

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 17 November 2015	Classification For General Release	
Report of Director of Planning		Ward(s) involved Bayswater	
Subject of Report	2 Westbourne Park Villas, London, W2 5EA		
Proposal	Temporary use for two years of the lower ground floor flat for Class B1(a) office use for the Westbourne Baptist Church and external alterations including new steps in front lightwell, new windows and door.		
Agent	Savills		
On behalf of	Westbourne Baptist Church and Dolphin Square Charitable Foundation		
Registered Number	15/08808/FULL	Date completed	18 September 2015
Date Application Received	18 September 2015		
Historic Building Grade	Unlisted		
Conservation Area	Westbourne		

1. RECOMMENDATION

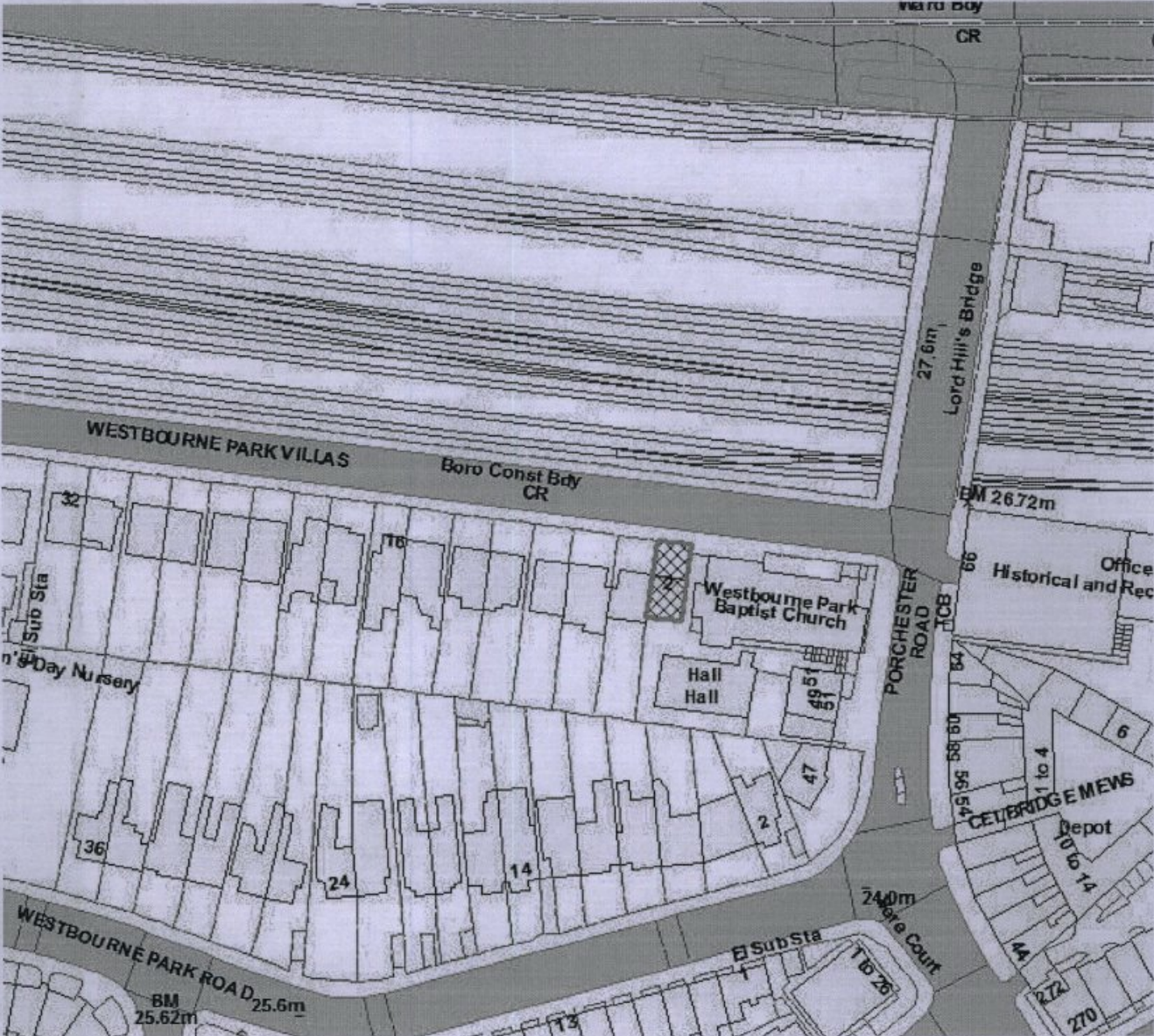
Grant conditional permission.

