

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 6 October 2015	Classification For General Release	
Addendum Report of Director of Planning		Wards involved West End	
Subject of Report	52-53 Poland Street, London, W1F 7NB		
Proposal	Use of part ground floor and the upper floors of the building for up to 19 residential units (Class C3), alterations including forward projection of front facade on first to fifth floors, extension to seventh floor front terrace and eighth floor roof addition; infill extension to southern lightwell on third to eighth floors; creation of residential terraces on all levels; installation of new and relocated plant at ground, first and roof levels, with associated plant enclosures.		
Agent	Turley		
On behalf of	Quadrum Soho Prop Limited		
Registered Number	15/00581/FULL	TP / PP No	TP/8908
Date of Application	23.01.2015	Date amended/ completed	06.02.2015
Category of Application	Major		
Historic Building Grade	Unlisted		
Conservation Area	Soho		
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 Central Activities Zone		
Stress Area	Within Stress Area		
Current Licensing Position	i) Premises licence allows the ground floor restaurant to operate between 10.00 and 00.30 on Monday to Saturday and 12.00-00.00 on Sundays ii) The basement to operate between 10.00 and 03.00 on Monday to Saturday and 12.00 to 23.00 on Sundays		

1. RECOMMENDATION

1. Grant conditional permission subject to a S106 planning obligation to secure:

- i) A contribution of £715,000 towards the City Council's affordable housing fund (index linked and payable upon commencement of development).
- ii) Lifetime car club membership (25 years) for the occupants of each new dwelling.
- iii) S106 monitoring costs.

2. If the S106 legal agreement has not been completed within six weeks of the application being reported to the Committee then:

a) The Director of Planning shall consider whether permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete a S106 legal agreement within an appropriate timescale and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.





52-53 POLAND STREET, W1

1 52-53 POLAND STREET, W1

Use of building for up to 19 residential units (Class C3), alterations including forward projection of front façade on first to fifth floors, extension to seventh floor front terrace and eighth floor roof addition; infill extension to southern lightwell on third to eighth floors; creation of residential terraces on all levels; installation of new and relocated plant at ground, first and roof levels, with associated plant enclosures.

An additional representation was received from the applicant's agent, Turley (06.08.2015).

A late representation was received from Environmental Health (10.08.2015).

The presenting officer tabled the following changes to conditions:

Missing Condition 14 of draft planning permission

The design and structure of the development shall be of such a standard that it will protect residents within the new flats from noise and vibration from the existing entertainment uses in the basement and ground floor of the application site, 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 the new residents in the flats hereby approved from noise and vibration from the existing entertainment uses in the basement and ground floor of the application site.

Additional Condition 24 of draft planning permission

You must install the relocated high level extract ducts from the basement and ground floor entertainment uses that occupy the basement and ground floors as shown on the approved drawings before occupation of any of the flats hereby approved. The high level ducts will thereafter be permanently retained for as long as the basement and ground floors remain in entertainment use (unless planning permission is granted for alternative arrangements).

Reason: To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007.

The presenting officer also advised that the proposed Section 106 legal agreement included a contribution of £715,000 towards the City Council's affordable housing fund, and not £750,000 as erroneously stated on page 1 of the agenda.

2. SUMMARY

This application was reported to the Planning Applications Committee on 11 August 2015. The item was deferred and the applicants requested to provide further information with respect to

- the detailed treatment of the front facade, including the proposed facing materials and lighting scheme, and its impact upon the appearance of the building and the Soho conservation area and
- the cumulative impact of the development upon levels of parking stress in the locality, when other approved developments (built and proposed) are taken into account.

The applicants have provided further supporting information to explain the adopted design approach. The greater part of the front facade would be clad in rusted CorTen steel, parts of which would be etched with a brickwork pattern. Some areas of "mortar" would perforate through the metal. It is proposed to provide subtle backlighting which would shine through these parts of the facade at night. The southernmost bay of the facade would be formed in brick. CorTen steel has been approved for use on other sites in Westminster. Although the proposed design is unusual, given the negative impact of the existing building upon the street scene, and the variety of building types and materials in Poland Street, it is considered that the proposal would be a substantial improvement upon the existing situation.

The scheme does not include any off-street parking for the proposed flats although it is proposed that a s106 legal agreement would secure Lifetime car club membership (min 25 years) in association with each new unit. Given Members' concerns about the cumulative impact of approved residential developments upon on-street parking demand in the area, the Highways Planning Manager has obtained data which will form part of the 2015 parking survey. This information shows that, notwithstanding the number of new flats built in the area, pursuant to the granting of permissions since the start of 2010, current on-street parking levels are below the 80% threshold set down in Policy TRANS 23.

As previously, the application is considered acceptable in land use, amenity and design grounds and is therefore recommended for approval.

3. CONSULTATIONS

REPRESENTATIONS RECEIVED AFTER THE PUBLICATION OF THE ORIGINAL REPORT BUT PRESENTED TO THE COMMITTEE ON 11 AUGUST 2015

ENVIRONMENTAL HEALTH

Additional information supplied by the applicants satisfactorily addresses NPPF requirements in relation to disturbance from construction noise.

No additional consultations

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 Highways

4.1.1 Parking

The scheme does not provide any off-site parking for the new flats. UDP Policy TRANS23 details an 80% on-street car park occupancy threshold above which the provision of additional vehicles to the on-street parking environment will result in an unacceptable level of deficiency.

As set out in the original committee report, the 2011 daytime parking survey (Buchanan's) indicates that parking occupancy of ResPark bays within a 200 metre radius of the site is 71%. TRANS23 includes an assessment of all legal parking spaces. During the daytime within the area, the only legal on-street spaces for permit holders are Residential and Shared Use Bays. The 2011 night time parking survey showed that parking occupancy of ResPark bays within a 200 metre radius of the site is 66%. However, TRANS23 includes all legal parking spaces (e.g. Single Yellow Lines, Metered Bays, P&D, and Shared Use). As such, with the addition of Single Yellow Line availability at night, the stress level reduces to 31%.

Members requested further information relating to the cumulative impact of residential developments upon parking stress levels in the area since the 2011 parking survey was undertaken. Records indicate that a net increase of 249 new flats has been permitted within the survey area, since the beginning of 2010, with a net increase of three parking spaces. Of these, 79 units have been completed, with no extra parking spaces. Further schemes for a total of 93 flats are under construction and permissions for an additional 77 flats, are unimplemented to date.

Whilst the results of the 2015 parking survey have not yet been made available to officers, some data has been collated and the Highways Planning Manager has been able to obtain survey results for an area within 200m of the proposed development. These results show a current daytime occupancy of 73.1% and night time occupancy of 63.1%.

Given the number of scheme which have been completed, it is not clear why the parking pressures do not appear to have increased. It may be that new residents don't generally own cars or that existing residents have been giving up their cars. One contributing factor could be that where new flats have been permitted, there has been a requirement for residents to be provided with free car club membership. It could be that this has been successful in reducing car ownership levels among new residents, but this is only speculation. However, the most recent data shows that on-street car parking occupancy levels are still below the 80% threshold set out in policy TRANS 23.

The applicant has agreed to provide lifetime car club membership (25 years) for each of the flats within the proposed development which would be secured by s106 legal agreement.

5. Conclusion

As previously, the application is considered acceptable in land use, amenity, parking and design terms, subject to appropriate conditions, and accords with relevant UDP and City Plan policies. The application is therefore recommended for approval.

BACKGROUND PAPERS

1. Report to the Planning Applications Committee dated 11 August 2015 and associated Committee minute
2. E-mail from Turley Associates dated 6 August 2015
3. Memorandum from Environmental Health dated 10 August 2015
4. Additional supporting information from Turley Associates received 24 September 2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MIKE WALTON ON 020 7641 2518 OR BY E-MAIL – mwalton@westminster.gov.uk

- 5 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)
- 6 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)

- 7 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 8 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following.
 - * Window cleaning - where possible, install windows that can be cleaned safely from within the building.
 - * Internal atria - design these spaces so that glazing can be safely cleaned and maintained.
 - * Lighting - ensure luminaires can be safely accessed for replacement.
 - * Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission).More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm.

Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for

planning permission. (I80CB)

- 9 Conditions on this permission control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 10 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.
- 11 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.
If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>
Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>.
You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.

RESOLVED:

That the application be deferred and the applicants be requested to provide further information with regard to:

- a) Detailed treatment of the front façade including proposed facing materials and lighting scheme and its impact upon appearance of the building and the wider Soho Conservation Area.
- b) The cumulative impact upon levels of parking stress in the locality as assessed in 2011 when other developments with planning permission (built and proposed) are taken into account.

Councillor Bush requested that her vote against deferring or approving the application be recorded.

DRAFT DECISION LETTER

Address: 52-53 Poland Street, London, W1F 7NB

Proposal: Use of part ground floor and the upper floors of the building for up to 19 residential units (Class C3), alterations including forward projection of front facade on first to fifth floors, extension to seventh floor front terrace and eighth floor roof addition; infill extension to southern lightwell on third to eighth floors; creation of residential terraces on all levels; installation of new and relocated plant at ground, first and roof levels, with associated plant enclosures.

Plan Nos: Demolition drawings: (12)_100 Rev T01, (12)_101 Rev T01, (12)_102 Rev T01, (12)_103 Rev T01, (12)_104 Rev T01, (12)_105 Rev T01, (12)_106 Rev T01, (12)_107 Rev T0 (12)_108 Rev T01, (12)_109 Rev T01; (12)_300 Rev T01, (12)_301 Rev T01, (12)_302 Rev T01

(00)_110 Rev B, (00)_111 Rev B, (00)_112 Rev B, (00)_113 Rev C, (00)_114 Rev C, (00)_115 Rev C, (00)_116 Rev B, (00)_117 Rev B, (00)_118 Rev C, (00)_119 Rev C; (00)_210 Rev C, (00)_310 Rev B, (00)_311 Rev B, (00)_312 Rev B, (00)_313 Rev B, (00)_314 Rev B, (00)_315 Rev C; Facade design update (April 2015).

Case Officer: Sara Spurrier

Direct Tel. No. 020 7641 3934

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho 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 You must apply to us for approval of detailed drawings at scale 1:10, with full size details of glazing bars and frames, of the following parts of the development: all new windows and doors.

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

- 5 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

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

- 6 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

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 Soho 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)

- 7 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on any of the roof terraces. (C26NA)

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 Soho 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)

- 8 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the corner balconies on the front facade at first to fifth floor levels. (C26OA)

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 Soho 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)

- 9 You must not carry out building, engineering or other work which will involve increasing the height of the building above what is shown on the approved plans. (C34AA)

Reason:

To meet the requirements of Regional Policy Guidance Note 3a. This is as set out in S26 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 14 of our Unitary Development Plan that we adopted in January 2007. (R34AC)

- 10 (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.

- 11 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 10 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

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

- 12 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.

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

Reason:

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

- 14 The design and structure of the development shall be of such a standard that it will protect residents within the new flats from noise and vibration from the existing entertainment uses in the basement and ground floor of the application site, 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 the new residents in the flats hereby approved from noise and vibration from the existing entertainment uses in the basement and ground floor of the application site.

- 15 You must apply to us for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the residential units will comply with the Council's noise criteria set out in Condition 14 of this permission. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the details approved before the residential units are occupied and thereafter retain and maintain.

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.

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

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets H5 of our Unitary Development Plan that we adopted in January 2007. (R07AB)

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

Reason:

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

- 18 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the flats. (C14EC)

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

- 19 You must put up the plant screen shown on the approved drawings before you use the machinery. You must then maintain it in the form shown for as long as the machinery remains in place. (C13DA)

Reason:

To protect the environment of people in neighbouring properties and the appearance of the site. This is in line with S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7, DES 5 and DES 6 of our Unitary Development Plan that we adopted in January 2007. (R13CC)

- 20 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the living roof hereby approved to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

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

photovoltaic panels at main roof level

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

Reason:

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

- 22 The back-lighting to the front facade shall be switched off between 24.00 and 17.00 hours on each of the days following.

Reason:

To protect the environment of people in neighbouring properties as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 10 of our Unitary Development Plan that we adopted in January 2007.

- 23 Only static, white, lighting shall be used to back-light the front facade

Reason:

To protect the environment of people in neighbouring properties as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 10 of our Unitary Development Plan that we adopted in January 2007.

- 24 You must install the relocated high level extract ducts from the basement and ground floor entertainment uses that occupy the basement and ground floors as shown on the approved drawings before occupation of any of the flats hereby approved. The high level ducts will thereafter be permanently retained for as long as the basement and ground floors remain in entertainment use (unless planning permission is granted for alternative arrangements).

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to a contribution to the City Council's affordable housing fund and the provision of lifetime car club membership in association with each of the new flats. (I55AA)
- 3 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 4 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)

APPENDIX Agenda Item 1

Item No.
1

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 11 August 2015	Classification For General Release	
Report of Director of Planning	Wards involved West End		
Subject of Report	52-53 Poland Street, London, W1F 7NB		
Proposal	Use of building for up to 19 residential units (Class C3), alterations including forward projection of front facade on first to fifth floors, extension to seventh floor front terrace and eighth floor roof addition; infill extension to southern lightwell on third to eighth floors; creation of residential terraces on all levels; installation of new and relocated plant at ground, first and roof levels, with associated plant enclosures.		
Agent	Turley		
On behalf of	Quadrum Soho Prop Limited		
Registered Number	15/00581/FULL	TP / PP No	TP/8908
Date of Application	23.01.2015	Date amended/ completed	06.02.2015
Category of Application	Major		
Historic Building Grade	Unlisted		
Conservation Area	Soho		
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	Within Stress Area		
Current Licensing Position	Premises licence allows ground floor restaurant to be open Monday - Saturday 10.00-00.30 and Sundays 12.00-00.00. Premises licence allows basement bar to be open Monday-Saturday 10.00-03.00 and Sundays 12.00-23.00.		

1. RECOMMENDATION

1. Grant conditional permission subject to a S106 planning obligation to secure:

- i) A contribution of £715,000 towards the City Council's affordable housing fund (index linked and payable upon commencement of development).
- ii) Lifetime car club membership (25 years) for the occupants of each new dwelling.
- iii) S106 monitoring costs.

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2. If the S106 legal agreement has not been completed within six weeks of the application being reported to the Committee then:

a) The Director of Planning shall consider whether permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete a S106 legal agreement within an appropriate timescale and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

2. SUMMARY

The application relates to the first to seventh floors of a 1950s building within the Soho Conservation Area. These floors were previously in office use (Class B1) but have recently been vacated. The basement and ground floors are occupied as a karaoke bar and restaurant respectively.

The scheme involves the erection of a roof extension, extensions to the front of the building on first to fifth and seventh floor levels, extensions within a southern lightwell on third to eighth floors, and the provision of new and replacement plant (including the relocation of existing restaurant plant) in connection with the conversion of the offices to provide up to 19 flats.

The key issues are:

- the acceptability of the loss of the existing offices;
- the effect of the proposals upon the amenities of adjoining residential properties;
- the acceptability of the proposed works upon both the character and appearance of this part of the Soho Conservation Area and the setting of the adjacent listed building;
- the impact of construction works, with particular reference to a noise sensitive commercial use in the area.

Subject to appropriate conditions, the scheme is considered acceptable on land use, design and amenity grounds. The scheme is also considered acceptable in terms of the impact of building works upon neighbouring commercial operations.

3. CONSULTATIONS

SOHO SOCIETY

Objection- loss of office space and cumulative impact of such losses upon the area - changing policy position noted. Increase in building height represents overdevelopment and is out of keeping with building heights in the street; provision of new flats directly above a restaurant is unacceptable, a buffer of office accommodation should be retained to reduce the loss of office floorspace and to create a mixed use development.

DESIGNING OUT CRIME OFFICER

Various recommendations concerning security measures.

ENVIRONMENTAL HEALTH

No objection subject to conditions relating to plant operation and noise levels within the new flats, including a requirement for supplementary noise reports.

Separate objection to the creation of remote rooms.

CLEANSING MANAGER

Details of refuse/recycling storage arrangements required.

HIGHWAYS PLANNING MANAGER

No objection: subject to parking mitigation measures required; concern that cycle parking is not easily accessible, which may discourage its use; an oversailing licence is required for any part of the building hanging over the public highway although sufficient clearance would be provided.

GO GREEN MANAGER

Application not fully compliant with London Plan as insufficient carbon reductions, a contribution to carbon offsetting is required if the scheme is not policy compliant; a BREEAM rating of "good" would be achieved, which is below expectations. This should be reviewed and improved.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 250; Total No. of Replies: 9.

Objections received on the following grounds:

Land Use

- Loss of offices/impact on the Creative Industries Special Policy Area.
- Creation of more "unaffordable" residential properties will upset the balance between residential and commercial use to the detriment of the character of Soho; loss of commercial space/restricted supply of affordable accommodation will serve to dilute the geographical proximity of film-related business, for which Soho is world renowned.

Amenity

- Loss of daylight to neighbouring flats.
- Loss of sunlight to neighbouring flats and balconies.
- Daylight report is not based on figures previously agreed for neighbouring developments; no layout drawings and NSL contours for rooms assessed and not possible to ascertain whether results are based on correct details.
- Loss of privacy as a result of the conversion of the office building to residential use.
- Increased sense of enclosure to neighbouring flats.
- Excessive amount of plant proposed and is likely to result in noise nuisance; plant should be relocated to the other side of the building, facing the car park; all plant should be sound-proofed.
- Noise disturbance and littering from use of new residential terraces.
- Noise and disturbance (source unspecified) within a quiet residential area.
- Noise nuisance to neighbouring flats during construction.
- Noise impact during construction on neighbouring recording studios.
- Flats should be designed to prevent noise disturbance from other noise sources.

Design

- Increase in building height unacceptable as building already taller than its neighbours, out of keeping with building heights in Poland Street, would set a precedent for development in the area.
- Application does not mention that property sits in protected vista from Primrose Hill to the Palace of Westminster - no datum heights on drawings.

Other Issues

- Amount of plant proposed does not constitute sustainable development.
- Flats unlikely to be occupied as permanent homes; occupation as short term lets likely to have impact on amenities of neighbouring residents.

ADVERTISEMENT/SITE NOTICE: Yes

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

52-53 Poland Street is an unlisted building situated on the west side of the street, between its junctions with Noel Street and Broadwick Street, within the Soho Conservation Area. The

building comprises a basement karaoke bar, a ground floor restaurant and offices on first to seventh floor levels. The seventh floor accommodation is set back from the front facade and provides access to a large terrace at the front of the building.

The entire building is set behind the building line of the neighbouring property at 54 Poland Street. The basement and ground floors do not, other than the ground floor access to the upper floors, form part of the application site.

This part of Poland Street is characterised by a mixture of commercial uses on the lower floors with offices and residential uses above, including flats at 1B and 55-59 Poland Street.

There are residential developments immediately to the rear of the site, including at 16 Marshall Street and 7 Dufour's Place. There are also extant permissions for the redevelopment of the adjacent site, Fenton House at 54 and 55-57 Great Marlborough Street (including flats at fifth and sixth floor levels, facing the application premises) and for the use of 54 and 55-56 Poland Street as flats.

The site is within the Core Central Activities Zone. It is also located within the Creative Industries Special Policy Area (SPA) as defined in the Unitary Development Plan (UDP). This SPA designation is not included within the City Plan.

The building is situated within the protected vista from Primrose Hill to the Palace of Westminster.

4.2 Relevant History

1958-1959 - Permissions were granted for a series of applications for the erection of a new building comprising storage and showroom use on the basement and ground floors, offices on the first to sixth and rear seventh floors and a residential flat at seventh floor front. Parking for the development was to be provided on either the seventh or top floor of the adjacent Poland Street car park. These upper parking levels were lost as part of the Marshall Street development approved in 2007, which involved the retention of the car park on the lower floors and the redevelopment of the upper floors as flats. The parking for 52-53 Poland Street was not re-provided within the Marshall Street scheme, although by 2007 there was no evidence of this reserved parking. There is no evidence of a residential use within the building.

The subsequent planning history for the application site principally relates to the use of the lower floors for Class A3 purposes and the installation of associated kitchen extract ducts and air conditioning equipment. The existing entertainment uses are permitted to operate until 01.00 hours following the granting of permission for extended opening hours on 12 December 1996. There are no conditions relating to the hours of plant operation.

5. THE PROPOSAL

This application is for alterations and extensions to the building to provide up to 19 flats at first floor level and above. Works include:

- an extension to the front of the building, on first to fifth floor levels, to align with the building at 54 Poland Street;
- a partial extension to the existing seventh floor terrace at the front of the building;
- the erection of a roof extension at eighth floor level;
- the creation of residential terraces/balconies on first to eighth floors facing Poland Street;
- part infill extensions to the southern lightwell (adjacent to 54 Poland Street) on third to eighth floors;

- the relocation of restaurant kitchen extract ducts within the southern lightwell (re-routed beneath a new raised plant deck);
- the re-siting and enclosure of existing plant within the northern and southern lightwells;
- the provision of new plant at eighth floor level;
- the creation of a small area of living roof and the installation of roof level photovoltaic panels to the main roof.

The application has been revised to provide improved flat layouts in respect of the third bedroom to the family sized units, to replace glass balcony balustrades with painted metal railings and to replace the proposed grey brickwork to the southernmost part of the front facade, with London stock bricks. In addition, the overall building height has been reduced to safeguard the protected view from Primrose Hill.

Revised daylight/sunlight reports have also been submitted to provide corrected and additional information not included in the original submission.

6. DETAILED CONSIDERATIONS

6.1 Land Use

6.1.1 Loss of offices/impact on the Creative Industries Special Policy Area

Objections have been received from one of the existing office occupiers prior to their departure, on behalf of neighbouring commercial and residential occupiers and the Soho Society, on the grounds that the loss of the existing office floorspace would upset the balance between residential and commercial uses to the detriment of the character and function of the Soho Conservation Area and to the particular detriment of the Soho media industry which is reliant upon a concentration of related uses in this part of the Creative Industries SPA.

