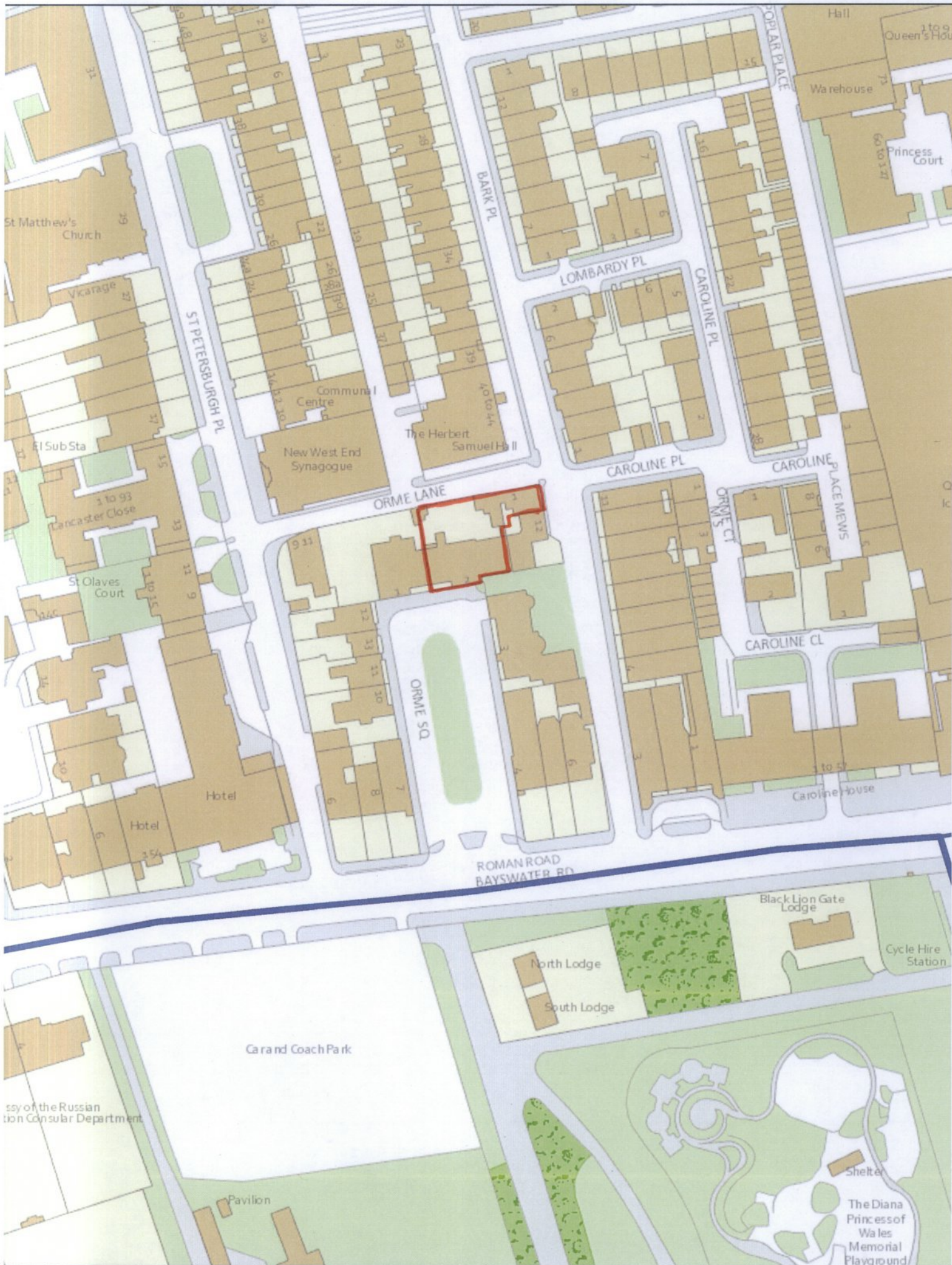


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 22 September 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Lancaster Gate	
<b>Subject of Report</b>	<b>2 Orme Square and 1 Orme Lane, London, W2 4RS</b>		
<b>Proposal</b>	Use of No. 2 Orme Square and 1 Orme Lane as a single dwellinghouse. Excavation of basement and sub-basement, replacement closet wing, single storey extension, associated internal and external alterations including provision of car lift. Roof top plant. Demolition and rebuilding of boundary wall to Orme Lane.		
<b>Agent</b>	Stanhope Gate Architecture Ltd		
<b>On behalf of</b>	c/o Agent		
<b>Registered Number</b>	15/02841/FULL 15/02842/LBC	<b>TP / PP No</b>	
<b>Date of Application</b>	31.03.2015	<b>Date amended/ completed</b>	31.03.2015
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Grade II Listed Building		
<b>Conservation Area</b>	Bayswater		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.





2 ORME SQUARE AND 1 ORME LANE, W2

## 2. SUMMARY

No. 2 Orme Square is a Grade II listed building within the Bayswater Conservation Area. These applications propose to amalgamate this building with the building at the rear at 1 Orme Lane for use as a single dwellinghouse, rebuilding part of the rear closet wing on the main building, excavating a two storey basement beneath the garden area of the building to create a pool/gym complex and a further single storey basement beneath the building at 1 Orme Lane to house a car port. The basement areas are to be served by a lightwell in a recessed area between 1 Orme Lane and 2 Orme Square. Within the rebuilt garden area the applicant proposes to construct a single storey extension spanning the full depth of the garden area, installing a new covered walkway along a rebuilt boundary wall and rebuilding a closet wing on 2 Orme Square with associated internal and external alterations.

The key issues in this case are:

- The acceptability of the amalgamation of two units for use as a single dwellinghouse.
- Whether the extent of the basement excavation is acceptable in terms of its impact on the listed building and in terms of its impact on the biodiversity of the surrounding area.
- Whether the proposed development is acceptable in terms of its impact on the amenity of the occupants of neighbouring residential buildings.
- Whether the internal and external alterations to the listed building are acceptable given their impact on the special interest of this Grade II listed building.

The applications are considered acceptable in design, conservation, amenity and arboricultural terms, and it is recommended that planning permission and listed building consent are granted subject to the conditions set out in the draft decision letters.

## 3. CONSULTATIONS

### BAYSWATER RESIDENTS ASSOCIATION

- Proposal is a sensitive redevelopment overall.
- Concerns about Construction Management Plan.
- Concern about light pollution from lightwell from basement accommodation.

### THAMES WATER

Comments relating to drainage and surface water infrastructure.

### ENVIRONMENTAL HEALTH

No objection. Proposal should satisfy standard noise conditions, subject to supplementary acoustic report being provided.

### COUNCIL FOR BRITISH ARCHAEOLOGY

Concern about depth of basement proposed and impact on party walls.  
No objection to detailed design.

### HIGHWAYS PLANNING MANAGER

- Replacement parking meets standards set out in UDP.
- No objection subject to revised Construction Management Plan.

### ARBORICULTURAL MANAGER

- No objection to removal of Cherry tree in rear garden.
- Suggested conditions and amendments to Construction Management Plan to provide for the protection of trees surrounding the site.

**BUILDING CONTROL**

Any response to be reported verbally.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. Consulted: 194; Total No. of Replies: 8.

Five objections, one neutral letter and two letters of support.

In summary, the objections include the following issues:

**Design**

- Concern about extent of basement excavation. Seems excessive.

**Amenity**

- Concern about noise from proposed car lift.
- Concern about light pollution and views of lightwells.

**Trees**

- Concern about impact of the works on trees within the site.

**Construction management issues**

- Details submitted in Construction Management Plan insufficient.
- Concern about length and duration of building works.
- Concern about traffic routes proposed. Suggest use Orme Lane instead of Orme Square.
- Concern about building works and impact of works being carried out simultaneously with other developments, including the phasing of landscaping on completed developments.

The letter of support includes the following issue:

- Works to host building are sympathetic to its appearance and needed to ensure its longevity.

**4. BACKGROUND INFORMATION****4.1 The Application Site**

The application site comprises 2 Orme Square and 1 Orme Lane. No. 2 Orme Square is one of a pair of semi-detached Grade II listed buildings. No. 1 Orme Lane is an unlisted semi-detached property which faces the junction between Orme Court and Orme Lane. The application site is also located within the Bayswater Conservation Area.

The buildings are at present linked to one another through a door set within the boundary between the two properties. To the rear of 2 Orme Square there is a substantial garden area with a garage accessed from Orme Lane, which borders the northern side of the application site.

**4.2 Relevant history**

None.

## 5. THE PROPOSAL

Planning permission and listed building consent are sought for the following:

- The excavation of a two storey basement beneath the main garden area behind 2 Orme Square and a single storey basement beneath 1 Orme Lane, with a lightwell within the infill area between 1 Orme Lane and 2 Orme Lane providing natural light to the basement area.
- A six metre extension at ground floor level to the rear of 2 Orme Square extending the full depth of the garden to the boundary with Orme Lane.
- Rebuilding of the boundary wall to Orme Lane and construction of a covered glass walkway in the rear garden area.
- Extensive internal and external alterations to the Grade II listed building at 2 Orme Square, including the rebuilding of the rear closet wing of 2 Orme Square.
- Alterations to 1 Orme Lane including the construction of a car lift to the enlarged garage to hold two vehicles.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

The proposal comprises the amalgamation of 1 Orme Lane and 2 Orme Square. Although there are no formal planning records linking the two properties, the applicant has provided evidence in the Heritage Statement to demonstrate that the building at 1 Orme Lane has been used as ancillary accommodation (as staff accommodation and motor vehicle storage) for the main building at 2 Orme Square. As such, the existing amalgamation of the two units is considered likely to be lawful due to its age, and there is no policy objection to the amalgamation of the two units.

The proposal to extend the existing building on the site is otherwise in accordance with Policies S14 of the City Plan and H3 of the UDP.

### 6.2 Design

No. 2 Orme Square is one of a pair of Grade II listed houses located within the Bayswater Conservation Area. The building dates from the mid-19<sup>th</sup> century and has three storeys with a basement. The whole composition is 10 windows wide which are square headed sashes, with the centre four being set forward with rusticated quoins. No. 2 has undergone numerous alterations including an extension to the east by Lord Leighton who wanted to create a studio when he rented the property. Additionally, the proportions of the windows on the front elevation have been altered and the rear elevation shows evidence of reconstruction and alteration. Internally, whilst the structural walls remain, the plan form has been subdivided extensively resulting in altered room proportions and changes in floor levels.

Historic England have been consulted on the scheme and have not raised any objections.

#### 6.2.1 Basement

The principle of excavating a basement beneath the rear garden and beyond the footprint of the listed building is considered to have a limited impact on the special interest of the heritage asset as historic fabric. The location of the basement in the garden area away from the main building means that the associated hierarchy of space would not be compromised. Where access into the basement from the host building is proposed the two locations are considered to be sympathetic to the heritage asset; one access is to be through the rebuilt closet wing

and the second via an existing staircase in the north east corner of the Leighton Room. Gaining access into the basement in these locations will have little or no impact on the interpretation of the circulation of space within the host building and will not involve the loss of historic fabric.

Two lightwells are proposed to serve the basement; one is located against the rear elevation of the host building and the second is within the courtyard in 1 Orme Lane. The positioning and scale of the lightwell against the rear elevation has followed the guidance given in Westminster's Basement SPG and therefore is considered to be acceptable. It is noted that the visual impact has sought to be reduced by positioning a lightweight external staircase over it; whilst this is not a common design approach in this location, this approach is considered to be acceptable in design terms subject to the detailed design of the staircase which should be required by condition.

The lightwell within the courtyard of 1 Orme Lane is proposed to be two storeys deep and covered by a metal grid at ground floor level. The Basement Development in Westminster SPD states that lightwells should not be more than one additional storey in depth. However, given the confined location behind high walls and the introduction of a metal grille, the lightwell would preserve the setting of this heritage asset.

### **6.2.2 Front elevation**

The front elevation of 2 Orme Square has previously been compromised through the alteration of the windows at first floor level following internal alterations and the need for the windows to serve the new rooms. Additionally, decorative features such as metal work and finials have been removed. It is proposed to reinstate the first floor windows to their original proportions with the decorative surrounds and to reintroduce the architectural features in order to restore the unified appearance with 1 Orme Square. These alterations are considered to be acceptable in design terms as they are considered to enhance the special interest of the listed building. Nevertheless, a condition is recommended to ensure uniformity with No. 1 Orme Square is achieved in terms of detailed design of the new features.

Additionally, it is proposed to replace the glass canopy at lower ground floor level and to introduce an additional window where there is a door. These alterations are not contentious and would preserve the significance of the heritage asset.

### **6.2.3 Rear elevation**

The rear elevation has been extensively altered over time, as shown by the fabric analysis drawings submitted, through the introduction of the Leighton Room, the closet wing being increased in height, the introduction of additional windows and doors and general repairs in non-matching materials. The proposals seek to introduce a relatively uniformed aesthetic by introducing features which are to be replicated across the elevation, such as the brick arches above the windows and by removing the unsympathetic alterations such as vents and the modern external staircase. Whilst it could be argued that the alterations contribute to the evolution of the building and therefore their removal would harm the interpretation of the building, it is considered that the alterations which have taken place were unsympathetic and out of keeping with the architectural character of the building and subsequently do not contribute to the significance of the heritage asset. The alterations are therefore considered to be acceptable in design terms.

Additionally, it is proposed to demolish the existing closet wing and rebuild it slightly wider and to three storeys instead of four. Through rebuilding the closet wing, the change in floor levels, which is currently inconsistent, will be overcome and the proportions of the rooms will allow more functionality. Externally the closet wing will be constructed using one material and will terminate at a traditional height, therefore its appearance will be enhanced. Furthermore, it will allow for an access into the basement which does not harm the significance of the heritage asset. Consequently, this alteration is considered to be acceptable in design terms.