2. SUMMARY

This application seeks approval for the change of use of a lower ground floor flat to Class B1 office use for the Pastor of the Westbourne Park Baptist Church during the redevelopment of the Church and the children's library for a limited two year period. The Church is moving to the Stowe Centre on the Harrow Road, but it is not possible to relocate the Church's ancillary office floorspace. Other works include the creation of a new entrance by creating steps down into the front lightwell, and alterations to the existing windows, doors and a new rear window.

The loss of a residential flat is normally contrary to policy, however, it is considered that there are exceptional circumstances in this case to allow an exception for a limited two year period. It is not considered that the proposed change of use for a limited period will harm the amenities of adjoining neighbours and there are no objections in design terms to the physical alterations in connection with the change of use. The formal views of the Arboricultural Manager regarding the impact of the new step in the front lightwell on the roots of the mature Lime tree in the front garden will be reported verbally to Committee.

3. LOCATION PLAN



4. PHOTOGRAPHS



5. CONSULTATIONS

South East Bayswater Residents Association – supports application.
Notting Hill East Neighbourhood Forum – supports application if 'greened' with some planting.
Highways Planning Manager – any response to be reported verbally.
Arboricultural Manager – any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 25; Total No. of Replies: 0

No. of objections: 0; No. in support: 0

ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

This application relates to a lower ground floor one bedroom flat at No 2 Westbourne Park Villas. The upper floors are in residential use by the Pastor for the adjacent Baptist Church. This is an unlisted building located on the south side of the street within the Westbourne Conservation Area. There is a mature Lime tree in the front garden.

6.2 Recent Relevant History

None relevant in respect of No 2 Westbourne Park Villas.

Of relevance to the determination of this proposal is the permission for the redevelopment of the Westbourne Baptist Church to provide 32 affordable housing flats, replacement Church and children's library.

7. THE PROPOSAL

This application is for a temporary change of use to the lower ground floor flat to provide offices (52m²) for the Pastor of the Church for a two year period. During redevelopment, the Church and its congregation are moving to the Stowe Centre on the Harrow Road, but there is not enough space to relocate the church's ancillary office space.

Given that No. 2 is in the ownership of the Church it is proposed to convert the existing lower ground floor flat.

A number of external alterations are being proposed, a thin planter bed in the front garden will be removed to create a new path with new steps leading down into the existing front lightwell to a new entrance door. The existing upvc windows on the eastern side elevation are to be replaced with smaller windows and brick up the existing door. The existing bathroom window will be bricked up and a new obscure glazed window inserted in the rear elevation.

No objections have been received to date from neighbours, and the proposal is supported by the local amenity societies.

8. DETAILED CONSIDERATIONS

8.1 Land Use

In land use terms, Policy S14 in the City Plan, all residential uses, floorspace and land is protected, and proposals that would result in a reduction in the number of units will not be acceptable. This proposal to convert to an office does not meet the exceptions set out by Policy S14. Policy H1 in the UDP prevents the loss of housing.

Whilst it is recognised that this proposal is in breach of housing policy, this application needs also to be assessed in the light of the Council's social and community Policies S34 in the City Plan and S0C 1 in the UDP. This proposal will allow the existing church (an important social and community use) to operate its administrative headquarters whilst works are taking place to redevelop their site. The office will be used by the Pastor and up to a maximum of six other people.

