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|---|--|--|------------|
| <b>CITY OF WESTMINSTER</b>  |  |  |            |
| <b>PLANNING APPLICATIONS COMMITTEE</b>  | <b>Date</b><br>15 September 2015   | <b>Classification</b><br>For General Release |            |
| <b>Report of</b><br>Director of Planning  | <b>Wards involved</b><br>Regent's Park   |  |            |
| <b>Subject of Report</b>  | <b>London Zoo, Outer Circle, Regents Park, London NW1</b>  |  |            |
| <b>Proposal</b>   | Demolition, excavation, infilling and removal of two trees in connection with the construction of 10 single storey timber huts and storage hut, to provide overnight accommodation visitor experience for up to four people per hut and associated alterations including new fencing, footpaths (raised and grade), hard and soft landscaping. |  |            |
| <b>Agent</b>  | Ray Hole Architects  |  |            |
| <b>On behalf of</b>   | Mr Robin Fitzgerald  |  |            |
| <b>Registered Number</b>  | 15/02809/FULL  | <b>TP / PP No</b>                            | TP/6405    |
| <b>Date of Application</b>  | 30.03.2015   | <b>Date amended/ completed</b>               | 18.08.2015 |
| <b>Category of Application</b>  | Minor  |  |            |
| <b>Historic Building Grade</b>  | Unlisted   |  |            |
| <b>Conservation Area</b>  | Regent's Park  |  |            |
| <b>Development Plan Context</b><br>- London Plan July 2011<br>- Westminster's City Plan: Strategic Policies 2013<br>- Unitary Development Plan (UDP) January 2007 | Regent's Park is a Royal Park<br>Metropolitan Land<br>Site of Metropolitan Importance for Nature Conservation<br>Outside London Plan Central Activities Zone<br>Outside Central Activities Zone  |  |            |
| <b>Stress Area</b>  | Outside Stress Area  |  |            |
| <b>Current Licensing Position</b>   | Not Applicable   |  |            |

## 1. RECOMMENDATION

Grant conditional permission.





LONDON ZOO, OUTER CIRCLE, REGENT'S PARK, NW1

## 2. SUMMARY

Permission is sought for operational development in connection with the construction of 10 single storey timber huts to provide a new overnight visitor experience at the Zoo located adjacent to the new lion exhibit "Land of Lions", which is currently under construction. The experience would operate from 17.00 until 10.00. Nine of the huts including a fully accessible hut, would provide sleeping accommodation with en suite facilities for up to four people, the remaining smaller hut would provide staff accommodation and a further smaller structure would be utilised for associated storage of items required for maintenance of the huts including housekeeping. Guests would be provided with dinner and breakfast within the Terrace Restaurant or Animal Adventure Cafe. All tours during the experience would follow pre-determined routes around the Zoo and the area would be secured, and monitored by zoo staff, security guards and cameras. The proposal has been designed to protect the welfare of the animals.

The proposed expansion of the visitor attractions/facilities within the existing grounds of London Zoo is considered to be acceptable in principle in land use terms. The application has been amended during the course of the application and revised drawings have been submitted along with additional supporting documentation in order to seek to address officers concerns with respect to the impact on three existing London Plane trees and to clarify operational matters.

The huts are designed as single storey timber structures with a pitched roof and a glazed door leading to a veranda. The applicant has indicated that externally the huts are intended to be evocative of holiday lodges found in India and are to be "dressed" by distressed painting of the timber cladding and use of brushwood decorative cover over roof felt. Whilst the huts would not be visible from outside of the Zoo, officers are disappointed that the huts are not of a more quality bespoke design incorporating green roofs, as is the case for most of the new buildings within the Zoo. This is a view supported by Historic England and a resident of Prince Albert Road. Officers had sought to address this concern during the course of the application, however, the applicant has indicated that a budget has been allocated to "dress" the huts with an Indian Village theme. Notwithstanding this, a condition is recommended to secure a more quality bespoke design to address this concern.

