

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 29 September 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	10 Duchess Street, London, W1G 9AB		
Proposal	Use for a temporary period of 16 years as a school (Class D1), installation of 2 No. louvres [for air inlet and air discharge] within existing window openings in east elevation and internal alterations.		
Agent	Howard de Walden Management Ltd		
On behalf of	Howard de Walden Estates Ltd		
Registered Number	15/06130/FULL 15/06131/LBC	TP / PP No	TP/7141
Date of Application	07.07.2015	Date amended/ completed	23.07.2015
Category of Application	Major		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Harley Street		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

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.





10 DUCHESS STREET, W1

2. SUMMARY

10 Duchess Street is Grade II listed building located within the Harley Street Conservation Area. Originally built as the stable-coach house to Chandos House, Queen Anne Street, at the rear of the site, it subsequently underwent substantial alterations and redevelopment behind the facade. The building is now quite separate from Chandos House, apart from mutual fire escapes. Now comprising basement, ground and three upper floors, the lawful use of the site is for Class B1 offices, but it is currently vacant. The total floorspace is 1,353.5m² (GIA).

Permission is sought on behalf of L'École Internationale Franco-Anglaise for the use of the building as a secondary school; they already occupy nearby 36 Portland Place as a primary school and wish to expand. A similar application was refused earlier this year on grounds of adverse impact on residential amenity, pedestrian safety (blocking the flow of pedestrians on the footpath) and that the application insufficient information about sound insulation between the proposed school and the adjoining mansion block. The earlier application was not refused on grounds of traffic congestion, as the Highways Planning Manager accepts the applicant's contention that as the students will be of secondary school age, they will mostly travel by public transport.

The applicants have sought to address these concerns by providing a more comprehensive acoustic report, that deals with the sound insulation issue, and have provided a Student Management Plan to demonstrate that the arrival and departure of students will be actively managed by teachers outside the premises. There has also been a slight reduction in the number of students, from 200 to 175.

The key issues raised by the proposal remain as follows:

- Potential impact of the school on the amenity of local residents, especially at the start and end of the school day;
- Increased congestion (both on the highway and footpath).

The proposals have again generated considerable objections from local residents (and some letters of support). Whilst sympathetic to the concerns of local residents about potential adverse effects there is a general policy presumption, especially at national level, to encourage new schools. It is considered that, on balance, the applicant has adequately addressed the previous reasons for refusal, subject to a number of conditions, the applications are recommended for approval.

3. CONSULTATIONS

THE MARYLEBONE ASSOCIATION

Any response to be reported verbally. It is noted that they raised no objection to the previous application subject to the submission of a finalised travel plan and measures prevent nuisance to nearby properties and the obstruction of local traffic given that there appears to be no outside space for a school collections and drop-offs for mini-buses and buses for sports needs particular attention.

HIGHWAYS PLANNING MANAGER

No objection in principle; note that there may be localised traffic congestion but given the age of the pupils, the transport facilities in the area and the implementation of a robust travel plan, traffic congestion is unlikely to be significant as the majority of pupils would be expected to use public transport; servicing requirements considered to be acceptable; would wish to see more cycle parking (25 spaces rather than the 20 that are proposed).

ENVIRONMENTAL HEALTH CONSULTATION TEAM

Advise that the acoustic assessment shows that noise breakout from the school is likely to be within acceptable limits, subject to conditions; also that the proposed internal plant [with new louvres on the east elevation] will operate within acceptable levels.

DESIGNING OUT CRIME OFFICER

Any response to be reported verbally. It is noted that he met the agent to discuss the previous application the agent and advised that whilst there were no significant issues there has been a proportionally high number of recorded crimes in Duchess Street (mostly thefts from motor vehicles) and he advised that the site should guard against crime and anti-social activity.]

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 198; Total No. of Replies: 40.

objections from 40 local occupiers (mostly residents), including a letter on behalf of the 2 Mansfield Street Residents Association, raising objections on some or all of the following:

- increased noise disturbance from due to students congregating outside the premises at the beginning and end of the school day and during lunchtimes and from use of the rear courtyard;
- noise breakout from within the premises (especially the canteen/common room adjacent to residential flats and proximity of rear classrooms to flats in rear of 2 Mansfield Street); noise from traffic;
- loss of residential amenity due to students loitering around the entrances of adjoining properties, and increased litter;
- increased traffic congestion (and traffic pollution) and increased pressure on parking, including queries about the accuracy of the Transport Statement/Travel Plan and the assumptions being made;
- insufficient cycle parking;
- increased congestion on the pavement (from students congregating outside), being a hazard for the students and other pedestrians;
- site is inappropriate due to lack of outside space and potential problems of taking groups of children to Regents Park (either by walking or mini-bus);
- concerns about noise breakout through the party walls and glazing at the rear;
- queries about the ventilation of the building and potential need to open windows (increasing noise breakout);
- the new vents/louvres are next to the air intake for the adjoining office building and cooking smells from the school's kitchen will affect their air-conditioning;
- the school will be fee paying and not an amenity for local children;
- high number of schools in the area;
- the impact on property values;

14 representations in support of the proposals, including comments that the intended occupier of the premises provide a well-run and responsible primary school.

ADVERTISED/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

10 Duchess Street is Grade II listed building located within the Harley Street Conservation Area. Originally built as the stable-coach house to Chandos House, Queen Anne Street, at the

rear of the site, it was significantly altered in the 1920s. Permission was subsequently granted for two schemes in December 2002 and March 2003 which involved substantial alterations and redevelopment behind the facade, and a two storey glazed extension to roof level, in association with the use of 10 Duchess Street as Class B1 offices (and use of the adjoining Chandos House as offices and/or professional/institutional use). The building is now quite separate from Chandos House, apart from mutual fire escapes.

Now comprising basement, ground and three upper floors, the lawful use of the site is therefore for Class B1 offices, but it is currently vacant. The total floorspace is 1,353.5m² (GIA).

The building is located on the south side of Duchess Street, west of Portland Place and opposite Duchess Mews. The wider area is characterised by a mix of commercial, residential and institutional uses. Chandos House at the rear is occupied by the Royal Society of Medicine; immediately to the west of the site is a residential mansion block, 2 Mansfield Street; immediately to the east is an office building (15 Portland Place).

It is noted that there are several schools nearby, particularly on Portland Place: L'École Internationale Franco-Anglaise (No. 36), the same teaching institution as the proposed tenant for the current site, but catering for primary school children); Portland Place School (No. 56-58); Queen's College Preparatory (No 61); and Southbank International School (Nos. 63-65); as well as others nearby in Harley Street, St Vincent's Street, Marylebone High Street, Marylebone Lane, Marylebone Road and York Terrace East (Regents Park).

4.2 Relevant History

February 2015 – Planning permission was refused for the use for a temporary period of 16 years as educational use (Class D1) on the following grounds:

Reason 1:

The proposals would result in unacceptable levels of increased noise, activity and disturbance which would harm the amenity of local residents, in particular from large numbers of school children congregating outside the premises at least twice a day and from internal activity. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and SOC 1, ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007.

Reason 2:

Due to large numbers of school children entering and leaving the premises at concentrated points during the day this would block the flow of pedestrians (including the school children) along the footpath and so could be unsafe. This would not meet S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007.

Reason 3:

Insufficient information has been provided to show that there would be satisfactory noise insulation between the school and the adjoining residential properties to overcome noise transference through the structure of the building and noise outbreak from windows, especially the large glazed areas at the rear. This is contrary to the requirements of Policies S29 and S32 of the City Plan: Strategic Policies which we adopted in November 2013 and Policies SOC 1, ENV6 and ENV7 of the Unitary Development Plan that we adopted in January 2007.

The accompanying listed building application for internal alterations was approved.

5. THE PROPOSALS

This current application seeks to address these reasons for refusal. There are several changes in the current submission, including a reduction in the total number of children (by year 5) from 200 to 175, the submission of a Student Management Plan and an acoustic survey assessing potential outbreak of noise from the proposed school, in particular its potential impact on the adjoining mansion block (2 Mansfield Street).

Planning permission is again sought to use the whole building as a school within Class D1; listed building consent is submitted for internal alterations (mainly to install partitions etc to subdivide the existing open plan offices into separate classrooms and other ancillary accommodation). Permission is sought for a 'temporary' period of 16 years (to coincide with the length of the lease), on the expiry of which period the building will revert to its lawful Class B1 use. These applications include replacing two windows on the eastern boundary (adjacent to the rear of offices at 15 Portland Place, with louvres, providing air-intake and extract for new internal plant. This will supplement the existing roof level plant for air-conditioning the building.