The proposed change of use is only temporary, and it is not considered to harm the housing stock of the borough, and the redevelopment of the church site will create 32 affordable flats.

Therefore, it is considered that there are grounds to allow a relaxation of the adopted housing policies given the special circumstances of the case and for a limited two year period. A condition will ensure that the use reverts back to residential.

8.2 Townscape and Design

There are no townscape objections to the physical changes which are considered to be fairly minor and will preserve the character and appearance of this part of the Westbourne Conservation Area.

8.3 Residential Amenity

The temporary office use will mainly operate normal office hours, albeit there may be some evening use, but given its small size and location, it is not considered that the use will harm the amenities of neighbours. It is recommended to condition hours of use from 07.00 to 23.00 hours.

8.4 Transportation/Parking

It is not considered that the proposal will have any adverse impact on parking in the area. The formal views of the Highways Planning Manager are awaited and will be reported verbally to Committee.

8.5 Economic Considerations

Not relevant in the determination of this application.

8.6 Access

There is no level access into the proposed office, but given it is for a limited period, it is not considered necessary to accommodate a ramp, which has major implications on the existing tree and the conservation area

8.7 Other UDP/Westminster Policy Considerations

Tree

There is a large mature Lime tree in the front garden. The applicant's arboricultural report advises that the works to form steps in the front lightwell will have a very low impact on the root protection area of this tree. The formal views of the Arboricultural Manager are awaited and will be reported verbally to Committee. The Notting Hill East Neighbourhood Forum request more greening, but given this is a temporary change of use, such a request is not considered reasonable.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

Not relevant in the determination of this application.

8.11 Environmental Impact Assessment

Not relevant in the determination of this application

8.12 Conclusions

It is considered that the public benefits to allow the Church to keep its ancillary offices in the area whilst its main site is being redeveloped, is considered to be an exceptional circumstance to allow the temporary loss of this one bedroom flat. It is understood that works are due to start at the main site in January 2016 and therefore it is recommended to limit the permission until 30 January 2018 after which the residential use will be reinstated.

9. BACKGROUND PAPERS

1. Application form
2. Response from Notting Hill East Neighbourhood Forum dated 29 October 2015
3. Response from South East Bayswater Residents Association dated 5 October 2015