Whilst acknowledging that currently planning policies do not protect existing office uses, objectors have referred to recent statements wherein the Council has acknowledged the need to safeguard Westminster's role as an economic generator of high value creative employment with the need to meet the borough's considerable housing needs. To this end, the implementation of office policies is currently being reviewed. As announced (in a statement made by the Deputy Leader of the Council on 18 March 2015), no loss of office floorspace will be considered acceptable unless a developer can demonstrate that the benefits of a proposal, taken as a whole, outweigh the loss of the office floorspace. However, this change will not be introduced, for the purpose of determining planning applications, until 1 September 2015. Objectors are of the opinion that this "change of direction" is relevant to the consideration of the current application and that, as the Council has already acknowledged that current policies are "out of date", the scheme should be determined in accordance with the emerging policy. They also consider that the application is contrary to paragraph 14 of the NPPF because "the harm arising from the loss of the office space clearly and demonstrably outweighs the benefits of granting permission".

The objectors comments are noted. However, the September date was chosen to take account of development proposals which had been prepared and submitted prior to the aforementioned policy announcement, as in this case. To apply this policy in advance of the adopted date, would be to apply it retrospectively, contrary to the terms of the Council's statement. Consequently, the application must be tested against current development plan policies.

UDP Policy COM 8 states that permission will not be granted for development proposals resulting in the loss of light industrial floorspace on sites within the Creative Industries Special

Policy Area, where this would result in the loss of industrial activities which contribute to the character and function of the area.

Objectors have referred to the impact of the proposals upon the Creative Industries Special Policy Area and particularly the Soho film/media industry – which relies upon the network created by the geographical concentration of related businesses. One objector (a previous tenant of the building) has expressed concern that continuing pressures for the conversion of commercial/creative floorspace to residential use has reduced the availability of suitable, affordable, accommodation for these companies. Although the site is located within the Creative Industries SPA as defined in the UDP, this SPA designation has not been included within the City Plan. As nearly 75% of “creative” companies operated from general office floorspace, and as much of the remaining light industrial floorspace was not protected, and could have been converted to general office use without the need for planning approval, the SPA designation is no longer considered to be applicable..

The building is now vacant. However, the companies board in the building foyer suggested that of the six previous office tenants, only one was a creative/film-related business, the remainder being general office uses. (This was confirmed by the building receptionist). The lawful use of the building is for general office purposes, and there is no protected light industrial floorspace on the site to which Policy COM 8 would apply. In these circumstances, objections to the loss of the light industrial use/floorspace cannot be supported.

In these circumstances, as there are currently no UDP or City Plan policies which protect existing office uses, the loss of the existing office accommodation cannot reasonably be resisted on the grounds that it would have an adverse impact upon the character or function of the conservation area.

6.1.2 New residential accommodation

The creation of 2196m² (GEA) of new residential floorspace is considered acceptable in land use terms, and complies with both Policy H3 of the UDP and S14 of the City Plan which seek to increase the residential floorspace within Westminster.

UDP Policy H3 seeks to maximise the amount of land or buildings in housing use on sites outside the CAZ. Policy S14 states that housing is a priority across the borough. The scheme would provide an increase in residential floorspace to create 19 new dwellings. The increase in residential floorspace is welcomed in land use terms.

6.1.2.1 Standard of accommodation/residential mix

City Plan Policy S14 seeks to optimise the number of residential units within new developments. The proposed flats (5x1 bed, 7x2 bed, 6x3 bed and 1x4 bed) are, with the exception of the four bed duplex apartment, relatively modest in size. The scheme provides 37% of family sized units (three or more bedrooms) in compliance with Policy H5. The size and mix of units proposed is considered to optimise the number of dwellings on the site.

The new flats would generally provide a good standard of accommodation in terms of unit size and layout and some would benefit from private amenity space in the form of balconies or larger terraces. Only nine of the flats are dual aspect. However, the flat configuration is largely informed by the position of existing window openings and the need to maximise the number of units and internal lighting levels. None of the single aspect units are north facing.

The application is supported by an assessment of the amount of natural light received within the proposed flats. The report calculates the Average Daylight Factor (ADF), which is the mean daylight factor on the horizontal working plane inside the room. The BRE guidance

recommends minimum ADF values of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. Where rooms are in mixed use, they should achieve the highest value amongst those uses.

Based on the submitted analysis, most rooms within the proposed flats would meet, and generally exceed, these minimum values. However, 12 of the 62 habitable rooms tested would fail to meet these standards and will have low levels of natural light. These are five bedrooms on the first and second floors, all in different flats, and rear living/kitchen/dining rooms on the first to fifth floors. Light to these principal living rooms is largely constrained by their large footprint, informed by the large office floorplate, and their aspect - facing an internal courtyard. However, the scheme has been designed to maximise the amount of glazing to every room and, given the relationship of the site with neighbouring buildings, these values are, overall, considered acceptable.

(It is noted that the layout drawings supporting the ADF assessment do not reflect the submitted layouts of first to fifth floor flats at the front of the building. The fourth living room window shown in the daylight assessment, has been incorporated within the adjacent bedroom, where the layout has been amended. In addition, west facing windows have also been removed from the southern lightwell extension, to prevent overlooking, although these windows are included in the daylight assessment. However, it is not considered that these anomalies have a significant impact upon the overall assessment of internal light levels within the new flats).

Interiors where occupants expect sunlight should receive at least 25% of annual probable sunlight, including at least 5% during the winter months. In general, a dwelling will appear reasonably sunlit provided at least one main window faces within 90 degrees of due south. A submitted sunlight analysis shows that, with the exception of rooms overlooking Poland Street, and south facing windows at the rear of the building, a number of rooms will receive little or no sunlight, either as a result of their orientation (north facing) or relationship with neighbouring buildings. However, where rooms are sunlit, levels are considered reasonable given the site constraints. At third floor, those rooms which do receive sunlight generally achieve annual sunlight values close to the target. From fourth floor level, annual sunlight levels largely exceed the target, and annual and winter sunlight levels improve progressively on the topmost floors.

In these circumstances, it is considered that the proposed flats would receive acceptable levels of daylight and sunlight in this dense urban environment.

The application is supported by an acoustic report which assesses the potential impact on noise levels within the new flats, both from external noise sources and from the restaurant use on the lower floors of the building. The report indicates that the building is exposed to quite high ambient noise levels. Consequently, the scheme proposes a high glazing specification, to ensure that internal noise levels within the flats are protected. The windows would also include acoustic trickle vents, for natural ventilation.

The report also considers the impact of the ground floor restaurant upon the flats. It concludes that the depth of the concrete slab between the ground and first floors would provide adequate sound attenuation. However, this has not been tested. Furthermore, the impact of the basement karaoke bar has not been considered. In these circumstances, conditions are recommended, both to ensure satisfactory noise levels within the flats in relation to internal noise sources and to require the submission of a supplementary report, with a full sound insulation test, to demonstrate that these sound levels can be achieved. This addresses objections raised on these grounds.

Subject to conditions relating to internal noise and vibration levels, it is considered that the new flats would provide an acceptable level of accommodation for future occupants. In

these circumstances, it is considered that it would be unreasonable to require the retention of a first floor commercial use in order to ensure satisfactory conditions within the proposed flats, as requested by the Soho Society.

In some cases, the exit route from bedrooms is via an open plan living space, incorporating a kitchen, creating a remote room with an exit route via a potential fire hazard. The Environmental Health officer has objected to the application on these grounds. However, the applicant has confirmed that the development will incorporate a sprinkler system to ensure that the proposed layouts will comply with the requirements of the Building Regulations.

Subject to appropriate conditions, the scheme is generally considered to provide a good standard of accommodation for future occupiers.

6.1.2.2 Affordable Housing

6.1.2.2. i Policy context

Policy H4 requires an appropriate form of affordable housing to be provided on site as part of housing developments including on sites where 10 or more additional dwellings are proposed. The policy requires this housing to be provided on the development site, except where the applicant can satisfactorily demonstrate that the affordable housing cannot be designed for transfer to, and management by, a Registered Social Landlord (RSL) or other appropriate body. In addition, in such circumstances, or where an applicant can demonstrate that providing the accommodation on site would reduce the viability of the development to such an extent that it would not proceed, or that the site would not be developed for residential purposes, the Council may accept a financial contribution to the Council's affordable housing fund. The amount of affordable housing required will be assessed in relation to a number of factors, including whether there will be particular costs associated with the development of the site or whether the provision of affordable housing would make it difficult to meet other planning objectives that need to be given priority in developing the site.

Under City Plan Policy S16, the affordable housing policy is triggered in the case of developments of either 10 or more additional units or over 1,000m² of additional residential floorspace. The required level of affordable housing comprises a proportion of the overall floorspace, rather than of unit numbers. The interim guidelines expect that a development of the size proposed should provide 400m² /5 units of affordable housing. The affordable housing should be provided on the site. However, where the Council considers that this is not practical or viable, the housing should be provided on an alternative commercial site in the vicinity. Off site provision beyond the vicinity of the development will be accepted where the Council considers that the accommodation provided would be greater, and of a higher quality, than would be possible in either of the first two cases (and where it would not add to an existing localised concentration of social housing, which will be defined in the City Management Plan). A financial contribution in lieu of affordable housing will only be accepted if all other options are acknowledged as being impractical or unfeasible.

The applicant has submitted a viability report in support of their proposals. This report has been assessed by consultants acting on behalf of the City Council.

6.1.2.2.ii On site and off site provision

The ground floor of the existing building currently provides access to the ground floor restaurant, to the basement karaoke bar and to the offices on the upper floors. It is acknowledged that it would be difficult to create a separate access core to any on site affordable housing units within this frontage. The Council's consultants have also advised that the scheme could not viably deliver any on site affordable housing. The applicants had been asked to provide letters from several RSLs (Registered Social Landlords) to support their

contention that there would be no interest from them in managing a limited number of units on the site. To date, this information has not been provided. However, given the access difficulties, and the Council's viability advice, it is accepted that it would not be practical or feasible to meet the affordable housing requirement on the site.

The applicant has advised that they do not own any other building where the affordable housing could be provided. In these circumstances, it is accepted that a contribution to the City Council's affordable housing fund would be the most appropriate means of addressing the affordable housing policy.

6.1.2.2 iii Assessment of Viability Arguments

If it is accepted that it would not be appropriate or practical to provide the affordable housing requirement either on or off site, the current scheme would generate a requirement for a financial contribution of £1.535m in lieu of on site provision. (This figure is based on the relevant unit cost for affordable housing at the time when the application was submitted).

The applicant's viability report concludes that the scheme is unable to support any financial contribution to the City Council's affordable housing fund. However, the Council's consultants have advised that the development could support an affordable housing contribution of £715,000. The applicant has since confirmed that they are willing to pay this sum.

Subject to a S106 legal agreement to secure the affordable housing contribution, the application is considered acceptable in land use terms.


6.2 Design/Townscape

The building is a post-war redevelopment on the west side of Poland Street and is set back from the original building line. It is unattractive and there is no objection in principle to the recladding and extensions as proposed. It is within protected vista 4A.2 from Primrose Hill to the Palace of Westminster and is in the Soho Conservation Area. The neighbouring building at No. 54 Poland Street is Grade II listed.

Objections have been received on the grounds that the proposed roof extension would, as the existing building is already taller than many of its neighbours, result in a building of an unacceptable scale and massing which is out of keeping with the character and scale of the majority of the neighbouring buildings, to the detriment of the character and appearance of the Soho Conservation Area and to the setting of the adjacent listed building. One respondent expresses concern that the new building height will set a precedent for development in the area. One objection states that the property is designated as an unlisted building of merit within the conservation area audit. This is not the case.

One respondent has also expressed concern that the application makes no reference to the fact that the property sits within the protected vista from Primrose Hill to the Palace of Westminster and does not include datum levels on the submitted drawings. Additional submitted drawings showed that the proposed building breached the development plane by nearly 24cm. The height of the building roof extension has since been reduced and amended drawings confirm that the building will not encroach upon the protected vista.

It is proposed to bring forward parts of the street façade to the historic building line. However, some of the facade at ground floor level will remain on its current alignment meaning that the upper floors will have a substantial overhang. The underside of the overhang will be finished in the same material as the street facade (Cor-ten steel).

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At roof level the extensions will have very limited impact in street level views and from the upper floors of surrounding properties the alterations will be neutral in design terms. Of greatest importance is the height, which it is confirmed will not breach the development plane of the protected vista.

Part of the new street façade is to be of London stock brick with vertically proportioned windows next to the Grade II listed building at No.54, which will thus have its setting improved. The remainder of the facade is to be clad with perforated steel representing a brick-bond pattern. This novel design would be unique in Soho, but is nevertheless acceptable given the wide variety of architectural styles in the area, all of which contribute to its historic character and appearance. The top three floors are tiered-back and clad in grey powder-coated aluminium panels to give a more roof-like appearance. The overall effect will be an improvement in design terms and will maintain the character and appearance of the Soho Conservation Area, the setting of the neighbouring listed building, and the protected vista. This accords with UDP Policies DES 1, DES 5, DES 6, DES 9, DES 10 and DES 14.

6.3 Amenity

Policy ENV 13 of the UDP states that the City Council will normally resist proposals which result in a material loss of amenity to neighbouring properties in respect of the levels of daylight and sunlight received, and any loss of privacy or increased sense of enclosure to neighbouring windows. City Plan Policy S29 also states that permission will be refused for developments that would result in a material loss of residential amenity.

6.3.1 Daylight and sunlight

The applicant has submitted various daylight and sunlight reports which assess the impact of the proposals upon flats at the rear of the site in Marshall Street and Dufour's Place, and on properties on the opposite side of Poland Street. The reports have been updated to include adjacent properties, 54 Poland Street and Fenton House, at the corner of Great Marlborough Street, which have extant permissions for development, including new flats.

The analysis has also been amended to respond to concerns that the figures in the original reports did not accord with those previously agreed (between the applicants for the redevelopment of Fenton House and the owners of 16 Marshall Street) and to include diagrams of neighbouring flats layout to support the submitted assessment. The applicant has also had regard to the fact that the layouts of flats at 16 Marshall Street, in some cases, do not accord with the approved plans in respect of room layouts.

Under Policy ENV 13, the City Council will normally resist proposals which result in a material loss of daylight or sunlight to existing dwellings and will refuse permission where the resulting level is unacceptable. The Council will normally aim to ensure that there is a predominantly daylit appearance for habitable rooms to residential buildings and minimum daylight values are therefore normally unacceptable. Where residential rooms fall well below the recommendations within the Building Research Establishment (BRE) guidelines, the Council may find any loss of light unacceptable.

The BRE guidelines state that only those windows which have a reasonable expectation of daylight or sunlight will need to be assessed and windows to residential properties which serve non-habitable rooms, e.g. bathrooms, hallways and smaller kitchens, generally those which do not include dining facilities, do not require assessment.

6.3.1.1 Daylight

Under BRE guidelines if the Vertical Sky Component (VSC), or skylight, is greater than 27%, enough light should still be reaching the window of the existing building. Where, as a result of the development, this figure is below 27% and less than 0.8 (i.e. a loss of 20%) of its former value, then the reduction in light to that room will be noticeable. Where rooms are served by more than one window of the same size, any loss of light to these individual windows can be considered as an average.

The distribution of daylight within individual rooms can also be assessed using the No-Sky Line (NSL) test. The BRE guideline states that where a significant proportion of the working plane (which can receive direct skylight) lies beyond the NSL, the distribution of daylight within the room will seem poor and supplementary electric lighting will be required. The British Standard suggests that a significant area would be more than 20%. However, it is acknowledged that if an existing building contains single aspect rooms, which are particularly deep, then a greater movement of the NSL line may be unavoidable.

Objections have been received from the occupants of four flats at 7 Dufour's Place, on the grounds the proposals would result in a loss of daylight to windows and balconies/terraces at the rear of those properties.

The updated daylight report shows that flats at 7 Dufour's Place, which are located on first to fifth floors, would see reductions in VSC of between 0.09% and 7.98%.

Of the objectors' flats, living room windows would see a reduction of between 4.17% and 7.98% and bedroom losses between 4.26% and 6.77%

The daylight distribution test shows that of the 16 rooms tested, nine would see no reduction in NSL and the remainder would see losses of between 0.1% and 1.3%.

St. Giles House, 16 Marshall Street, is located directly behind the application site. The submitted daylight assessment, is based on the approved building layouts. Of the 27 windows tested, three would see no reduction in VSC and 13 windows would experience reductions of below 5%. The most significant losses are 11.15% to one of two windows to an east facing living room at fourth floor level (the second window would see a reduction of 7.46%) and 17.22% to a south facing window at sixth floor level, where a VSC of over 25% would be retained. The approved plans suggest that this window serves a non-habitable kitchen.

The NSL assessment of this property shows that most rooms would see no reduction. In other cases and, with the exception of one room, the maximum loss would be 3.6%. The most affected room, a south facing window at fifth floor level, would see a reduction of 22.9%. However, this window would still retain a reasonable VSC value of 15.76% (experiencing a 7.57% reduction). The approved plans show that this window does not serve a habitable room.

The applicant's daylight consultant has also considered the implications of the fact that the layouts of flats at 16 Marshall Street (St Giles House) do not, in some areas, comply with the approved drawings with regard to the relationship between windows and partitions. They have assessed previous daylight reports in which this issue was addressed, and "true" layouts recorded, and conclude that this anomaly would have no significant impact on the daylight assessment, particularly as areas affected by the changes are bedrooms, which are afforded a lesser degree of protection than the principal living rooms.

The report also assesses the impact of the scheme on 1-5 Poland Street, on the basis that there appear to be residential flats on the top floor. Records indicate that the lawful use of this building is as Class B1 offices. However, reasonable levels of light would be retained on all floors.

The updated report also assesses the impact of the development upon the approved (unimplemented) flats at 54 Poland Street. This shows that the maximum reduction in VSC would be 3.74% to a rear ground level bedroom. There would be no reduction in NSL to habitable rooms.

There is an extant permission for the redevelopment of Fenton House, 51-53 Great Marlborough Street, including flats on the fifth and sixth floors. The VSC analysis shows a maximum reduction of 3.78% in the case of most windows. The most significant reductions would be to south facing windows to a single fifth floor flat (bedroom, living room and second bedroom) being 9.9%, 11.3% and 12.4% respectively. However, the losses are well below the 20% benchmark and all windows would continue to receive reasonable levels of light.

The submitted reports show that most reductions in VSC and NSL to neighbouring habitable rooms would meet the tests set down in the BRE guidelines and that most rooms would continue to receive reasonable levels of natural light in this built up environment. In these circumstances, it is not considered that the proposals would have a material impact on the levels of daylight received to neighbouring properties.

Given that light to neighbouring windows/rooms is not materially affected, it is not considered that there would be a significant impact on the amount of light received to external terraces. Consequently, objections relating to a loss of daylight could not be supported.

6.3.1.2 Sunlight

BRE guidelines state that access to sunlight should be checked for all neighbouring main living (habitable) rooms which have a window facing within 90 degrees of due south. Windows which face 90 degrees of due north do not need to be tested as they have no expectation of sunlight. The BRE guidance acknowledges that kitchens and bedrooms are of less importance, but states that in the case of these rooms care should be taken 'not to block too much sun'.

If the tested window receives more than one quarter of annual probable sunlight hours, including at least 5% of annual probable winter sun (during the winter months between 21 September and 21 March), then the room should still receive enough sunlight. Any reduction in sunlight below this level should be kept to a minimum. If available sunlight hours are both less than the amount given and less than 0.8 (20% loss) of their former value, either over the whole year or just during the winter months, then the loss of sunlight will be noticeable.

Objections have been received on the grounds the scheme would have a significant impact upon the amount of sunlight received to rooms at the rear of 7 Dufour's Place and to rear terraces and balconies to those properties.

Of the residential windows tested at 16 Marshall Street and 7 Dufour's Place, most windows would either experience no loss of annual or winter sun or losses would be well below 20%. The one exception is a sixth floor, south facing window at 16 Marshall Street, which would experience a 30% loss of winter sun. However, this window would still receive 14% winter sunlight, far exceeding target values. The approved plans show this to be a non-habitable kitchen.



The applicant's daylight consultant has concluded that there would be no discernible increased impact on overshadowing to amenity spaces at the rear of 7 Dufour's Place due to the relationship between those spaces and the proposed building extensions and because they are located to the south of the application site. Officers concur with this view.

Most office windows at 1-5 Poland Street would experience no loss of sunlight and any losses are insignificant.

The proposed flats on the upper floors of the approved Fenton House development have also now been tested. The six windows to a dual aspect, fifth floor living area, would experience no loss or a reduction of between 2.9% and 13.6% and would continue to receive good annual sunlight values of between 18% and 33%. The impact on winter sun is more significant. Although two windows would continue to receive values of 5%, the remainder would experience losses of between 40% and 100%, with resulting values of between 0% and 3%. However, as a whole it is considered that this room would continue to receive adequate winter sun. A third bedroom to the same unit would continue to receive annual sunlight levels exceeding the threshold. Although it would experience a reduction in winter sun of nearly 43%, it would continue to receive 4% and would remain adequately sunlit.

The south facing living room and bedroom to an adjacent flat would experience annual sunlight values of 27% and 23% respectively. The impact on winter sun would be more significant (at 60% and 50% respectively) with retained values of 2% and 1% (from 5% and 2%).

The third south facing bedroom to the approved penthouse flat would continue to receive annual and winter sunlight meeting or exceeding target values. The living room, which is served by 13 windows/rooflights, would largely maintain values well in excess of the target. In the case of two windows, where values are below the threshold, there would be no loss or a reduction below 20%. In the case of winter sun, seven windows would experience either no loss or reductions of 20% or below. The six remaining windows would see reductions of between 33% and 50%. However, as seven windows would continue to receive winter sunlight values exceeding the 5% target, it is considered that this room would remain adequately sunlit.