The intended user is the International French School for London, for use as a private bilingual (English and French) non-denominational secondary school for children aged 11-18 years. The school will operate very closely with the existing French School at 36 Portland Place (for children aged 3 - 11 years), which was granted a 20 temporary permission by the Council in March 2013. The number of students will be built up gradually over a five year period from 68 students in Year 1 to 175 by Year 5. There will be a similar gradual increase in the number of staff (from 14 in Year 1 to a total of 20 in Year 5).

The school intends to operate on the basis of three terms per year, opening on weekdays only – the applicant advises that it will therefore be open 170 days a year. The school day will commence at 08.30 hours (opening its doors at 07.45 hours for staff and at 08.00 hours for students). The applicant anticipates that students will arrive in a staggered manner due to different means of transportation. Unlike the previous application, the current proposal includes a Student Management Plan, which sets out how the students will be actively managed by staff to address concerns about students creating noise and disturbance outside the premises. In the morning, students will be ushered into the school by teachers to the common area/canteen, at second floor level, where they will congregate until classes start at 08.30. The school bus will drop children off at the school at 08.10 and these children will also be ushered into the common area. The final arrival of children will be at about 08.20 for classes at 08.30. The applicant does not intend to provide a breakfast club.

The school day will end at 16.15 hours. The applicant anticipates that students will depart from the school in a staggered manner from then until 17.00 hours, depending on whether they stay at the school for the after-school club, which will end at 17.00. Cleaners are expected to depart the building by 19.00 hours.

The children will have lunch at the school within the proposed second floor canteen/ common room. The school will receive one lunch delivery every day, in which the total delivery time will be approximately 15 minutes. No student will be leaving the school to purchase their lunch off site, therefore all students will remain in the school during their daily lunch break.

Apart from a small courtyard at the rear of the premises, there is no outdoor space at this property. It is therefore proposed that the children will be taken to Regents Park for outdoor activities and off site to other locations for swimming and other physical education classes that cannot take place in the park. Students will generally walk to the park for recess and physical

educational classes, accompanied by teachers, though there will also be a school mini-bus available.

It is not proposed that the school will be used for activities by children during the holiday periods but the applicant advises that it could be used for ad hoc staff activities during these periods, to prepare for the next term's teaching, and for in-service training.

6. DETAILED CONSIDERATIONS

6.1 Land Use and Amenity Impact

6.1.1 Loss of office floorspace

The building has a lawful use for office purposes (Class B1) but is currently vacant. Although the Council's policies with regard to offices has recently changed, the current application was submitted before that change came into effect. Furthermore, the economic, social and environmental implications of the proposal should be assessed in the context of the NPPF's presumption in favour of sustainable development.

Policy S47 of Westminster's City Plan (2013) advises that 'when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework [NPPF]...to secure development that improves the economic, social and environmental conditions in the area'.

Paragraph 72 of the NPPF states that

"The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- o give great weight to the need to create, expand or alter schools; and
- o work with schools promoters to identify and resolve key planning issues before applications are submitted."

Government policy has also relaxed the planning requirements for new schools, so that now, subject to a number of conditions and restrictions, there is a right to change use of a building and any land within its curtilage as a state-funded school for a single academic year. Permission may then be sought for continued use, once the school has become established.

The proposal will result in a net reduction of 1,353.5m² (GIA) B1 office floorspace within the Core CAZ. Whilst there will be a net reduction in employment from the scheme, this is relatively small compared with the overall commercial provision in the Core CAZ, and can be off-set by other office developments in the area. Therefore in respect of the loss of office accommodation, the proposal is considered to be acceptable.

6.1.2 Educational use/Policy Considerations

6.1.1i Policy context

The applicant has submitted supporting information demonstrating the need for additional school places in general, and for French-speaking students in particular. This information

includes details about the distribution of French nationals living in London. Although there are concentrations in Kensington (where there are existing well established French schools) the submitted information indicates that there is also a significant number living in the Marylebone area and surrounding environs. Clearly the presence of the French primary school indicates that the demand for a French-speaking school exists in the vicinity.

As indicated above, the NPPF places great importance on ensuring that there are sufficient school places to meet the needs of existing and new communities. The framework identifies that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen the choice of education. The document places an obligation on planning decisions to deliver the new social facilities that communities need.

Policy 3.16 (Recreation and Enhancement of Social Infrastructure) and 3.18 (Education Facilities) of the London Plan specify education provision as being essential to meet the needs of a growing and diverse population and state that proposals delivering education and skills learning should be supported unless there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school.

The City Council's main policies regarding education facilities are set out in SOC 1 and SOC 3 of the Unitary Development Plan (UDP) and S34 of Westminster's City Plan: Strategic Policies (the City Plan). These policies aim to protect all social and community floorspace and generally support educational uses.

Policy SOC 1 relates to community facilities in general. It states that community facilities will be required to: be located as near as possible to the residential areas they serve; not harm the amenity of the surrounding area, including the effect of any traffic generated by the proposal; and be safe and easy to reach on foot, by cycle and by public transport. The policy goes on to state that existing community facilities will be protected.

Policy SOC 3 relates to education facilities. It aims to ensure that the needs of education and training facilities are met. The policy states that such facilities should be designed so that they can be used for other community uses outside teaching hours.

S34 of the Westminster City Plan: Strategic Policies adopted November 2013 states that "New social and community facilities [which include schools] will be encouraged throughout Westminster".

6.1.2 Operational impact

Whilst there is a general support for new educational facilities, the key considerations are their location relative to the area they serve, potential harm to the amenity of the surrounding area (including the effect of any traffic generated) and ease of access - on foot, by cycle and by public transport. There have been a large number of objections (summarised above) from local residents, especially those living in the mansion block (2 Mansfield Street) immediately adjacent to the site. Many objectors are concerned about noise nuisance and disturbance from large numbers of students arriving and departing the premises at the beginning and end of the day. There are also concerns that students will loiter in the vicinity of the school and will drop litter (especially if they were to go out at lunchtimes). Objectors refer to similar problems from the operation of existing local schools.

The current application includes a Student Management Plan which seeks to demonstrate that the school will actively manage the arrival and departure of students. It also confirms that students will be required to stay in the school at lunchtime. The applicants have also met with some local residents in an attempt to allay their concerns. It is also noted that there has been a

small reduction in the proposed number of students since the previous application (from 200 to 175).

The policy presumptions, especially at national level, to support new schools, in principle is noted. The previous application was refused on the grounds of that the use itself (particularly the arrival and departure of students) would have an adverse impact on the amenity of local residents. Whilst acknowledging the continuing concerns of objectors, it is considered that the applicants have sought to address, as far as reasonably possible, how the potential impact of the school can be minimised (including the other, related, issues addressed below). Subject to stringent conditions controlling capacity, opening hours, robust implementation of the Student Management Plan, etc, it is considered that a further refusal would be difficult to sustain. Accordingly, it is recommended that approval is granted, subject to these conditions.

6.1.2 Noise from within the premises

The rear and flank elevations of the application site comprise significant areas of glazing, and objectors have expressed concern about noise outbreak and transmission. A more detailed acoustic assessment has been submitted, assessing existing background noise levels and potential noise break-out from the school. The measurement locations for the noise survey were taken at the rear of the building (as well as the front of the building) thereby assessing the background noise levels at the rear of the building, close to the rear of flats in 2 Mansfield Street.

The Environmental Health Officer have assessed this information. As the existing windows at the site have been found to be in extremely good condition and should provide adequate they consider that sound insulation. However, this would also be conditional upon all school windows being kept closed during school hours. As the building is air-conditioned this should not be an onerous requirement and would be the subject of a condition.

The assessment of noise transfer through party walls considers that sound insulation is adequate bur recommends some additional sound insulation works to the basement music room. This would be conditioned.

Given residents' concerns, it is also proposed to require a supplementary acoustic assessment, if the application is approved, so that this matter can be further assessed once the use has commenced the report would be required within three months of the first term commencing, demonstrating that there is adequate sound insulation. If not, the required remedial measures, would have to be carried out within the following three months.

Objectors' concerns about noise nuisance generated from use of the rear courtyard could be overcome by condition, preventing use of the courtyard other than for parking and removing bikes.

6.2 Townscape and Design

Although listed Grade II, and formerly associated with Chandos House at the rear, the building has been subject to façade retention, with later alterations including modern glass roof. As such, it has nothing internally of interest with the exception of quadripartite vaulting to basement level. The internal alterations are considered acceptable in listed building terms and do not affect the special interest of this listed building.

The replacement of two obscure glazed windows with louvres for new internal plant are acceptable in design and listed building terms. These louvres would face the rear service area of neighbouring properties and would have limited visibility.

6.3 Plant

Although the building already has air-conditioning, the applicant advises that a small number of additional plant units are required as part of the mechanical servicing of the school. The plant itself will be internal, but it does require installation the two louvres on the eastern flank façade, which adjoins the service area of neighbouring commercial properties.