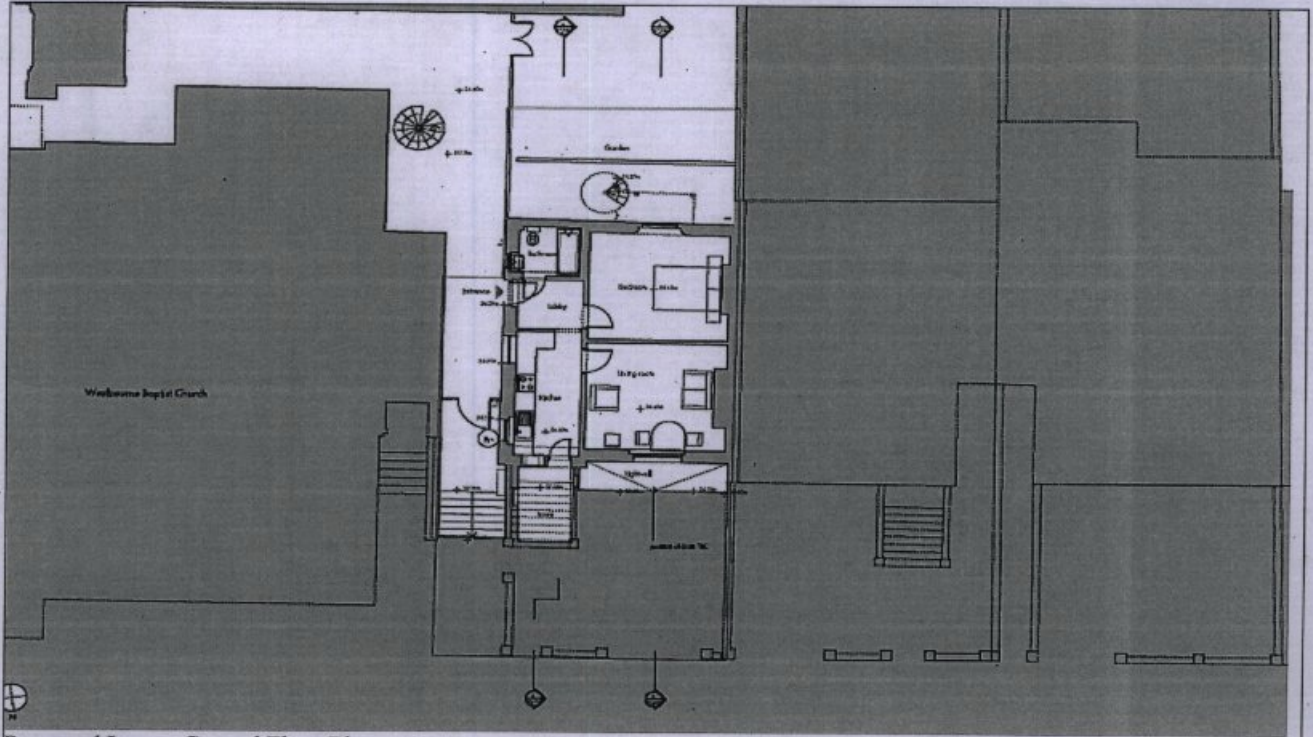
Selected relevant drawings

(Please note: All the application drawings and other relevant documents are available to view on the Council's website)

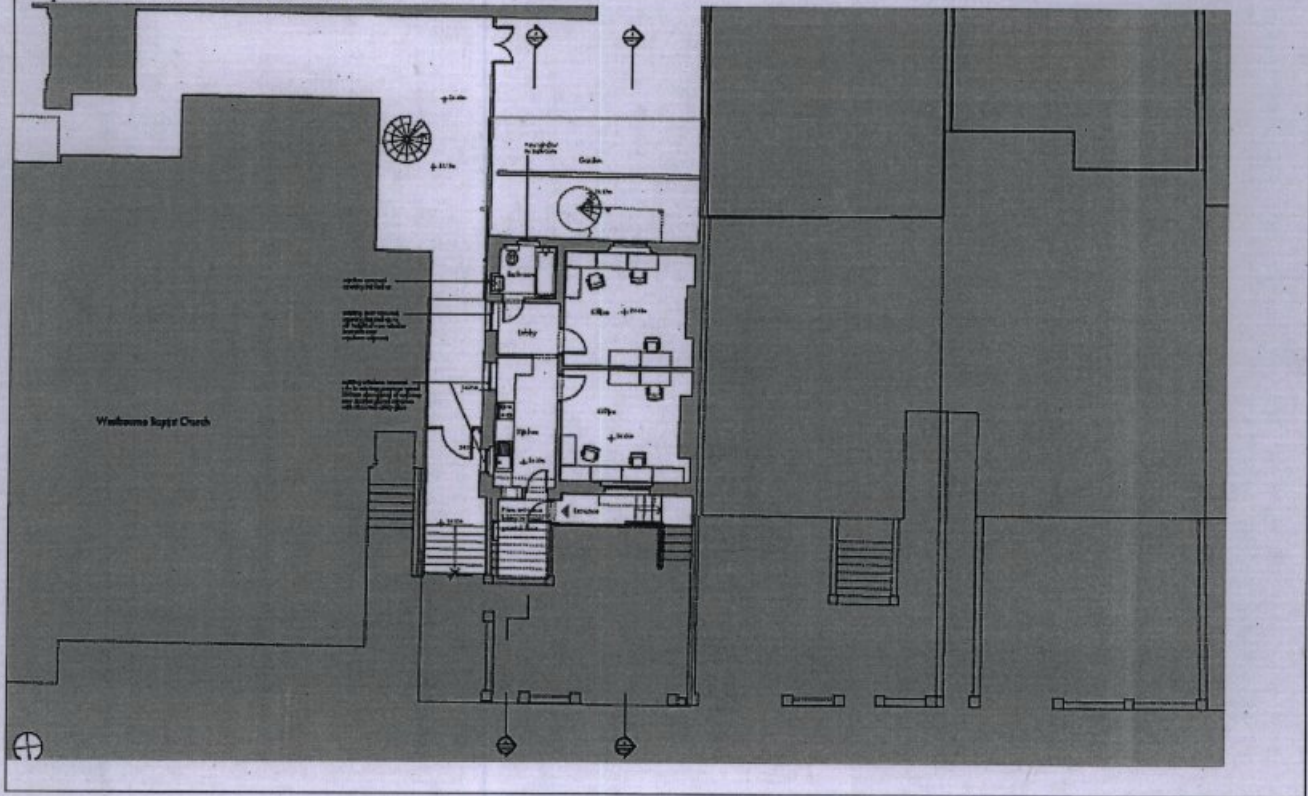
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT OLIVER GIBSON ON 020 7641 2680 OR BY E-MAIL – ogibson@westminster.gov.uk