In these circumstances, in this built up urban location, it is not considered that the scheme could reasonably be recommended for refusal on the grounds that there would be a material loss of daylight or sunlight to neighbouring properties.

6.3.2 Overlooking

Objections have been received from occupants of flats at the rear of 7 Dufour's Place on the grounds of overlooking from any enlarged or additional windows, a problem which they consider to be exacerbated by the proposed change of use.

With the exception of those windows within the proposed extension within the southern lightwell, windows will be replaced within the existing openings and would not afford additional views. The lightwell extension on third to eighth floors, would project approximately 1.5m beyond the existing building line. The design has been amended to omit additional glazing in the western elevation (to living rooms), to minimise the potential for occupants to look back towards neighbouring flats. Given this amendment, it is not considered that the occupation of the building as flats would result in a material loss of privacy to neighbouring residents.

There will be no terraces at the rear of the site. A full width terrace would be created at sixth floor level, utilising the roof of the proposed forward extension of the building. The existing seventh floor terrace would be retained, although significantly reduced in depth. A further full-

width terrace would be created in front of the proposed roof extension. As with the existing terrace, the southernmost corner of the larger terraces would be visible from flats in Dufour's Place, through the gap over the roof of 54 Poland Street. Small terraces are also proposed on the north east corner of the building at first to fifth floor levels, adjacent to the entrance to Poland Street car park. However, given the relationship of the proposed terraces to neighbouring properties, it is not considered that the use of the proposed terraces would result in a material loss of privacy to neighbouring flats including the approved flats at No. 54 Poland Street.

6.3.3 Noise

UDP Policies ENV6 and ENV7 deal with the subject of noise pollution and vibration both from new uses, internal activity and the operation of plant. The policies require the potential for any disturbance to be ameliorated through operational controls and/or attenuation measures. Policy S32 requires disturbance from noise and vibration to be contained.

Under Policy ENV6, new developments are expected to incorporate design features and operational measures to minimise and contain noise levels in order to protect noise sensitive properties. Where developments adjoin other buildings, the applicant is required to demonstrate that, as far as reasonably practicable, schemes will be designed and operated to prevent the transmission of audible noise or vibration through the fabric of the building. The application is supported by an acoustic report.

6.3.3.1 Noise from the development

6.3.3.1.i Plant noise

Objectors are concerned that the operation of the proposed plant would result in unacceptable disturbance to neighbouring residents. They consider that the amount of new plant shown is unsustainable and that the plant should be relocated to the northern (car park) side of the building and fully sound attenuated.

The proposal involves the relocation and screening of existing plant serving the entertainment uses on the lower floors of the building, as well as the provision of new plant for the residential development on the upper floors. As it is a reasonable expectation that an alternative means of ventilation would be provided should future residents choose to keep their windows shut to minimise potential noise disturbance, the amount of new plant proposed is not considered unreasonable. The equipment within the southern lightwell, closest to the objectors' properties, is existing commercial plant, which would be retained in that location, and acoustically screened in order to safeguard the amenities of the new flats, which would be closest to the proposed plant. It is not considered reasonable to require this plant to be relocated to the other side of the building.

The application is supported by an acoustic report. Plant for the basement and ground floor commercial uses has unrestricted hours of operation. The new residential plant would operate on a 24-hour basis. The condensing units would operate in low noise mode overnight.

The Environmental Health officer has assessed the submitted acoustic report and raises no objection to the proposals subject to conditions relating to plant noise and vibration. However, as the plant scheme design is at an early stage, the applicant will need to provide a supplementary acoustic report to demonstrate that the selected equipment will operate in accordance with the standard noise condition. Subject to these conditions, it is not considered that the plant operation would adversely affect the amenities of existing, or future, residents and objections on these grounds cannot be supported.

6.3.3.1 ii Noise disturbance (and littering) from the development

Objectors are concerned about potential noise disturbance resulting from the creation of new flats and about noise disturbance from the use of the terraces.

Given their domestic use and location overlooking Poland Street, it is not considered that the use of the proposed terraces would give rise to significant disturbance to neighbouring residents nor that the terrace proposals could reasonably be resisted on the grounds of increased litter generation.

Similarly, the use of the building for residential purposes would not result in a material increase in noise nuisance when compared with the existing commercial use.

6.3.3.2 Noise disturbance during the course of construction

An objection has been received from local residents in relation to noise disturbance during the course of construction. An objection has also been received on behalf of the operators post-production sound studios in 51-53 Great Marlborough Street on noise grounds, primarily on the basis that the extent of demolition and construction works (internal alterations on each floor, the erection of an additional roof storey and extensions to the front and south of the building, including a new front facade) would result in significant disturbance in respect of noise, vibration and dust generation affecting the objectors' ability to carry out their business. It is likely that works of demolition would need to be undertaken with a degree of care in order to safeguard the retained building fabric.

The objector refers to a policy requirement to reduce noise generated, so far as it is practical, to the Lowest Observed Adverse Effect Level (LOAEL) and notes that this requirement also applies during the construction phase.

National Planning Policy Guidance on Noise (6 March 2014), to which the objector refers, requires local planning authorities to take account of the acoustic environment and, in doing so, to consider whether or not a significant adverse effect, or an adverse effect, is likely to occur and whether or not a good standard of amenity can be achieved. The guidance refers to the Explanatory Note of the Noise Policy Statement for England, which states that the assessment of noise disturbance would include identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be, above or below the Significant Observed Adverse Effect Level (SOAEL – the level above which significant adverse effects on health and quality of life occur) and the Lowest Observed Adverse Effect Level (LOAEL – the level above which adverse effects on health and quality of life can be detected) for the given situation. The Explanatory Note acknowledges that it is not possible to establish a single objective noise-based measure that defines SOAEL, as this is likely to be different for different noise sources, for different receptors and at different times.

The objector contends that, due to the nature of their business, LOAEL is the level at which they can operate without any material effect on their business, and that SOAEL is the level at which they could no longer use the studio. In the absence of any assessment of the construction or operational impacts in relation to LOAEL or SOAEL, the objector contends that it is not possible to ascertain whether or not the proposal complies with national planning policy. Furthermore, even if it can be demonstrated that the impact of the development process, or the completed development, falls between LOAEL and SOAEL, unless it has been shown that all possible mitigation will be employed to reduce the noise impact to the LOAEL, the development is contrary to national noise policy and should be refused.

However, the stated vision set down in the Explanatory Note is to "promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development", with the aim to "avoid significant adverse effects on health and quality of life", to "mitigate and minimise adverse impacts on health and quality of life" (and to, "where possible, contribute to the improvement on health and quality of life"). The Note addresses the impact of "neighbour noise" including construction noise, and human reactions to it including sleep deprivation etc. It is primarily weighted towards the consideration of the impact of noise upon residential amenity rather than with the impact of noise upon commercial activity.

Nevertheless, the application building is in close proximity to flats in Dufour's Place and Marshall Street. The Note sets out a requirement for developers to avoid significant adverse impact on health and quality of life and, where the impact lies somewhere between LOAEL and SOAEL, "to take all reasonable steps to mitigate and minimise adverse effects on health and quality of life whilst also taking into account the guiding principles of sustainable development". However, the Note is clear that "this does not mean that such adverse effects cannot occur". It also sets out the "need to integrate consideration of the economic and social benefit of the activity or policy under examination with proper consideration of the adverse environmental effects, including the impact of noise on health and quality of life. This should avoid noise being treated in isolation in any particular situation i.e. not focussing entirely on the noise impact without taking into account other related factors".

The applicant's Acoustic Consultants have submitted an updated report dealing with the issue of construction noise. This report has been assessed by officers from the Council's Noise Team. The report refers to the noise impact in relation to the relevant British Standard, which is the code of practice for noise and vibration from open sites.

Limits have been suggested, in relation to noise from demolition and construction activities in accordance with British Standard Guidance. As these limits would be applicable to the flats immediately adjacent to the site, it is considered likely that the received noise level at the sound studio, which is likely to be soundproofed to protect the use from external noise sources, would be significantly lower. In addition, the applicant has confirmed that all proposed works be undertaken as required by the Control of Pollution Act, ensuring that the quietest machinery is used, with silencers, and that acoustic screening is employed wherever possible. Noise and vibration monitoring will also take place continuously. The Noise Officer had advised that the mitigation measures proposed are typical processes under section 61 of the Control of Pollution Act. In these circumstances, it is considered that the issue of construction noise has been satisfactorily addressed.

6.4 Highways

6.4.1 Parking and cycle parking

The scheme does not provide any off-site parking for the new flats. UDP Policy TRANS23 details an 80% on-street car park occupancy threshold above which the provision of additional vehicles to the on-street parking environment will result in an unacceptable level of deficiency.

The evidence of the Council's most recent night time parking survey in 2011 (Buchanan's) indicates that parking occupancy of ResPark bays within a 200 metre radius of the site is 66%. However, TRANS23 includes all legal parking spaces (e.g. Single Yellow Lines, Metered Bays, P&D, and Shared Use). As such, with the addition of Single Yellow Line availability at night, the stress level reduces to 31%.

The most recent daytime parking survey in 2011 (Buchanan's) indicates that parking occupancy of ResPark bays within a 200 metre radius of the site is 71%. TRANS23 includes

all legal parking spaces. During the daytime within the area, the only legal on-street spaces for permit holders are Residential and Shared Use Bays.

It is acknowledged that the site has a high level of public transport accessibility, though it is important to note that households within the West End ward with one or more cars is 29% (2011 Census figures). Whilst this is lower than the city average, the above figures indicate that residents in the area do own cars, along with the fact that during the day residential bays have a high level of occupancy.

Overall, parking pressures in this location remain below stress levels but it is likely that the parking situation will deteriorate as a result of the proposed development and parking mitigation measures are therefore necessary. The applicant has agreed to provide lifetime car club membership (25 years) for each of the proposed flats. These measures are considered acceptable and would be secured by legal agreement.

Cycle parking spaces would be provided within each residential unit but because of site constraints, there is no possibility of providing a dedicated cycle store. There is some concern that access to the proposed cycle spaces would require cyclists to negotiate stairs/lifts/doors etc, which may discourage residents from cycling. However, given the site constraints, the proposed arrangements are considered satisfactory and would be secured by condition.

6.5 Economic Considerations

Any economic benefits associated with the development are welcomed.

6.6 Other UDP/Westminster Policy Considerations

6.6.1 Refuse storage

The Cleansing Manager has requested a condition requiring the submission of details of arrangements for the storage of refuse and recyclable materials.

6.7 London Plan

The scheme does not raise any strategic issues and is not referable to the Mayor of London.

6.8 National Policy/Guidance considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

Paragraph 23 of the National Planning Policy Framework (NPPF) adopted March 2012 sets out that local authorities should 'recognise town centres as the heart of their communities and pursue policies to support their vitality and viability'. Policies should 'promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres'. In order to achieve this, the local authority should 'define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations'.

6.9 Planning Obligations

Policy S33 of the City Plan details the Council's aim to secure planning obligations and related benefits to mitigate the impact of all types of development. Formulas for the calculation of contributions towards related public realm improvements etc are detailed in the Council's Supplementary Planning Guidance on Planning Obligations.

On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which makes it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, if the obligation does not meet all of the following three tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

The applicant has agreed to make a contribution to the City Council's affordable housing fund of £715,000 in lieu of on-site provision (index lined and payable upon commencement of development). It is accepted that this is the maximum sum that the scheme can deliver and is therefore considered acceptable.

In order to mitigate the impact of the development on on-street parking demand, the applicant proposes to provide lifetime car club membership (minimum 25 years) for occupants of the new flats. This aspect of the proposals is considered acceptable.

The proposed planning obligations are considered to meet the tests outlined above and would be secured by a S106 legal agreement

6.10 Sustainability and Biodiversity

The application is supported by an Energy and Sustainability Statement. This statement sets out passive design measures (high specification glazing, thermal insulation) and the use of energy efficient building services (mechanical ventilation with heat recovery, energy efficient heating, cooling, lighting and water systems) to improve the building's performance and to reduce CO2 emissions. In addition, photovoltaic panels will be installed on the main roof. It is estimated that these measures would achieve a reduction in CO2 emissions of 31%.

It is anticipated that the development would achieve a Domestic Refurbishment Rating of "Good". The report advises that this rating is informed by the type of heating and hot water systems which have had to be selected due to the limited plant space available. In all other areas the BREEAM criteria have been targeted to maximise the rating.

The Go Green Manager has assessed the report and has expressed concern that the application was not fully compliant with London Plan policy requirement for 40% carbon reductions to be delivered. He has requested that the saving be increased to 35% or that the shortfall be addressed through carbon offsetting. He also expressed concern that the

anticipated BREEAM rating is below expectations and the applicant was asked to review and improve this rating.

However, the applicant contends that the overall level of carbon reduction is appropriate, given the nature of the development, and are concerned that a requirement to make further reduction would potentially impact on the building design. They have also confirmed that any requirement for a financial contribution for carbon offsetting would need to be deducted from the proposed affordable housing contribution.

In these circumstances, the submitted proposals are considered acceptable on sustainability grounds.

As the application involves the conversion of an existing building, and as the main roof will be covered with photovoltaic panels, it is accepted that there would be limited opportunity to improve the site's contribution to the biodiversity of the area. However, a small area of sedum roof is proposed. Whilst the provision of a green roof is welcome, sedum makes little contribution to biodiversity and it is considered that an alternative form of living roof would be more appropriate. A condition is therefore recommended to require the submission of details of a living roof. It is acknowledged that some planting is likely to be provided on the proposed roof terraces which also have the potential to contribute to the biodiversity of the area.

6.11 Other Issues

Objectors are concerned that the flats are unlikely to be occupied as permanent homes and that their occupation as short term lets would adversely affect neighbours' amenities.

The application is made on the basis that the units were to be occupied as permanent residential accommodation. (Although a recent change in legislation means that any future owner would be able to let the property out for up to 12 weeks in any year without needing to obtain planning permission). However, the permanent use of the premises for short term letting would require planning permission and therefore these objections are not sustainable.

6.12 Conclusions

The application is considered acceptable in land use, amenity and design terms, subject to appropriate conditions, and accords with relevant UDP and City Plan policies. The application is therefore recommended for approval.

BACKGROUND PAPERS

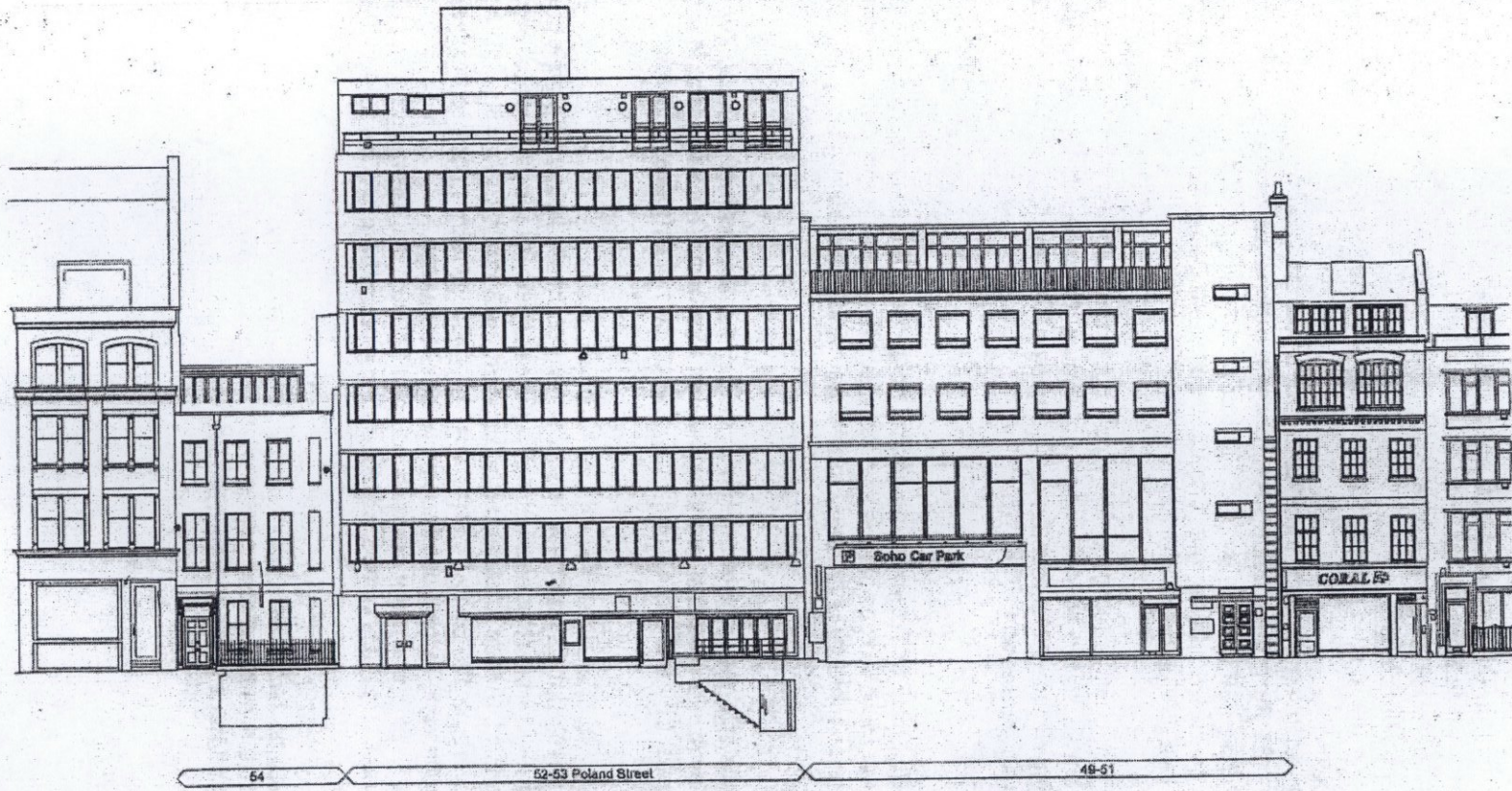
1. Application form
2. Email from the Soho Society dated 3 March 2015
3. Memorandum from Cleansing Manager dated 13 February 2015
4. Memorandum from Highways Planning Manager dated 24 February 2015
5. Memoranda from Environmental Health dated 25 June, 8 July and 17 July 2015
6. Memorandum from Go Green Manager dated 11 February 2015
7. Letter from Designing Out Crime Officer dated 16 February 2015
8. E-mails from the occupier Flat 3, 7 Dufour's Place dated 30 May and 12 June 2015
9. E-mail from the occupier Flat 4, 7 Dufour's Place dated 11 June 2015
10. E-mail from the occupier Flat 9, 7 Dufour's Place dated 2 June 2015.
11. E-mail from the occupier Flat 9, 7 Dufour's Place dated 10 June 2015.

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4

12. E-mail from the occupier Flat 15, 7 Dufour's Place dated 12 June 2015
13. Letter on behalf of the occupier 51-53 Great Portland Street dated 8 June 2015
14. E-mail from the operator basement 52 Poland Street dated 19 February 2015
15. E-mail from (former) occupier 52/53 Poland Street dated 23 March 2015
16. Letter from Marshall Street Regeneration Ltd, 18 Marshall Street dated 2 June 2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT PAUL QUAYLE ON 020 7641 2547 OR BY E-MAIL – pquayle@westminster.gov.uk

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03/08/2015



64 52-53 Poland Street 49-51

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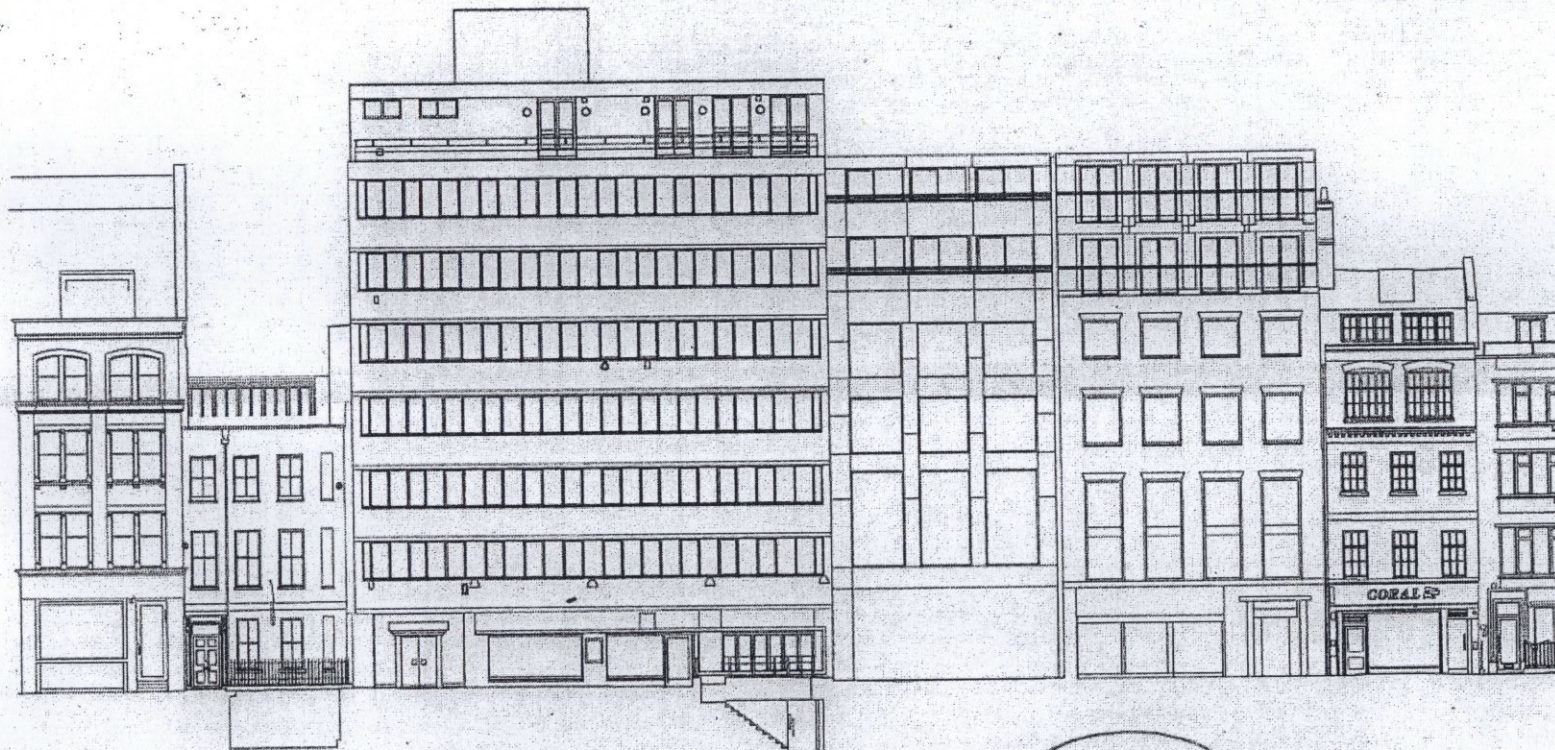
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STATUS	PLANNING				
PROJECT	52-53 POLAND STREET				
DRAWING TITLE	EXISTING FRONT ELEVATION				
DATE	08.2014	SCALE	1:200@A3	JOB NO.	450
DRWG NO.	(00)_200	REV.			