The trees located within the Zoo are considered to be of considerable importance in terms of contributing to the character and appearance of the setting of the Zoo and its exhibits, its listed buildings and the wider Regent's Park Conservation Area as well as providing screening and biodiversity benefits. A Corkscrew Willow and Chinese Privet tree are proposed to be removed to accommodate the development. The Privet is of below average form, but the Willow is a mature and reasonably attractive specimen, and makes a useful contribution to visual amenity in the immediate vicinity. Its loss is regrettable, but on balance and subject to suitable replacements and landscaping, the loss of these trees are acceptable. The proposal as amended remains of concern to our Arboricultural Manager on grounds that the cumulative impact of services, foundations, central pond and water features and boundary fencing within the root protection area of three London Plane trees proposed to be retained, would be harmful to these trees which are of significantly high amenity value. Officers had sought to address this significant area of concern by requesting the reduction in the number of huts and removal of en suite facilities among other amendments. However, the applicant has indicated that such amendment would significantly impact upon their business plan; instead the applicant requests that a solution is sought through the imposition of conditions.

Whilst officers are not convinced that total protection of the London Plane trees can be addressed through conditions (rather than more significant amendments to the scheme), in order to support the Zoo in upgrading the visitor offer to ensure consistent level of visitor numbers and

revenue, it is considered that there are grounds in which to support the proposal, subject to a number of detailed conditions to minimise the impact on trees and to secure a more bespoke design to the huts. The application is therefore recommended for approval, subject to detailed conditions.

### 3. CONSULTATIONS

#### HISTORIC ENGLAND

Authorisation to determine application, but comment that whilst no objection in principle, would support Westminster if wishing to pursue a more bespoke design for the huts.

#### ROYAL PARKS

Any response to be reported verbally.

#### NATURAL ENGLAND

No comment.

#### LONDON BOROUGH OF CAMDEN

No objection.

#### ST MARYLEBONE SOCIETY

No objection, support the Zoo in its efforts to fund its conservation work.

#### ARBORICULTURAL MANAGER

Objection. Remain very concerned about the cumulative impact of the proposal on three high amenity value London Plane trees.

#### LICENSING

Any response to be reported verbally.

#### ENVIRONMENTAL HEALTH

No objection. Query how alcohol will be monitored and restricted. (NB. This is not controlled under Planning)

#### HIGHWAYS PLANNING MANAGER

Acceptable.

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No Consulted: 84; Total.No.of Replies: 1;

One objection stating the proposal will destroy the residential delights of Primrose Hill to rival those of Leicester Square.

ADVERTISEMENT /SITE NOTICE: Yes

### BACKGROUND PAPERS

1. Application form
2. Letter from Historic England dated 02.06.2015.
3. Email from Natural England dated 19.05.2015.
4. Email from LB Camden dated 16.07.2015.
5. Email from the St Marylebone Society dated 02.06.2015.
6. Memoranda from Arboricultural Manager dated 01.09.2015, 04.08.2015 and 19.06.2015.

7. Memo from Environmental Health dated 22.07.2015.
8. Email from Highways Planning Manager dated 24.06.2015.
9. Letter from the occupier of 17 Prince Albert Road NW1 dated 23.07.2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARAH WHITNALL ON 020 7641 2929 OR BY E-MAIL – [swhitnall@westminster.gov.uk](mailto:swhitnall@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** London Zoo, Outer Circle, Regents Park, London NW1

**Proposal:** Demolition, excavation, infilling and removal of two trees in connection with the construction of 10 single storey timber huts and storage hut, to provide overnight accommodation visitor experience for up to four people per hut and associated alterations including new fencing, footpaths (raised and grade), hard and soft landscaping.