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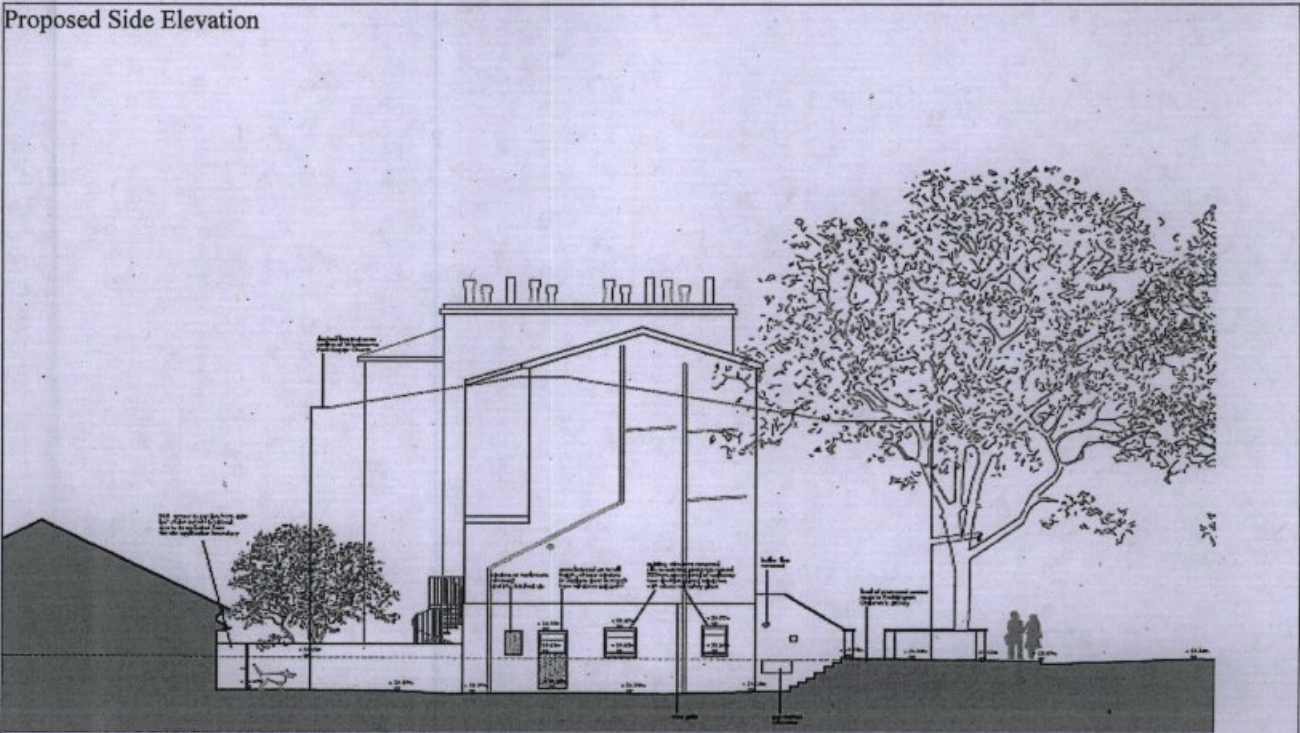
10 KEY DRAWINGS