The office occupier at (15 Portland Place) is concerned that these louvres provide a kitchen extract, and that expelled cooking fumes will affect their office air-conditioning. These louvres are required for air in-take and extract – they do not specifically provide a kitchen extract. Furthermore, there will be no primary cooking in the premises (this will be conditioned), with any food served in the canteen being pre-prepared.

Therefore there are not considered to be any issues concerning amenity, other than those directly associated with the use, addressed above.

6.4 Highways, Servicing and Parking

Most of the objections express concerns about the proposal increasing traffic congestion and car parking pressures in the immediate vicinity.

It is acknowledged that the site has very good transport links and has a public transport accessibility level (PTAL) rating of 6b, the highest possible level. The site is within close proximity of Regent's Park and Great Portland Street Underground stations, to the north of the site, and Oxford Circus Underground Station to the south. The nearest bus stop serves Portland Place, as well as a number of bus stops Marylebone Road to the north and Oxford Street to the south.

6.4.1 Trip generation

The Highways Planning Manager advises that, based on the information submitted, the proposal is likely to generate more trips per day than the lawful office use. There may be localised traffic congestion as a result of the proposal but given the age of the pupils (secondary school level), the transport facilities in the area and the implementation of a robust travel plan, he considers that this is unlikely to be significant. This is heavily based on the assumption that given their age, the majority of the pupils would be expected to use public transport. Although this has been queried by objectors, the application includes a recent travel survey for the primary school at 36 Portland Place which shows 28% of students travelling by walking/cycling/scooters, 37% by public transport, 33% by the school mini-bus and only 2% by car/taxi/car pool.

A Travel Plan has been submitted as part of the application; if the proposal is acceptable, a condition is recommended requiring this to be implemented, and reviewed at the 1, 3 and 5 year anniversaries of the school opening.

Again, whilst acknowledging the concerns from objectors about traffic congestions and increased parking pressures, for the reasons outlined above it is not considered that there is sufficient justification for refusing the proposals on highways grounds these grounds (nor did this constitute a reason for refusal with the earlier refused application).

6.4.2 Servicing

There have been objections that the proposal will result in increased servicing requirements. TRANS20 requires off-street servicing. No off-street servicing is indicated for the

development. The site is located within a Controlled Parking Zone, which means that single yellow lines in the vicinity permit loading and unloading to take place. The largest regular service vehicle expected to be associated with this development is the refuse collection vehicle. This will service the property in a similar fashion to nearby properties. The applicant has confirmed that there will be one lunch delivery every day, expected to take approximately 15 minutes and the Highways Planning Manager considers that the servicing requirements are unlikely to be significantly more than that which could be generated by the lawful office use. The objections on these grounds are therefore not considered to be sustainable.

6.4.3 Cycle Parking

There have been objections on the basis that proposed cycle parking provision on the site is inadequate with 20 spaces proposed in the rear courtyard. For D1 secondary school education Policy 6.9 of the further alteration to the London Plan requires 1 space per 8 staff/students and the Highways Planning Manager advises that there should be space for 25 cycles. It is acknowledged that the constraints of the site make greater provision of cycle parking impossible. Although regrettable, this is not considered to justify a refusal and therefore the objections on these grounds are not considered to be sustainable.

The applicant also refers to Local Authority maintained cycle parking facilities within close vicinity to the school which they anticipate will be used as well.

6.4.4 Pedestrian safety

Objections have been expressed about the large numbers of school children entering and leaving the premises at concentrated points during the day, on the grounds that would block the flow of pedestrians (including the school children) along the footpath and so could be unsafe. Whilst this was a consideration in the refused application, given the intention to actively manage students' arrival and departure as set out in the Student Management Plan (and the slight reduction in student numbers), it is considered that this matter has, on balance, been adequately addressed.

6.4.5 Waste

An internal waste store is shown on the proposed drawing which is acceptable.

6.5 Economic Considerations

The proposal provides an economically viable use that enables continued use of this listed building without the need for significant or potentially detrimental alterations.

6.6 Access

There is level access off the pavement into the ground floor. The building incorporates a lift serving the basement to third floors, therefore making it a disabled compliant building.

6.7 Other UDP/Westminster Policy Considerations

It is noted that the applicant has previously met the Designing Out Crime Officer. An informative encourages the applicant to pursue this further.

6.8 London Plan

Whilst the proposal does not raise strategic issues, the policies supporting educational use have been noted above.

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

Not applicable.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The proposal is of an insufficient scale to require an environmental assessment, and the proposals do not give rise to any sustainability or biodiversity issues.

6.12 Other issues

One objector has commented that the school will be fee paying and not an amenity for local children. This is not a planning consideration, though the supporting information with the application demonstrates that there are French nationals living in this area. The fact that this is meant to be the 'secondary' school to an existing 'primary' French school established nearby is considered to demonstrate that there is a demand for this type of school, and therefore this objection is not sustainable.

Some objectors consider the site inappropriate because there is no outside amenity space and the children have to go to Regents Park for outside activities. In itself this objection is not considered to be sustainable, as this is the arrangement for the existing school at 36 Portland Place and is a matter for the school management.

Objection on grounds of potential impact on property values is not a planning consideration.

6.13 Conclusion

Whilst sympathetic to the concerns of local residents about potential problems from noise nuisance and other amenity problems and traffic congestion, there is a general policy presumption, especially at national level, to encourage new schools. It is considered that, on balance, the applicant has adequately addressed the previous reasons for refusal, so that a second refusal could not be supported. Subject to a number of conditions therefore, the applications are recommended for approval.

BACKGROUND PAPERS

1. Application forms
2. Memorandum from Highways Planning Manager dated 3.9.15
3. Memorandum from Environmental Health Consultation Team dated 1.9.15
4. Letter from Firstplan dated 13.8.15 on behalf of 2 Mansfield Street Residents Association
5. Representation from the occupier, Flat 2, 2 Mansfield Street, dated 11.8.15
6. Representation from the occupier, Flat 4, 2 Mansfield Street, dated 11.8.15
7. Representation from the occupier, Flat 5, 2 Mansfield Street, dated 6.8.15
8. Representation from the occupier, Flat 6, 2 Mansfield Street, dated 11.8.15
9. Representation from the occupier, Flat 11, 2 Mansfield Street, dated 17.8.15
10. Representations from the occupiers, Flat 12, 2 Mansfield Street, dated 6.8.15
11. Representation from the occupier, Flat 15, 2 Mansfield Street, dated 9.8.15
12. Representations from the occupiers, Flat 16, 2 Mansfield Street, dated 16.8.15
13. Representation from the occupier, Flat 17, 2 Mansfield Street, dated 10.8.15
14. Representation from the occupier, Flat 18, 2 Mansfield Street, dated 18.8.15
15. Representation from David Quigley Architects on behalf of the occupier, Flat 23, 2 Mansfield Street, dated 12.8.15
16. Representation from the occupier, Flat 24, 2 Mansfield Street, dated 14.8.15
17. Representation from the occupier, Flat 26, 2 Mansfield Street, dated 11.8.15
18. Representation from the occupier, Flat 27, 2 Mansfield Street, dated 4.8.15
19. Representation from the occupier, Flat 30, 2 Mansfield Street, dated 17.8.15
20. Representations from the occupier, Flat 31, 2 Mansfield Street, dated 17.8.15
21. Representation from the occupier, Flat 32, 2 Mansfield Street, dated 27.7.15 and 7.8.15
22. Representation from the occupier, Flat 36, 2 Mansfield Street, dated 14.8.15
23. Representation from the occupier, Flat 37, 2 Mansfield Street, dated 14.8.15
24. Representation from the occupier, Flat 38, 2 Mansfield Street, dated 17.8.15
25. Representation from the occupier, Flat 39, 2 Mansfield Street, dated 17.8.15
26. Representation from the occupier, Flat 43, 2 Mansfield Street, dated 12.8.15
27. Representation from the occupier, Flat 48, 2 Mansfield Street, dated 10.8.15
28. Representation from the occupier, Flat 51, 2 Mansfield Street, dated 16.8.15
29. Representation from the occupier, Flat 53, 2 Mansfield Street, dated 5.8.15
30. Representation from the occupier, 12 Bedford Square, dated 20.8.15
31. Representation from the occupier, 14 Burrows Road, London NW10, dated 12.8.15
32. Representation from the occupier, 14 Chalcot Square, dated 18.8.15
33. Representation from the occupier, 7 Clipstone Street, dated 13.8.15
34. Representation from the occupier, 30 Devonshire Place, dated 25.8.15
35. Representation from the owner, 21 Duchess Mews, received 19.8.15
36. Representation from the occupier, Flat 3, 6 Hillfield Park, London N21, dated 12.8.15
37. Representation from the occupier, 16 Mansfield Street, dated 18.8.15
38. Representations from the occupier, 18 Mansfield Street, dated 3.8.15 and 5.8.15
39. Representation from the occupier, 35 Montagu Square, dated 18.8.15
40. Representation from the occupier, Flat 1, Crofton House, 1 New Cavendish Street, dated 25.8.15
41. Representation from the occupier, 15 Portland Place, dated 10.8.15
42. Representation from the occupier, 36 Portland Place, dated 11.8.15
43. Representation from the occupier, Flat 9, Winsley Court, 37 Portland Place, dated 12.8.15
44. Representation from the occupier Flat 2/37, Winsley Court, Portland Place, dated 13.8.15
45. Representation from the occupier, Flat 13, 14 Queen Anne Street, dated 8.8.15
46. Representation from the occupier, Flat 19, 14 Queen Anne Street, dated 16.8.15
47. Representation from the occupier, 84 Seaford Road, London W13, dated 12.8.15
48. Representation from the occupier, Flat 4, 6 Weymouth Mews, dated 10.8.15