#### **6.2.4 Single storey rear extension**

It is proposed to demolish the single storey garage located in the north west corner of the rear garden and to replace it with a single storey extension which is connected to the host building, projecting out from the rear elevation and closet wing. As there is currently a building in this location, the principle of a single storey structure in this location is considered to be acceptable. It is recognised that the scale is increasing with the extension spanning the full length of the garden from the rear elevation to the boundary wall, however, this is considered to have a limited impact on the setting of the heritage asset. The extension has been designed in the form of an orangery and therefore can be interpreted as an ancillary structure, which is not uncharacteristic in gardens. The addition of a skylight will increase the height of the structure. However, and due to the high boundary treatment and the wider setting of the listed building, this feature will not be highly visible and therefore is considered to be acceptable.

#### **6.2.5 Roof level alterations**

On the principal building it is proposed to level off the middle section of the butterfly roof to create a platform upon which to introduce plant. Whilst this alteration will have an impact on historic fabric, the interpretation of the roof form will remain and the plant will be hidden from immediate and wider views, therefore, on this basis, the proposal is considered to be acceptable. A condition has been added requiring a detailed section showing the plant enclosure on 2 Orme Square demonstrating that the plant will not extend above the roofline and be located within the building's envelope. A rooflight is proposed on the rear roofslope. Given its location and scale, it is considered to have a limited impact on the building's significance.

#### **6.2.6 Internal alterations**

Internally the lower ground floor level has been subdivided extensively and additional partitions have been inserted on all floor levels. The proposed demolition, whilst a large amount is proposed, generally relates to later additions to the building which are of limited interest and therefore is considered to be acceptable. Where removal of historic fabric is proposed this has been limited to single doorways to improve the circulation across floor levels and therefore downstands will be retained to aid the interpretation of the plan form.

The proposed new partitions are not considered to compromise the historic plan form and allow for the proportions of rooms to remain. The retention and reuse of architectural features such as fireplaces are welcomed. Nevertheless, a condition requiring the protection of existing ornamental features is recommended. The insertion of the lift into the rebuilt closet wing is a sympathetic approach as it limits the impact on historic fabric.



### **6.2.7 Garden additions**

In the garden it is proposed to dismantle the rear boundary wall to provide access for the construction works. Whilst historical maps show the presence of a boundary wall in this location, it would appear from the scale and uniformity of the bricks that the existing wall is a later addition to the site, therefore the principle of demolishing it and rebuilding it is considered to be acceptable. As the wall is considered to be an important townscape feature which contributes to the setting of the heritage asset, a condition is recommended which requires a brick sample and the wall to be rebuilt to the same scale as part of the completed works.

It is proposed to erect a covered walkway along the rear boundary wall connecting the single storey rear extension with 1 Orme Lane. Whilst the full enclosure of the rear garden is not desirable, given its lightweight design, use of materials and relatively modest scale, the walkway is considered to have a limited impact on the setting of the heritage asset as it is subservient to the host building and can be interpreted as a garden structure.

### **6.2.8 Alterations to 1 Orme Lane**

The alterations to 1 Orme Lane which includes the insertion of new French and timber doors, the introduction of skylights, extension to accommodate a new staircase and internal alterations, are considered to have a limited impact on the setting of 1 Orme Square. It is recognised that a section of the building is considered to be curtilage listed due to having historical associations with the host building, however, the proposed alterations are not considered to compromise the interpretation of the building and its relationship to the host.

In summary, the proposed alterations are considered to be acceptable in design and conservation terms subject to the recommended conditions. They comply with Policies S25 and S28 of the City Plan and DES 1, DES 5, DES 9 and DES10 of the UDP, and the relevant supplementary planning guidance.

## **6.3 Amenity**

A number of responses to the consultation exercise express concerns about the impact of the proposals on the amenity of neighbouring residents.

### **6.3.1 1 Orme Square**

The works to the rear elevation of the building involve the reconstruction of the existing closet wing within a comparable building envelope to that which exists at present. Accordingly, it would not result in unacceptable loss of light, sense of enclosure or overlooking. The orangery structure to be constructed alongside the party wall shared with 1 Orme Square would rise to 3.7 metres from ground level along the boundary wall. Whilst these changes would be visible from the adjoining residential garden, they are not considered to result in a material loss of amenity for the neighbouring occupier. The changes would not have a material impact on the amenity of the neighbouring resident at 1 Orme Square.

### **6.3.2 12 Orme Court**

No. 12 Orme Court is attached to 1 Orme Lane, sharing a party wall with a patio area enclosed by the eastern boundary wall of 2 Orme Square. To house the staircase descending to the basement area, the applicant proposes a single storey extension within the existing patio area of 1 Orme Lane. This extension is discreetly located and replaces an existing

extension. Accordingly, it is not considered to have a material adverse impact on the amenity of the occupier of 12 Orme Court.

The remaining patio area is to serve as a grilled lightwell which would be covered by a grille and descend to eight metres deep. The adjoining resident of 12 Orme Court expresses concern about the replacement of a patio with a lightwell grille, but in amenity terms the lightwell would be enclosed by walls on all sides. Any light spillage from this lightwell, and the rooflights on the adjacent passageways, would only be visible in oblique views from the upper floors of 12 Orme Court. This light spill would also be directed upwards, rather than towards neighbouring properties and is not considered to result in a material impact on the adjacent property.

### **6.3.3 Noise**

A number of residents have expressed concerns regarding the proposed car lift operating within the garage of 1 Orme Lane. The applicant proposes to excavate a basement beneath the existing garage building therefore creating two parking spaces in a vertical stacking arrangement. The noise generated by the operation of this stacker is a concern to the neighbouring residents on Orme Court.

The applicant has provided a plant noise assessment for this and the other elements of mechanical ventilation necessary to serve a basement of this scale. Environmental Health have commented that the application should meet the standard noise conditions but have requested a supplementary noise report specifying the exact plant to be used in this development by condition. As such, it is considered that the issues resulting from the development can be managed within the City Council's noise criteria, and there are no reasons to withhold planning permission on the grounds of noise impact.

Overall the proposals are considered to be acceptable in amenity terms, meeting the requirements of S29 of the City Plan and ENV6 and ENV13 of the UDP.

## **6.4 Highways/Parking Issues**

### **6.4.1 Car lift**

The Highways Planning Manager has raised no objection to the vertical car stacking arrangement proposed by the applicant. As a material change is occurring through the amalgamation of the two units, a condition has been added requiring the retention of this garage space for the purpose of off street parking, to avoid the conversion of this space to residential accommodation and creating additional demand for on street parking.

### **6.4.2 Construction Management Plan**

A number of comments have been received regarding the Construction Management Plan (CMP). There have been a number of recent developments in the area that have resulted in congestion and disruption for residents surrounding the site.

The general principle surrounding the construction of this development is that the site will be accessed from the rear at Orme Lane through the demolished rear wall. The CMP submitted by the applicant shows in outline a proposal whereby all the parking bays along Orme Lane are suspended with the intermittent closure of the junction between Orme Lane and Orme Court.

Alongside the comments received from neighbours regarding the Construction Management Plan, the Highways Planning Manager has expressed concerns that the vehicle tracking movements around Orme Square are heavily constrained and more detail is needed within a

Construction Management Plan for a project of this nature, for instance specifying vehicle size, width and tracking to establish effective access routes. A condition is recommended requiring the submission of a revised CMP, and an Informative sets out the additional information required.

Subject to conditions, the proposals are considered acceptable in highways planning terms, meeting the requirements of TRANS 1, TRANS 2, TRANS 3, TRANS 9 and TRANS 23 of the UDP.

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

Not relevant.

#### **6.6 Economic Considerations**

Not relevant.

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

None relevant.

#### **6.8 London Plan**

The proposals do not raise strategic issues.

#### **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 these applications are considered to be consistent with the NPPF unless stated otherwise.

#### **6.10 Planning Obligations**

The development is of insufficient scale to require planning obligations.

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

The proposed development will result in the loss of a small Cherry tree on site. The Arboricultural Manager considers that this tree is of limited significance and no objections are raised to its removal. In respect of the large London Plane tree at 1 Orme Square, it is considered that the applicant has demonstrated through trial excavations that there are no grounds to object to the application due to the potential impact to this tree.

The Arboricultural Manager also expresses concerns that the sections showing the replacement wall along Orme Lane could harm the rooting environment of trees at 40-44 Bark Place (north side of Orme Lane). It is recommended that further details on this aspect of the development are required by condition.

The basement covers the entire garden area and there is no margin of undeveloped garden land retained by the development. However, 1.5 metres of soil depth is retained above the basement to enable future planting. This arrangement is acceptable and in line with the general guidance set out in the City Council's Basement Development in Westminster SPD.

The proposals are considered to be acceptable in sustainability and biodiversity terms, and in accordance with Policy S38 of the City Plan and DES 1 (A), ENV 16 and ENV 17 of the UDP.

## **6.12 Other Issues**

### **6.12.1 Basement Excavation**

The Council does not currently have a specific planning policy relating to basement development but is working with local residents to development one in revising our adopted City Plan to incorporate detailed policy. Until this plan has been adopted, the Supplementary Planning Document 'Basement Development in Westminster', adopted 24 October 2014 is relevant and has been taken into account in the assessment of the planning applications.

The impact of this type of development is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Residents are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings and occupiers. Many also cite potential effects on the water table and the potential increase in the risk of flooding.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the National Planning Policy Framework March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures. To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant

professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

Should permission be granted, this statement will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with it. The purpose of the report is to show that there is no foreseeable impediment to the scheme satisfying the Building Regulations in due course. It is considered that this is as far as this matter can reasonably be taken as part of the consideration of the planning application. Detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations, as cited above. To go further would be to act beyond the bounds of planning control.

## 7. CONCLUSION

In summary, the proposed development is considered to be acceptable in design and conservation, amenity, transportation and environment terms and would accord with the relevant policies in the City Plan and UDP. As such, these applications are recommended for approval, subject to the conditions set out in the draft decision letters.

## BACKGROUND PAPERS

1. Application forms
2. Response from Bayswater Residents Association dated 12 May 2015
3. Response from Thames Water dated 16 April 2015
4. Response from Environmental Health dated 29 April 2015
5. Response from Historic England dated 30 April 2015
6. Response from Council for British Archaeology (undated)
7. Response from Highways Planning Manager dated 18 June 2015.
8. Response from Arboricultural Manager dated 25 June 2015.
9. Objection letter from 12 Orme Court dated 29 April 2015
10. Neutral letter from 3 Orme Square dated 1 May 2015.
11. Objection letter from 10 Orme Square dated 4 May 2015.
12. Objection letter from 39 Bark Place and 33 St Petersburg Mews dated 13 May 2015.
13. Letter of support from 3 Orme Square dated 18 May 2015.
14. Objection letter from Flat 4, 11 Orme Court dated 21 June 2015.
15. Objection letter from 1 Bark Place dated 21 June 2015
16. Letter of support from 8 Orme Court dated 28 June 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT NATHAN BARRETT ON 020 7641 5943 OR BY E-MAIL – [nbarrett@westminster.gov.uk](mailto:nbarrett@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** 2 Orme Square and 1 Orme Lane, London, W2 4RS

**Proposal:** Use of No. 2 Orme Square and 1 Orme Lane as a single dwellinghouse. Excavation of basement and sub-basement, replacement closet wing, single storey extension, associated internal and external alterations including provision of car lift. Roof top plant. Demolition and rebuilding of boundary wall to Orme Lane.

**Plan Nos:** Drawing numbers PL-01, PL-02, PL-03, PL-04, PL-05, PL-06, PL-07, PL-08, PL-09, PL-10, PL-11, PL-13, PL-16, PL-17, PL-18, PL-19, PL-20, PL-21, PL-22, PL-23, PL-24, PL-25, PL-26, PL-27, PL-28, PL-29, PL-30, PL-31, PL-34, PL-35, PL-36, PL-37, PL-38, PL-39, PL-40; 'Data Sheet Wohn Parklift 402' (submitted by email 15th June 2015). Design and Access Statement by Stanhope Gate Architecture (March 2015), Landscaping proposal by Bowles and Wyer Garden and Landscaping Design (March 2015), Arboricultural Impact Appraisal by Barrell Tree Consultancy (30 March 2015 - ref: 14360-AIA-AS), M and E Services Sustainability Statement (3 March 2015), Acoustic consultancy report by Red Twin Limited (24 February 2015), BREEAM Domestic Refurbishment Pre-assessment by Twin and Earth Limited (19 February 2015), Sustainability Design Statement by Twin and Earth Limited (19 February 2015), Heritage Statement by Heritage Collective (March 2015 - ref: 14/1644).

For information only: Structural Method Statement by Mason Navarro Pledge Ltd, Desk Study and Ground Investigation Report by GEA (parts 1 - 2), Construction Traffic Management Plan by Price and Myers (February 2015).

**Case Officer:** Neil Holdsworth

**Direct Tel. No.** 020 7641 5018

**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 Except for basement excavation work, 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.

You must carry out basement excavation work only:

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

Noisy work must not take place outside these hours. (C11BA)

Reason:

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

- 3 All 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 Bayswater 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 (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.

- 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 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 4 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

**Reason:**

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 (UDP), 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.

- 7 **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.

- 8 You must only use the garage for people living in this property to park their private motor vehicles. (C22EB)

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

- 9 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)

- 10 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. 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 landscaping and planting within three years 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 \*\*\*\* of planting them, you must replace them with trees of a similar size and species. (C30CB)

**Reason:**

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Bayswater 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)

- 11 You must apply to us for approval of detailed drawings of the following parts of the development

-

- New external doors
- New windows
- rooflights
- External staircase
- Finials

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 according to these details. (C26DB)

**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 Bayswater 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)

- 12 The new external metal on the front elevation shall match those present on no.1 Orme Square and shall be painted black and maintained as such.

**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 Bayswater 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)

- 13 Where the plans show that the boundary wall is to be demolished and rebuilt it must be rebuilt to the same scale as the existing boundary wall under one scheme of works.

**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 Bayswater 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)

- 14 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 15 The car lift that you install in the garage facing Orme Court must be the 'Wohr parklift 402' as per the details submitted by email dated 15 June 2015. If you want to install a different car lift as part of this development, the approval of the City Council must be sought under the terms of this permission.