**Plan Nos:** AS001AS002;AS010P3; AS020P4; AS021P4; AS022P1AS023P1; AS100P5; AS101P5; AS102P4; AS103P1; AS104P1; AS110P3; AS200P5; AS201P5; AS202P3; AS203P3; AS204P2; AS205P2; AS208; AS210P1; AS500P2; TPP-01ASPA; ZSL-HORT-PA-001; 5331/PH210T2; 5331/PH510T2; 5331/E310T2; 5331/M410T2; 5331/E210T2. Design and Access Statement with appendices, ACS Arboricultural Assessment and Protection Method Statement 16.07.2015; Additional information - operational elements and project Asian sleeping pods.

**Case Officer:** Sarah Whitnall

**Direct Tel. No.** 020 7641 2929

**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 Notwithstanding the submitted arboricultural report and service route drawings. You must apply to us for approval of a revised arboricultural report and detailed drawings showing the following alterations (together with further detailed information) to the scheme :-
- Deletion of proposed water feature.
  - Revised layout to services and trenches.
  - Revised details of foundations to include location, number of pad foundation, depth and width and means of excavation and construction.
  - Alternative proposal for central pond feature to be informed by details of trial investigation.
  - Details of location and number of supports to proposed boundary fence to be informed by trial pits.
  - Details of tree protection to accord with British Standard 5837:2012 in relation to design, demolition and construction and to include cumulative impacts of the development proposal and construction activities on the trees and the long term impact of the trees as a result of the increase in intensity of activity.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

**Reason:**

To protect the trees and the character and appearance of this part of the Regent's Park Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 3 You must apply to us for approval of detailed drawings of a planting scheme which includes the number, size, species and position of trees and shrubs, including details of new trees to replacement the two trees to be removed. You must not start work on the relevant part of the

development until we have approved what you have sent us. You must then carry out the planting within one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species. (C30BB)

**Reason:**

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Regent's Park Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

- 4 Notwithstanding the approved drawings. You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme .

A revised design to the huts to be of a more quality and bespoke design.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

**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 Regent's Park Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 5 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)

**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.



100mm  
ORIGINAL SHEET SIZE - A1

NOTES  
ALL CONDITIONS TO BE CHECKED ON SITE AND ADJUSTED TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO WORK COMMENCING.  
THESE DRAWINGS AND ANY INFORMATION PROVIDED BY CLIENT AND HAVE NOT BEEN CHECKED FOR ACCURACY.

| NO.                               | DESCRIPTION | DATE | DR BY |
|-----------------------------------|-------------|------|-------|
| REVISIONS                         |             |      |       |
| THIS DRAWING SUBJECT TO COPYRIGHT |             |      |       |

|             |  |
|-------------|--|
| CLIENT      | ZSL LONDON ZOO                               |
| PROJECT     | SLEEPING ACCOMMODATION UNITS (A&A)           |
| TITLE       | SLEEPING ACCOMMODATION UNITS - LOCATION PLAN |
| DATE        | 11/09/2014                                   |
| SCALE       | 1:1250                                       |
| JOB NO.     | VS   |
| DRAWN BY    | VS   |
| CHECKED     |  |
| REVISION    |  |
| DRAWING NO. | A5001  |

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**Sleeping Accommodation Units - Location Plan**  
**1:1250@A1**

NOTES:  
ALL DIMENSIONS TO BE CHECKED ON SITE AND ADJUSTED TO BE SUITABLE FOR ANY DISCREPANCIES PRIOR TO WORK.  
CONSTRUCTION OF THIS DEVELOPMENT HAS BEEN REVIEWED BY CLIENT AND HAS NOT BEEN CHECKED FOR ACCURACY.

