent House raising objections to the siting of the refuse store and raising concerns about the maintenance, security and lighting of the passageway, details of the gates to the passageway and height of party wall.

Two letters from Nathan Silver Architects regarding the provision of a vertical kitchen extract ventilation riser in the residential building to serve the Regency Café.

4. RELEVANT PLANNING HISTORY

02/04963/COOUT

Outline application (siting and access) for redevelopment including 11-15 Regency Street to provide 32 flats, 30 basement car spaces, an A2/A1 retail unit, new Cleansing Depot; extension of existing flats at first and second floors, 17-19 Regency Street (Approved 03.10.2002)

06/05197/FULL

Variation of Condition 2 of outline planning permission dated 03 October 2002 (RN: 02/04963/COOUT) namely: to require all applications for reserved matters to be submitted within four years of 3 October 2002. (Approved 31.08.2006)

06/08587/RESMAT

Details of design and external appearance of the buildings, boundary walls and landscaping (includes an increase in bulk at third floor level to east elevation [fronting Abady House], to rear adjacent to Coroners Court and at fourth floor level to Regency Street frontage), pursuant to Condition 1 of outline permission dated 31 August 2006 (RN:06/05197/FULL) for redevelopment (including 11-15 Regency Street) to provide 32 residential units and new cleansing depot. (Approved 30.08.2007)

07/01241/OUT

Removal of Condition 27 of outline permission dated 31 August 2006 for redevelopment including 11-15 Regency Street to provide 32 flats, 30 car parking spaces, a retail (Class A1/A2) unit, new cleansing depot, and extension to existing flats at first and second floors of 17-19 Regency Street; namely, to enable the residential accommodation to be occupied without the extension to the existing flats at 17 and 19 Regency Street being commenced. (Approved 30.08.2007)

09/05001/ADRESM

Details of planting scheme pursuant to Condition 5 of reserved matters permission dated 30 August 2007 (RN: 06/08587). (Approved 27.08.2009)

09/05002/COOUT

Variation of Condition 25 of outline permission dated 3 October 2002 (RN 02/04963) as varied by permissions dated 31 August 2006 (RN 06/05197) and 30 August 2007 (RN 07/01241) for redevelopment including 11-15 Regency Street to provide 32 flats, 30 car parking spaces, a retail (Class A1/A2) unit, new cleansing depot, and extension to existing flats at first and second floors of 17-19 Regency Street namely, to prevent any works of bulk excavation until further archaeological works have been carried out and submitted to the local planning authority for approval (Approved 27.08.2009)

09/05003/COGADF

Details of access and egress for people with disabilities, refuse storage, ventilation system for the new cleansing depot, internal layouts of all floor levels of the new buildings, bat survey and community liaison group, pursuant to Conditions 9, 17, 18, 23, 24 and 29 of outline planning permission dated 3 October 2002 (RN 02/04963) as varied by permissions dated 31 August 2006 (RN 06/05197) and 30 August 2007 (RN 07/01241) for redevelopment (including 11-15 Regency Street) to provide 32 flats, 30 car parking spaces, a retail (Class A1/A2) unit, new cleansing depot, and extension to existing flats at first and second floors of 17-19 Regency Street. (Approved 27.08.2009)

09/06597/COGADF

Details of entrance gates accessed off Regency Street pursuant to Condition 1 C of reserved matters application dated 30 August 2007 (RN: 06/08587). (Approved 27.08.2009)

11/03851/CLEUD

Implementation of the outline planning permission dated 3 October 2002 (RN: 02/06602/COOUT) as varied by permissions dated 31 August 2006 (RN:06/05197/FULL) and 30 August 2007 (RN:07/01241/OUT) and reserved matters approval dated 30 August 2007 (RN:06/08587/FULL) for redevelopment including 11-15 Regency Street to provide 32 flats, 30 basement car spaces, an A2/A1 retail unit, new Cleansing Depot; extension of existing flats at first and second floors, 17-19 Regency Street, within two years of the reserved matters approval. (Approved 04.07.2011)

13/10310/NMA

Amendments to reserved matters application dated 30 August 2007 (RN: 06/08587) and approval of details application dated 27 August 2007 (RN: 09/05003/COGADF) for redevelopment to provide 32 residential units and new cleansing depot; namely, relocation of four units designed to lifetime homes standards and alterations to fenestration and doors to internal courtyard elevation. (Approved 16.12.2013)

14/08039/COGADF

Details of archaeological study pursuant to Condition 12 of outline planning permission dated 27 August 2009 (RN: 09/05002/COOUT). (Approved 06.03.2015)

BACKGROUND PAPERS

1. Application form.
2. Memorandum from Highways Planning Manager.
3. Letter from the leaseholders of Vincent House dated 30 June 2015.
4. Letters from the owner/occupier of first floor, 19 Regency Street dated 7 July 2015 and 22 June 2015.
5. Letter from Thornsett dated 13 August 2015.