49. Representation from the occupier, 41 Weymouth Mews, dated 17.8.15
50. Representation from the occupier, 46 Weymouth Mews, dated 18.8.15
51. Representation from the occupier, Flat 3, 53 Harley Street, dated 18.8.15
52. Representation from the occupier, Suite 206, Business Design Centre, 52 Upper Street, dated 12.8.15
53. Representation from Chene-Bougeries, Geneva, dated 13.8.15

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

DRAFT DECISION LETTER

Address: 10 Duchess Street, London, W1G 9AB

Proposal: Use for a temporary period of 16 years as a school (Class D1), installation of 2 No. louvres [for air inlet and air discharge] within existing window openings in east elevation and internal alterations.

Plan Nos: Planning Statement/Design and Access Statement/Historic Building Assessment dated 7 July 2015; Site Location Plan; 1409/GA (00) 002 P6, 003 P6, 004 P6, 005 P6, 006 P5, 007 P5, 051 P5, 052 P5, and 053 P5.

Case Officer: Paul Quayle

Direct Tel. No. 020 7641 2547

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

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

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

Reason:

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

- 3 You must 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)

- 4 You must provide a minimum of 20 cycle parking spaces in the rear courtyard as shown on the approved drawings, prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

- 4 To provide cycle parking spaces for people using the development as set out in Policy 6.9 of the Further Alterations to the London Plan March 2015.
- 5 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the educational use 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest.
- (2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the educational use 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.
- (3) Following completion of the development, 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 including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) The location of most affected noise sensitive receptor location and the most affected window of it;
 - (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
 - (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
 - (d) The lowest existing LA90, 15 mins measurement recorded under (c) above;
 - (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;
 - (f) The proposed maximum noise level to be emitted by the activity.

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 (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. 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.

- 6 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.

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

Reason:

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

- 8 (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 LA90, 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.

- 9 You must provide the waste store shown on drawing GA (00) 002 Rev P6 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the school. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

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

- 10 The use hereby approved must be implemented in accordance with the 'School Travel Plan' dated July 2015 (reference M14107-02E STO). At the end of the first, third and fifth school years, following the commencement of the use, you must apply to us for approval of reports monitoring the effectiveness of the Travel Plan and setting out any changes you propose to make to the Plan to overcome any identified problems.

Reason:

In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2, TRANS 3 and TRANS 15 of our Unitary Development Plan that we adopted in January 2007. (R45AB)

- 11 You must not cook raw or fresh food on the premises. (C05DA)

Reason:

The plans do not include any kitchen extractor equipment. For this reason we cannot agree to unrestricted use as people using neighbouring properties would suffer from cooking smells. This is as set out in S24 and S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 5 of our Unitary Development Plan that we adopted in January 2007. (R05EC)

- 12 The educational use hereby approved must be carried out in full accordance with the EIFA 'Student Management Plan' dated July 2015. In particular there must be a minimum of two teachers outside the premises 30 minutes before the school day commences and 30 minutes after the school day ends.

Reason:

To protect the environment of people in neighbouring properties as set out in S29, S32 and S34 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and SOC 1 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 13 All windows to the school shall be kept closed when there are students on the premises, and any existing windows or areas of glazing with obscure glass shall have that obscure glass retained.

Reason:

To protect the environment of people in neighbouring properties as set out in S29, S32 and S34 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7, ENV 13 and SOC 1 of our Unitary Development Plan that we adopted in January 2007.

- 14 You must use the property only as a secondary school. You must not use it for any other purpose, including any within Class D1 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it). (C05AB)

Reason:

We cannot grant planning permission for unrestricted use within Class D1 because it would not protect the environment of people in neighbouring properties as set out in S29, S32 and S34 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and SOC 1 of our Unitary Development Plan that we adopted in January 2007.

- 15 There shall be a maximum of 175 school children allowed on the premises, between the hours of 07.45 hours and 17.30 hours, Mondays to Fridays only, during term times, and not at all on Saturdays, Sundays, Bank Holidays and other public holidays outside term time.

Reason:

To protect the environment of people in neighbouring properties as set out in S29, S32 and S34 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and SOC 1 of our Unitary Development Plan that we adopted in January 2007.

- 16 Apart from the parking and retrieval of cycles, the rear courtyard (nor the flat roof at rear second floor level) shall be used at any time except for maintenance purposes or in the event of an emergency.

Reason:

To protect the environment of people in neighbouring properties as set out in S29, S32 and S34 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7, ENV 13 and SOC 1 of our Unitary Development Plan that we adopted in January 2007.

- 17 Apart from arrival and departure at the beginning and end of the school day, when leaving

and returning on supervised visits off-site and in the event of an emergency or fire drill practice, students must remain within the premises, including at lunch times.

Reason:

To protect the environment of people in neighbouring properties as set out in S29, S32 and S34 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7, ENV 13 and SOC 1 of our Unitary Development Plan that we adopted in January 2007.

- 18 Apart from the collection of rubbish, all servicing must take place between 09.00 and 16.00 hours on Monday to Friday. Servicing includes loading and unloading goods from vehicles and putting rubbish outside the building.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 19 Before the educational use hereby approved commences, the sound insulation works to the basement music room shall be carried out in accordance with the works set out in section 5.1 of the Acoustic Assessment dated 7 July 2015 (RBA Acoustics report reference 6579/AAR), and written confirmation submitted to the City Council that these works have been undertaken.

Reason:

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

- 20 Within three months of the start of the first school term, you must apply to us for approval of details of a supplementary acoustic report demonstrating that the premises are sufficiently insulated to comply with the Council's noise criteria as set out in Condition 5 of this permission, or including details of remedial measures that are required to ensure compliance. In the event that additional insulation remedial measures are required, they must be implemented within three months of the Council's approval of the supplementary acoustic report, with written confirmation of this within one month of completion of the remedial measures.

Reason:

To protect the environment of people in neighbouring properties as set out in S29, S32 and S34 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7, ENV 13 and SOC 1 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 21 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 Harley Street 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)

- 22 The new plant/machinery serving the new louvres on the eastern flank elevation hereby permitted shall not be operated except between 07.30 and 19.00 hours, Mondays to Fridays.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 It is noted that the applicant has previously consulted with the Designing Out Crime Officer and you are encouraged to consult with him again before the school use commences.
- 3 Under condition 11 you must not cook food in any way which is likely to cause a nuisance by smell. You must not, for example, grill, fry, toast, braise, boil, bake, hot smoke or roast food. But you can reheat food by microwave or convection oven as long as you do not need extractor equipment.

If you want to remove this condition you will need to send us full details of all the extractor equipment needed to get rid of cooking fumes. We will also consider the design and effect on neighbouring properties of any new ducts. (I72AA)

- 4 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
 - * any extra work which is necessary after further assessments of the building's condition;
 - * stripping out or structural investigations; and
 - * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (159AA)

- 5 You may need to get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and listed building consent, if you want to put up an advertisement at the property. (103AA)

DRAFT DECISION LETTER

Address: 10 Duchess Street, London, W1G 9AB

Proposal: Installation of louvres within east elevation and internal alterations.

Plan Nos: Planning Statement/Design and Access Statement/Historic Building Assessment dated 7 July 2015; Site Location Plan; 1409/GA (00) 002 P6, 003 P6, 004 P6, 005 P6, 006 P5, 007 P5, 051 P5, 052 P5, and 053 P5.