**NOTES (PROPOSED):**

- 1 Timber frame accommodation unit with treated timber cladding boards with distressed painted finish, treated timber doors and windows, composite decking and treated timber balustrade painted white and felt roof with brushwood effect roof finish
  - 1.1 Typical Unit (fno)
  - 1.2 DDA Accessible Unit (1no)
  - 1.3 Keeper /Site Supervisor Unit (1no)
  - 1.4 Storage
- 2 Treated timber fence painted white 1100mm high
- 3 Close boarded treated timber fence 1800mm high
- 4 Access footpath
- 5 Water feature pump chamber and return pipe

| NO.       | DESCRIPTION   | DATE     | DR BY |
|-----------|---|----------|-------|
| REVISIONS |   |          |       |
| 1         | Report Boundary line re-assignment amended.                                 | 27/02/15 | VB    |
| 2         | Report amended to include DDA unit and emergency alarm, fence type amended. | 06/02/15 | VB    |
| 3         | Report amended to include DDA unit and emergency alarm, fence type amended. | 17/02/15 | VB    |

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|----------|--|
| CLIENT   | ZSL LONDON ZOO                         |
| PROJECT  | SLEEPING ACCOMMODATION UNITS (ANGLAND) |
| TITLE    | PROJECT PLAN                           |
| DATE     | SCALE                                  |
| DESIGNER | DATE                                   |
| DRAWN BY | DATE                                   |
| CHECKED  | DATE                                   |
| APPROVED | DATE                                   |

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Sleeping Accommodation Units - 3D Visualisation Of Proposed Development (Aerial View)

NOTES:  
 ALL DIMENSIONS TO BE CHECKED ON SITE AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO WORK.  
 CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO WORK.  
 HAVE NOT BEEN CHECKED FOR ACCURACY.

**NOTES (PROPOSED):**

- 1 Timber frame accommodation unit with treated timber cladding boards with distressed painted finish, treated timber doors and windows, composite decking and treated timber balustrade painted white and flat roof with brushwood effect roof finish
  - 1.1 Typical Unit (fno)
  - 1.2 DDA Accessible Unit (fno)
  - 1.3 Keeper /Site Supervisor Unit (fno)
  - 1.4 Storage
- 2 Treated timber fence painted white 1100mm high
- 3 Close boarded treated timber fence 1800mm high
- 4 Access footpath
- 5 Water feature pump chamber and return pipe

| NO. | DESCRIPTION                      | DATE     | DR BY |
|-----|----------------------------------|----------|-------|
| 1   | ISSUED FOR PERMITTED DEVELOPMENT | 27/02/15 | VB    |
| 2   | REVISED TO REFLECT REVISIONS     | 08/02/15 | VB    |
| 3   | REVISED TO REFLECT REVISIONS     | 12/02/15 | VB    |
| 4   | REVISED TO REFLECT REVISIONS     | 12/02/15 | VB    |
| 5   | REVISED TO REFLECT REVISIONS     | 12/02/15 | VB    |

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|              |                                      |
|--------------|--------------------------------------|
| CLIENT       | ZSL LONDON ZOO                       |
| PROJECT      | SLEEPING ACCOMMODATION UNITS (A&J&M) |
| TITLE        | 3D VISUALISATION                     |
| DATE         | 27/02/15                             |
| DRAWN BY     | VB                                   |
| CHECKED BY   | VB                                   |
| REVISION NO. | P3                                   |
| AS203        |                                      |

Sleeping Accommodation Units - 3D Visualisation Of Proposed Development (Ground Level View From Entrance Zone)



ORIGINAL SHEET SIZE - A1  
100mm

NOTES  
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THESE DRAWINGS AND DIMENSIONS PROVIDED BY CLIENT AND HAVE NOT BEEN CHECKED FOR ACCURACY.