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

DRAFT DECISION LETTER

Address: Council Cleansing Depot, 50 Page Street and 11-15 Regency Street, London, SW1P 4DE

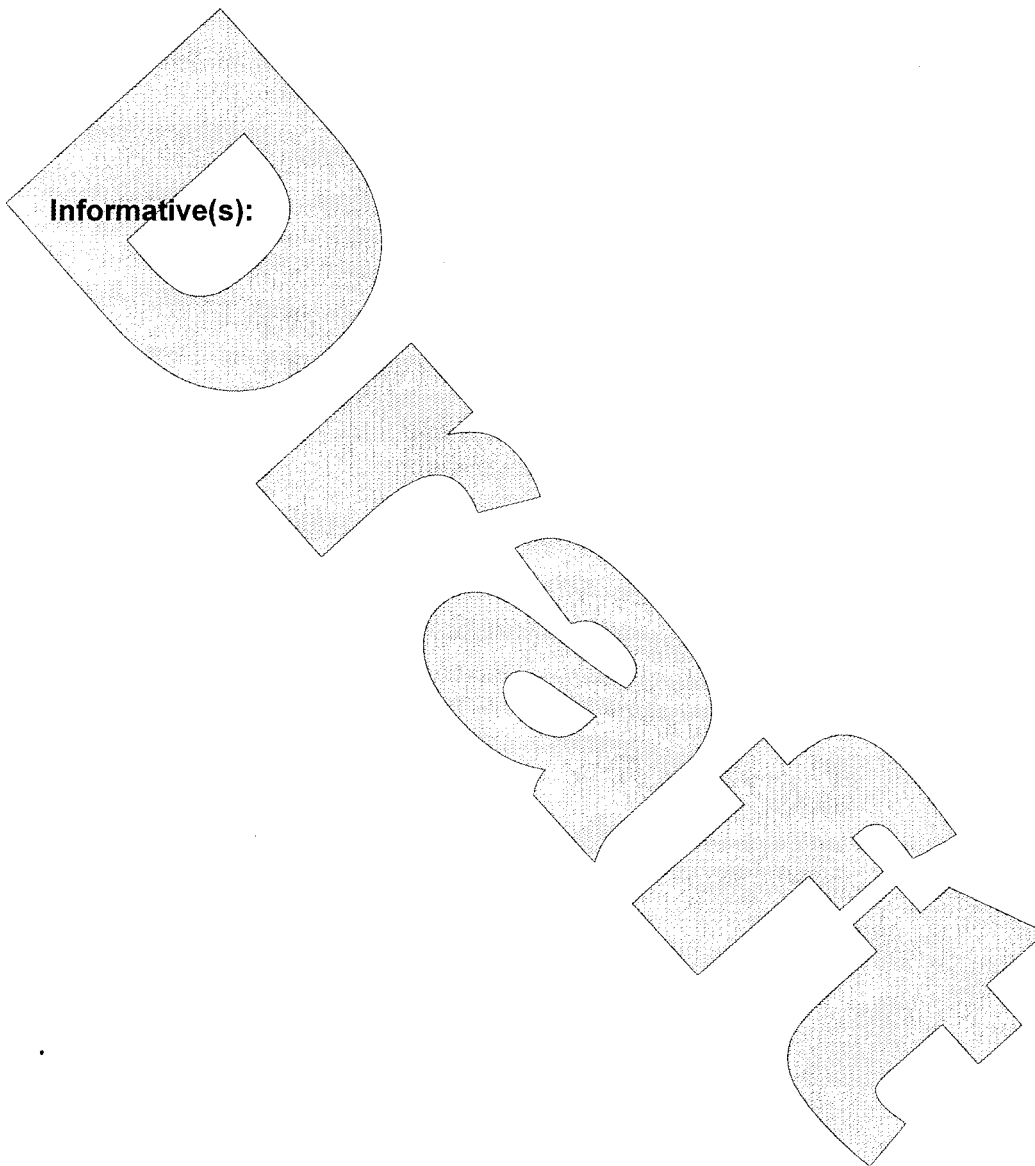
Proposal: Details of brick sample, the internal layout of the basement car park and storage of refuse pursuant to Conditions 1, 3 and 5 of outline permission dated 27 August 2009 (RN: 09/05002) for redevelopment of the site to provide 32 residential units, basement car parking and a new cleansing depot.