Reason:

To avoid unnecessary movements on the highway which could pose a risk to public safety. This is 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)

- 16 You must apply to us for approval of detailed drawings of the following parts of the development:

- A section drawing taken through the plant proposed to the roof of 2 Orme square, demonstrating that the plant will not extend above the roofline and be located within the buildings envelope

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 according to these details. (C26DB)

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 Bayswater 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)

- 17 You must apply to us for approval of detailed drawings of the following parts of the development:

- A section of the foundations of the replacement wall along Orme Lane, demonstrating that a sufficient rooting environment is provided for the two lime trees (G2) at 40-44 Bark Place is provided.

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 according to these details

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

**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 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained.  
Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:
  - \* Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;
  - \* Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;
  - \* Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained;
  - \* Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;
  - \* Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
- 4 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.
- 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 development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point.

If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)

- 7 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)
- 8 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 9 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)
- 10 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)
- 11 Condition 7 of this planning permission requires you to submit a revised construction management plan for approval prior to the commencement of any works associated with the excavation of the basement. This plan must address the potential impact of construction traffic on the two lime trees (G2) identified in the arboricultural report and the trees on Orme Square. In addition, you must provide more detail on vehicle size, width and tracking in respect of vehicles entering and leaving the site on the proposed routes.

**DRAFT DECISION LETTER**

**Address:** 2 Orme Square and 1 Orme Lane, London, W2 4RS

**Proposal:** Use of 2 Orme Square and 1 Orme Lane as a single dwellinghouse. Excavation of basement and sub-basement, replacement closet wing, single storey extension, associated internal and external alterations including provision of car lift. Roof top plant. Demolition and rebuilding of boundary wall to Orme Lane.

**Plan Nos:** Drawing numbers PL-01, PL-02, PL-03, PL-04, PL-05, PL-06, PL-07, PL-08, PL-09, PL-10, PL-11, PL-13, PL-16, PL-17, PL-18, PL-19, PL-20, PL-21, PL-22, PL-23, PL-24, PL-25, PL-26, PL-27, PL-28, PL-29, PL-30, PL-31, PL-34, PL-35, PL-36, PL-37, PL-38, PL-39, PL-40.

**Case Officer:** Neil Holdsworth

**Direct Tel. No.** 020 7641 5018

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

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

**Reason:**

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

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

**Reason:**

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

**Reason:**

To protect the special architectural or historic interest of this listed building. This is as set out in

S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 6 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

Reason:

You must apply to us for approval of detailed drawings of the following parts of the development

-

- New external doors
- New windows
- rooflights
- External staircase
- Finials

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 according to these details;. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 8 The new external metal on the front elevation shall match those present on no.1 Orme Square and shall be painted black and maintained as such.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)



- 9 Where the plans show that the boundary wall is to be demolished and rebuilt it must be rebuilt to the same scale as the existing boundary wall under one scheme of works.

**Reason:**

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

**Informative(s):**

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

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

In reaching this decision the following were of particular relevance:

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

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 FOR FORM AND BUILD CONTRACTOR FOR ALL  
 INFORMATION.

USE FIGURED DIMENSIONS ONLY OR CONSULT  
 THE ARCHITECT FOR VERIFICATION. ALL WORK  
 CHECKED ON SITE BY CONTRACTOR & EXECUTIVE  
 ARCHITECT. ARCHITECT TO BE INFORMED OF  
 ANY VARIATIONS THAT MAY OCCUR BEFORE  
 COMMENCEMENT OF WORK.

- KEY:**
- [Hatched Box] REMOVAL WORKS
  - [Dotted Box] EXISTING WALL
  - [Solid Box] EXISTING LEVEL
  - [Dashed Box] PROPOSED LEVEL
- +55.350  
 +55.350  
 +55.350

PLANNING SUBMISSION  
 MARCH 2015



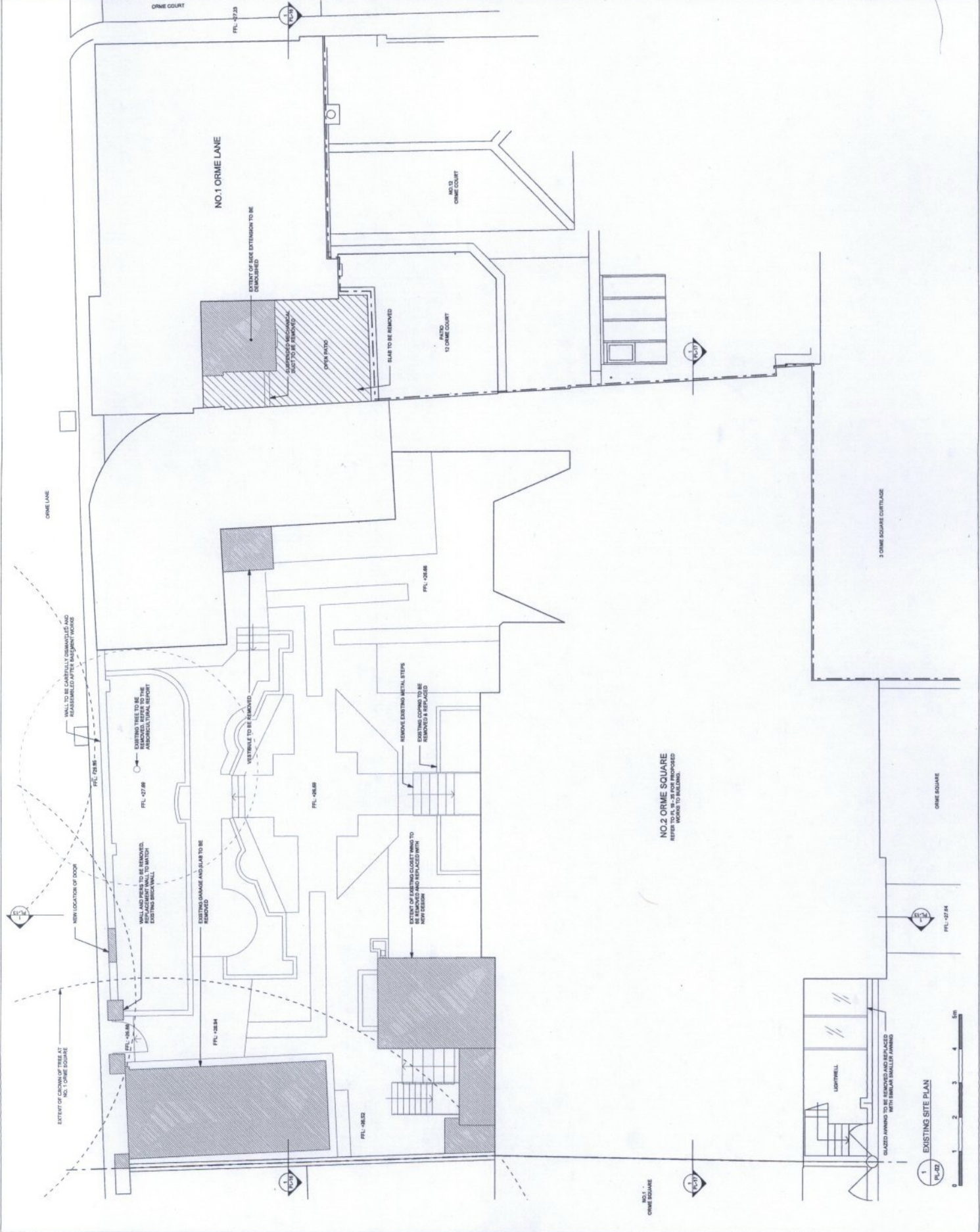
REV.	DATE	DESCRIPTION

<b>2 ORME SQUARE &amp; 1 ORME LANE</b>		SITE PLAN EXISTING & REMOVAL
LONDON W2		
DWG No PL-02	SCALE 1:50 @ A1 1:100 @ A3	DATE MAR 2015

<b>STANHOPE GATE ARCHITECTURE</b>	
105 JERMYN STREET LONDON SW1Y 5EE	
T 020 7451 0950 mail@stanhopegate.co.uk www.stanhopegatearchitecture.com	



1 EXISTING SITE PLAN  
 PL-02

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 THE ARCHITECT. ALL DIMENSIONS TO BE  
 TO FACE UNLESS OTHERWISE STATED. THE ARCHITECT  
 ARCHITECT. ARCHITECT TO BE INFORMED OF  
 ANY VARIATIONS THAT MAY OCCUR BEFORE  
 COMMENCEMENT OF WORK.

KEY:

	REMOVAL WORKS
	EXISTING WALL
	EXISTING LEVEL
	PROPOSED LEVEL

PLANNING SUBMISSION  
 MARCH 2015

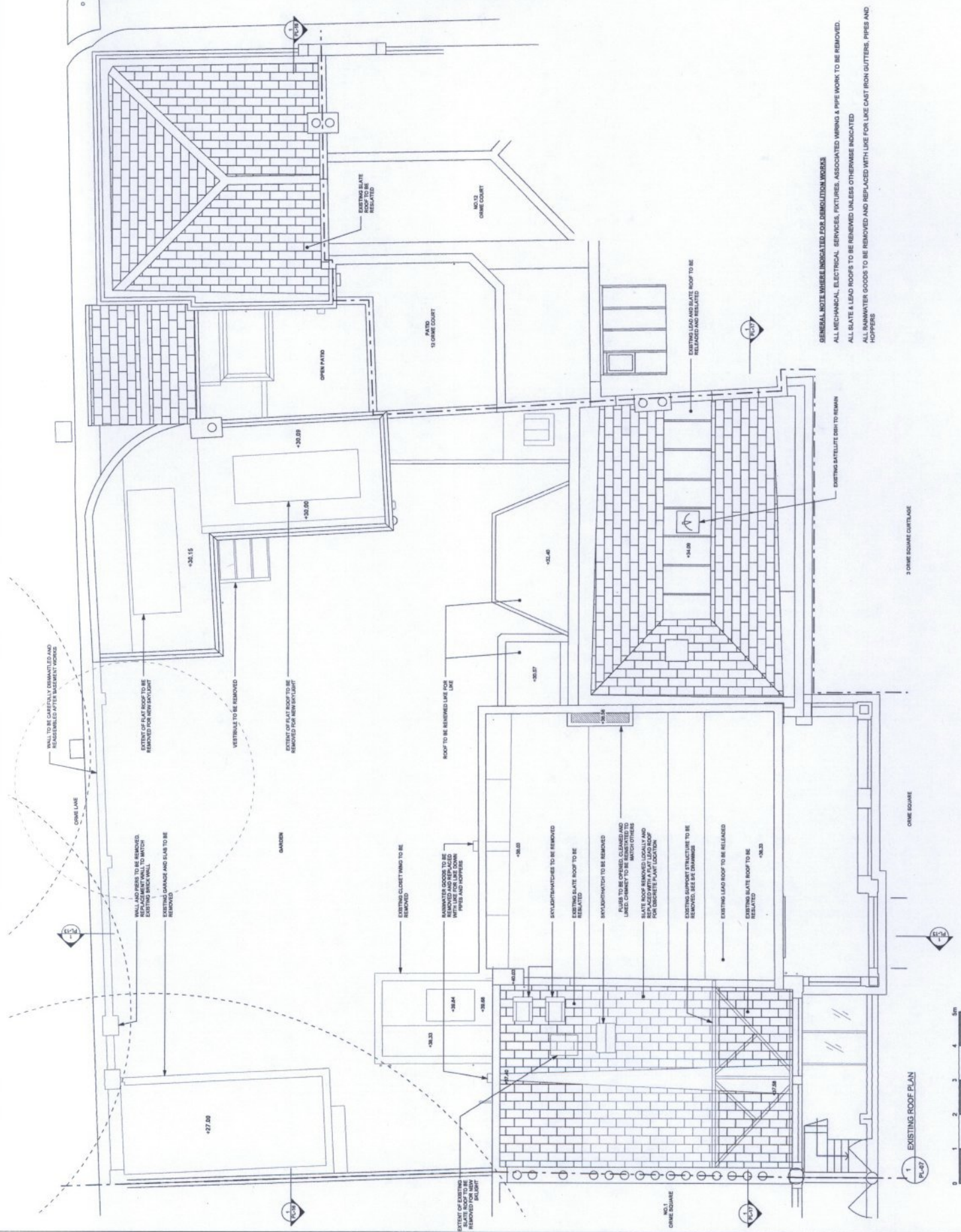


2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2

ROOF PLAN  
 EXISTING & REMOVAL

DRWG No	SCALE	DATE
PL-07	1:50 @ A1 1:100 @ A3	MAR 2015

**STANHOPE GATE  
 ARCHITECTURE**  
 105 EMMYVA STREET  
 LONDON SW1Y 5EE  
 T 020 7451 9955 email@stanhopegate.co.uk  
 www.stanhopegatearchitecture.com



GENERAL NOTE WHERE INDICATED FOR DEMOLITION WORKS  
 ALL MECHANICAL, ELECTRICAL SERVICES, FIXTURES, ASSOCIATED WIRING & PIPE WORK TO BE REMOVED.  
 ALL SLATE & LEAD ROOFS TO BE REMOVED UNLESS OTHERWISE INDICATED  
 ALL SANITARY GOODS TO BE REMOVED AND REPLACED WITH LIKE FOR LIKE CAST IRON GUTTERS, PIPES AND  
 HOPPERS