Case Officer: Paul Quayle

Direct Tel. No. 020 7641 2547

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 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. (C27BA)

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 2.4 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 2.4/2.5 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

Notes:

CASE COPY
7 JUL 2013

Project No.	1409	EX (00)003	P1
Project Name	10 DUCHESS STREET		
Project Location	10 DUCHESS STREET		
Client	L'Ecole Internationale Franco-Anglaise		
Architect	L'Ecole Internationale Franco-Anglaise		
Scale	1:500		
Date	2013		

INFORMATION

Drawing Title: **GROUND FLOOR PLAN, EXISTING**

Drawing No.: 1409 EX (00)003 P1

Project No.: 1409

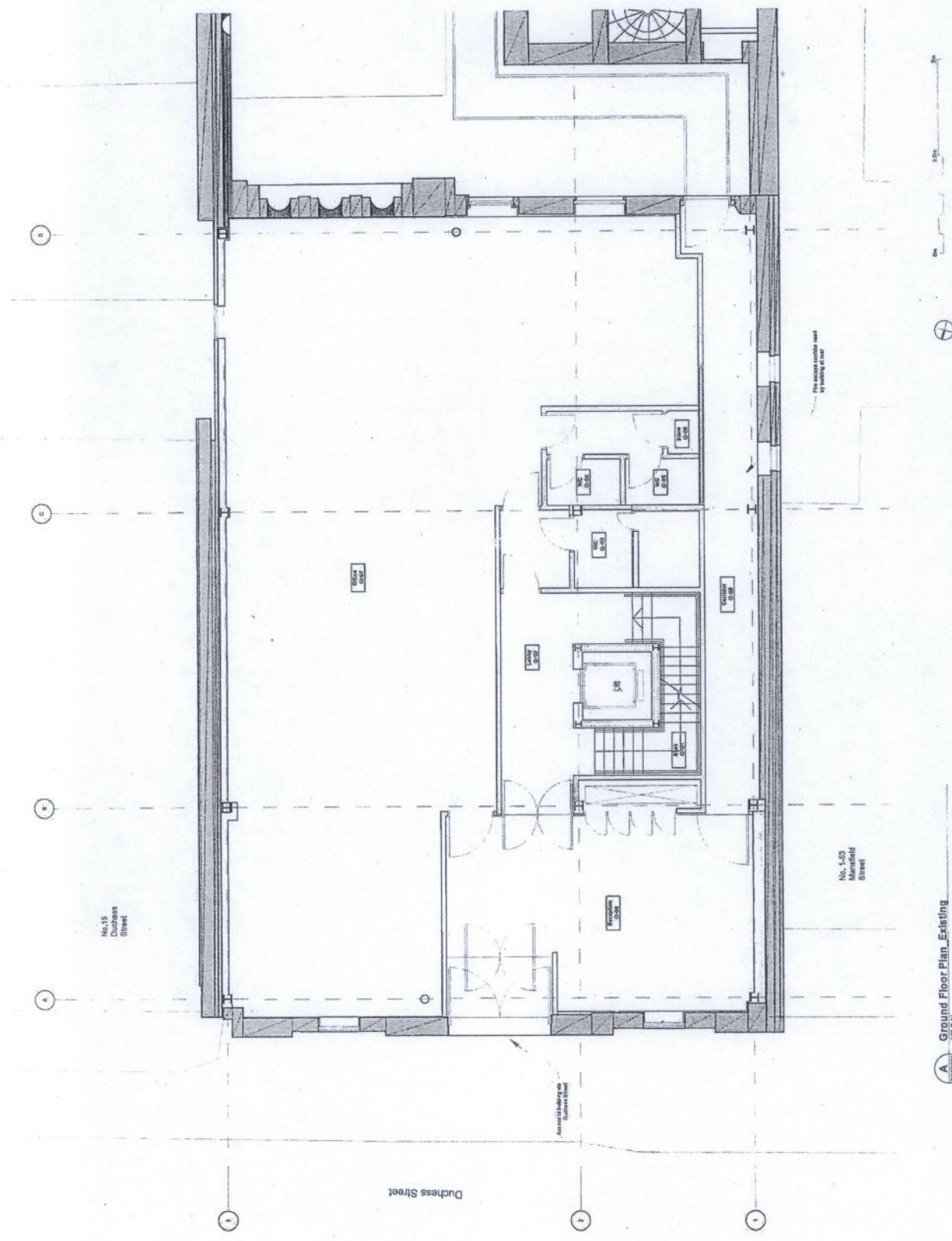
Project Name: 10 DUCHESS STREET

Client: L'Ecole Internationale Franco-Anglaise

Architect: L'Ecole Internationale Franco-Anglaise

Scale: 1:500

Date: 2013



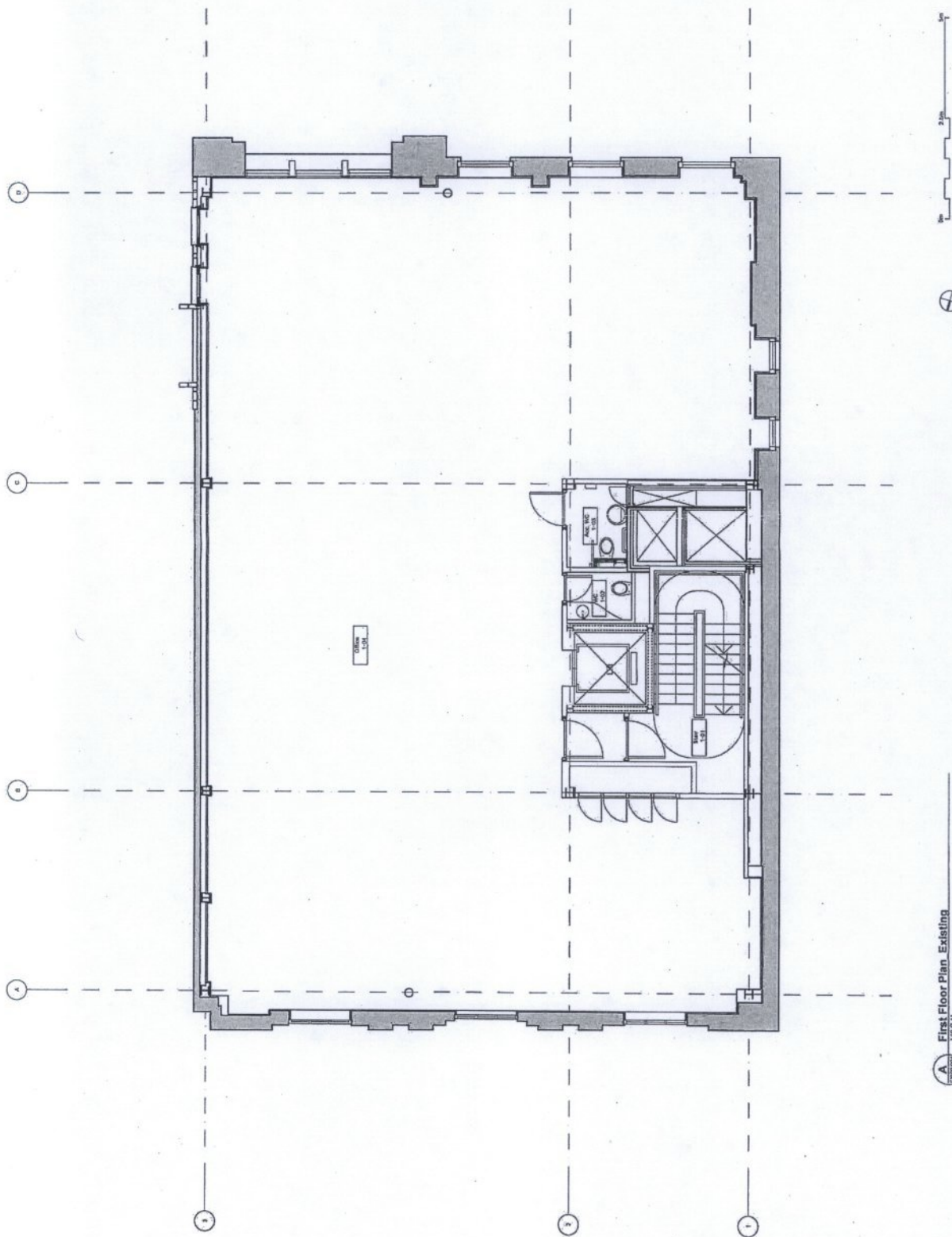
A Ground Floor Plan_Existing
1:500 @ A1



Notes:

CASE COPY

7 JUL 2019



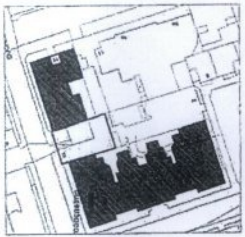
A First Floor Plan Existing



1409 EX (00)004 P1 Project No. 1409 EX (00)004 P1 Project Title	10 DUCHESS STREET Client L'Ecole Internationale Franco-Anglaise	INFORMATION Drawing Title FIRST FLOOR PLAN - EXISTING	100% 100% 100% 100%
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Drawing Information:
 1409 EX (00)004 P1
 Project No.
 1409 EX (00)004 P1
 Project Title
 10 DUCHESS STREET
 Client
 L'Ecole Internationale
 Franco-Anglaise

The drawings are prepared by the Architect and are to be used only for the project and site for which they are prepared. They shall not be used for any other project or site without the written consent of the Architect. The Architect shall not be responsible for any errors or omissions in the drawings or for any consequences arising from their use.