4m 8m 12m 16m



54 52-53 Poland Street 49-51

Neighbouring elevation shows approved scheme from Application number 07/03086/FULL

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STATUS	PLANNING		
PROJECT	52-53 POLAND STREET		
DRAWING TITLE	22.01.15	EXISTING FRONT ELEVATION - Approved Neighbouring Property	
DATE	08.2014	SCALE	1:200@A3
JOB NO.	450	DRWG NO.	(00)_201
REV.	-		

4m 5m 6m 10m

New 8th floor extension, set back from building edge. Steel frame with Metsec SFS infill system, insulated inbetween vents to meet U-Value 0.15 W/m².k, covering insulation to prevent cold bridge, Tyvek membrane, PPC RAL 7040 aluminium rainscreen panels mounted on vertical T-section for profiled joint. Gutter detail to base, concealed behind PPC aluminium coping to parapet.

Glazing to 8th floor, aluminium framed, double glazed, full height, opening, glazed doors to terrace

New facade to 6th floor - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m².k. PPC aluminium rain screen panels RAL 8019 cassettes mounted on T-section to form profiled joint details. Chamfered reveals to windows/doors, pressed PPC aluminium RAL 8019

Full height, opening double glazed sliding doors, PPC aluminium framed in pressed aluminium chamfered reveals PPC RAL 8019

Brick facade extended to form balustrade at 6th floor

New front extension on floors 1-5.

PPC aluminium framed, double glazed opening casement windows, PPC RAL 8019 pressed aluminium chamfered reveals openings

Front facade Type A - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m².k. Reclaimed London stock brick cladding, flemish bond. PPC RAL 8019 aluminium strip inserts aligning with window cills and joints lines in Corten.

Bronzed panel

New glazed entrance door and side panel

Commercial shopfront not in application. Refer to ground floor plan for extent

Line of existing building shown dotted in red

+51995 ACD

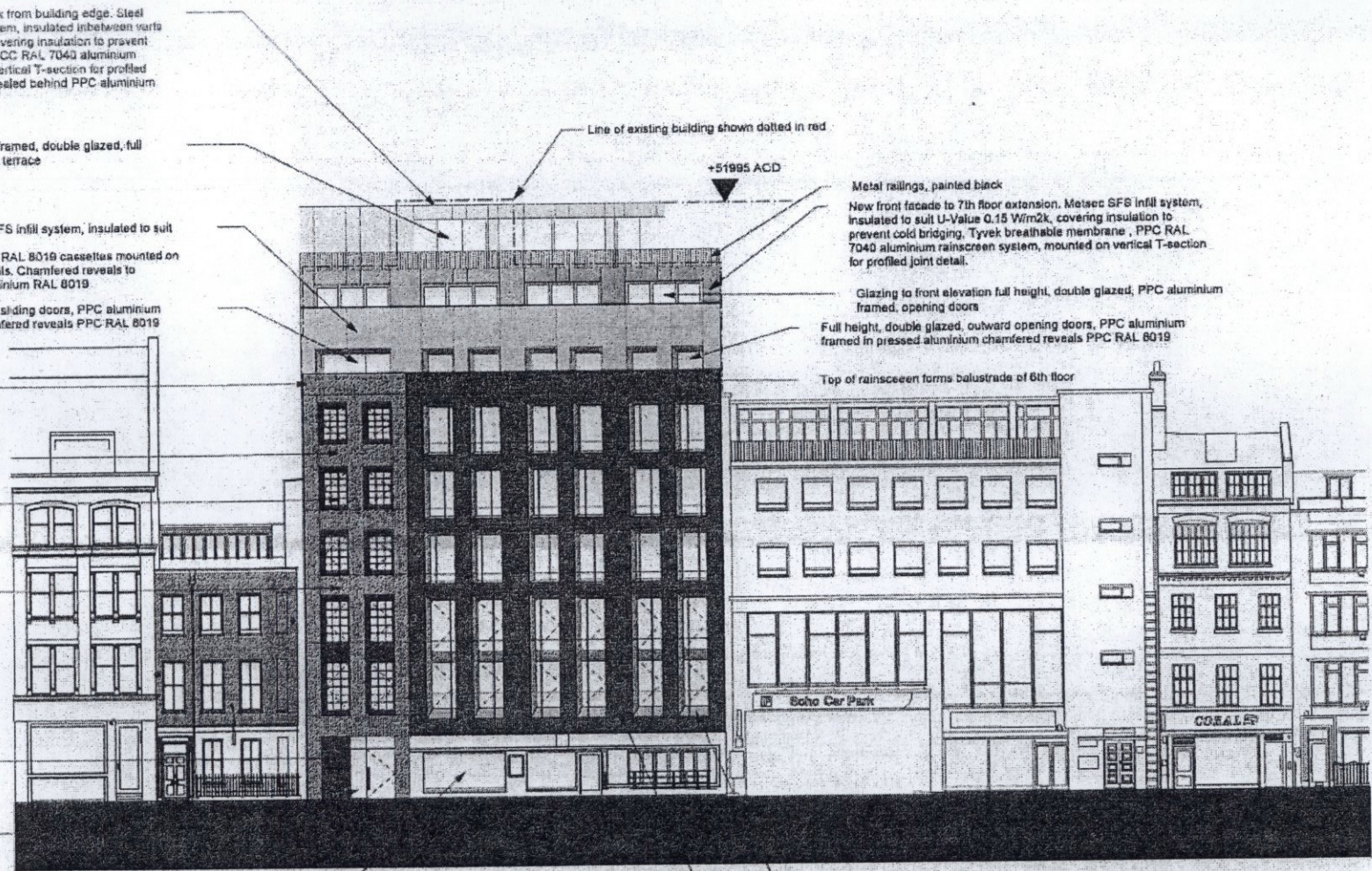
Metal railings, painted black

New front facade to 7th floor extension. Metsec SFS infill system, insulated to suit U-Value 0.15 W/m².k, covering insulation to prevent cold bridging, Tyvek breathable membrane, PPC RAL 7040 aluminium rainscreen system, mounted on vertical T-section for profiled joint detail.

Glazing to front elevation full height, double glazed, PPC aluminium framed, opening doors

Full height, double glazed, outward opening doors, PPC aluminium framed in pressed aluminium chamfered reveals PPC RAL 8019

Top of rainscreen forms balustrade of 6th floor



Full height inward opening glazed windows, PPC Aluminium frames. Chamfered pressed aluminium reveals RAL 9001. PPC aluminium decorative mullion and transom bars in front of glazing

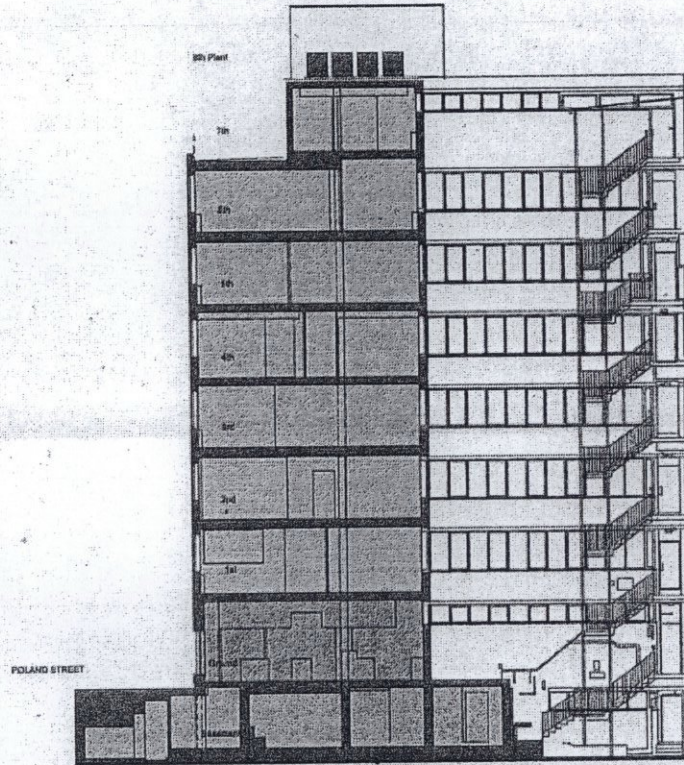
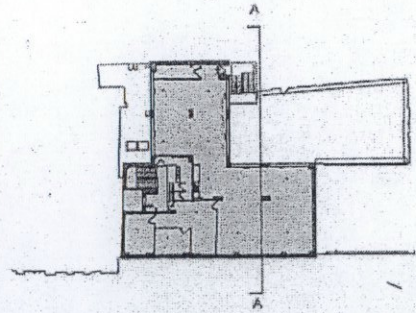
Front facade Type B - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m².k. Laser cut corten steel rainscreen panels between window openings, mounted on concealed frame, back lit

460 - 53 POLAND STREET NOTES:
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 MEASURED SITE SURVEY FOR EACH FLOOR SHALL BE CARRIED PRIOR TO SETTING OUT AND PRODUCTION OF ALL DETAILED DESIGN. ALL REPEATING LAYOUTS INCLUDING TYPICAL KITCHEN, BATHROOM & JOINERY TYPES ARE GENERAL DESIGN DRAWINGS AND SHALL BE FITTED TO SITE DIMENSIONS SPECIFICALLY FOR EACH FLAT ON EACH FLOOR.
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 WHERE APPROPRIATE REFERS TO A PRODUCT/SUPPLIER/MANUFACTURER BY NAME. THIS DOES NOT CONSTITUTE A NOVATION. AN EQUAL CAN BE SUBMITTED FOR APPROVAL BY THE ARCHITECT. THE CONTRACTOR REMAINS RESPONSIBLE FOR THE DETAILED DESIGN AND PERFORMANCE.



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STATUS	PLANNING REVISION			
PROJECT	52-53 POLAND STREET			
DRAWING TITLE	29.07.15 PROPOSED FRONT ELEVATION			
DATE	08.2014	SCALE	1:200@A3	JOB NO. 450
DRWG NO.	(00)_210	REV.	D	



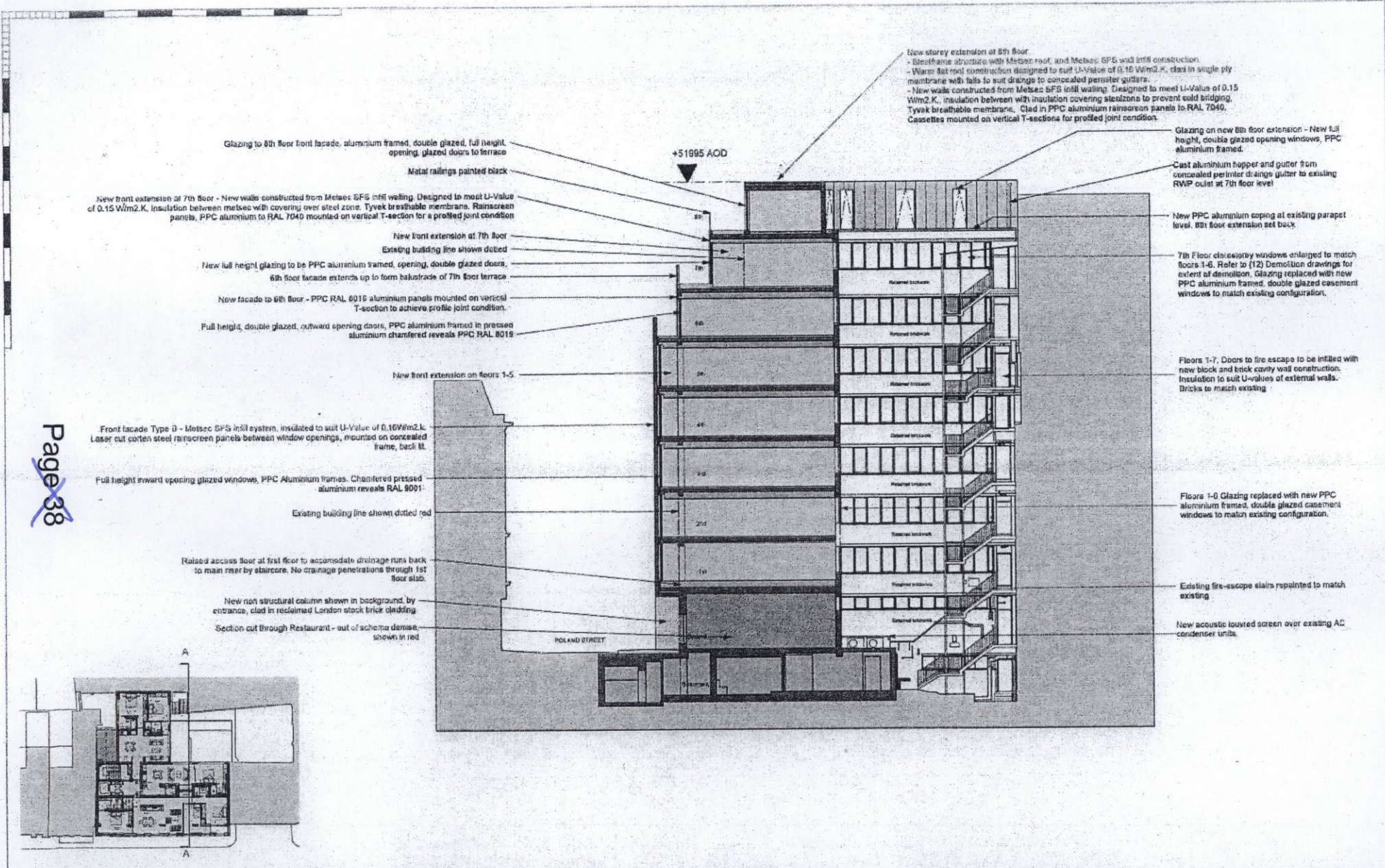
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KEY:	
	A4 unit - not in application
	A3 unit - not in application
	Offices
	Residential
	Roof level
	Terrace
	Plant
	Context buildir



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STATUS		PLANNING	
PROJECT		52-53 POLAND STREET	
DRAWING TITLE	22_01.15	EXISTING SECTION AA	
DATE	08.2014	SCALE	1:200@A3
JOB NO.	450	DRWG NO.	(00)_300
REV.	-		



Glazing to 8th floor front facade, aluminium framed, double glazed, full height, opening, glazed doors to terrace
Metal railings painted black

New front extension at 7th floor - New walls constructed from Metsec SFS infill walling. Designed to meet U-Value of 0.15 W/m².K. Insulation between metsec with covering over steel zone. Tyvek breathable membrane. Rainscreen panels, PPC aluminium to RAL 7040 mounted on vertical T-section for a profiled joint condition

New front extension at 7th floor
Existing building line shown dotted
New full height glazing to be PPC aluminium framed, opening, double glazed doors, 6th floor facade extends up to form balustrade of 7th floor terrace

New facade to 6th floor - PPC RAL 6015 aluminium panels mounted on vertical T-section to achieve profile joint condition.
Full height, double glazed, outward opening doors, PPC aluminium framed in pressed aluminium chamfered reveals PPC RAL 6015

New front extension on floors 1-5

Front facade Type D - Metsec SFS infill system, insulated to suit U-Value of 0.15 W/m².K. Laser cut corten steel rainscreen panels between window openings, mounted on concealed frame, back fit.

Full height inward opening glazed windows, PPC Aluminium frames. Chamfered pressed aluminium reveals RAL 9001

Existing building line shown dotted red

Raised access floor at first floor to accommodate drainage runs back to main riser by staircase. No drainage penetrations through 1st floor slab.

New non structural column shown in background, by entrance, clad in reclaimed London stock brick cladding.

Section cut through Restaurant - out of scheme demise, shown in red

New storey extension at 8th floor
- Beisthane structure with Metsec roof, and Metsec SFS wall infill construction.
- Warm flat roof construction designed to suit U-Value of 0.15 W/m².K. cladding in single ply monolithic with falls to suit drainage to concealed perimeter gutters.
- New walls constructed from Metsec SFS infill walling. Designed to meet U-Value of 0.15 W/m².K. insulation between with insulation covering steelzone to prevent cold bridging, Tyvek breathable membrane. Clad in PPC aluminium rainscreen panels to RAL 7040. Cassettes mounted on vertical T-sections for profiled joint condition.

Glazing on new 8th floor extension - New full height, double glazed opening windows, PPC aluminium framed.

Cast aluminium hopper and gutter from concealed perimeter drainage gutter to existing RWP outlet at 7th floor level

New PPC aluminium coping at existing parapet level. 8th floor extension set back.

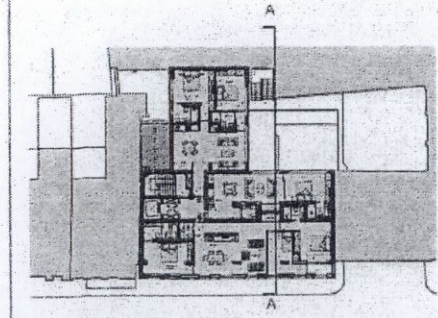
7th Floor clerestory windows enlarged to match floors 1-6. Refer to (12) Demolition drawings for extent of demolition. Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Floors 1-7, Doors to fire escape to be infilled with new block and brick cavity wall construction. Insulation to suit U-values of external walls. Bricks to match existing

Floors 1-6 Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Existing fire-escape stairs repainted to match existing

New acoustic louvre screen over existing AC condenser units.



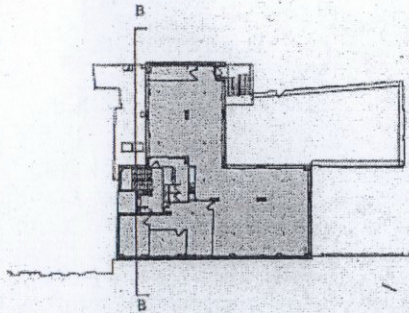
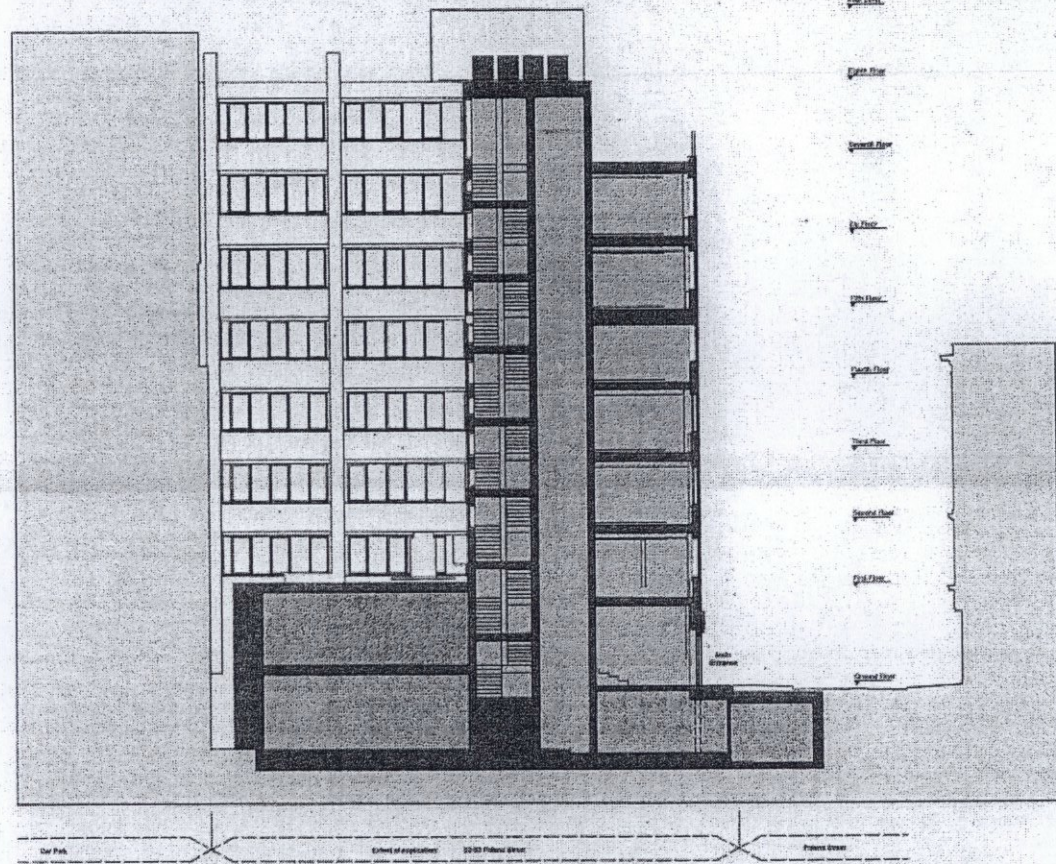
NOTES:
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KEY:	Line of existing section
	A4 unit - not in application
	A3 unit - not in application
	Offices
	Residential
	Roof level
	Terrace
	Plant



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STATUS	PLANNING - ADDENDUM
PROJECT	52-53 POLAND STREET
DRAWING TITLE	29.07.15 PROPOSED SECTION AA
DATE	08.2014
SCALE	1:200@A3
JOB NO.	450
DRWG NO.	(00)_310
REV.	B



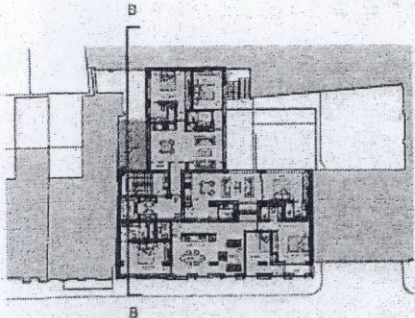
NOTES:
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[Pattern]	A3 unit - not in application
[Pattern]	Offices
[Pattern]	Residential
[Pattern]	Roof level
[Pattern]	Terrace
[Pattern]	Plant
[Pattern]	Context buildr



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STATUS	PLANNING			
PROJECT	52-53 POLAND STREET			
DRAWING TITLE	22_01.15		EXISTING SECTION BB	
DATE	08.2014	SCALE	1:200@A3	JOB NO. 450
DRWG NO.	(00_301)	REV.		