1 EXISTING ROOF PLAN  
 PL-07



3 ORME SQUARE COURTYARD

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KEY	REMOVAL WORK
	EXISTING WALL
	EXISTING LEVEL
	PROPOSED LEVEL

PLANNING SUBMISSION  
 MARCH 2015

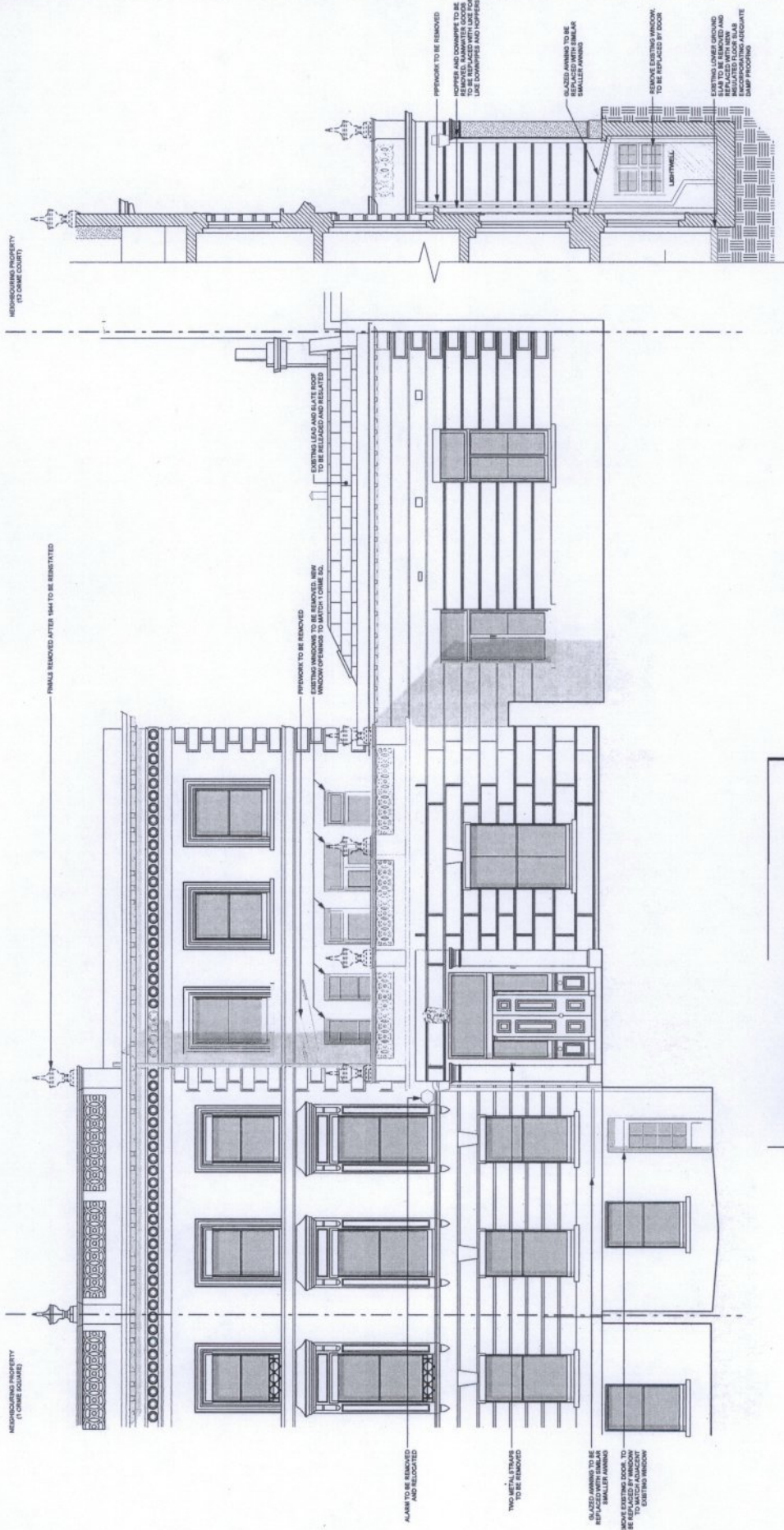
REV.	DATE	DESCRIPTION

2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2

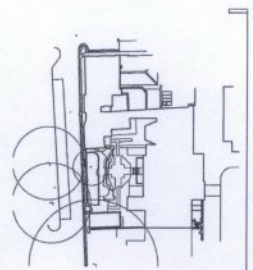
SOUTH (FRONT) ELEVATION  
 EXISTING & REMOVAL

DWG No	SCALE	DATE
PL-08	1:50 @ A1 1:100 @ A3	MAR 2015

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 105, ERMAYN STREET  
 LONDON SW1Y 6EE  
 T 020 7451 9955 mail@stanhopegate.co.uk  
 www.stanhopegatearchitecture.co.uk



2 EXISTING WEST ELEVATION OF ENTRANCE  
 PL-08



1 EXISTING SOUTH (FRONT) ELEVATION  
 PL-08



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**KEY:**

	REMOVAL WORKS
	EXISTING WALL
	EXISTING LEVEL
	+55.250
	PROPOSED LEVEL

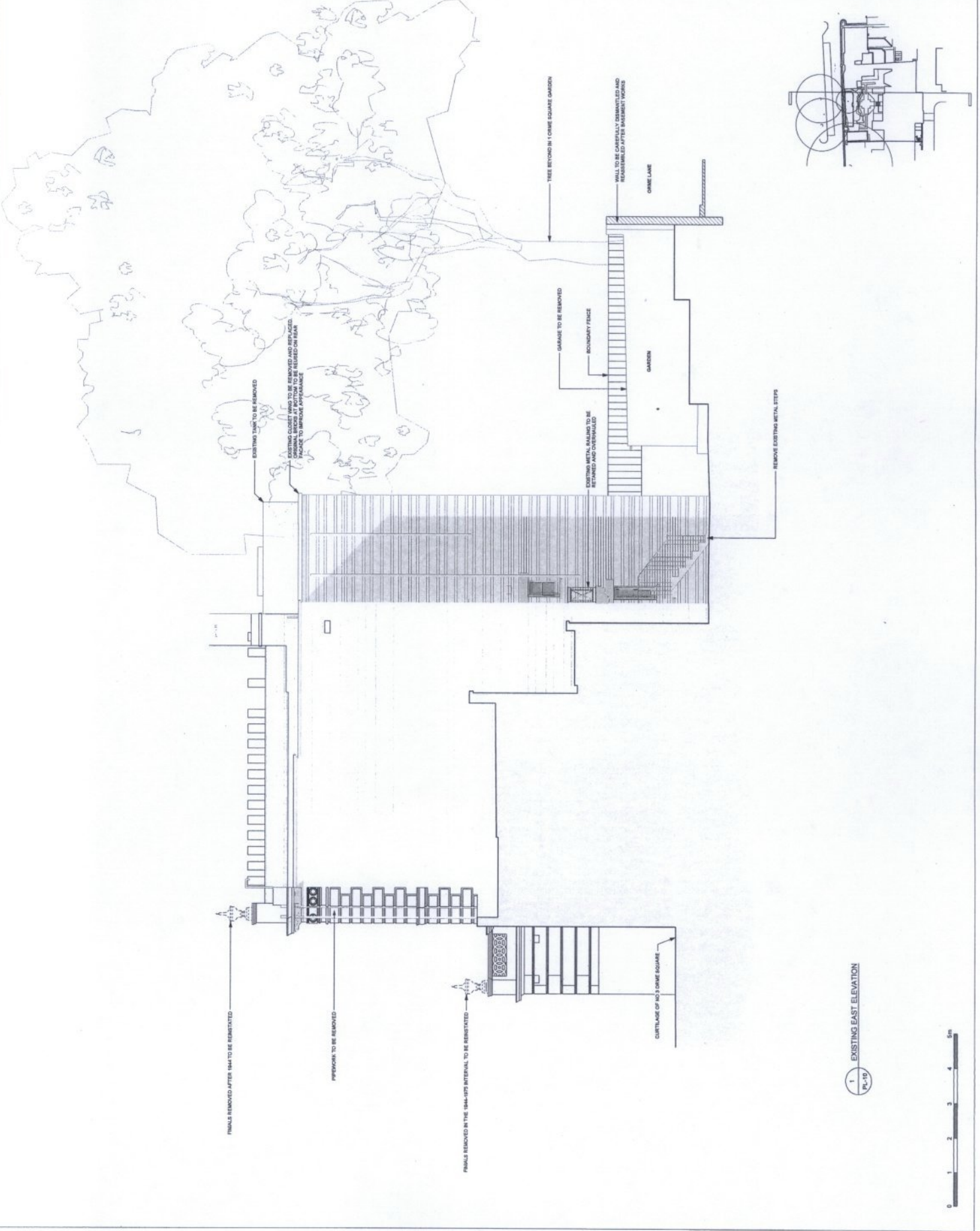
PLANNING SUBMISSION  
 MARCH 2015

REV.	DATE	DESCRIPTION

2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2  
 EAST ELEVATION  
 EXISTING & REMOVAL

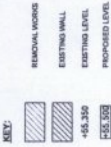
DRWG No	SCALE	DATE
PL-10	1:500 @ A1 1:100 @ A3	MAR 2015

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1 EXISTING EAST ELEVATION  
 PL-10

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**KEY:**  
  
 REMOVAL WORKS  
 EXISTING WALL  
 EXISTING LEVEL  
 +55.250  
 PROPOSED LEVEL

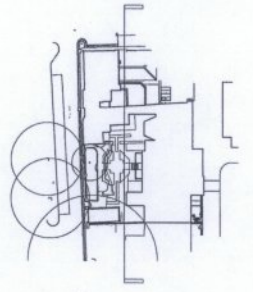
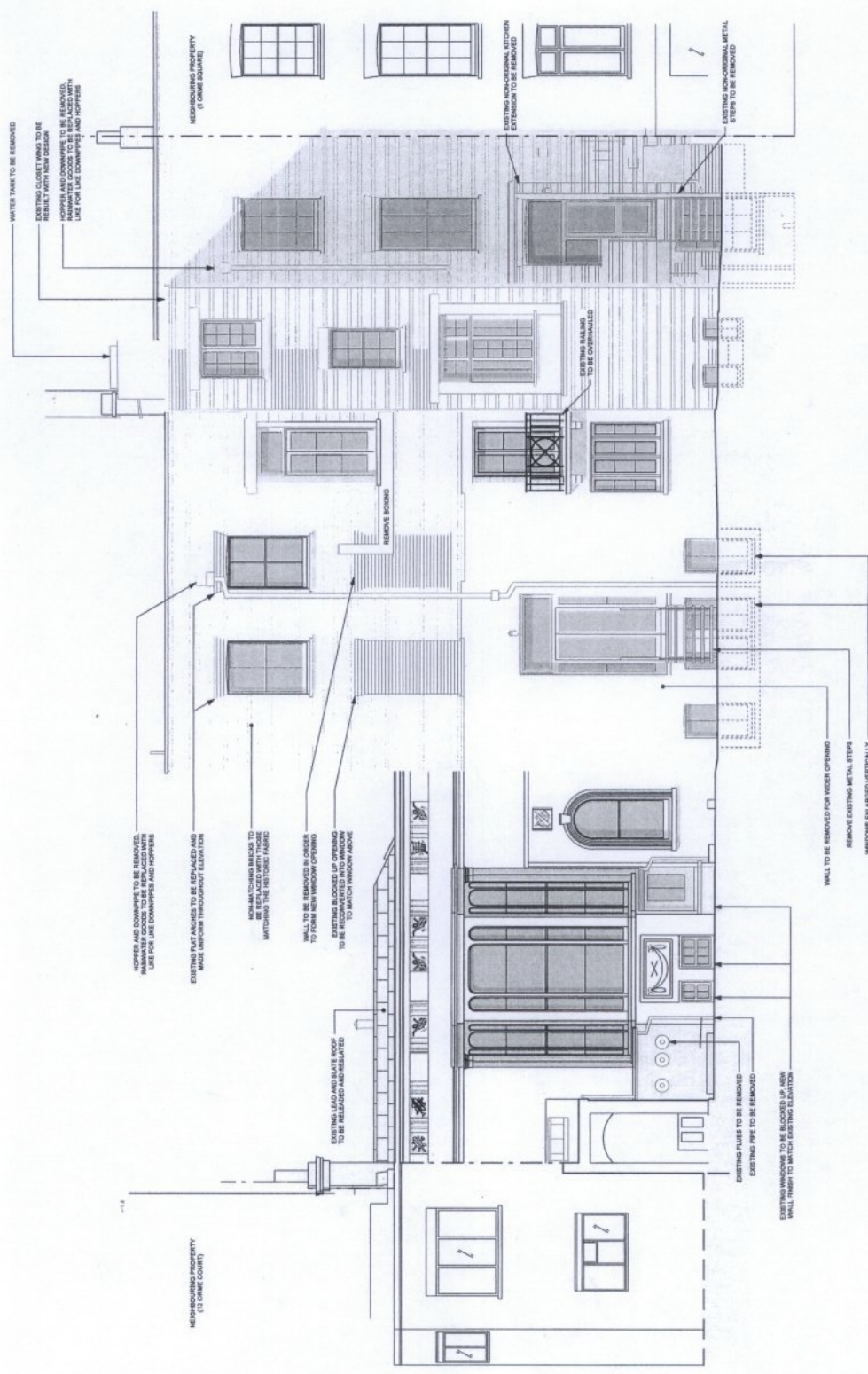
PLANNING SUBMISSION  
 MARCH 2015

2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2

NORTH (REAR) ELEVATION  
 EXISTING & REMOVAL

DRWG No	SCALE	DATE
PL-09	1:50 @ A1 1:100 @ A3	MAR 2015

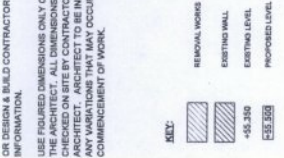
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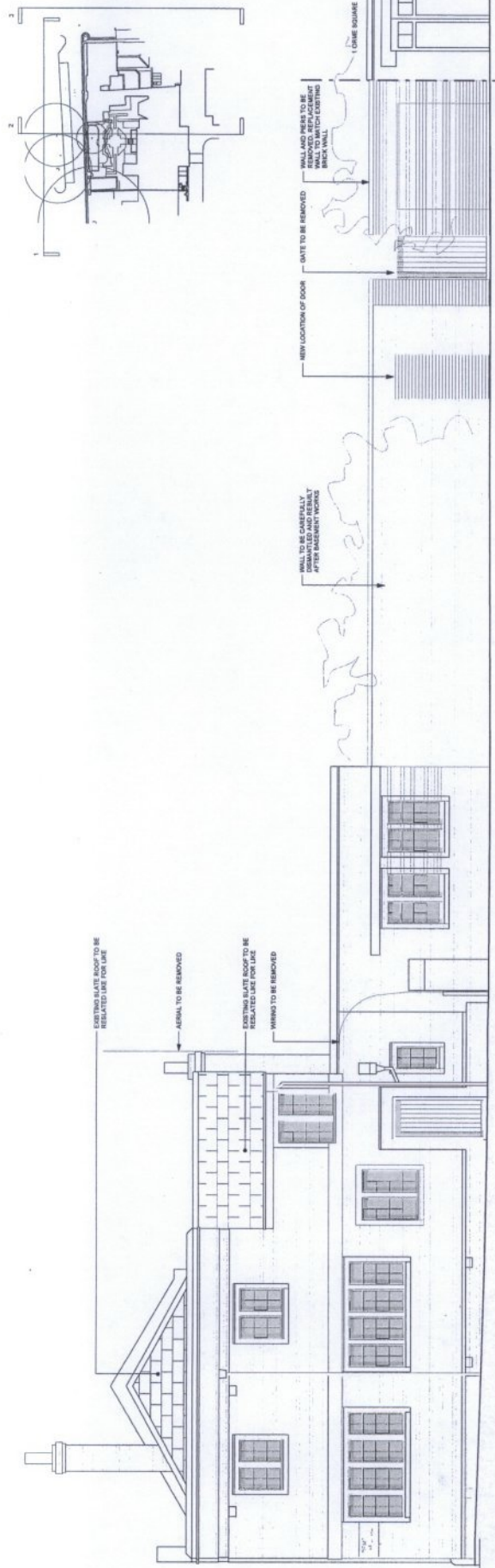