- NOTES (PROPOSED):**
- 1 Timber frame accommodation unit with treated timber cladding boards with distressed painted finish, treated timber doors and windows, composite decking and treated timber balustrade painted white and felt roof with brushwood effect roof finish
    - 1.1 Typical Unit (6no)
    - 1.2 DDA Accessible Unit (1no)
    - 1.3 Keeper /Site Supervisor Unit (1no)
    - 1.4 Storage
  - 2 Treated timber fence painted white  
1100mm high
  - 3 Close boarded treated timber fence  
1800mm high
  - 4 Access footpath

| NO.       | DESCRIPTION                              | DATE     | DR BY |
|-----------|--|----------|-------|
| REVISIONS |  |          |       |
| 1         | replot boundary line repositioned around | 27/02/15 | VB    |
| 2         | replot boundary line repositioned around | 05/03/15 | VB    |
| 3         | marginally altered fence type altered    | 17/03/15 | VB    |
| 4         | replot based for Planning Approval       | 10/05/15 | CD    |
| 5         | replot level amendments                  | 10/05/15 | CD    |
| 6         | replot units and furniture               | 17/07/15 | CD    |

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|------------|--|
| CLIENT     | ZSL LONDON ZOO                         |
| PROJECT    | SLEEPING ACCOMMODATION UNITS (A&L/A&I) |
| TITLE      | UNIT LAYOUT PLAN                       |
| DATE       | SCALE                                  |
| 23/07/15   | 1:100 @ A1                             |
| DRAWN BY   | VB                                     |
| CHECKED BY | VB                                     |
| DATE       | REVISION                               |
| 23/07/15   | PS                                     |

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- EXISTING SURFACE**
- Concrete/ Asphalt Hard Surface
  - Soft Landscape
- PROPOSED SURFACE**
- Level Ground / Top Of Foundation Level
  - Loose Gravel Ground Cover
  - Tar & Chip Surface Dressing Substrate
  - Finished Tar & Chip Surface Dressing
  - Raised Treated Timber/Composite Decking
  - Soft Landscaping To Rear Of Accommodation Units
  - Soft Landscaping Within Infilled Moat
  - Soft Landscaping Within Compound
  - Shallow Water Feature Within Former Moat Structures



**Sleeping Accommodation Units - Unit Layout Plan  
1:100@A1**

ORIGINAL SHEET SIZE - A1  
100mm

NOTES:  
ALL DIMENSIONS TO BE CHECKED ON SITE AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO WORK.  
CONTRACTOR TO VERIFY ALL DIMENSIONS PROVIDED BY CLIENT AND HAVE NOT BEEN CHECKED FOR ACCURACY.

**NOTES (PROPOSED):**

- 1 Timber frame accommodation unit with treated timber cladding boards with distressed painted finish, treated timber doors and windows, composite decking and treated timber balustrade painted white and flat roof with brushwood effect roof finish
  - 1.1 Typical Unit (6no)
  - 1.2 DDA Accessible Unit (1no)
  - 1.3 Keeper /Site Supervisor Unit (1no)
  - 1.4 Storage
- 2 Treated timber fence painted white 1100mm high
- 3 Close boarded treated timber fence 1800mm high
- 4 Access footpath

| NO.       | DESCRIPTION                               | DATE     | DR BY |
|-----------|---|----------|-------|
| REVISIONS |   |          |       |
| 1         | report Boundary line re-orientation amend | 27/02/15 | VB    |
| 2         | report Boundary line re-orientation amend | 03/03/15 | VB    |
| 3         | report Boundary line re-orientation amend | 03/03/15 | VB    |
| 4         | report Boundary line re-orientation amend | 17/03/15 | VB    |
| 5         | report Level amendments                   | 18/07/15 | CD    |
| 6         | report Stone trench modification          | 14/07/15 | CD    |

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| CLIENT      | ZSL LONDON ZOO                       |
| PROJECT     | SLEEPING ACCOMMODATION UNITS (A1/A2) |
| TITLE       | GL SITE WORKS PLAN                   |
| DATE        | 27/02/15                             |
| DRAWN BY    | VB                                   |
| CHECKED BY  | VB                                   |
| DATE        | 27/02/15                             |
| SCALE       | 1:100 @ A1                           |
| JOB NO.     | 150115                               |
| DRAWING NO. | AS100                                |
| REVISION    | PS                                   |
| CHECKED     |                                      |

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**Sleeping Accommodation Units - GL Site Works Plan**  
**1:100@A1**