New storey extension at 8th floor - Steel frame structure with Metsec roof, and Metsec SFS wall infill construction. - Warm flat roof construction designed to suit U-Value of 0.15 W/m².K, clad in single ply membrane with falls to suit drainage to associated perimeter gutters. - New walls constructed from Metsec SFS infill walling. Designed to meet U-Value of 0.15 W/m².K, insulation between with insulation covering sheelzone to prevent cold bridging, Tyvek breathable membrane. Clad in PPC aluminium rainscreen panels to RAL 7040. Casettes mounted on vertical T-sections for profiled joint condition.

Cast aluminium copings and DWP from concealed gutter to existing drainage points.

Glazing on new 8th floor extension - New full height, double glazed opening windows, PPC aluminium frames.

New PPC aluminium coping at existing parapet level. 8th floor extension set back.

Stair core windows replaced with new double glazed units to match existing.

Floors 1-7 Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

New extension for floors 3-8. Floors 3-7 Walls to be Metsec SFS wall infill system, externally clad in insulated render system to specialist design.

New full height glazing, opening, double glazed, PPC Aluminium frame, to meet acoustic requirements of Acoustic Engineer.

Wall to be rebuilt with high density blockwork substrate in plant area for noise reduction. External insulated render system to finish. Absorbant panels to wall.

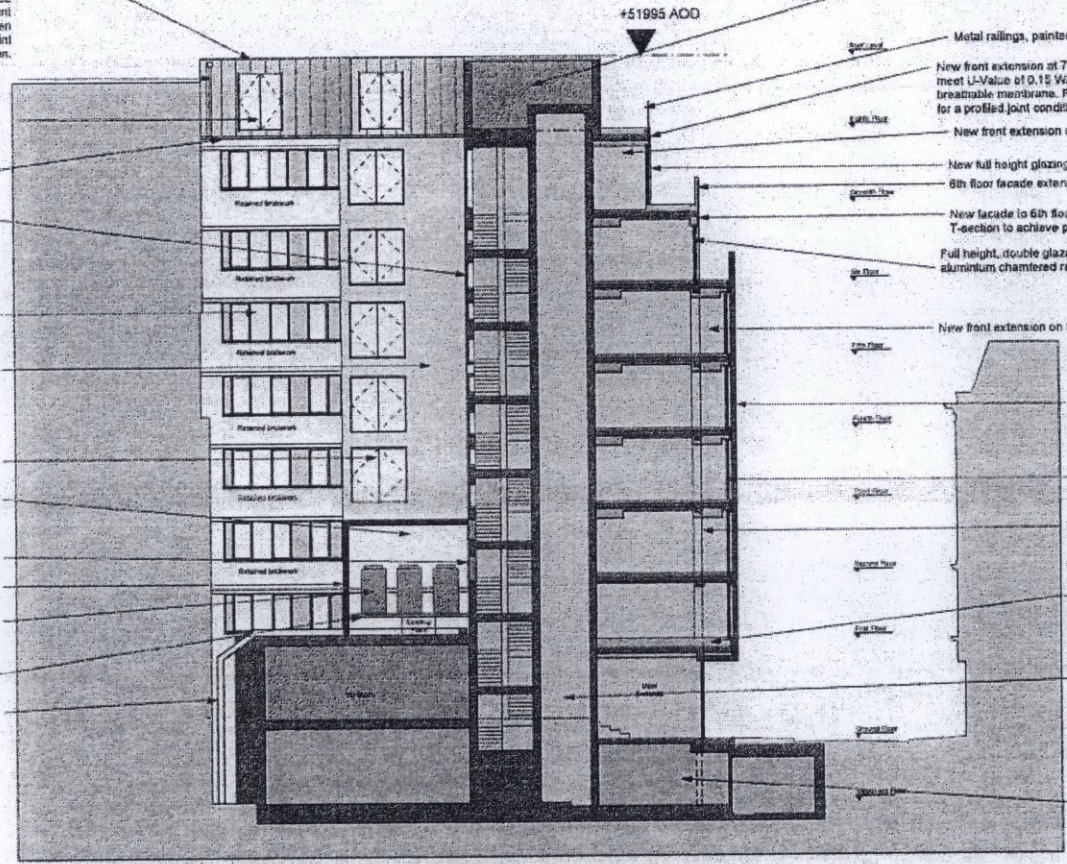
Window opening enlarged for access door to plant area.

New acoustic louvred screen around external plant, to meet acoustic requirements.

New plant.

New deck raised over existing plant, steel frame with jumbo grating deck for new plant. Plant out on anti vibration mounts.

Existing ducts on facade to be rerouted under plant deck and up core wall to roof level.



New plant enclosure and lift over run. Existing slab strengthened to support water and sprinkler tanks. Lift shaft to be extended to enable lift to serve 7th floor and over run at 8th. Walls and roof - Metsec load bearing frame, insulation and weathered to suit plant conditions, clad in PPC aluminium rainscreen panels. Flat roof to be weatherproof and drain to existing drainage point.

+51995 AOD

Metal railings, painted black.

New front extension at 7th floor - New walls constructed from Metsec SFS infill walling. Designed to meet U-Value of 0.15 W/m².K. Insulation between metsec with covering over steel zone, Tyvek breathable membrane. Rainscreen panels, PPC aluminium to RAL 7040 mounted on vertical T-section for a profiled joint condition.

New front extension at 7th floor.

New full height glazing to be PPC aluminium framed, opening, double glazed doors. 8th floor facade extends up to form balustrade of 7th floor terrace.

New facade to 6th floor - PPC RAL 8018 aluminium panels mounted on vertical T-section to achieve profile joint condition.

Full height, double glazed, outward opening doors, PPC aluminium framed in pressed aluminium chamfered reveals PPC RAL 8019.

New front extension on floors 1-5.

Front facade Type D - Metsec SFS infill system, insulated to suit U-Value of 0.16 W/m².K. Laser cut corten steel rainscreen panels between window openings, mounted on concealed frame, back lit.

Full height inward opening glazed windows, PPC Aluminium frames. Chamfered pressed aluminium reveals RAL 8001.

Existing building line shown dotted red.

Raised access floor at first floor to accommodate storage runs back to main riser by staircase. No drainage penetrations through 1st floor slab.

New lift in existing shaft - refer to M&E spec.

Section cut through Restaurant - out of scheme demise, shown in red.

NOTES:
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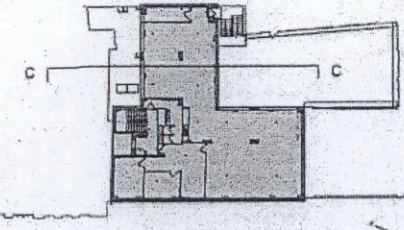
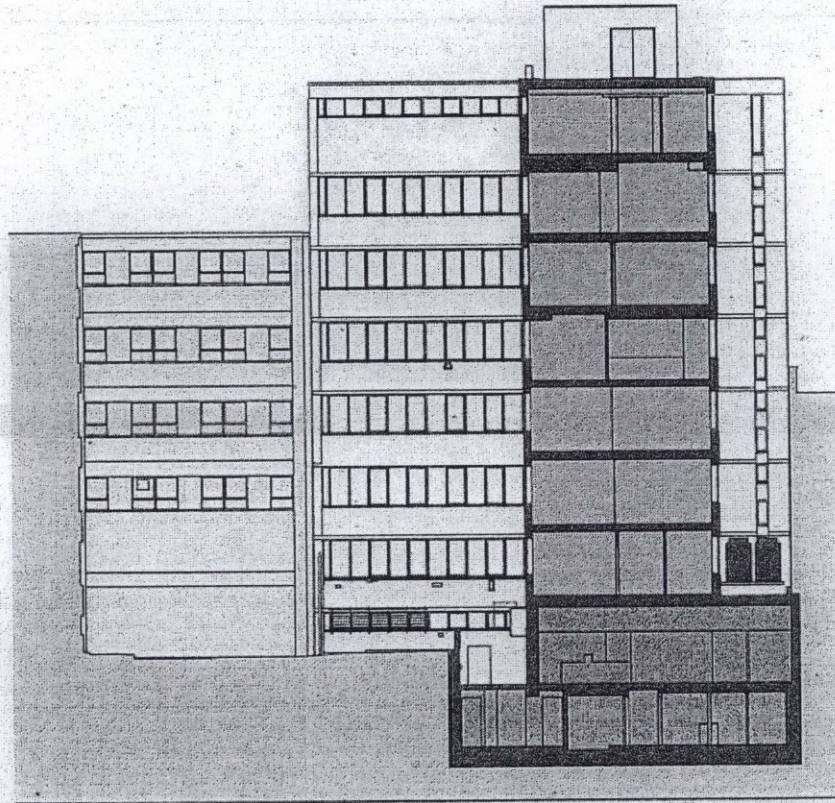
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□	A3 unit - not in application
□	Offices
□	Residential
□	Roof level
□	Terrace
□	Plant



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STATUS	PLANNING-ADDENDUM			
PROJECT	E2-53 POLAND STREET			
DRAWING TITLE	29.07.15	PROPOSED SECTION BB		
DATE	08.2014	SCALE	1:200@A3	JOB NO. 450
		DRWG NO.	(00)_311	REV. B



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KEY:	
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	A3 unit - not in application
	Offices
	Residential
	Roof level
	Terrace
	Plant
	Context buildir



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STATUS	PLANNING				
PROJECT					52-53 POLAND STREET
DRAWING TITLE	22_01.15				EXISTING SECTION CC
DATE	08.2014	SCALE	1:200@A3	JOB NO.	450
DRWG NO.	(00)_302	REV.			

+51995 ACD

Acoustic louvers around external plant
 Glazing on new 8th floor extension - New full height, double glazed opening windows, PPC aluminium framed.
 7th Floor clerestory windows enlarged to match floors 1-5. Refer to (12) Demolition drawings for extent of demolition. Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Floors 1-6 Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Neighbouring property shown greyed

New acoustic louvred screen over existing AC condenser units.

New storey extension at 8th floor.
 - Steel frame structure with Metsec steel and Metsec SFS wall infill construction.
 - Warm flat roof construction designed to suit U-Value of 0.16 W/m2.K, clad in single ply membrane with falls to suit drainage to concealed perimeter gutters.
 - New walls constructed from Metsec SFS infill walling. Designed to meet U-Value of 0.15 W/m2.K, insulation between with insulation covering airspace to prevent cold bridging. Tyvek breathable membrane. Clad in PPC aluminium rainscreen panels to RAL 7040. Casettes mounted on vertical T-sections for profiled joint condition.

Glazing on new 8th floor extension - New full height, double glazed opening windows, PPC aluminium framed.

2No. ducts rerouted- refer to plan

Stair core windows replaced with new double glazed units to match existing

New extension for floors 3 - 8.
 Floors 3-7 Walls to be Metsec SFS wall infill system, externally clad in insulated render system to specialist design.

New full height glazing, opening double glazed, PPC Aluminium frame, to meet acoustic requirements of Acoustic Engineer.

Existing building line shown dotted

New acoustic louvred screen around external plant, acoustic panels to walls, to meet Acoustic Engineer's requirements

Wall to be rebuilt with high density blockwork substrate in plant area for noise reduction. External insulated render system to finish. Sound absorbent panels to wall.

Window opening enlarged for access door to plant area

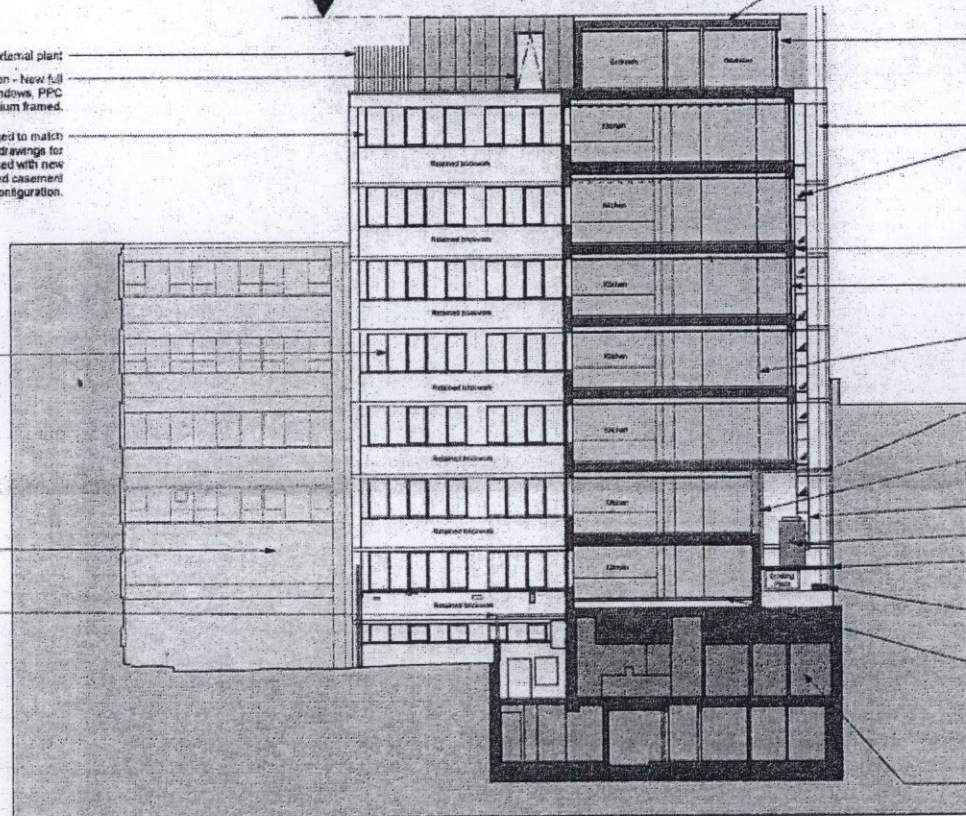
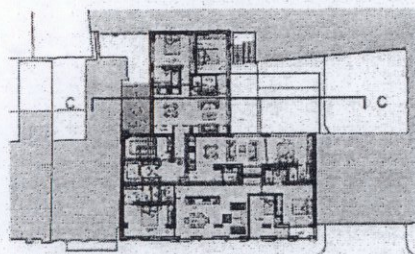
New plant

New deck raised over existing plant, steel frame with jumbo grating deck for new plant. Plant set on anti vibration mounts

Existing ducts on facade to be rerouted under plant deck and up core wall to roof level

Raised access floor at first floor to accommodate drainage runs back to main riser by staircore. No drainage penetrations through 1st floor slab

Section cut through Restaurant - out of scheme demise, shown in red



NOTES:
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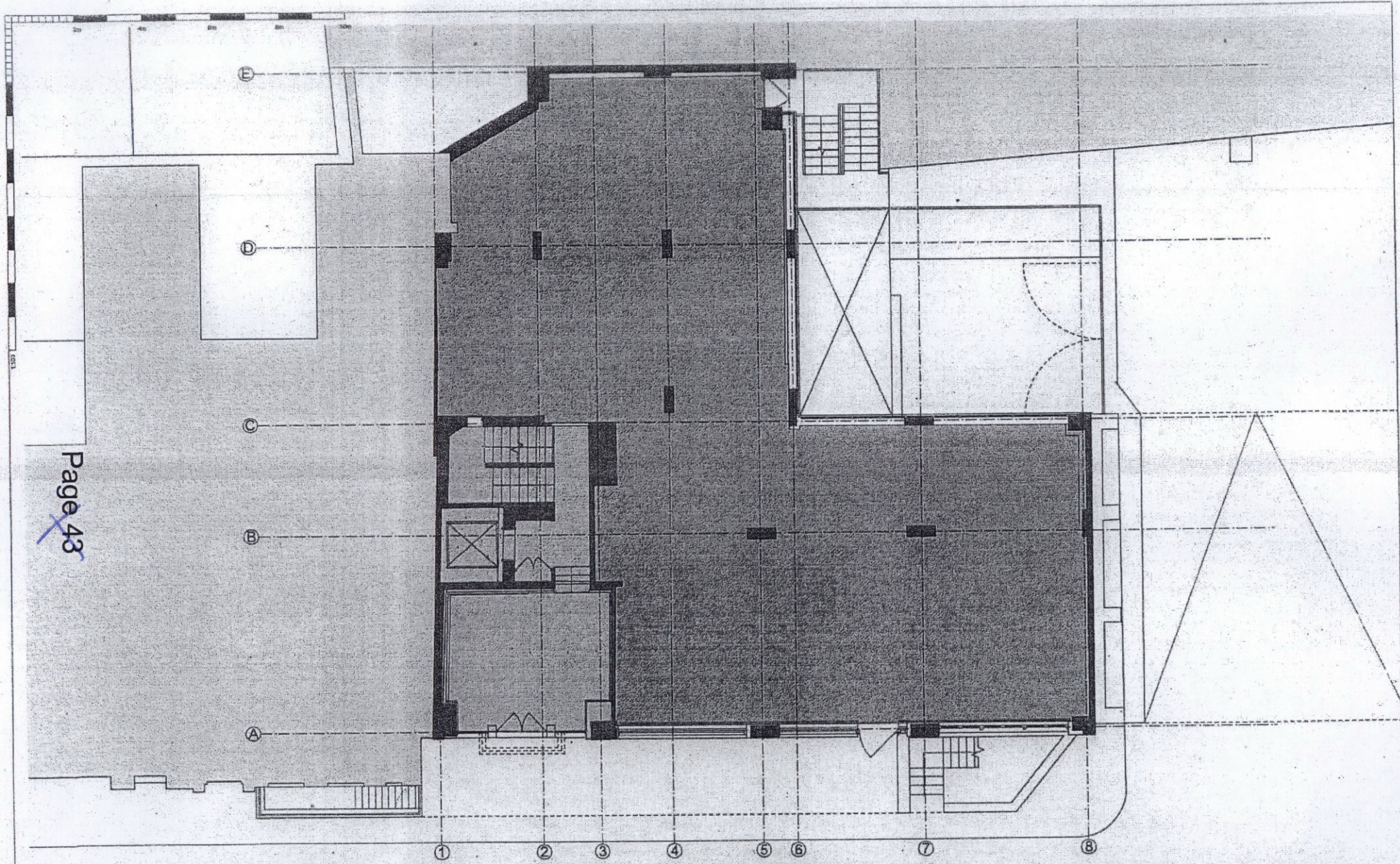
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	A4 unit - not in application
	A3 unit - not in application
	Offices
	Residential
	Roof level
	Terrace
	Plant



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STATUS	PLANNING-ADDENDUM				
PROJECT	52-53 POLAND STREET				
DRAWING TITLE	PROPOSED SECTION CC				
DATE	08.2014	SCALE	1:200@A3	JOB NO.	450
DRWG NO.	(00)_312	REV.	B		