Location plan
11000 00 01
B

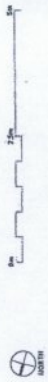
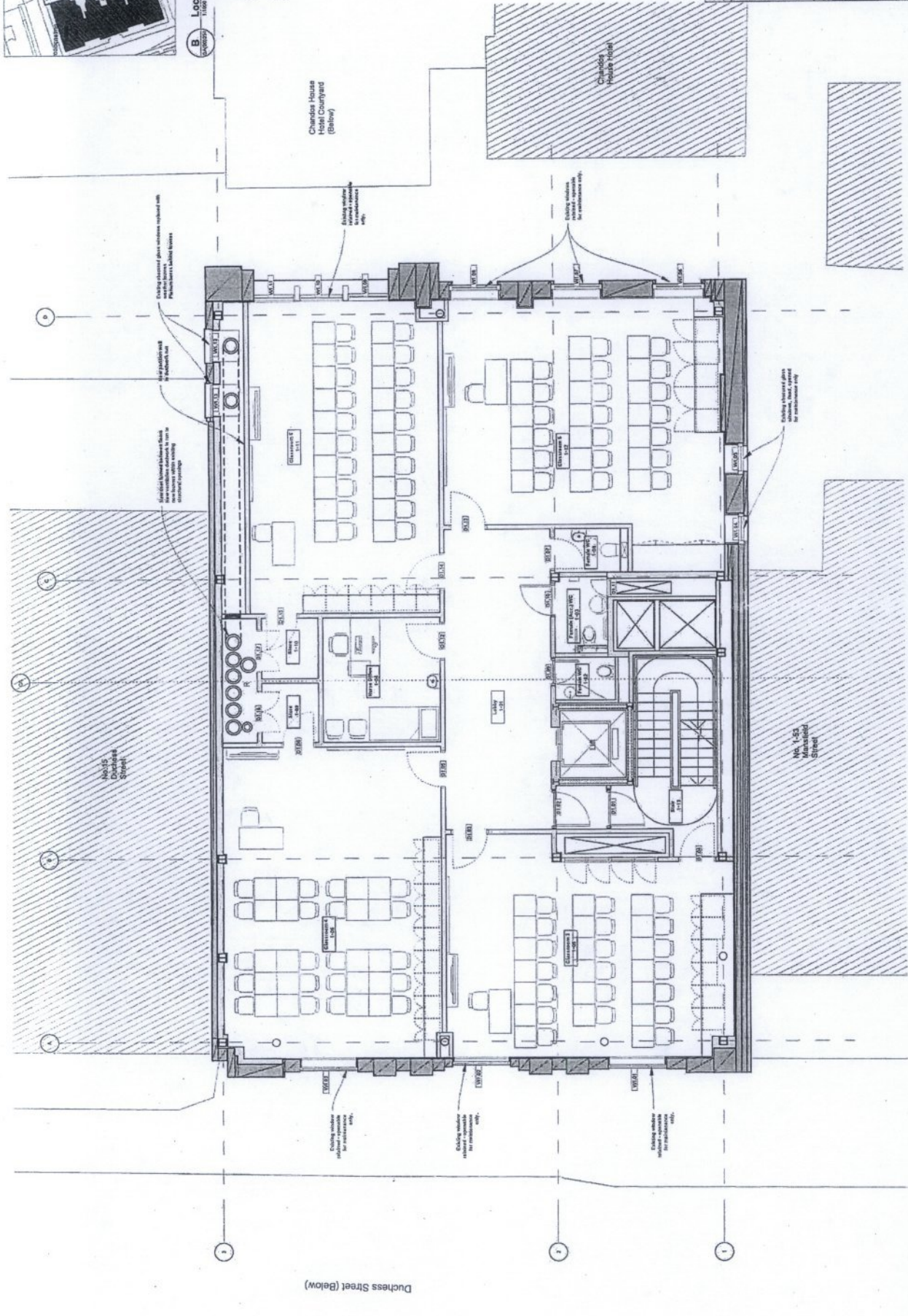
Notes:
No changes are being made to the existing facade of the building.

CASE COPY
- 7 JUL 2013

PLANNING
Drawing Title:
FIRST FLOOR PLAN,
PROPOSED

Project No.: 1409
Project Name: GA (00)004 P6
Address: 1409 GA (00)004 P6
Client: L'Ecole Internationale Franco-Anglaise
10 DUCHESS STREET

Client:
L'Ecole Internationale
Franco-Anglaise
10 DUCHESS STREET

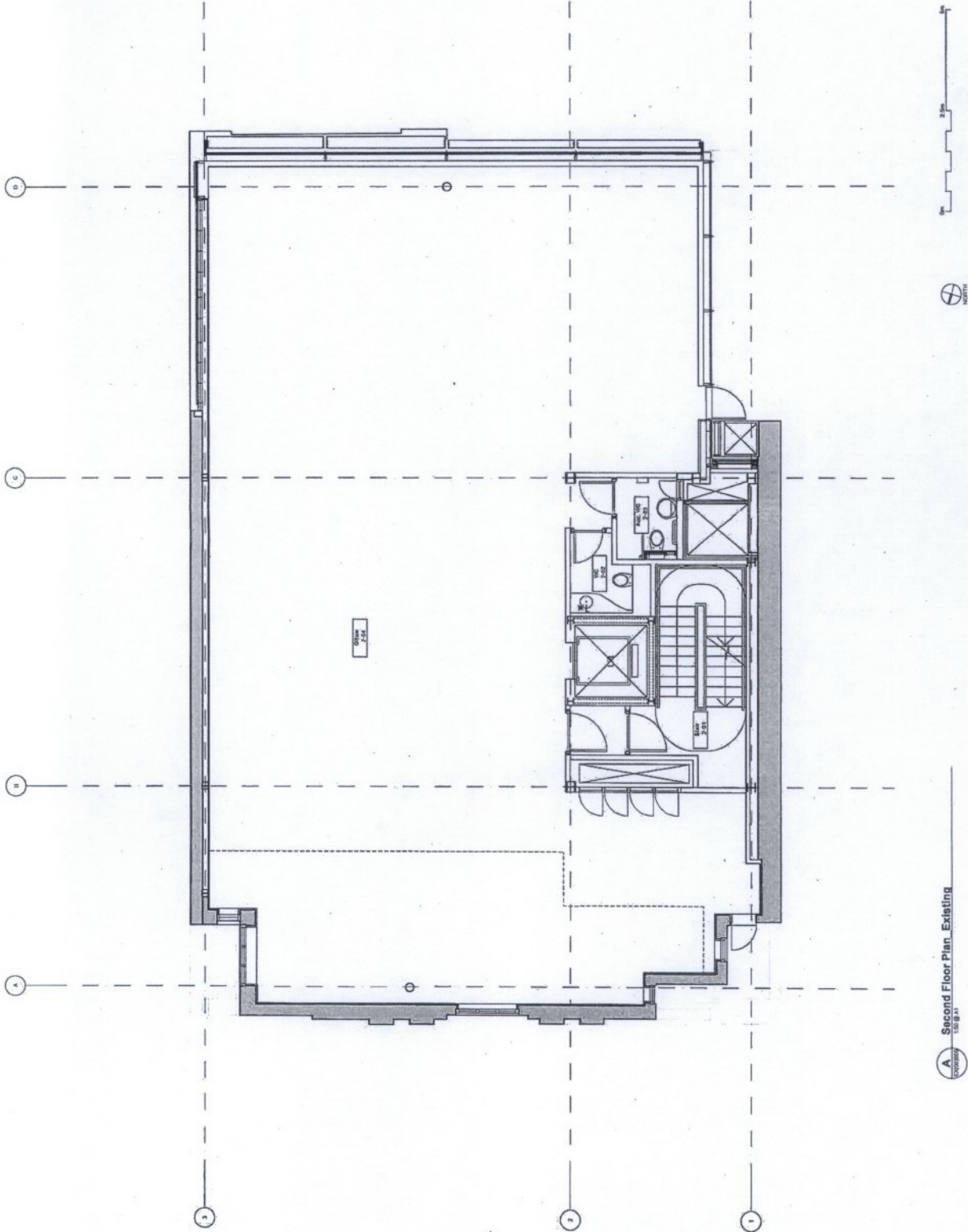


Duchess Street (Below)