Plan Nos: 1257/P/00, 1257/P/11 Rev A, 1257/P/01 Rev A, 1257/P?07 Rev B, 1257/P/08 Rev A, 1257/P/09 Rev A.

Case Officer: Matthew Mason

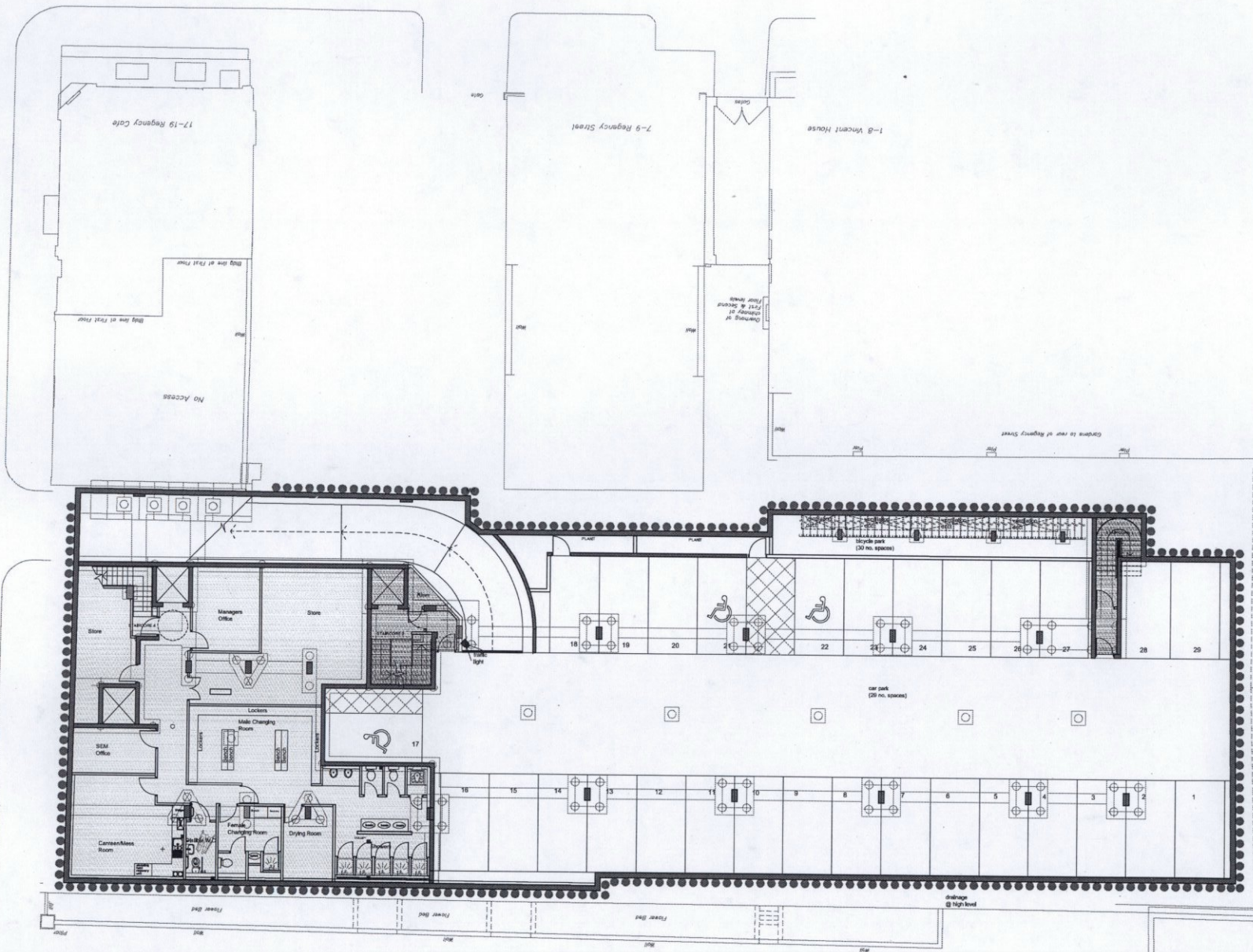
Direct Tel. No. 020 7641 2926





Unconditional or if an Advert Application only the standard advert conditions



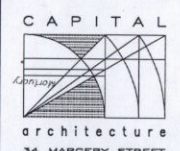
REGENCY STREET

PAGE STREET



-  PRIVATE HOUSING
-  AFFORDABLE HOUSING
-  DEPOT
-  COMMON PARTS

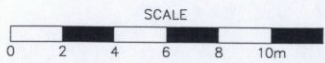