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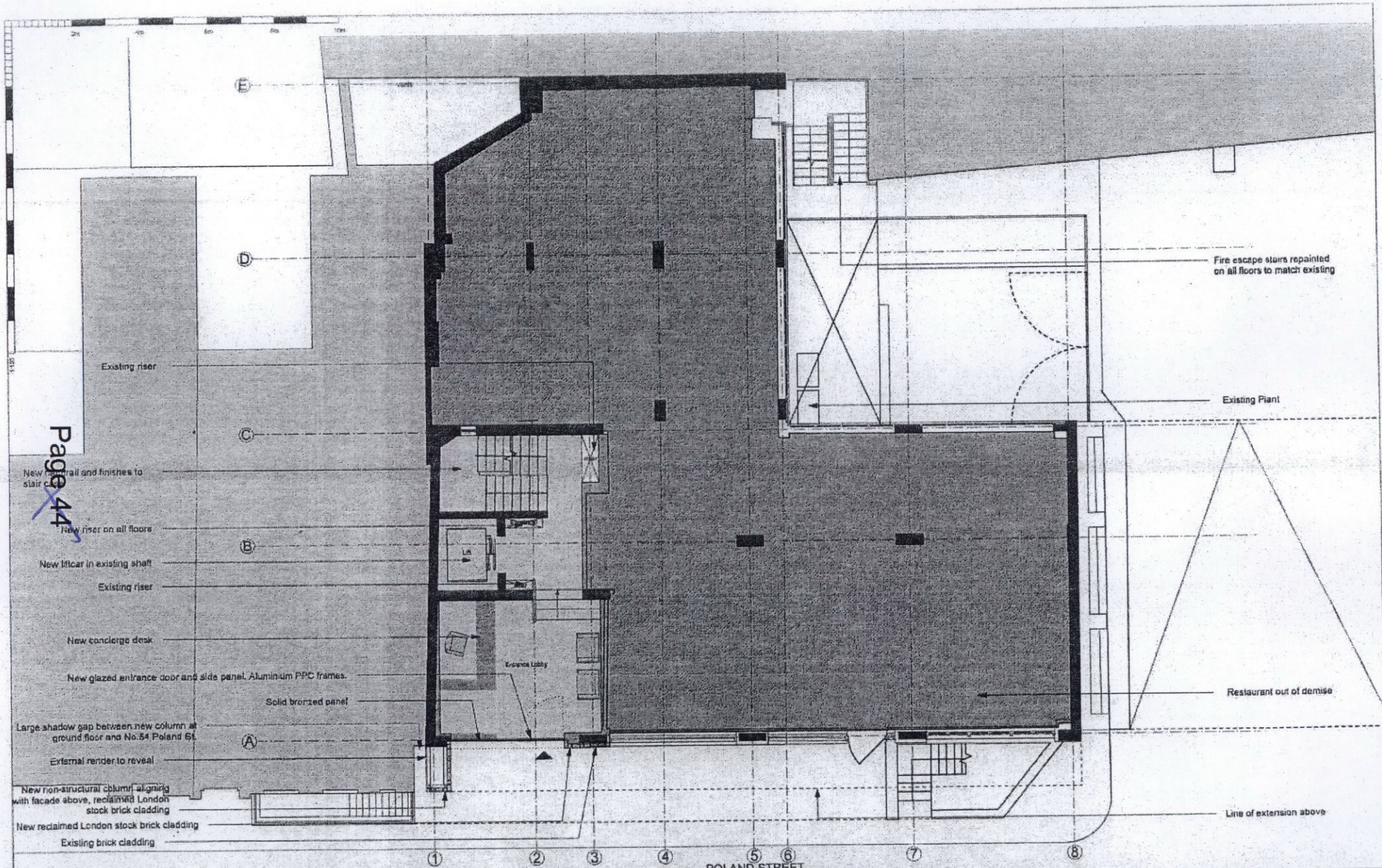
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	A3 unit - not in application
	Offices
	Residential
	Roof level
	Terrace
	Plant



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STATUS	PLANNING-ADDENDUM			
PROJECT				52-53 POLAND STREET
DRAWING TITLE				EXISTING GROUND FLOOR PLAN
DATE	08.2014	SCALE	1:100@A3	JOB NO. 450
		DRWG NO.	(00)_100	REV. A



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- Existing riser
- New handrail and finishes to stair
- New riser on all floors
- New lift car in existing shaft
- Existing riser
- New concierge desk
- New glazed entrance door and side panel. Aluminium PPC frames.
- Solid bronzed panel
- Large shadow gap between new column at ground floor and No.54 Poland St.
- External render to reveal
- New non-structural column, aligning with facade above, reclaimed London stock brick cladding
- New reclaimed London stock brick cladding
- Existing brick cladding

Fire escape stairs repainted on all floors to match existing

Existing Plant

Restaurant out of demise

Line of extension above

POLAND STREET

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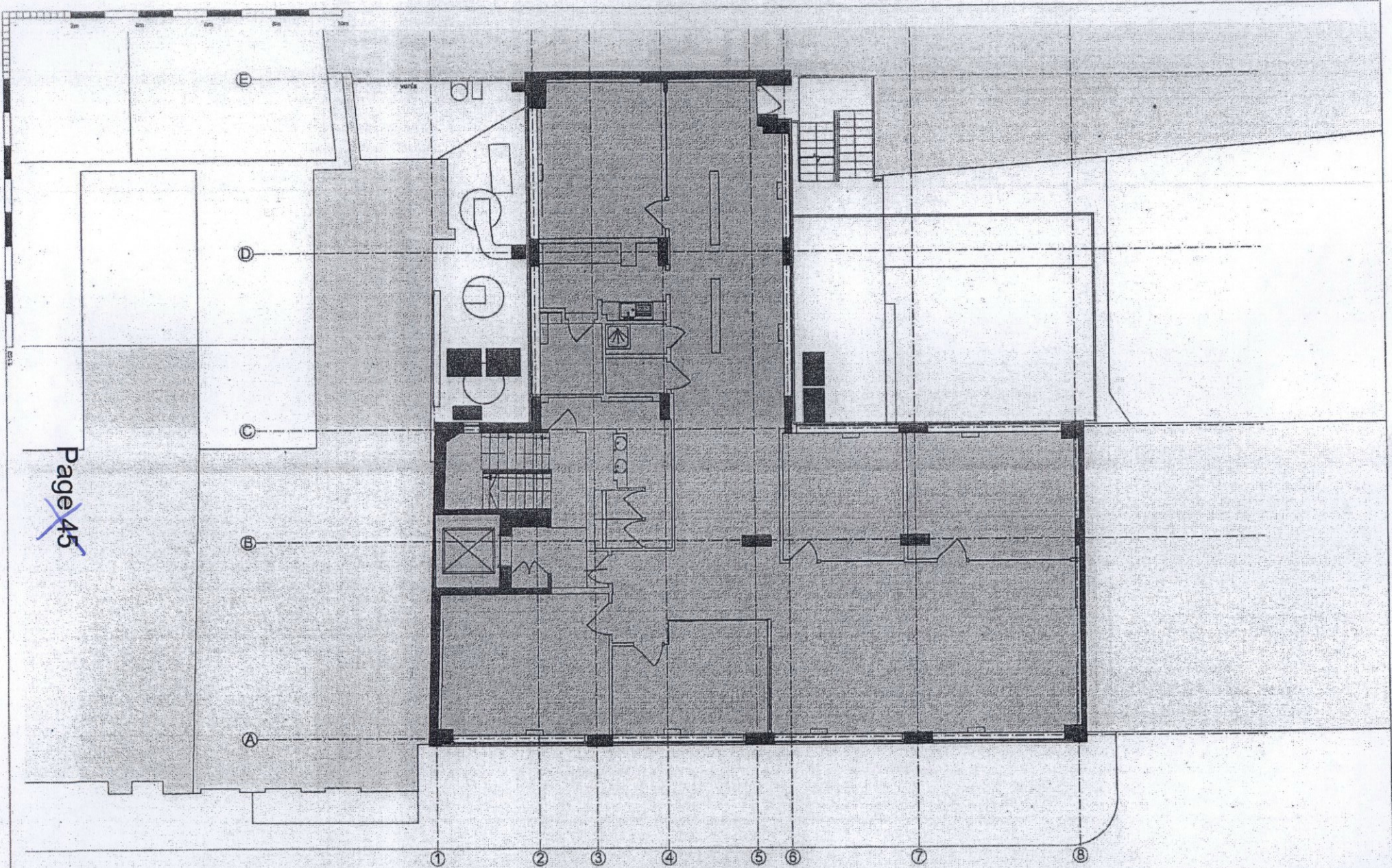
	A4 unit - not in application		Terrace
	A3 unit - not in application		Plant
	Offices		
	Residential		
	Roof level		



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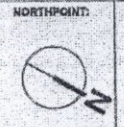
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PROJECT	52-53 POLAND STREET				
DRAWING TITLE	PROPOSED GROUND FLOOR PLAN				
DATE	08.2014	SCALE	1:100@A3	JOB NO.	450
		DRWG NO.	(00)_110	REV.	B



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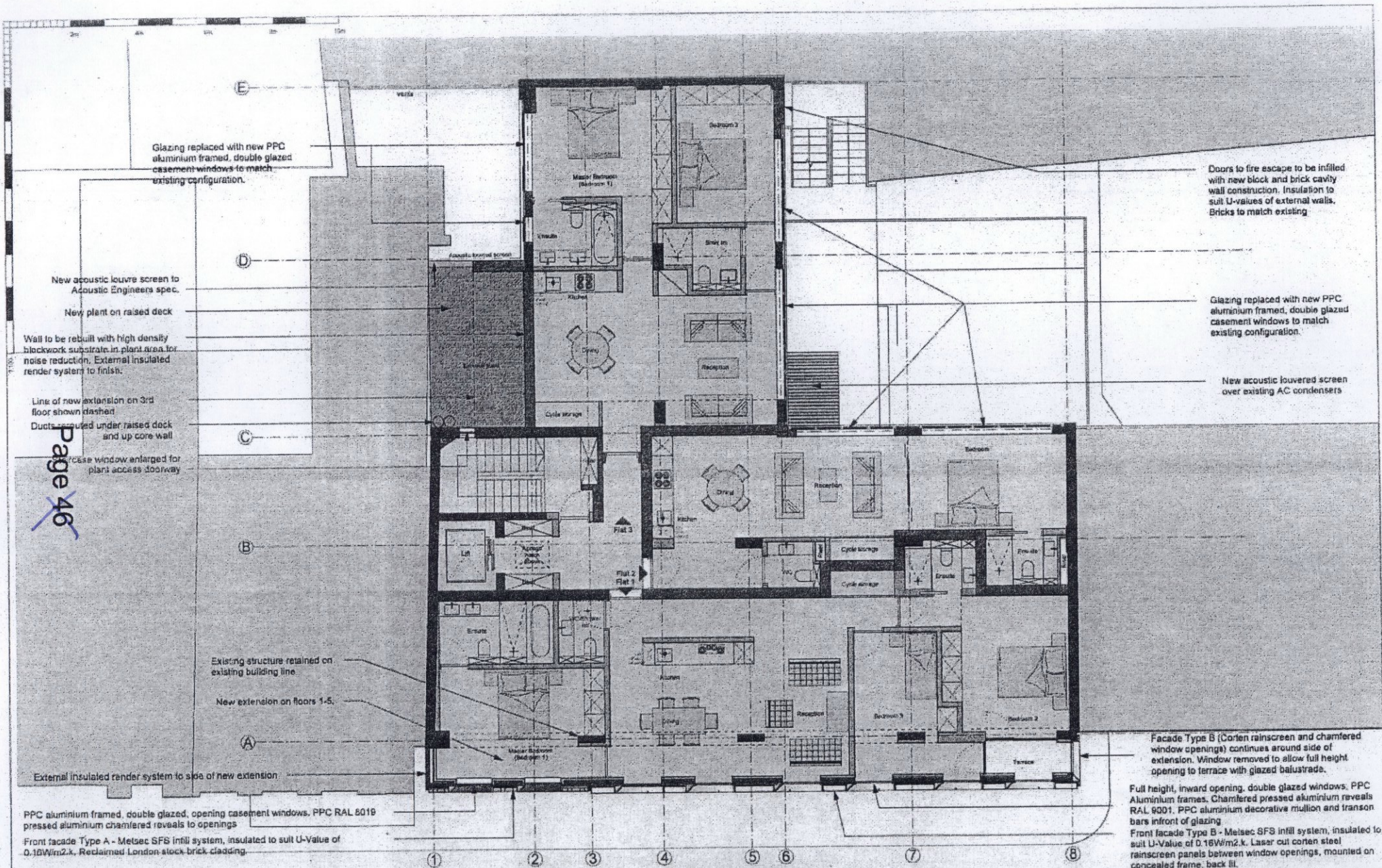
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KEY:	
	A4 unit - not in application
	A3 unit - not in application
	Offices
	Residential
	Roof level
	Terrace
	Plant



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STATUS	PLANNING-ADDENDUM			
PROJECT	52-53 POLAND STREET			
DRAWING TITLE	17.05.15	EXISTING FIRST-FLOOR PLAN		
DATE 06.2014	SCALE 1:100@A3	JOB NO. 450	DRWG NO. (00)_101	REV. A



Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Doors to fire escape to be infilled with new brick and brick cavity wall construction. Insulation to suit U-values of external walls. Bricks to match existing.

New acoustic louvre screen to Acoustic Engineers spec.

Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

New plant on raised deck

New acoustic louvered screen over existing AC condensers

Wall to be rebuilt with high density blockwork substrate in plant area for noise reduction. External insulated render system to finish.

Line of new extension on 3rd floor shown dashed

Ducts proposed under raised deck and up core wall

Access window enlarged for plant access doorway

Existing structure retained on existing building line

New extension on floors 1-5.

External insulated render system to side of new extension

Facade Type B (Corten rainscreen and chamfered window openings) continues around side of extension. Window removed to allow full height opening to terrace with glazed balustrade.

PPC aluminium framed, double glazed, opening casement windows. PPC RAL 6019 pressed aluminium chamfered reveals to openings

Front facade Type A - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2.k. Reclaimed London stock brick cladding.

Full height, inward opening, double glazed windows, PPC Aluminium frames. Chamfered pressed aluminium reveals RAL 6001. PPC aluminium decorative mullion and transom bars in front of glazing
Front facade Type B - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2.k. Laser cut corten steel rainscreen panels between window openings, mounted on concealed frame, back lit.

NOTES:
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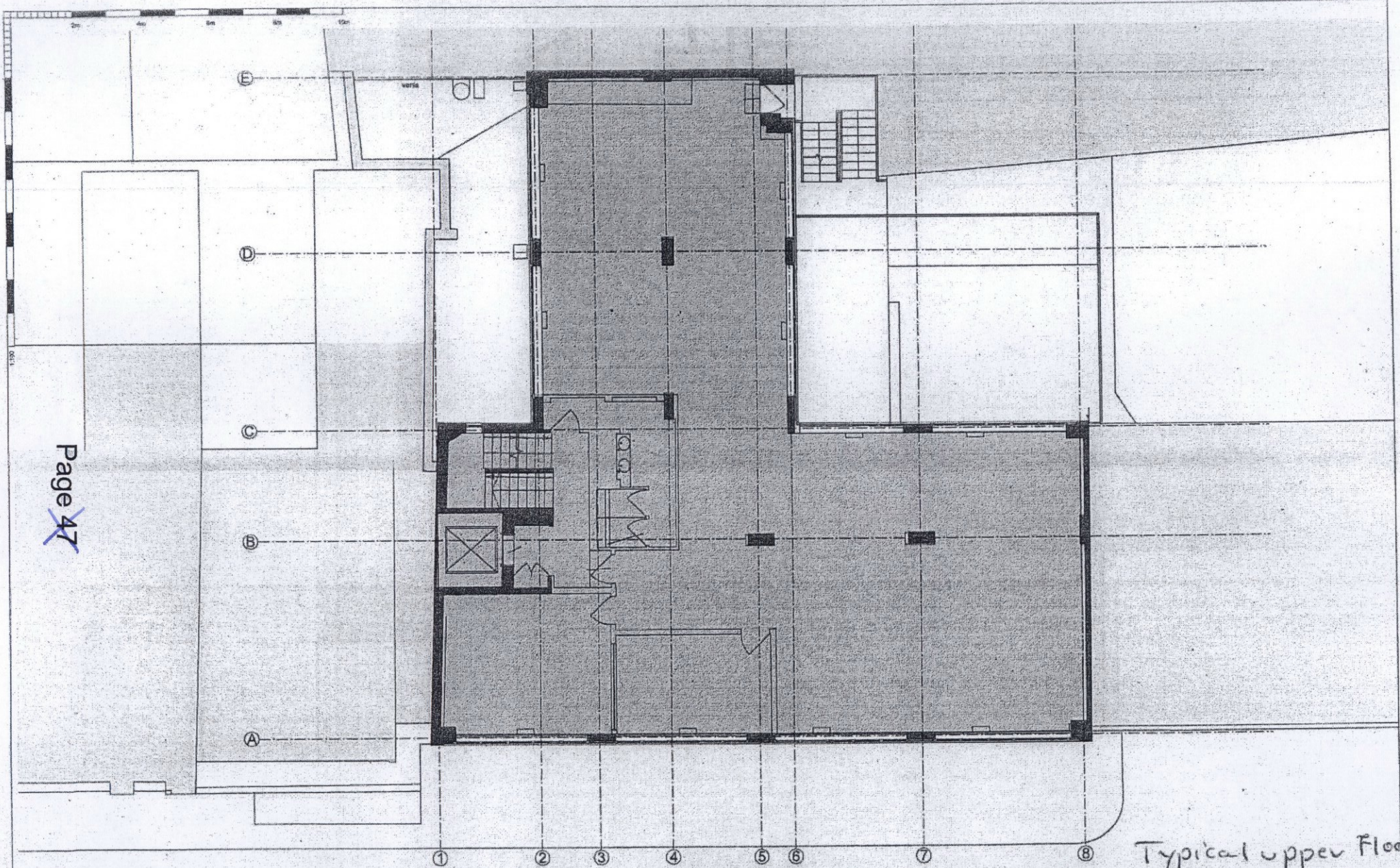
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[Pattern]	Roof level
[Pattern]	Terrace
[Pattern]	Plant



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STATUS		PLANNING- ADDENDUM			
PROJECT		52-53 POLAND STREET			
DRAWING TITLE		PROPOSED FIRST FLOOR PLAN			
DATE	08.2014	SCALE	1:100@A3	JOB NO.	450
DRWG NO.	(00)_111	REV.	8		

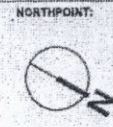
Page 46



Typical upper floor

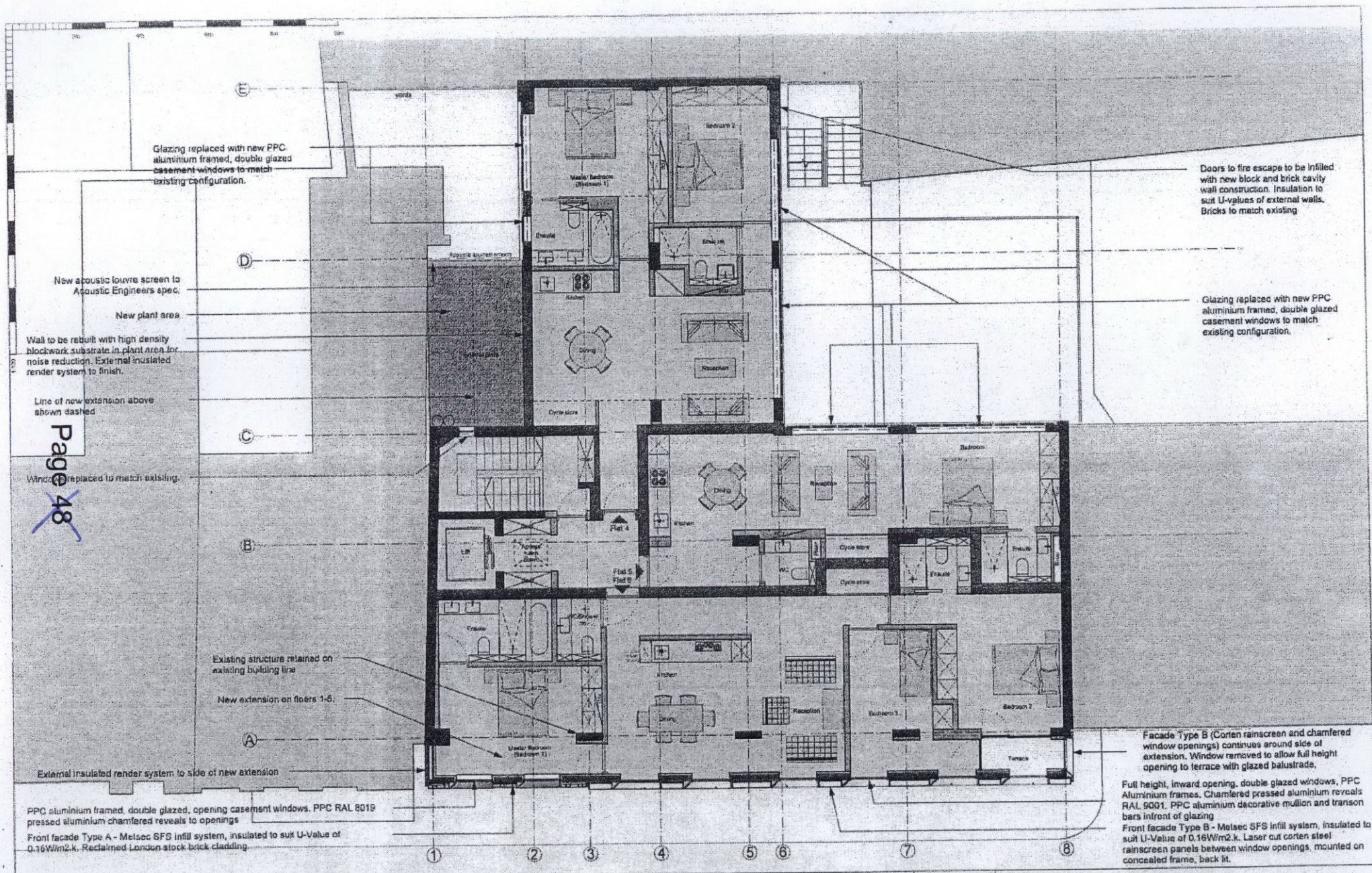
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[Hatched pattern]	Offices
[Hatched pattern]	Residential
[Hatched pattern]	Roof level
[Hatched pattern]	Terrace
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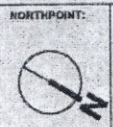
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PROJECT	52-53 POLAND STREET				
DRAWING TITLE	EXISTING THIRD FLOOR PLAN				
DATE	08.2014	SCALE	1:100@A3	JOB NO.	450
DRWG NO.	(00)_103	REV.	A		