A
First Floor Plan, Proposed
11000 00 01

Notes:

CASE COPY
- 7 JUL 2019



A Second Floor Plan Existing

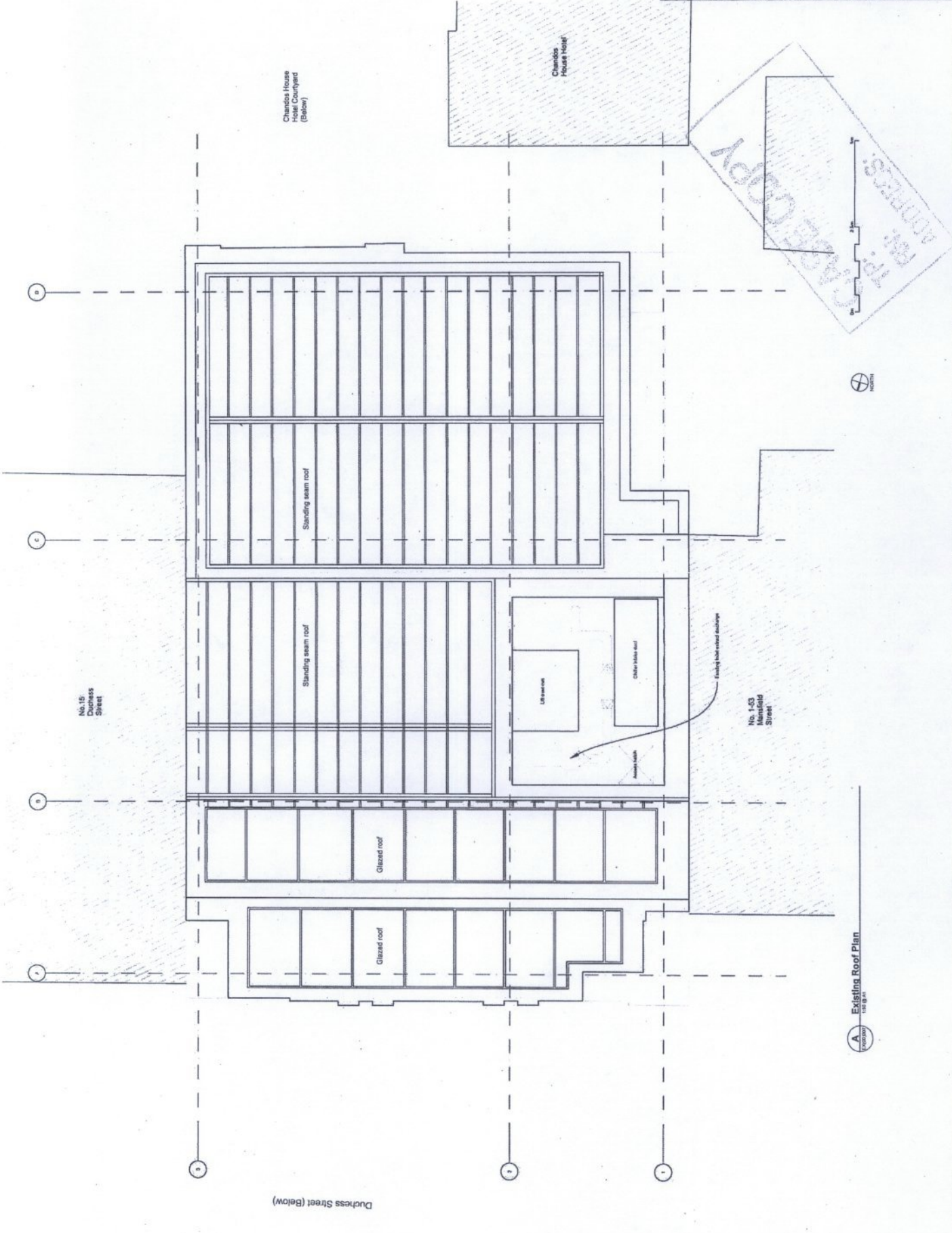
Proj. No. 15-111	Drawn by: M. B. B.	Scale: 1/8" = 1'-0"	Sheet: 10/10
Client: L'ÉCOLE INTERNATIONALE FRANCO-ANGLAISE	Project Name: 10 DUCHESSE STREET	Project No. EX (00)005 P1	Project Title: SECOND FLOOR PLAN, EXISTING
Architect: L'ÉCOLE INTERNATIONALE FRANCO-ANGLAISE	Architect's Address: 10 DUCHESSE STREET, MONTREAL, QUEBEC H3B 2Y4	Architect's Phone: (514) 392-1111	Architect's Fax: (514) 392-1112
Engineer: L'ÉCOLE INTERNATIONALE FRANCO-ANGLAISE	Engineer's Address: 10 DUCHESSE STREET, MONTREAL, QUEBEC H3B 2Y4	Engineer's Phone: (514) 392-1111	Engineer's Fax: (514) 392-1112
Project Title: SECOND FLOOR PLAN, EXISTING	Client: L'ÉCOLE INTERNATIONALE FRANCO-ANGLAISE	Project No. EX (00)005 P1	Project Title: SECOND FLOOR PLAN, EXISTING
Client: L'ÉCOLE INTERNATIONALE FRANCO-ANGLAISE	Project Name: 10 DUCHESSE STREET	Project No. EX (00)005 P1	Project Title: SECOND FLOOR PLAN, EXISTING
Architect: L'ÉCOLE INTERNATIONALE FRANCO-ANGLAISE	Architect's Address: 10 DUCHESSE STREET, MONTREAL, QUEBEC H3B 2Y4	Architect's Phone: (514) 392-1111	Architect's Fax: (514) 392-1112
Engineer: L'ÉCOLE INTERNATIONALE FRANCO-ANGLAISE	Engineer's Address: 10 DUCHESSE STREET, MONTREAL, QUEBEC H3B 2Y4	Engineer's Phone: (514) 392-1111	Engineer's Fax: (514) 392-1112



Notes:

15/06/2014
23.7.14

Drawing Title		PLANNING
Drawing Type		EXISTING ROOF PLAN
Client	L'Ecole Internationale Franco-Anglaise	
Project No.	1409 EX (00)007 P1	
Scale	1:100	
Drawn	10 DUCHESS STREET	
Checked		



A Existing Roof Plan



B Location plan
1:1000 @ A1
NORTH

Notes:

No changes are being made to the existing facade of the building

Chandos House
Hotel Courtyard
(Below)

CASE COPY
- 7 JUL 200

Chandos House roof

Standing seam roof

Standing seam roof

Glazed roof

Glazed roof

Unfinished

Other habitable area

Existing flat roof extension

No. 1-53
Blanchard Street

1

2

3

4

5

6

7

8

No. 1-5
Duchess Street

Duchess Street (Below)

0 2 4 5

NORTH

Project No.	1409
Client	GA (00)007
Project Name	1409
Project No.	GA (00)007
Project Name	1409
Project No.	GA (00)007
Project Name	1409