1 EXISTING NORTH (REAR) ELEVATION  
 PL-09

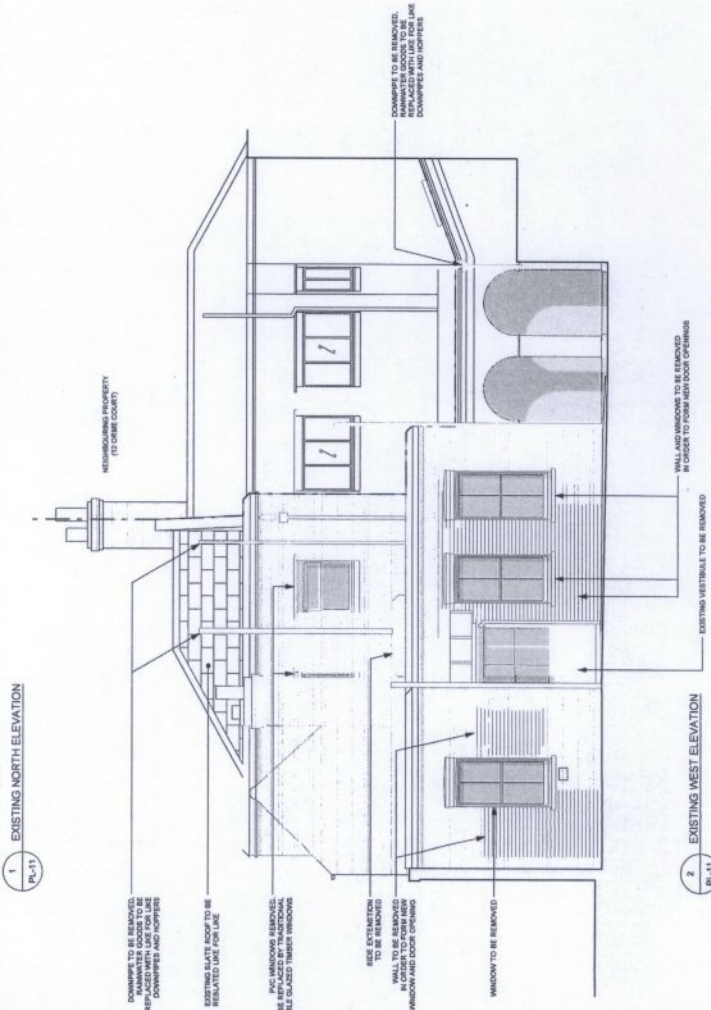


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 COMMENCEMENT OF WORK.

**KEY:**  
  
 REMOVAL WORKS  
 EXISTING WALL  
 EXISTING LEVEL  
 -85.350  
 PROPOSED LEVEL  
 -85.350



1 EXISTING NORTH ELEVATION  
 PL-11



2 EXISTING WEST ELEVATION  
 PL-11



PLANNING SUBMISSION  
 MARCH 2015

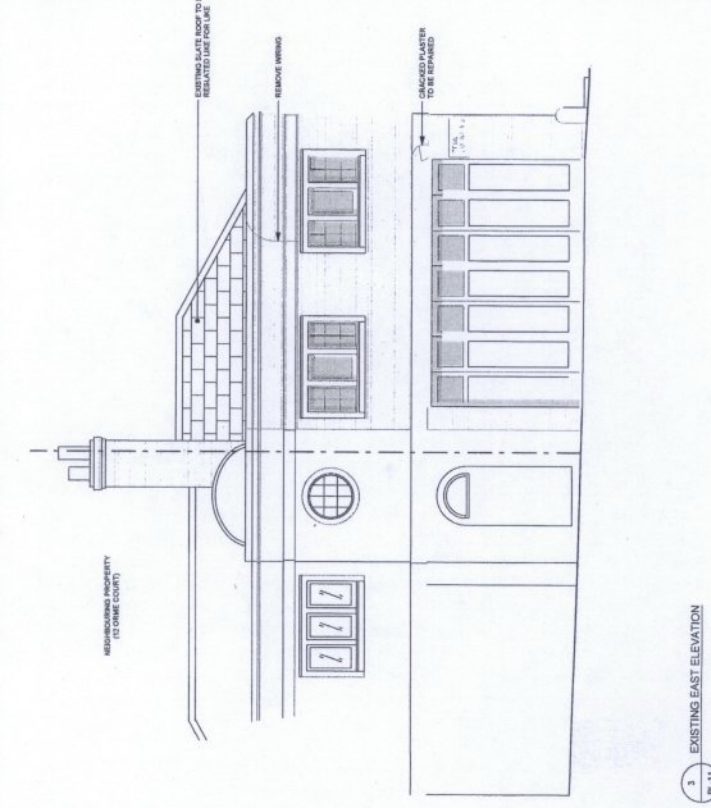
REV.	DATE	DESCRIPTION

2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2  
 EXISTING / REMOVAL  
 COTTAGE ELEVATIONS

DRNG No PL-11  
 SCALE 1:100 @ A3  
 DATE MAR 2015

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3 EXISTING EAST ELEVATION  
 PL-11

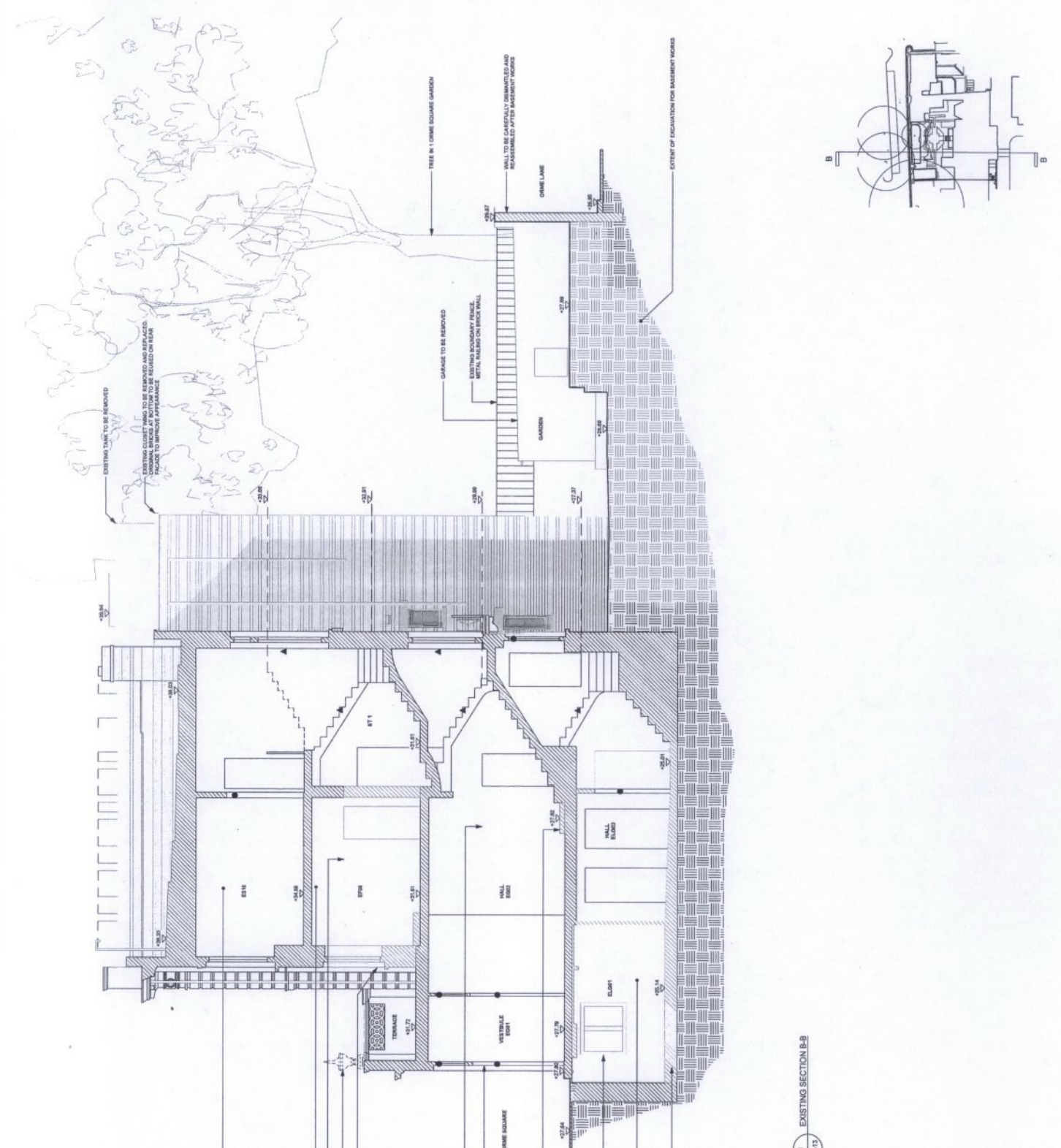


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REMOVAL WORKS  
 EXISTING WALL  
 EXISTING LEVEL  
 PROPOSED LEVEL  
 NEWLY EXPOSED TO BE PROTECTED AND OVERHAULED  
 PROTECT AND SET ASIDE FOR REUSE

KEY:  
 [Hatched pattern] REMOVAL WORKS  
 [Dotted pattern] EXISTING WALL  
 [Solid line] EXISTING LEVEL  
 [Dashed line] PROPOSED LEVEL  
 [Triangle] NEWLY EXPOSED TO BE PROTECTED AND OVERHAULED  
 [Circle] PROTECT AND SET ASIDE FOR REUSE

EXISTING TANK TO BE REMOVED  
 EXISTING CONCRETE FLOOR TO BE REMOVED AND REINFORCED ORIGINAL BRICKS AS FACTOR TO BE REUSED ON REAR FACADE TO IMPROVE APPEARANCE  
 GARAGE TO BE REMOVED  
 EXISTING RAILWAY FENCE METAL INLET ON BRICK WALL  
 GARDEN  
 ORME LANE  
 WALL TO BE CAREFULLY DEMANTLED AND REASSEMBLED AFTER BASEMENT WORKS  
 EXTENT OF EXCAVATION FOR BASEMENT WORKS



GENERAL NOTE  
 SCREENED AT LOWER GROUND LEVEL TO BE REMOVED TO CREATE A VOID TO CONCEAL SERVICES.  
 STAIRCASE TO BE PROTECTED AND OVERHAULED.

STRIP OUT BATHROOM  
 REMOVE ALL FIXTURES, FITTINGS AND FINISHES

STRIP OUT BATHROOM  
 REMOVE ALL FIXTURES, FITTINGS AND FINISHES  
 WALL TO BE REMOVED  
 TO FORM NEW OPENING  
 THAT TO BE REINFORCED  
 EXISTING WALL TO BE REMOVED  
 TO FORM NEW WALLWORK  
 OPENINGS TO MATCH ORME SQUARE

NEW OPENING TO DINING ROOM  
 EXISTING FRONT DOOR TO BE RETAINED,  
 PROTECTED & OVERHAULED

STEP TO BE RELOCATED

EXISTING WALLS TO BE REMOVED  
 TO BE REMOVED TO FORM MAIN  
 DOOR OPENING TO LIGHTWELL  
 FINISHES, FIXTURES AND FITTINGS

STRIP OUT UTILITY ROOM  
 REMOVE ALL EXISTING  
 FINISHES, FIXTURES AND FITTINGS

EXISTING LOWER GROUND SLAB TO BE DEMOLISHED AND  
 REPLACED WITH NEW INSULATED FLOOR SLAB  
 INCLUDING ASSOCIATE WATERPROOFING

PLANNING SUBMISSION  
 MARCH 2015

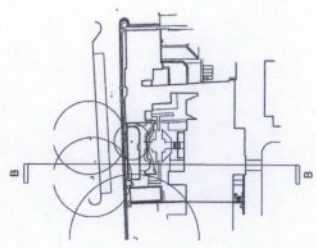
REV.	DATE	DESCRIPTION

2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2  
 SECTION B-B  
 EXISTING / REMOVAL

DWG No	SCALE	DATE
PG-13	1:50 @ A1 1:100 @ A3	MAR 2015

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1 EXISTING SECTION B-B  
 P.13