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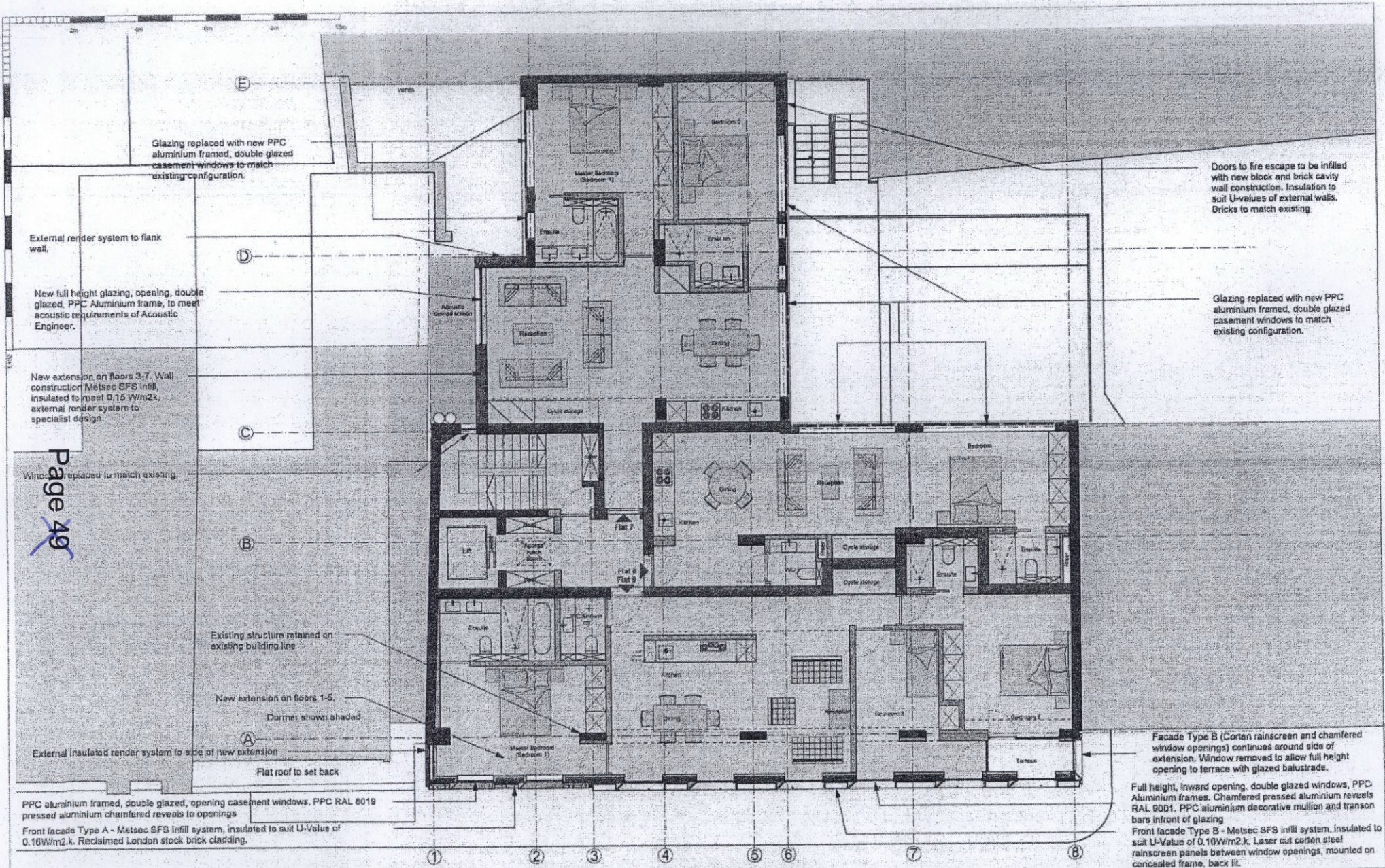
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KEY:	A4 unit - not in application
	A3 unit - not in application
	Offices
	Residential
	Roof level
	Terrace
	Plant



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STATUS	PLANNING-ADDENDUM			
PROJECT	52-53 POLAND STREET			
DRAWING TITLE	23.07.15	PROPOSED SECOND FLOOR PLAN		
DATE	06.2014	SCALE	1:100@A3	JOB NO. 450
		DRWG NO.	(00)_112	REV. B



Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

External render system to flank wall.

New full height glazing, opening, double glazed, PPC Aluminium frame, to meet acoustic requirements of Acoustic Engineer.

New extension on floors 3-7. Wall construction Metsec SFS infill, insulated to meet 0.15 W/m2k, external render system to specialist design.

Windows replaced to match existing.

Existing structure retained on existing building line

New extension on floors 1-5.
Dormer shown shaded

External insulated render system to side of new extension

Flat roof to set back

PPC aluminium framed, double glazed, opening casement windows, PPC RAL 8019 pressed aluminium chamfered reveals to openings
Front facade Type A - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2.k. Reclaimed London stock brick cladding.

Doors to fire escape to be infilled with new block and brick cavity wall construction. Insulation to suit U-values of external walls. Bricks to match existing

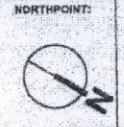
Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Facade Type B (Corten rainscreen and chamfered window openings) continues around side of extension. Window removed to allow full height opening to terrace with glazed balustrade.

Full height, inward opening, double glazed windows, PPC Aluminium frames. Chamfered pressed aluminium reveals RAL 9001. PPC aluminium decorative mullion and transom bars in front of glazing
Front facade Type B - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2.k. Laser cut corten steel rainscreen panels between window openings, mounted on concealed frame, back lit.

NOTES:
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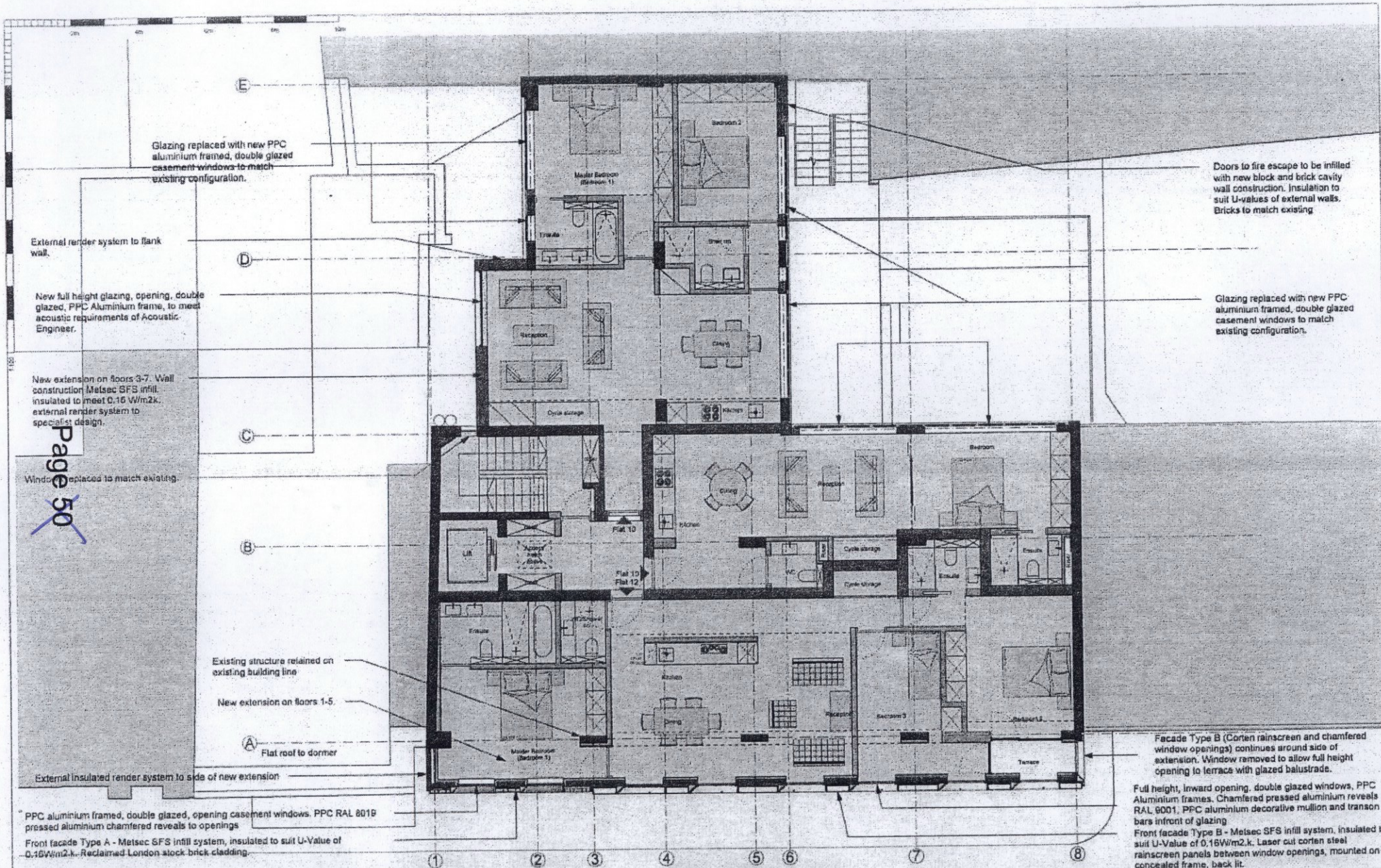
KEY:
A4 unit - not in application
A3 unit - not in application
Offices
Residential
Roof level
Terrace
Plant



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STATUS	PLANNING- ADDENDUM			
PROJECT	52-53 POLAND STREET			
DRAWING TITLE	PROPOSED THIRD FLOOR PLAN			
DATE	08.2014	SCALE	1:100@A3	JOB NO. 450
			DRWG NO. (00)_113	REV. C

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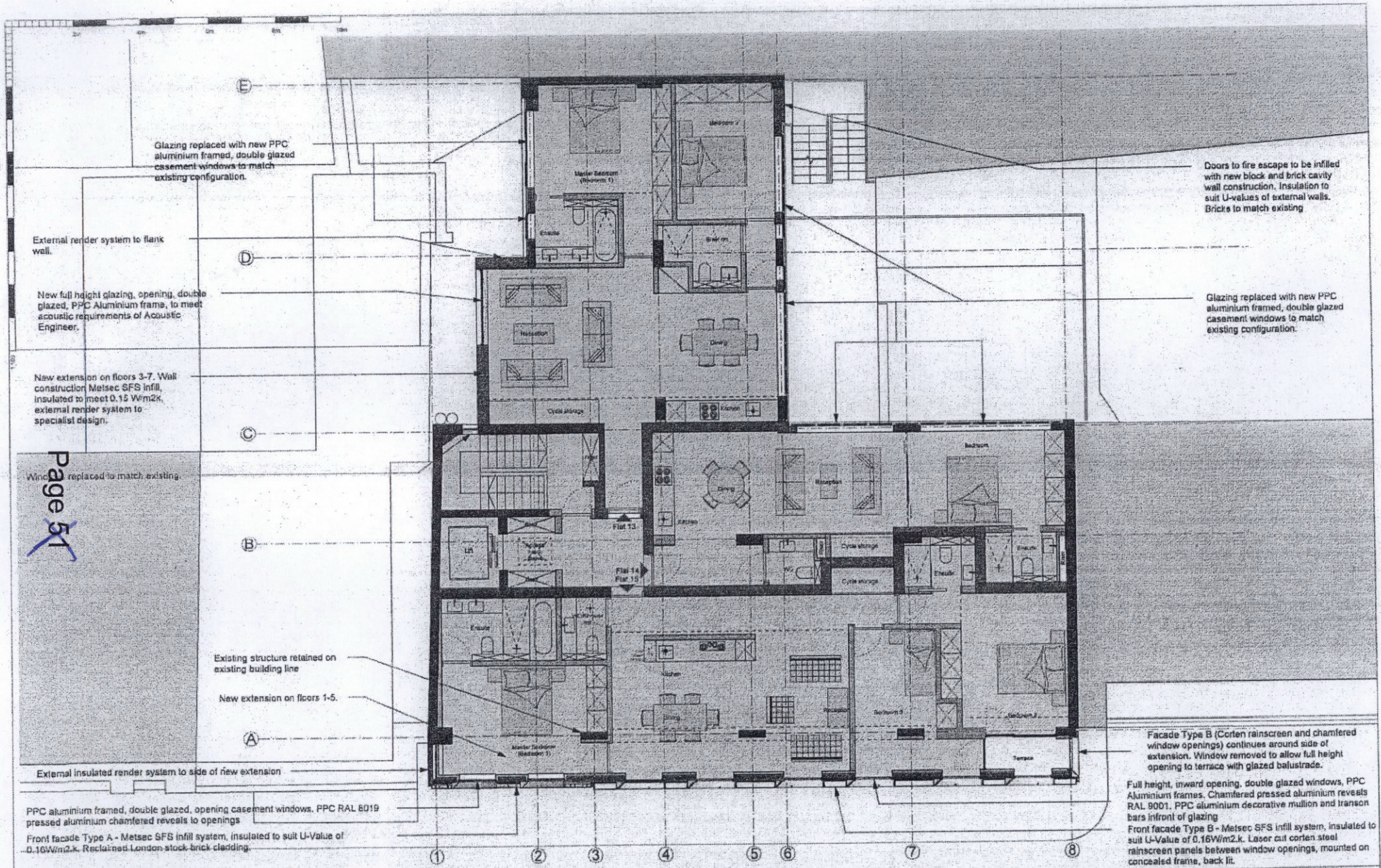
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TF ARCHITECTURE
 2-3 WOODSTOCK STREET
 LONDON W1C 2AB

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STATUS	PLANNING- ADDENDUM				
PROJECT	52-53 POLAND STREET				
DRAWING TITLE	PROPOSED FOURTH FLOOR PLAN				
DATE	08.2014	SCALE	1:100@A3	JOB NO.	450
DRWG NO.	(00)_114	REV.	C		



Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Doors to fire escape to be infilled with new block and brick cavity wall construction. Insulation to suit U-values of external walls. Bricks to match existing

External render system to flank wall.

Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

New full height glazing, opening, double glazed, PPC Aluminium frame, to meet acoustic requirements of Acoustic Engineer.

New extension on floors 3-7. Wall construction Metsec SFS infill, insulated to meet 0.15 W/m2k, external render system to specialist design.

Windows replaced to match existing.

Existing structure retained on existing building line

New extension on floors 1-5.

External insulated render system to side of new extension

PPC aluminium framed, double glazed, opening casement windows, PPC RAL 8019 pressed aluminium chamfered reveals to openings

Front facade Type A - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2k. Reclaimed London stock brick cladding.

Facade Type B (Corten rainscreen and chamfered window openings) continues around side of extension. Window removed to allow full height opening to terrace with glazed balustrade.

Full height, inward opening, double glazed windows, PPC Aluminium frames. Chamfered pressed aluminium reveals RAL 9001. PPC aluminium decorative mullion and transom bars in front of glazing

Front facade Type B - Metsec SFS infill system, insulated to suit U-Value of 0.16W/m2k. Laser cut corten steel rainscreen panels between window openings, mounted on concealed frame, back lit.

NOTES:
 - DO NOT SCALE FROM THIS DRAWING.
 - ALL DIMENSIONS TO BE CHECKED ON SITE.
 - ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

KEY:

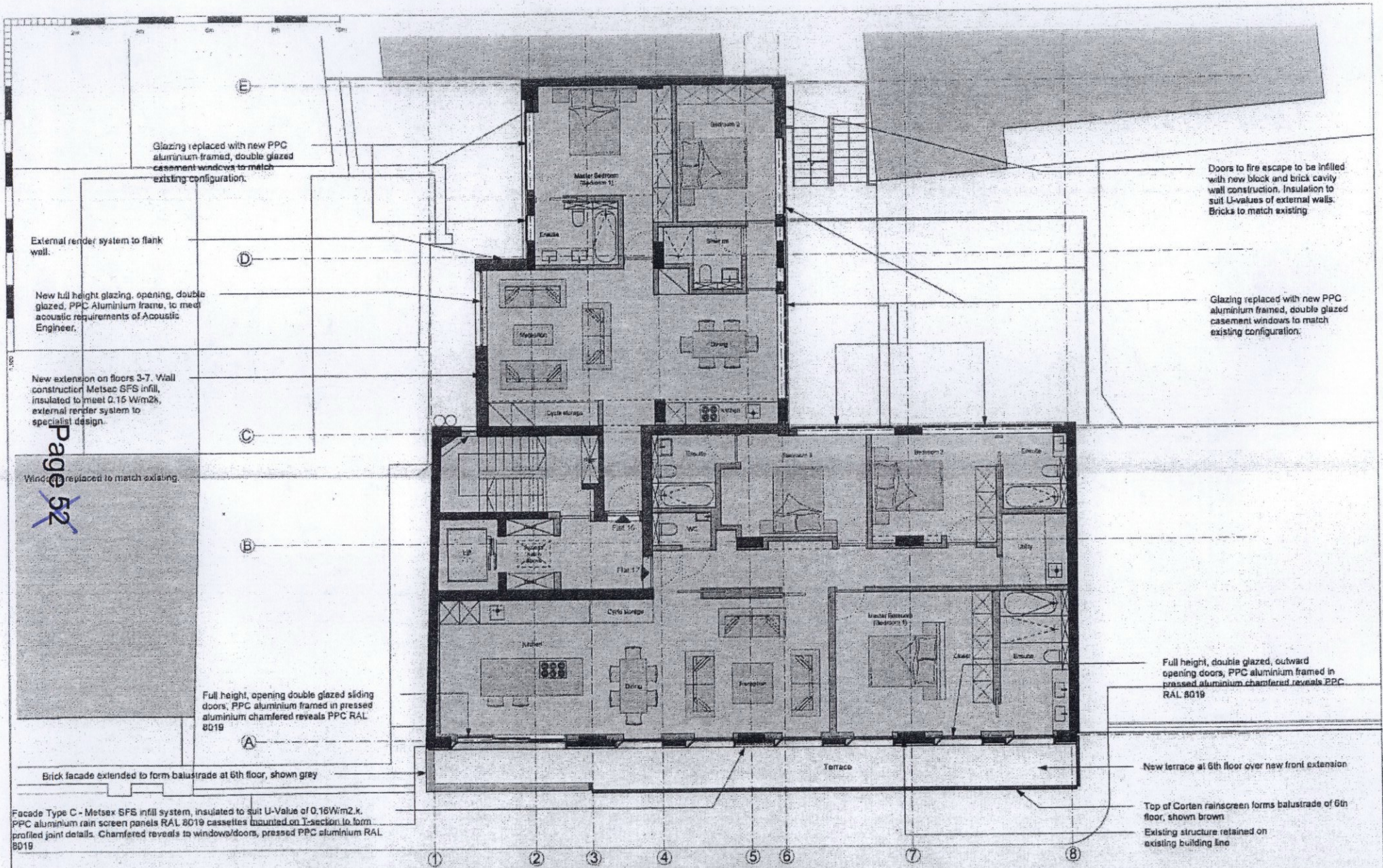
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[Pattern]	A3 unit - not in application	[Pattern]	Plant
[Pattern]	Offices	[Pattern]	
[Pattern]	Residential	[Pattern]	
[Pattern]	Roof level	[Pattern]	



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STATUS	PLANNING- ADDENDUM			
PROJECT	52-53 POLAND STREET			
DRAWING TITLE	PROPOSED FIFTH FLOOR PLAN			
DATE	08.2014	SCALE	1:100@A3	JOB NO. 450
		DRWG NO.	(00)_115	REV. C

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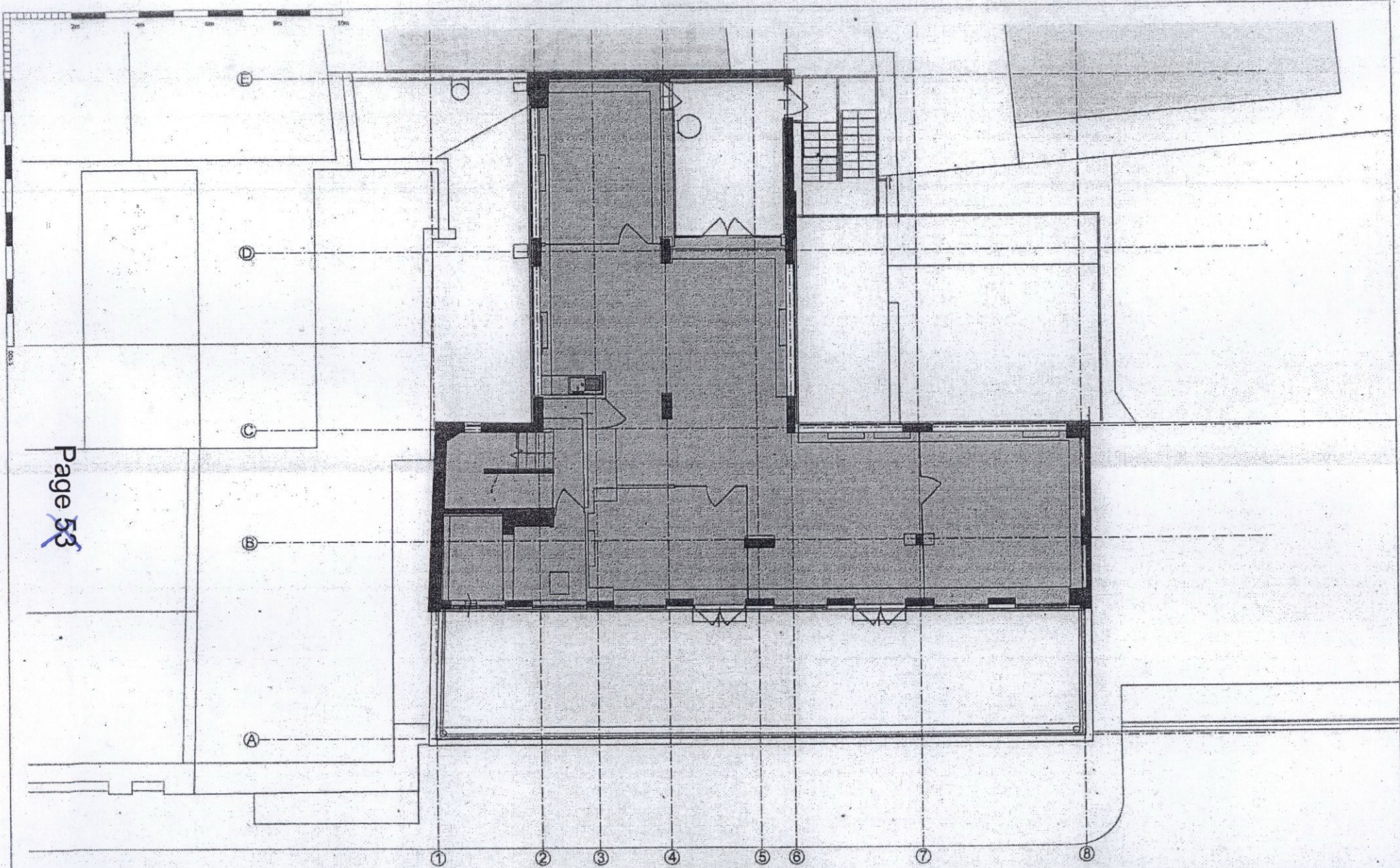
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	A3 unit - not in application		Plant
	Offices		
	Residential		
	Roof level		