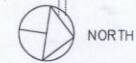
Notes:
 Do Not Scale: All dimensions to be verified on site.
 CAO Code: -
 No: Date: A 15.05.15
 Revision: Internal layout to depot amended. Car parking layout & no. of spaces amended.
 Rev: -



Client: THORNSETT CENTRAL LTD.
 Project: 50 PAGE STREET AND 11-15 REGENCY STREET LONDON SW1
 Drawing: PROPOSED BASEMENT FLOOR

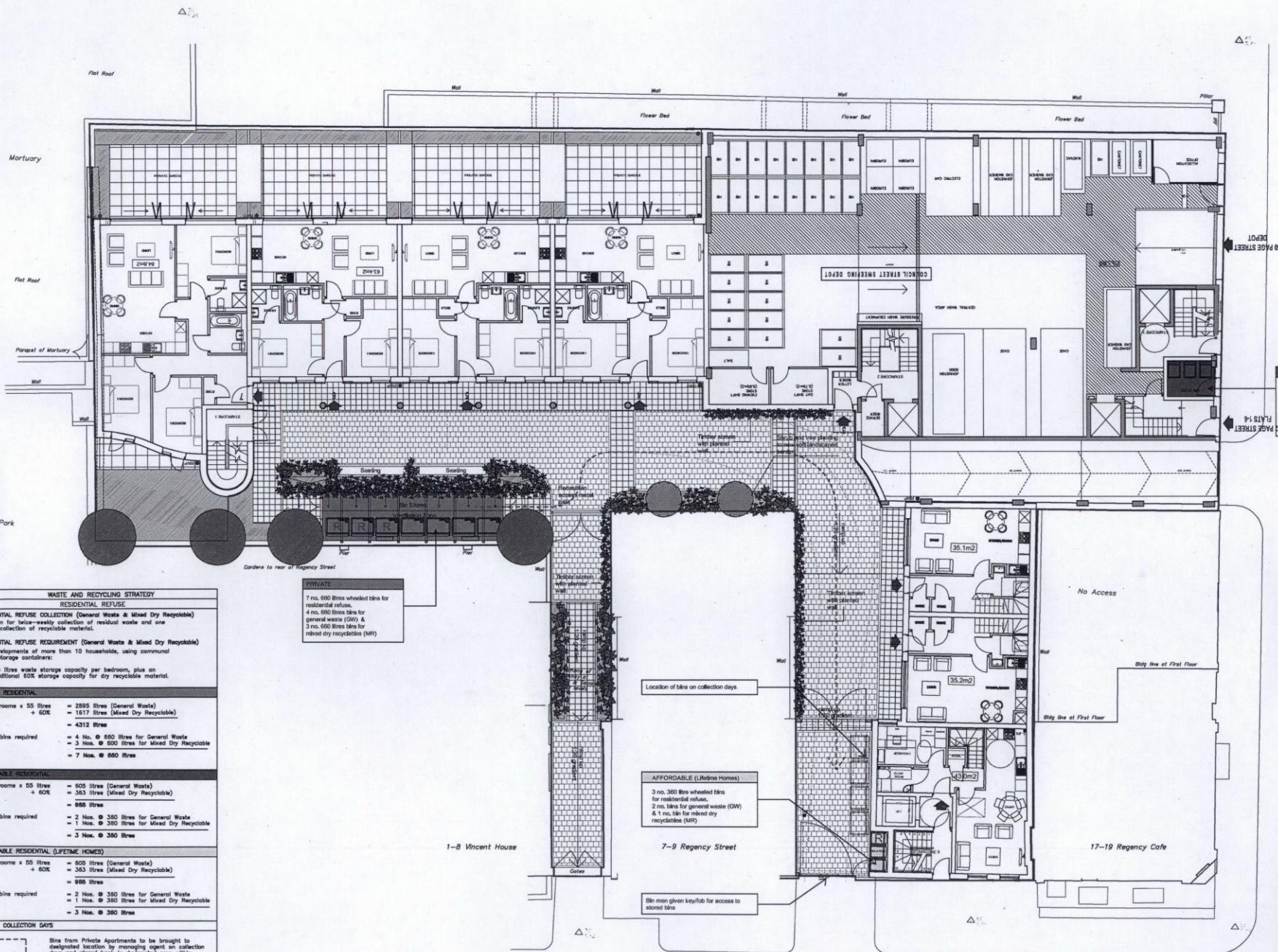
Scale: 1:200 Date: OCT 2013
 Drawn: JTB Checked: JTB
 Drawing no: 1257/P/01 Rev: A