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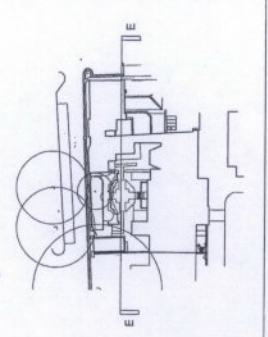
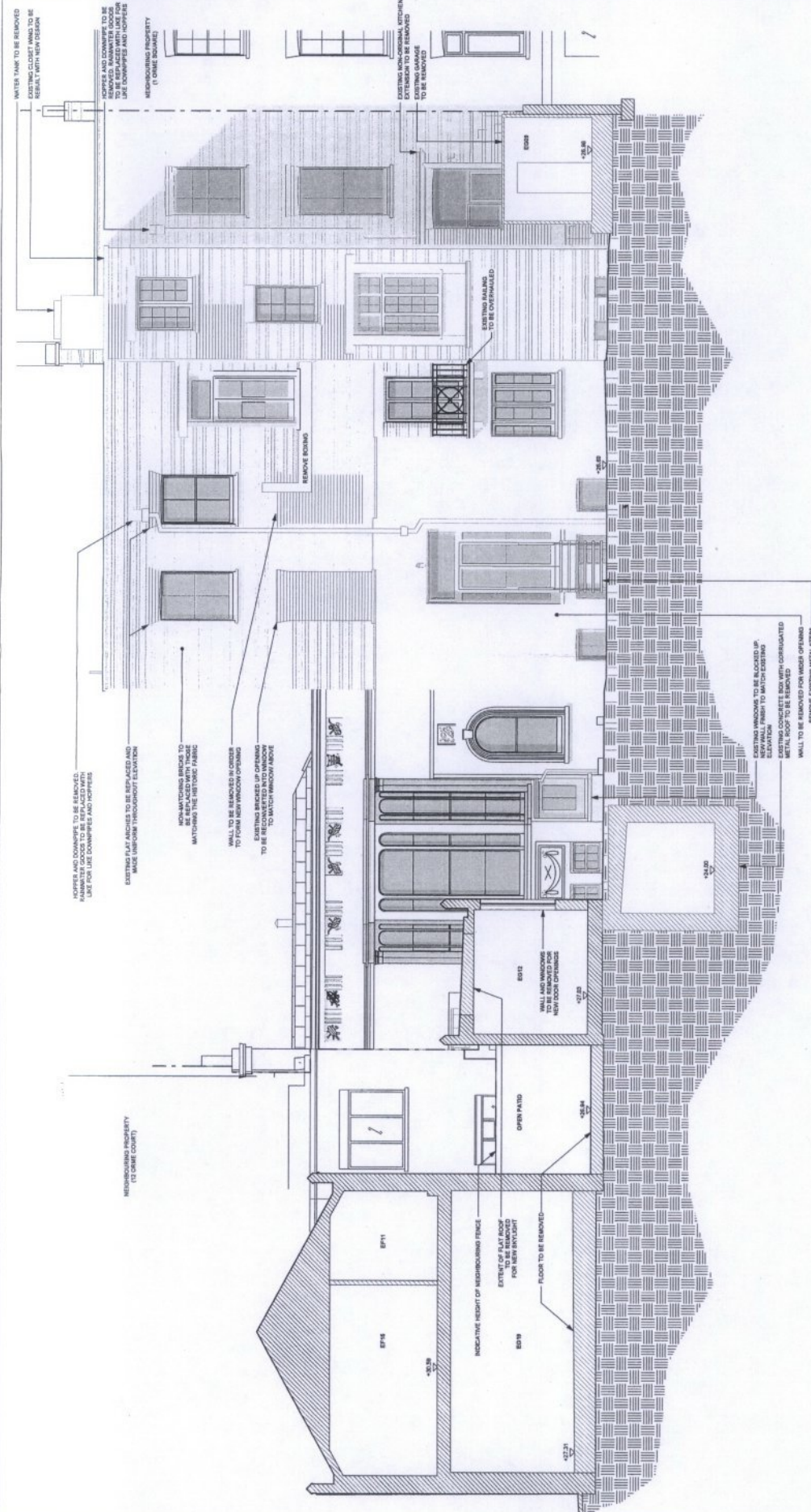
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**KEY**

	REMOVAL WORK
	EXISTING WALL
	EXISTING LEVEL
	PROPOSED LEVEL

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MARCH 2015

REV.	DATE	DESCRIPTION
<p>2 ORME SQUARE &amp; 1 ORME LANE LONDON W2</p> <p>SECTION E-E EXISTING / REMOVAL</p>		
<p>DWG No PL-16</p>		<p>SCALE 1:50 @ A1 1:100 @ A3</p>
<p>DATE MAY 2015</p>		<p>STANHOPE GATE ARCHITECTURE 105 JEREMY STREET LONDON SW17 6EE T 020 7451 0955. mail@stanhopegate.co.uk www.stanhopegate.co.uk</p>



1 EXISTING SECTION E-E  
PL-16

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KEY:  
 [Hatched Box] PROPOSED ALTERATIONS  
 [Solid Line] EXISTING WALL  
 [Dashed Line] EXISTING LEVEL  
 [Solid Line] PROPOSED LEVEL

PLANNING SUBMISSION  
 MARCH 2015



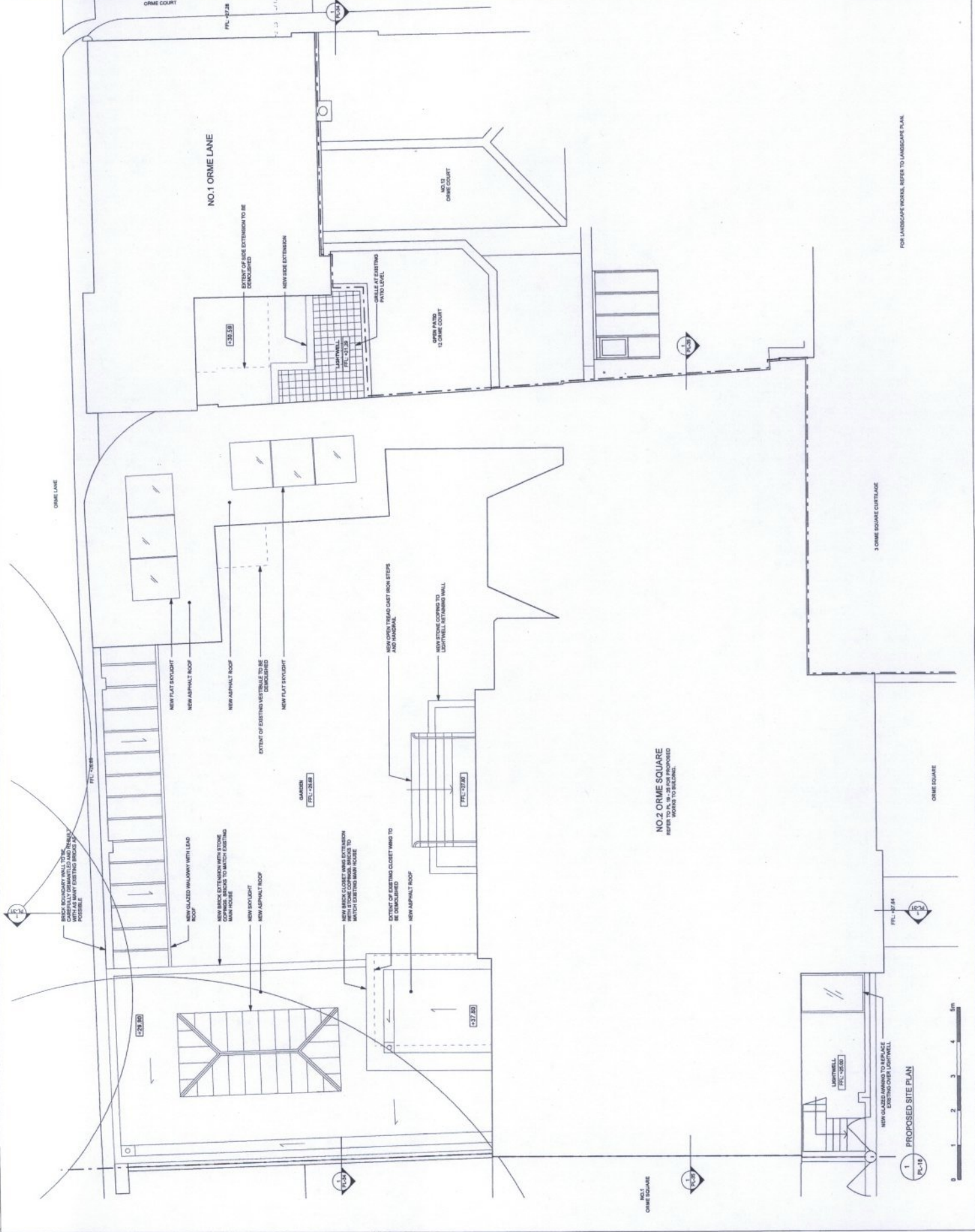
REV.	DATE	DESCRIPTION

2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2

SITE PLAN  
 PROPOSED ALTERATIONS

DWG No	SCALE	DATE
PL-16	1:50 @ A1 1:100 @ A3	MAR 2015

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FOR LANDSCAPE WORKS, REFER TO LANDSCAPE PLAN.

PROPOSED SITE PLAN



NO.2 ORME SQUARE  
 REFER TO PL-16-15 FOR PROPOSED  
 ROOMS TO BE DEMOLISHED.





NO.1  
 ORME SQUARE

NO.3  
 ORME SQUARE

NO.4  
 ORME SQUARE

NO.5  
 ORME SQUARE

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KEY:  
 PROPOSED WORKS  
 EXISTING WALL  
 EXISTING LEVEL  
 PROPOSED LEVEL

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 MARCH 2015

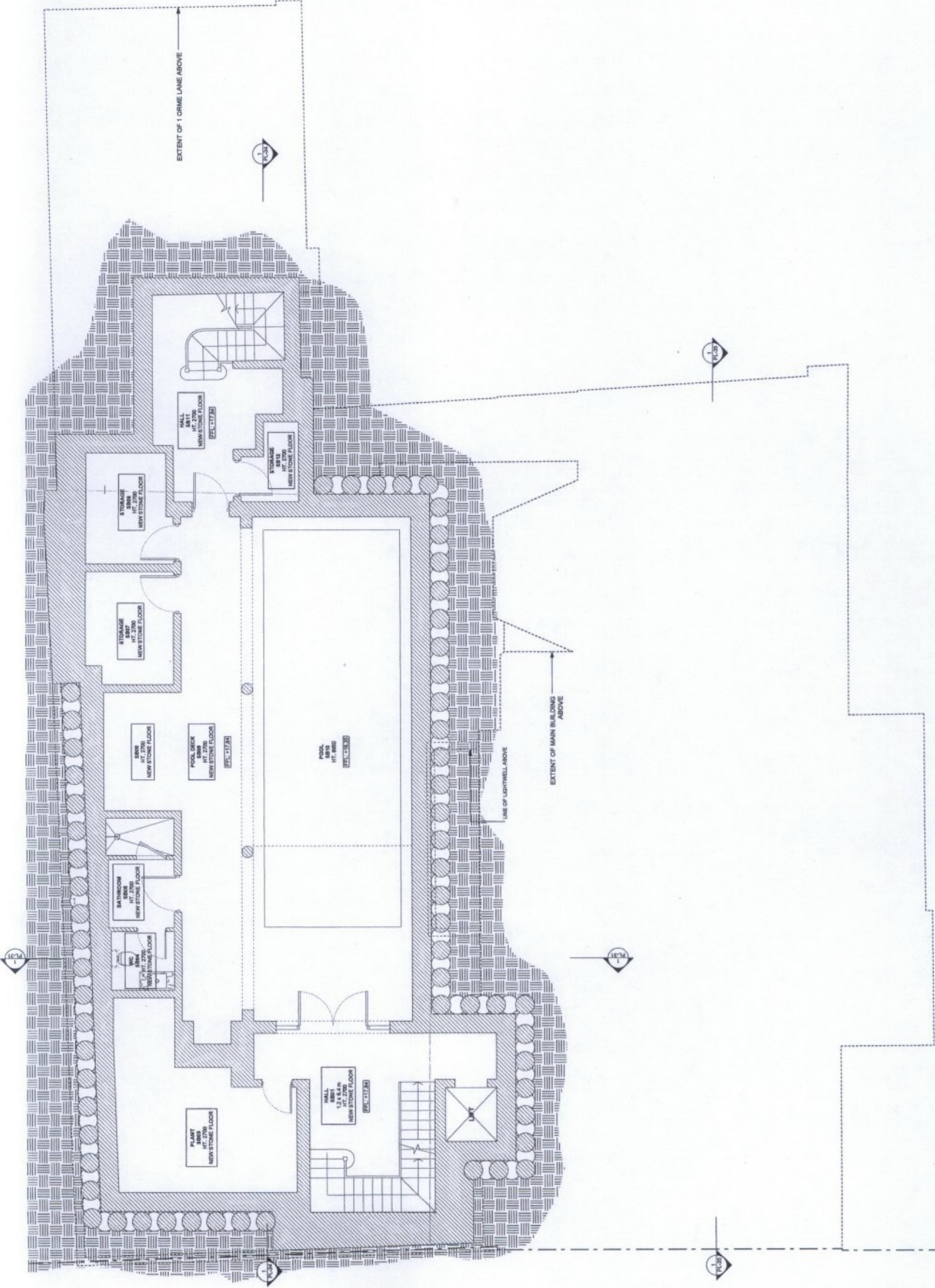
REV.	DATE	DESCRIPTION

2 ORME SQUARE & 1 ORME LANE LONDON W2	
SUB-BASEMENT PLAN PROPOSED WORKS	
DWG No PL-19	DATE MAR 2015
SCALE 1:100 @ A3	SCALE 1:100 @ A3

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1 PROPOSED SUB-BASEMENT FLOOR PLAN  
 PL-19

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KEY:

	PROPOSED ELEMENT
	EXISTING WALL
	EXISTING LEVEL
	PROPOSED LEVEL

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 MARCH 2015

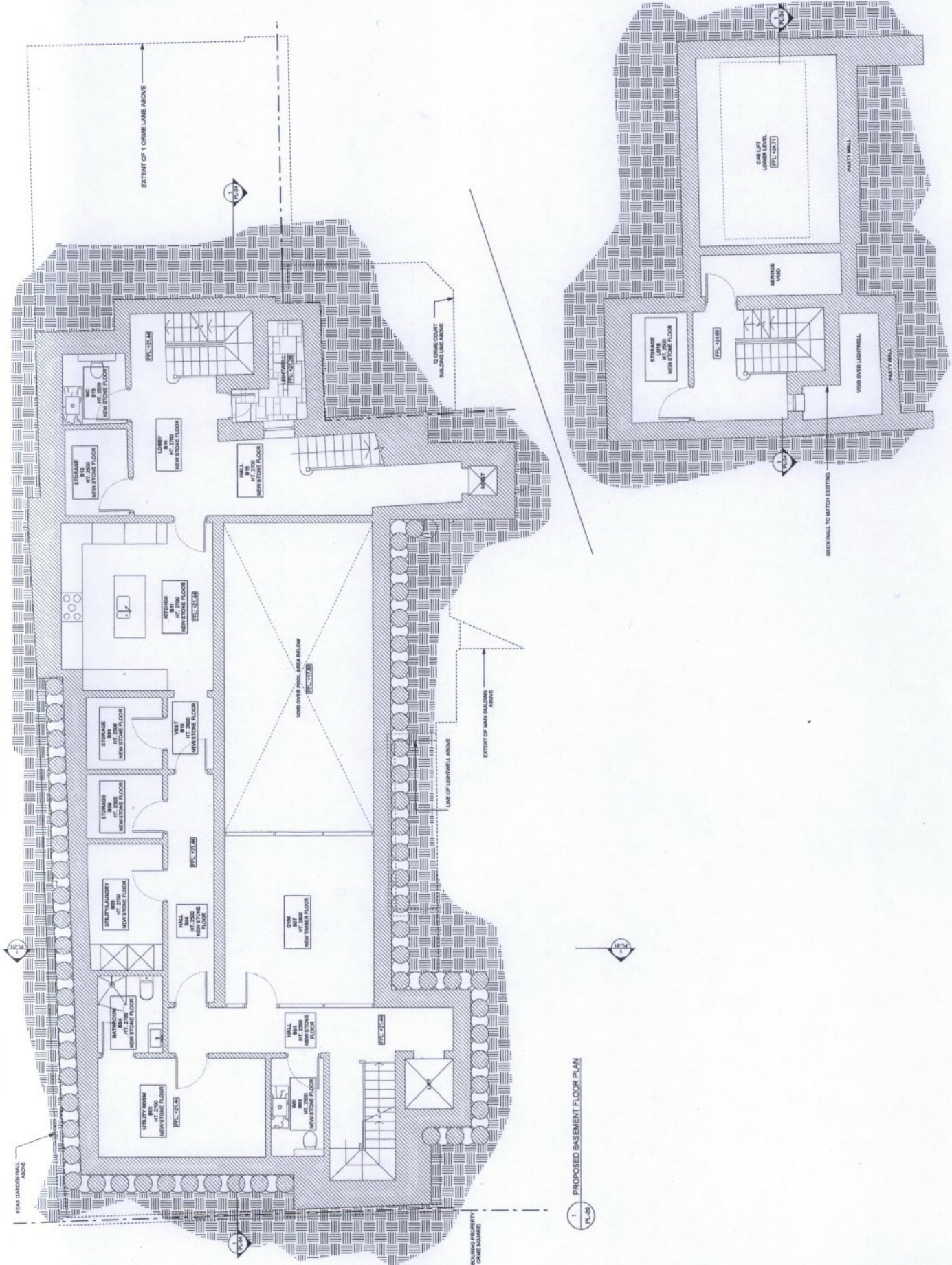
REV.	DATE	DESCRIPTION

**2 ORME SQUARE & 1 ORME LANE  
 LONDON W2**

BASEMENT PLAN  
 PROPOSED WORKS

DRWG No PL-20	SCALE 1:50 @ A1 1:100 @ A3	DATE MAR 2015
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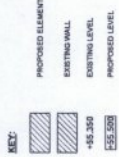
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1 PROPOSED BASEMENT FLOOR PLAN  
 PL-20

2 PROPOSED LOWER GROUND LANDING & CAR LIFT LOWER LEVEL  
 PL-20

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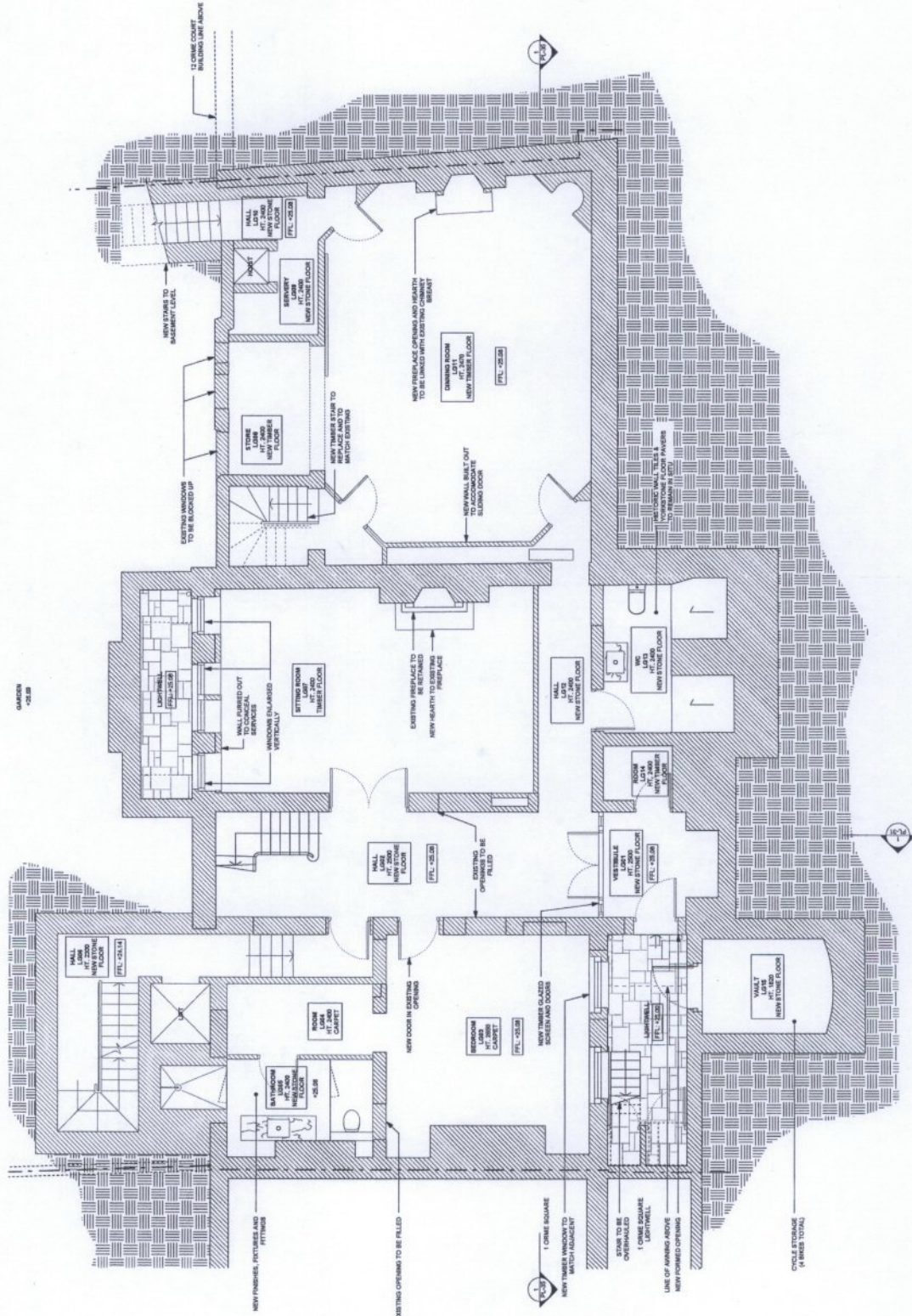
REV.	DATE	DESCRIPTION

2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2

LOWER GROUND FLOOR PLAN  
 PROPOSED WORKS

DRWG No	SCALE	DATE
PL-21	1:100 (A3)	MAR 2015

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GENERAL NOTE WHERE INDICATED FOR PROPOSED WORKS  
 NEW PERIOD STYLE CORNICES, SORTINGS, DOORS, FRAMES, ARCHITRAVES & FLOOR  
 FINISHES TO NEW AREAS TO MATCH EXISTING, EXCEPT WHERE INDICATED OTHERWISE.

1 PROPOSED LOWER GROUND FLOOR PLAN  
 PL-21



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KEY:

	PROPOSED WALL
	EXISTING WALL
	EXISTING LEVEL
	PROPOSED LEVEL

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 MARCH 2015



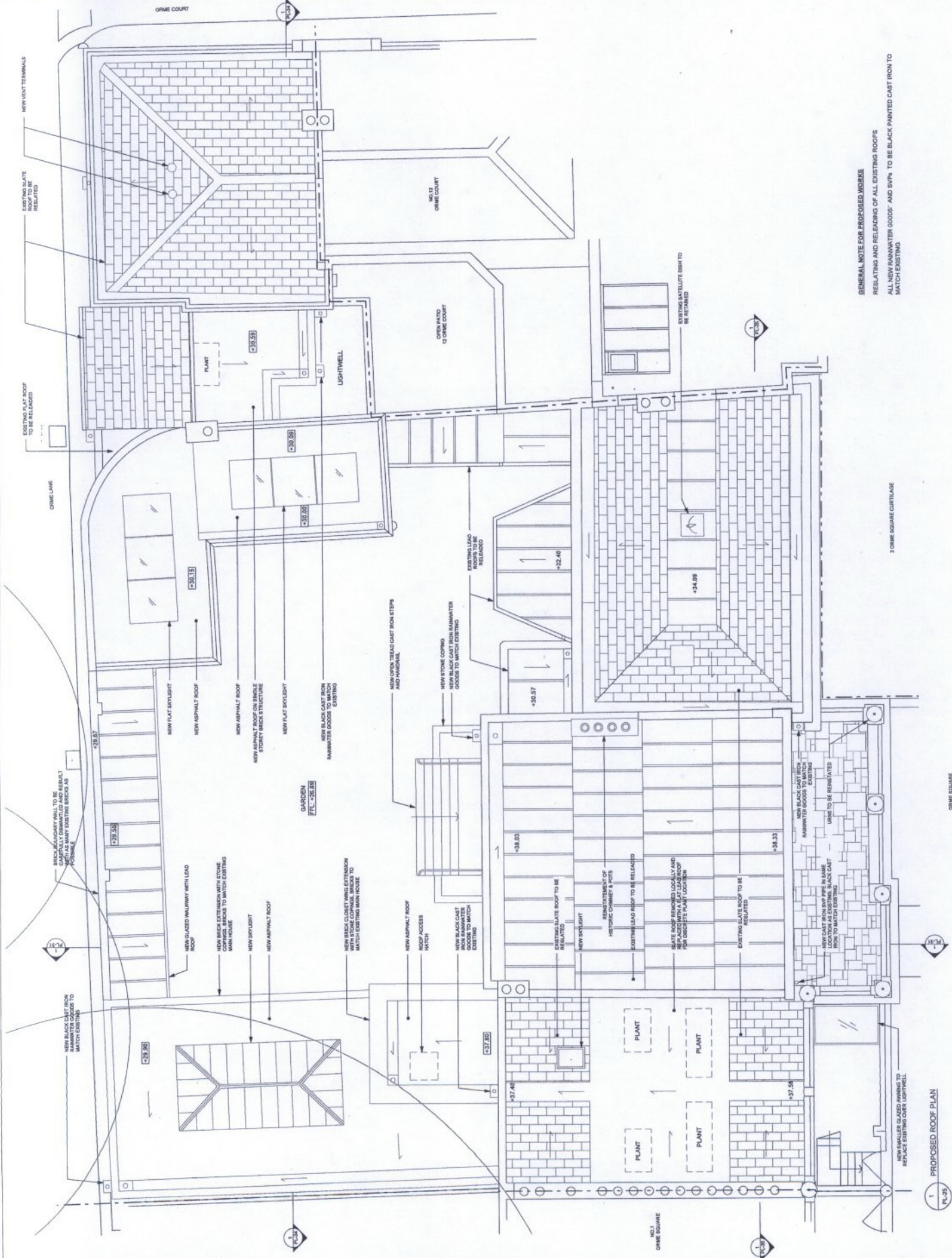
2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2

ROOF PLAN  
 PROPOSED ALTERATIONS

DRWG No PL-25  
 SCALE 1:100 @ A3  
 DATE MAR 2015

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REV.	DATE	DESCRIPTION



GENERAL NOTE FOR PROPOSED WORKS  
 RELATING AND RELIEFS OF ALL EXISTING ROOFS  
 ALL NEW DRAINWATER GOODS AND SVPS TO BE BLACK PAINTED CAST IRON TO  
 MATCH EXISTING

1 PROPOSED ROOF PLAN  
 PL-25

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KEY:

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	EXISTING WALL
	EXISTING LEVEL
	PROPOSED LEVEL

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 MARCH 2015

REV.	DATE	DESCRIPTION

2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2

SOUTH (FRONT) ELEVATION  
 PROPOSED

DRG No	SCALE	DATE
PL-26	1:50 @ A1 1:100 @ A3	MAR 2015

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NEIGHBOURING PROPERTY  
 (1 ORME SQUARE)

RESTATEMENT OF HISTORIC CHIMNEYS & VENTS

NEW FINIAL AS PER ORIGINAL FINIAL OF BOUNDARY WITH 1 ORME SQUARE (TO LEFT)

NEW METALWORK TO MATCH HISTORIC METALWORK AS 1 ORME SQUARE

EXISTING VENT  
 METALWORK COMPLETION

NEW FINIALS AS PER ORIGINAL DESIGN

EXISTING LEAD AND SLATE ROOF  
 TO BE RELOADED AND REBLATED

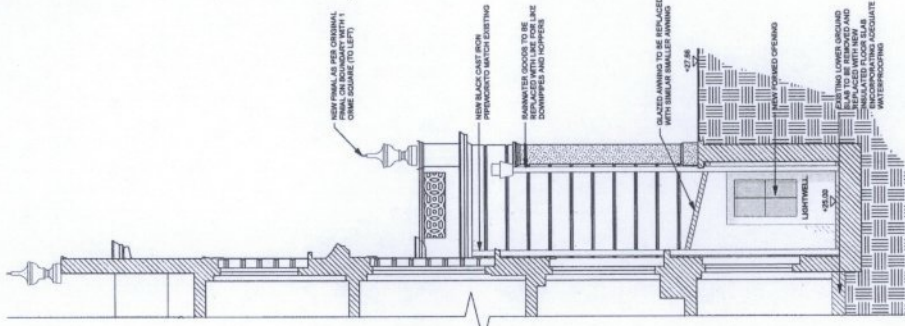
CURTILAGE OF NO 3 ORME SQUARE

EXISTING ORNAMENT ABOVE  
 ENTRY DOOR TO BE OVERHAULED

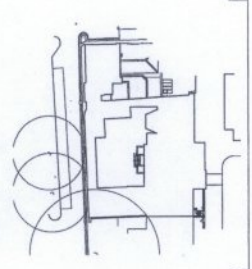
EXISTING DOOR TO BE  
 OVERHAULED  
 AND PAINTED BLACK

NEW IRONWORKERY  
 NEW, SMALLER GLAZED WINDOWS  
 NEW ALUMN RELOCATED

NEW METALWORK TO MATCH  
 HISTORIC METALWORK AS 1 ORME SQUARE  
 NEW BLACK CAST IRON  
 BARRIERS DOORS  
 TO MATCH EXISTING