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STATUS	PLANNING- ADDENDUM				
PROJECT	52-53 POLAND STREET				
DRAWING TITLE	PROPOSED SIXTH FLOOR PLAN				
DATE 08.2014	SCALE 1:100@A3	JOB NO. 450	DRWG NO. (00)_116	REV. B	



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KEY:	
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	A3 unit - not in application
	Offices
	Residential
	Roof level
	Terrace
	Plant

NORTHPOINT:

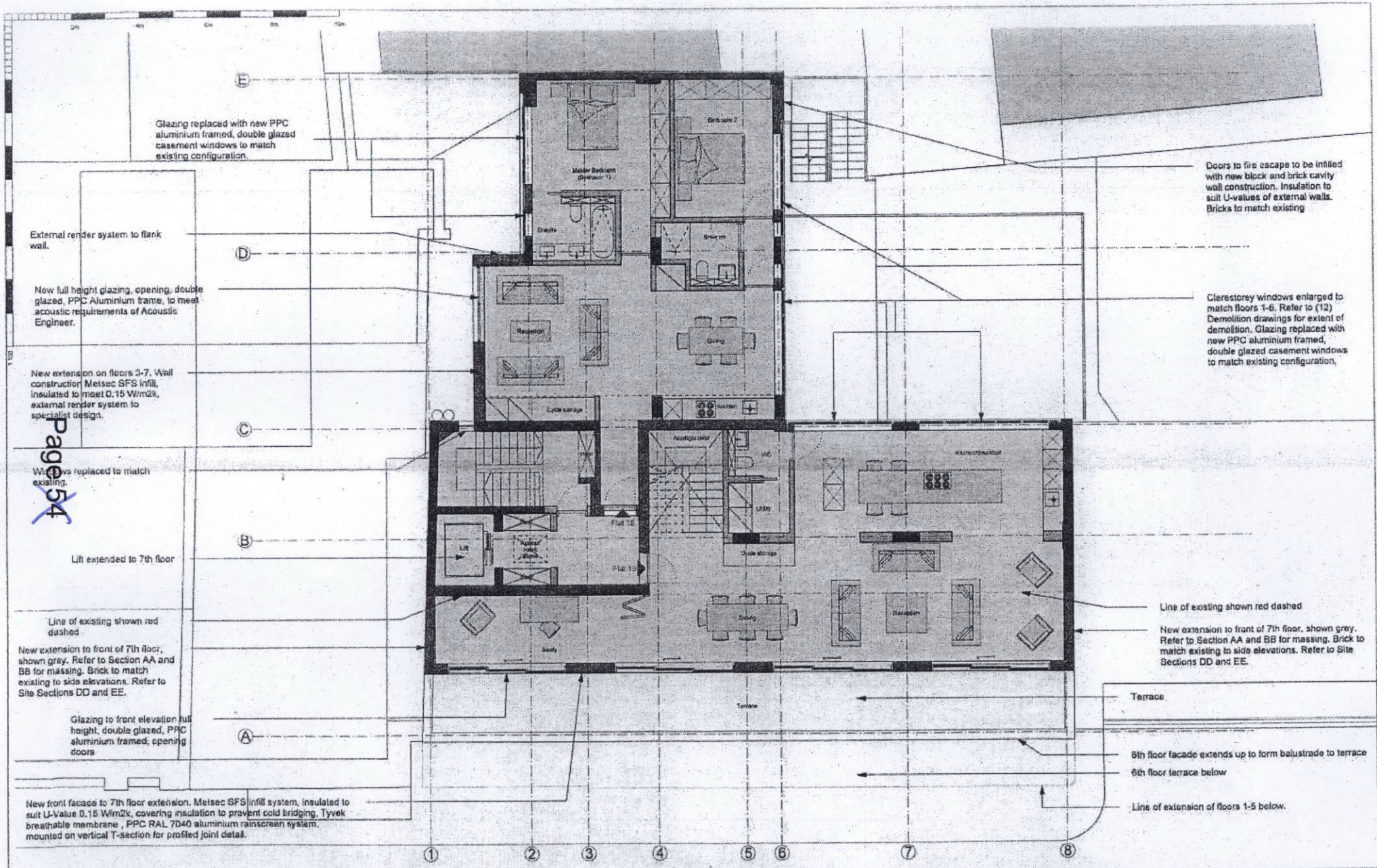


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STATUS	PLANNING- ADDENDUM			
PROJECT	52-53 POLAND STREET			
DRAWING TITLE	17.06.15	EXISTING SEVENTH FLOOR PLAN		
DATE	08.2014	SCALE	1:100@A3	REV. A
JOB NO.	450	DRWG NO.	(00)_107	



Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

External render system to flank wall.

New full height glazing, opening, double glazed, PPC Aluminium frame, to meet acoustic requirements of Acoustic Engineer.

New extension on floors 2-7. Wall construction Metsec SFS infill, insulated to meet 0.15 W/m2k, external render system to specialist design.

Windows replaced to match existing.

Lift extended to 7th floor

Line of existing shown red dashed

New extension to front of 7th floor, shown grey. Refer to Section AA and BB for massing. Brick to match existing to side elevations. Refer to Site Sections DD and EE.

Glazing to front elevation full height, double glazed, PPC aluminium framed, opening doors

New front facade to 7th floor extension. Metsec SFS infill system, insulated to suit U-Value 0.15 W/m2k, covering insulation to prevent cold bridging, Tyvek breathable membrane, PPC RAL 7040 aluminium rainscreen system, mounted on vertical T-section for profiled joint detail.

Doors to fire escape to be infilled with new block and brick cavity wall construction. Insulation to suit U-values of external walls. Bricks to match existing

Clerestory windows enlarged to match floors 1-6. Refer to (12) Demolition drawings for extent of demolition. Glazing replaced with new PPC aluminium framed, double glazed casement windows to match existing configuration.

Line of existing shown red dashed

New extension to front of 7th floor, shown grey. Refer to Section AA and BB for massing. Brick to match existing to side elevations. Refer to Site Sections DD and EE.

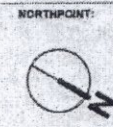
Terrace

6th floor facade extends up to form balustrade to terrace
6th floor terrace below

Line of extension of floors 1-5 below.

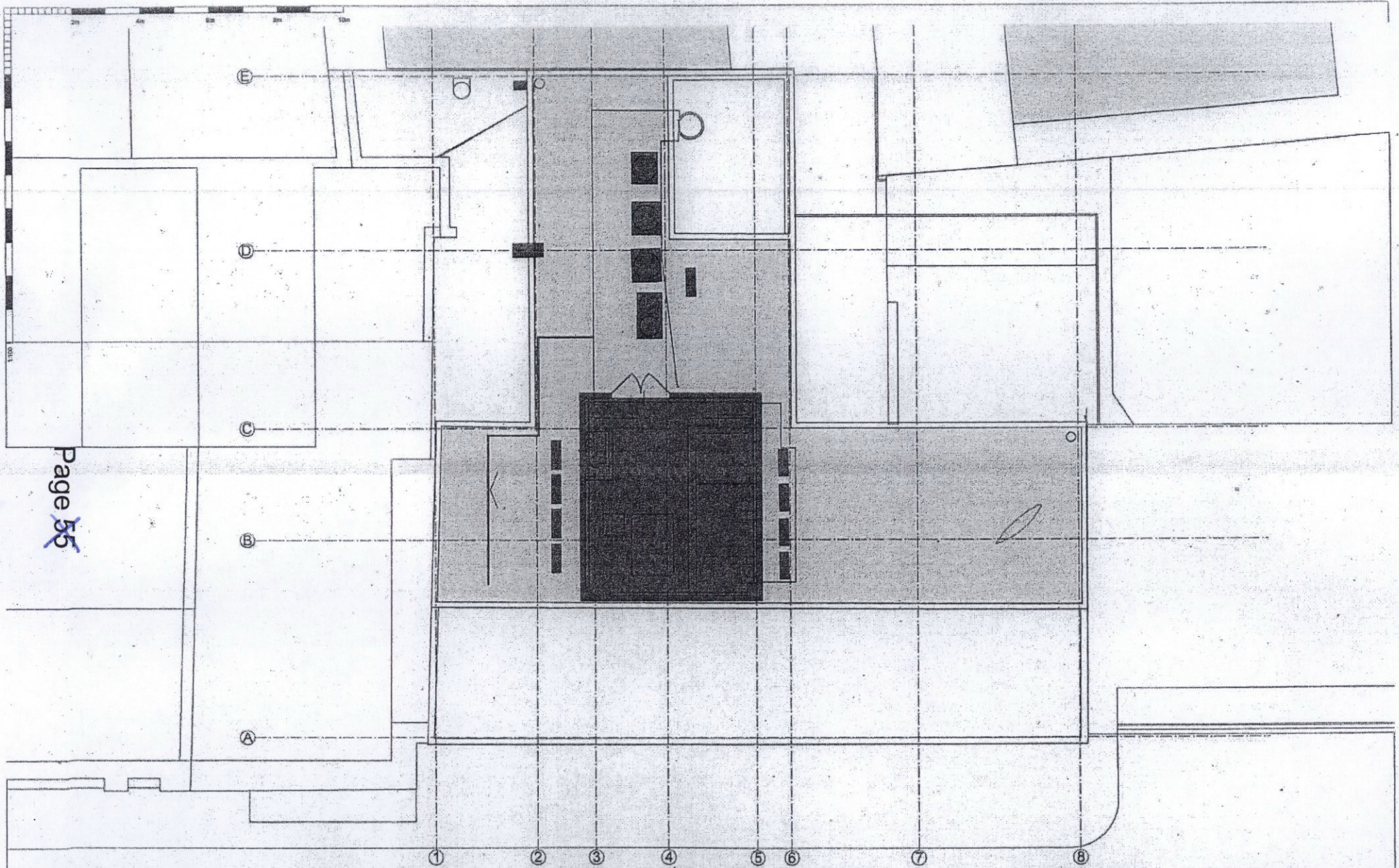
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	A4 unit - not in application
	A3 unit - not in application
	Offices
	Residential
	Roof level
	Terrace
	Plant



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PROJECT	52-53 POLAND STREET			
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DATE	08.2014	SCALE	1:100@A3	REV. B
JOB NO.	450	DRWG NO.	(00)_117	



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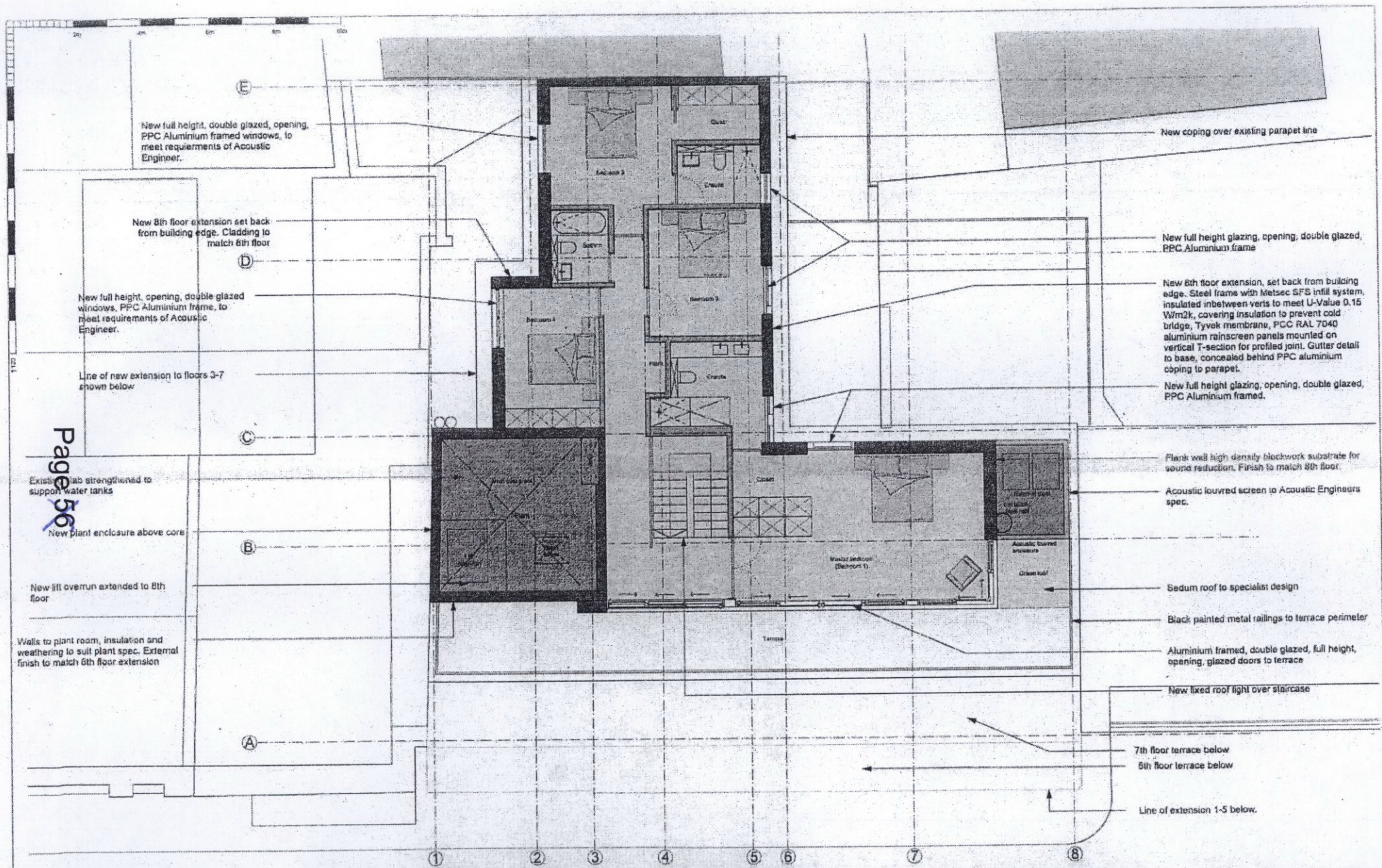
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KEY:	
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	A3 unit - not in application
	Offices
	Terrace
	Residential
	Plant
	Root level



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STATUS	PLANNING-ADDENDUM			
PROJECT	52-53 POLAND STREET			
DRAWING TITLE	17.06.15	EXISTING EIGHTH FLOOR PLAN		
DATE 08.2014	SCALE 1:100@A3	JOB NO. 450	DRWG NO. (00)_108	REV. A



New full height, double glazed, opening, PPC Aluminium framed windows, to meet requirements of Acoustic Engineer.

New 8th floor extension set back from building edge. Cladding to match 8th floor

New full height, opening, double glazed windows, PPC Aluminium frame, to meet requirements of Acoustic Engineer.

Line of new extension to floors 3-7 shown below

Existing slab strengthened to support water tanks

New plant enclosure above core

New fill overrun extended to 8th floor

Walls to plant room, insulation and weathering to suit plant spec. External finish to match 8th floor extension

New coping over existing parapet line

New full height glazing, opening, double glazed, PPC Aluminium frame

New 8th floor extension, set back from building edge. Steel frame with Metsec SFS infill system, insulated inbetween veris to meet U-Value 0.15 W/m2k, covering insulation to prevent cold bridge, Tyvek membrane, PPC RAL 7040 aluminium rainscreen panels mounted on vertical T-section for profiled joint. Gutter detail to base, concealed behind PPC aluminium coping to parapet.

New full height glazing, opening, double glazed, PPC Aluminium framed.

Flank wall high density blockwork substrate for sound reduction, Finish to match 8th floor.

Acoustic louvred screen to Acoustic Engineers spec.

Sedum roof to specialist design

Black painted metal railings to terrace perimeter

Aluminium framed, double glazed, full height, opening, glazed doors to terrace

New fixed roof light over staircase

7th floor terrace below
5th floor terrace below

Line of extension 1-5 below.

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KEY:	
[Pattern]	A4 unit - not in application
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[Pattern]	Office
[Pattern]	Residential
[Pattern]	Roof level
[Pattern]	Terrace
[Pattern]	Plant

NORTHPOINT:



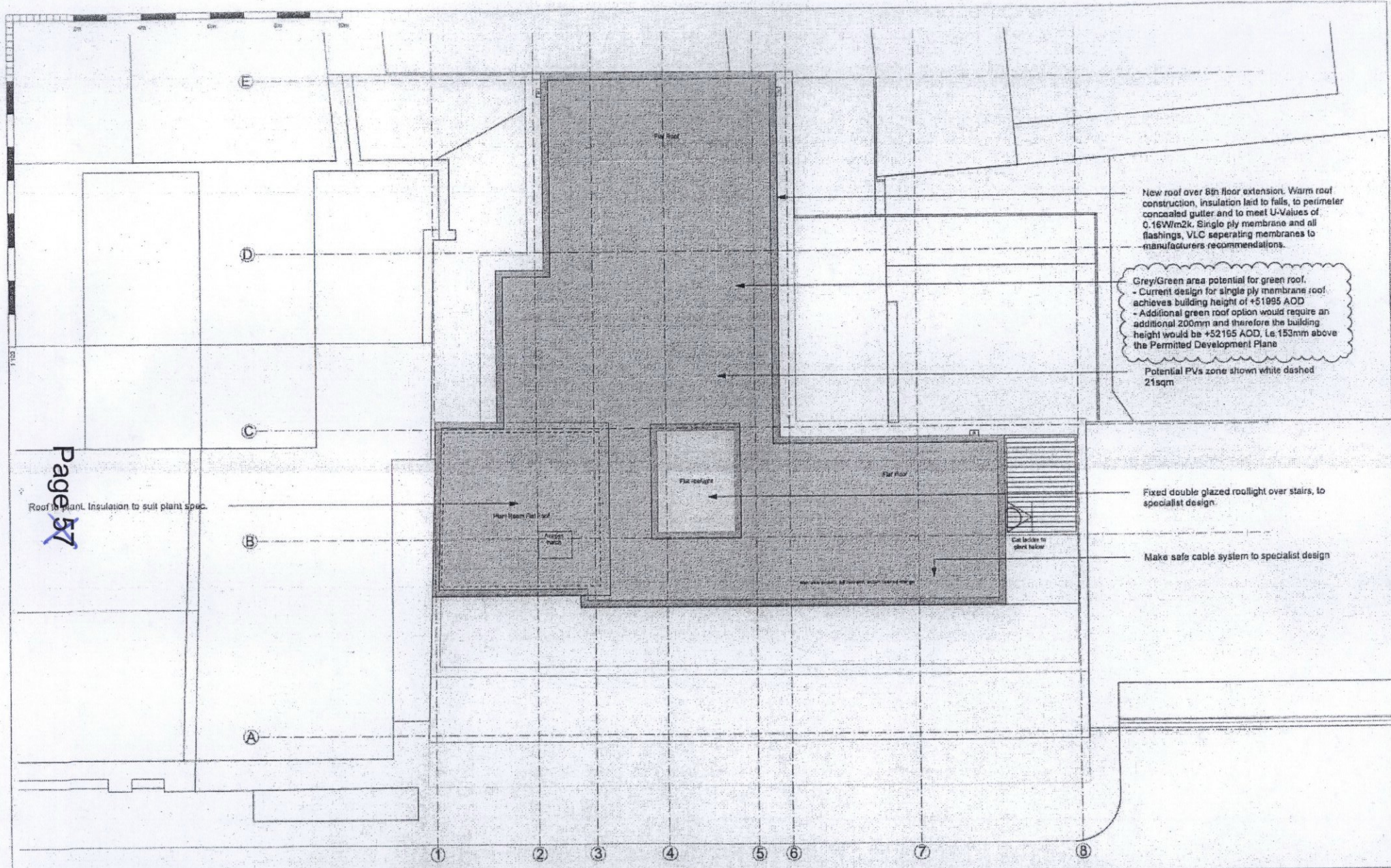
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STATUS	PLANNING- ADDENDUM			
PROJECT	52-53 POLAND STREET			
DRAWING TITLE	29.07.15	PROPOSED EIGHTH FLOOR PLAN		
DATE	08.2014	SCALE	1:100@A3	JOB NO. 450
		DRWG NO.	(00)_118	REV: C

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Roof plant. Insulation to suit plant spec.

New roof over 8th floor extension. Warm roof construction, insulation laid to falls, to perimeter concealed gutter and to meet U-Values of 0.16W/m2k. Single ply membrane and all flashings, VLC separating membranes to manufacturers recommendations.

Grey/Green area potential for green roof.
 - Current design for single ply membrane roof achieves building height of +51995 AOD
 - Additional green roof option would require an additional 200mm and therefore the building height would be +52155 AOD. I.e. 153mm above the Permitted Development Plane

Potential PVs zone shown white dashed 21sqm

Fixed double glazed rooflight over stairs, to specialist design.

Make safe cable system to specialist design

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STATUS	PLANNING- ADDENDUM			
PROJECT	52-53 POLAND STREET			
DRAWING TITLE	PROPOSED ROOF FLOOR PLAN			
DATE	08.2014	SCALE	1:100@A3	REV. C
JOB NO.	450	DRWG NO.	(00)_119	