PLANNING

Planning Code

PROPOSED ROOF PLAN

Client:
**L'Ecole Internationale
Franco-Anglaise**
10 DUCHESS STREET

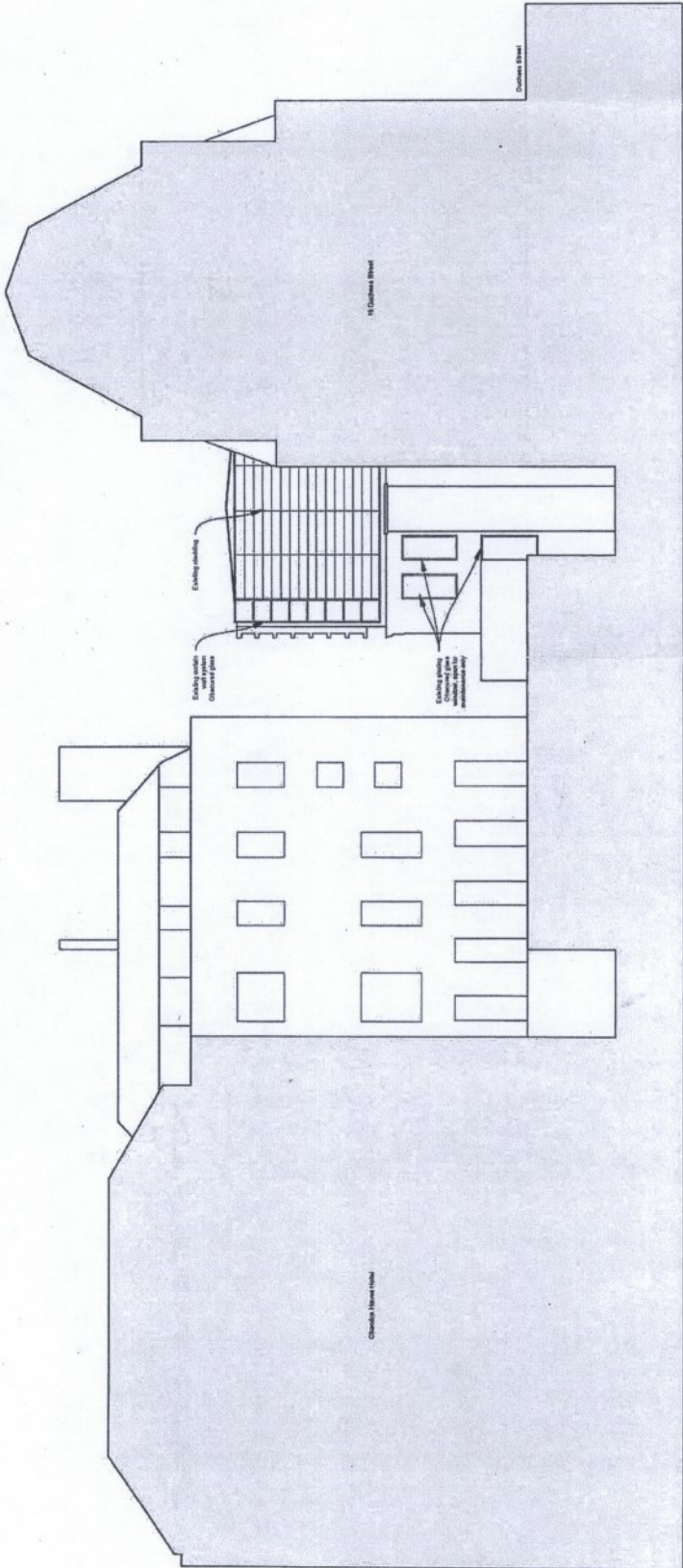
A Proposed Roof Plan
1:1000 @ A1





B Location plan
11/08/01
NORTH

15106130/Full
23.7.15



10 DUCHESS STREET

CASE COPY
ADDRESS:
PM:

Project Name	11/08/01
Client	11/08/01
Architect	11/08/01
Structural Engineer	11/08/01
MEP Engineer	11/08/01
Other	11/08/01

PLANNING

Drawing Title

EAST ELEVATION, EXISTING

1409 EX (00)009 P2

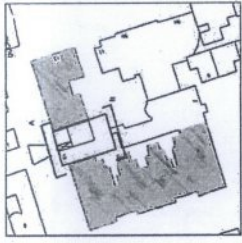
10' DUCHESS STREET

L'Ecole Internationale Franco-Anglaise

11/08/01



East Elevation, Existing
11/08/01

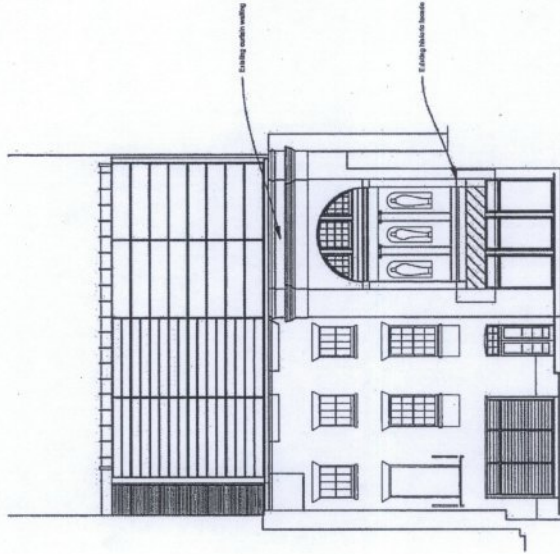


B Location plan
1:500 @ A1
NORTH

Notes:

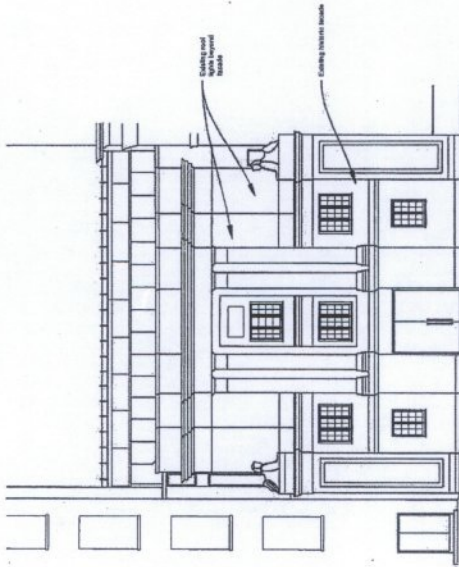
No changes are being made to the existing facade of the building.

15/06/20/11
23.0.15



10 DUCHESS STREET
South Elevation Proposed

B North Elevation Proposed
1:500 @ A1



10 DUCHESS STREET
North Elevation Proposed

A South Elevation Proposed
1:500 @ A1

CASE COPY
P. 10
ADDRESS

City Council	1409	EX (00)010	P1
Project No.	1409	EX (00)010	P1
Client	L'Ecole Internationale Franco-Anglaise		

PLANNING
Drawing Title
NORTH_SOUTH
ELEVATION_EXISTING

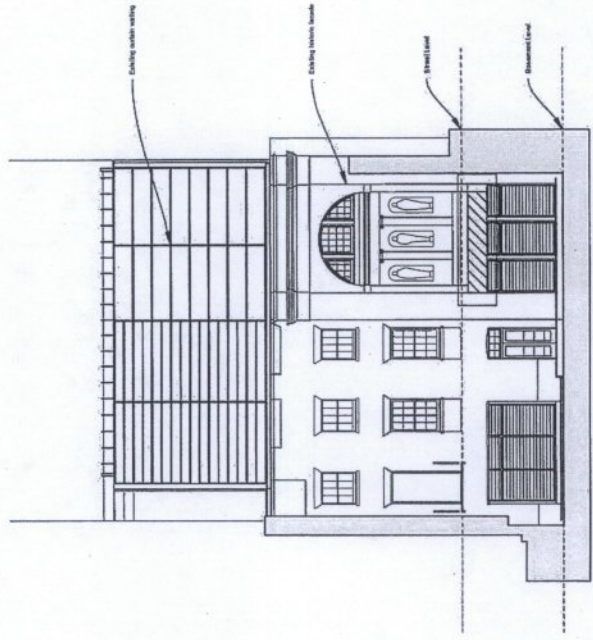
10 DUCHESS STREET

Client
L'Ecole Internationale
Franco-Anglaise



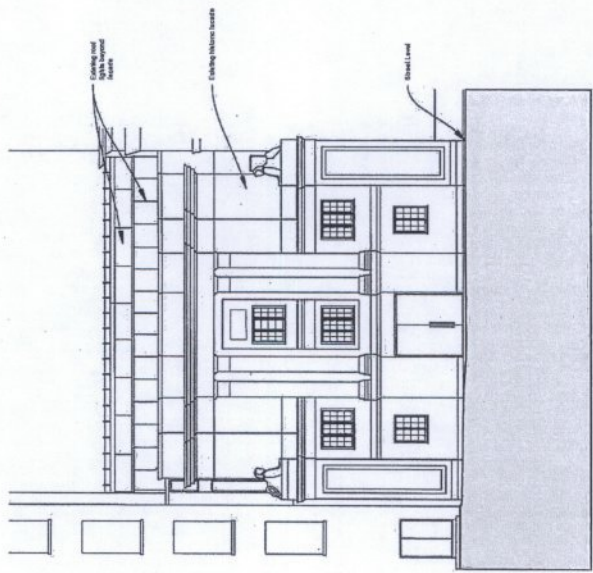


Location plan
1:1000 @ A1
C
1:1000 @ A1
NORTH



10 DUCHESS STREET

B
1:100 @ A1
South Elevation Proposed



10 DUCHESS STREET

A
1:100 @ A1
North Elevation Proposed

Notes:
No changes are being made to the existing facade of the building.

CASE COPY
- 7 JUL 2015

PR	11/03/15	Project Approved	Approved
DR	11/03/15	Project Approved	Approved
CD	11/03/15	Project Approved	Approved
PLANNING			
County Title			
NORTH_SOUTH ELEVATION_PROPOSED			
Drawing Number	1409	GA(00)053	P6
Project No.	1506241	1506241	1506241
Sheet No.	1506241	1506241	1506241
Project File	10 DUCHESS STREET		
Client	L'Ecole Internationale Franco-Anglaise		
<small>This drawing is prepared by the Architect and is not to be used for any other purpose without the written consent of the Architect. It is the responsibility of the client to ensure that the drawing is used for the intended purpose and that all necessary permissions are obtained from the relevant authorities.</small>			