2 PROPOSED WEST ELEVATION OF ENTRANCE  
 PL-26



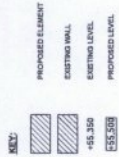
1 PROPOSED SOUTH (FRONT) ELEVATION  
 PL-26



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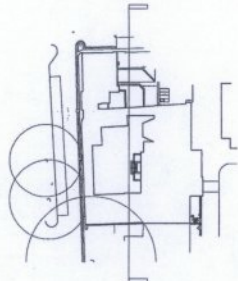
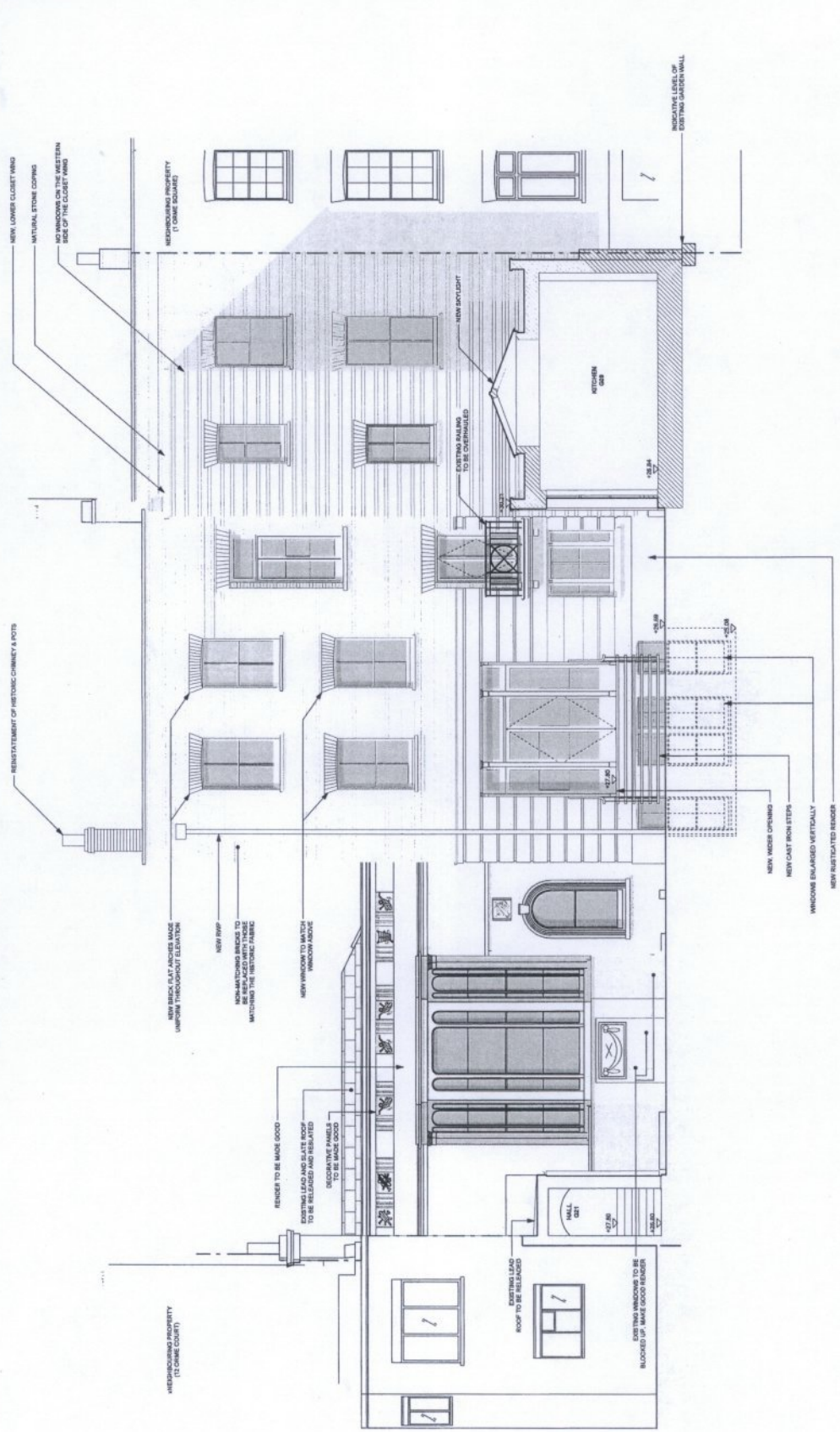
2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2

NORTH (REAR) ELEVATION  
 PROPOSED

DRWG No	SCALE	DATE
PL-27	1:50 @ A1	MAR 2015
	1:100 @ A3	

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1 PROPOSED NORTH (REAR) ELEVATION  
 P.27









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 ANY DISCREPANCIES THAT OCCUR BEFORE  
 COMMENCEMENT OF WORK.

- KEY:
-  PROPOSED ELEMENT
  -  EXISTING WALL
  -  EXISTING LEVEL
  -  PROPOSED LEVEL

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 MARCH 2015

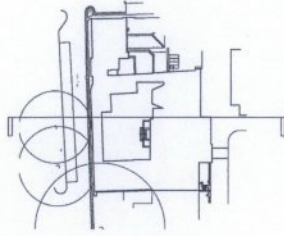
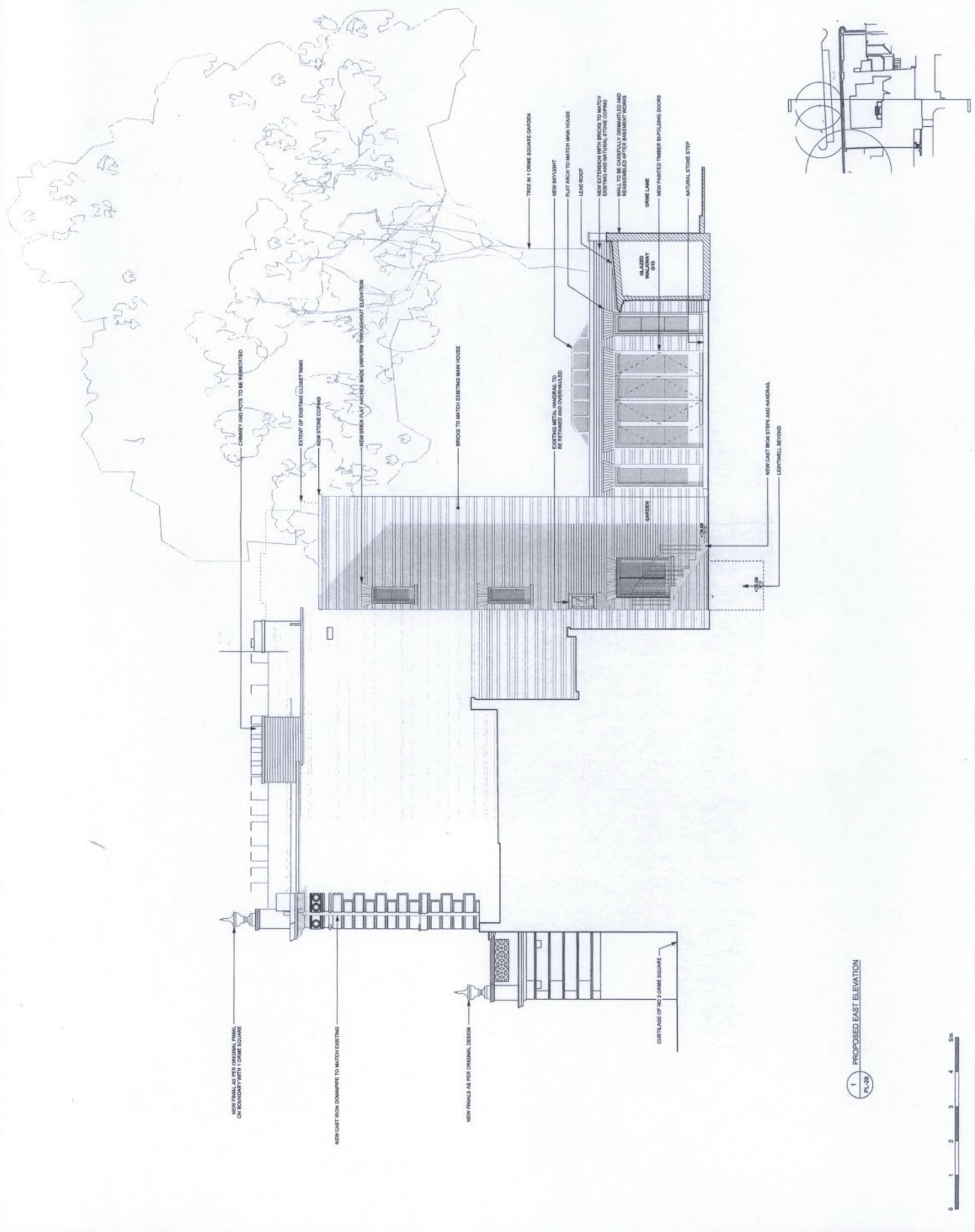
REV.	DATE	DESCRIPTION

2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2

EAST ELEVATION  
 PROPOSED ALTERATIONS

DRWG No	SCALE	DATE
PL-25	1:50 @ A1 1:100 @ A3	MAR 2015

STANHOPE GATE  
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KEY:

	PROPOSED WALL
	EXISTING WALL
	EXISTING LEVEL
	PROPOSED LEVEL

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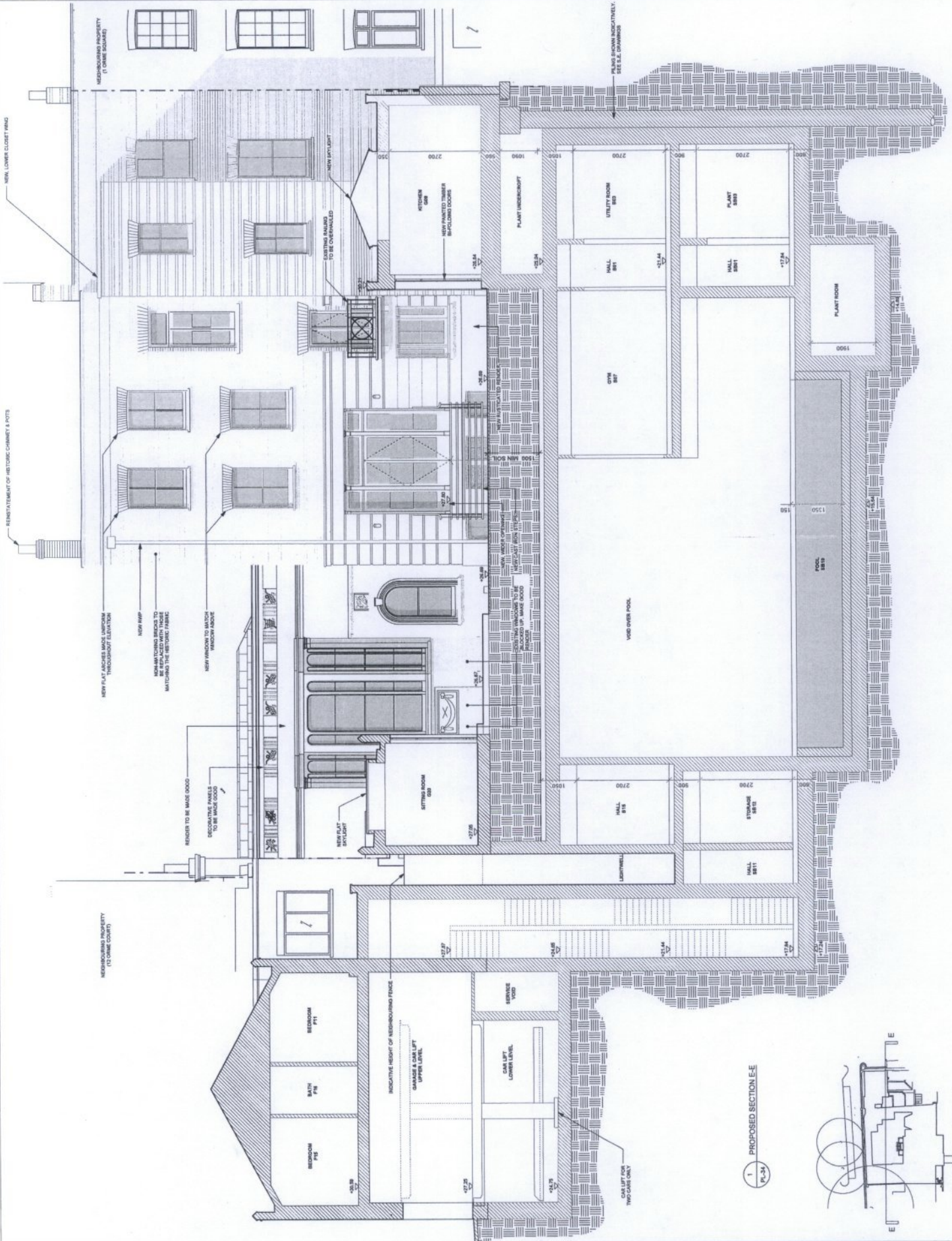
2 ORME SQUARE &  
 1 ORME LANE  
 LONDON W2

PROPOSED SECTION E-E

DRWG No	SCALE	DATE
PL-34	1:50 @ A1	MAR. 2015
	1:100 @ A3	

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REV.	DATE	DESCRIPTION



1 PROPOSED SECTION E-E  
 P.34