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REGENCY STREET LONDON SW1

PROPOSED BASEMENT FLOOR



WASTE AND RECYCLING STRATEGY

RESIDENTIAL REFUSE

RESIDENTIAL REFUSE COLLECTION (General Waste & Mixed Dry Recyclable)
 Provision for twice-weekly collection of residual waste and one weekly collection of recyclable material.

RESIDENTIAL REFUSE REQUIREMENT (General Waste & Mixed Dry Recyclable)
 For developments of more than 10 households, using communal waste storage containers:
 - 55 litres waste storage capacity per bedroom, plus an additional 60% storage capacity for dry recyclable material.

PRIVATE RESIDENTIAL

49 bedrooms x 55 litres	= 2695 litres (General Waste)
+ 60%	= 1817 litres (Mixed Dry Recyclable)
Total	= 4512 litres
No. of bins required	= 4 Nos. @ 650 litres for General Waste
	= 3 Nos. @ 600 litres for Mixed Dry Recyclable
Total	= 7 Nos. @ 650 litres

AFFORDABLE RESIDENTIAL

11 bedrooms x 55 litres	= 605 litres (General Waste)
+ 60%	= 363 litres (Mixed Dry Recyclable)
Total	= 968 litres
No. of bins required	= 2 Nos. @ 350 litres for General Waste
	= 1 Nos. @ 350 litres for Mixed Dry Recyclable
Total	= 3 Nos. @ 350 litres

AFFORDABLE RESIDENTIAL (LIFETIME HOMES)

11 bedrooms x 55 litres	= 605 litres (General Waste)
+ 60%	= 363 litres (Mixed Dry Recyclable)
Total	= 968 litres
No. of bins required	= 2 Nos. @ 350 litres for General Waste
	= 1 Nos. @ 350 litres for Mixed Dry Recyclable
Total	= 3 Nos. @ 350 litres

REFUSE COLLECTION DAYS

--- Bins from Private Apartments to be brought to designated location by managing agent on collection days and stored back in designated area within the private boundary.

PRIVATE
 7 no. 650 litre wheeled bins for residential refuse.
 4 no. 600 litre bins for general waste (GW) & 3 no. 600 litre bins for mixed dry recyclables (MR)

Location of bins on collection days

AFFORDABLE (Lifetime Homes)
 3 no. 350 litre wheeled bins for residential refuse,
 2 no. bins for general waste (GW) & 1 no. bin for mixed dry recyclables (MR)

Bin men given key/fob for access to stored bins

AFFORDABLE
 3 no. 350 litre wheeled bins for residential refuse,
 2 no. bins for general waste (GW) & 1 no. bin for mixed dry recyclables (MR)
 PLATS 1-6
 Note: Access via FB2 key

Notes:
 Do Not Scale: All dimensions to be verified on site.
 CAD Order:
 Rev. Date: 15.08.15
 A 15.08.15 For planning issue.

CAPITAL
 Architecture
 10-11 MANDREY STREET
 LONDON SW11 1LW
 TEL: 020 7591 2500
 FAX: 020 7591 2501

Client: THORNSETT GROUP PLC.
 Project: 50 PAGE STREET AND 11-15 REGENCY STREET LONDON SW11
 Drawing: REFUSE STRATEGY
 Scale: 1:1000 Date: FEB 2014
 Drawn: Checked:
 Drawing No: 125/RY11 Rev: A

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PAGE STREET



REGENCY STREET