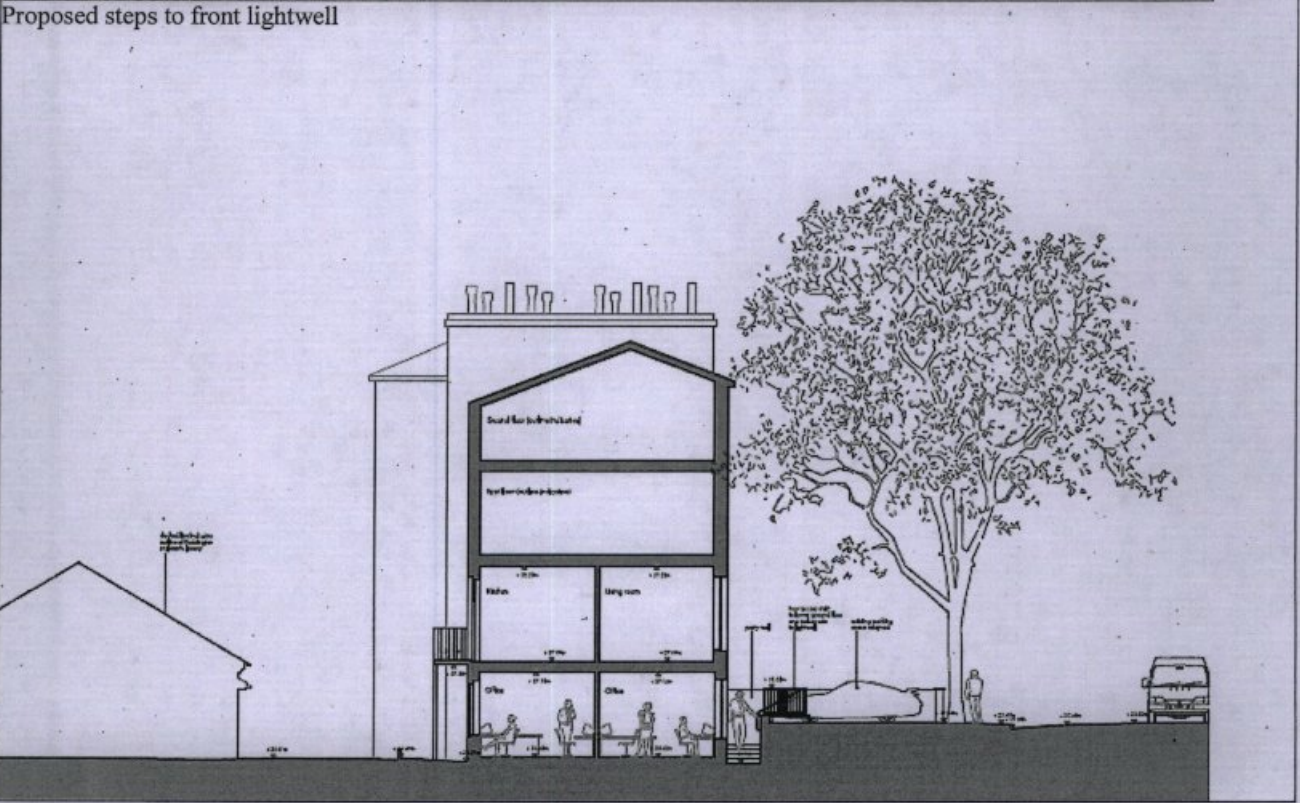
Proposed Lower Ground Floor Plan



Proposed Side Elevation



Proposed steps to front lightwell



DRAFT DECISION LETTER**Plan Nos:**

Covering letter dated 18 September 2015, Design and Access Statement, Arboricultural Impact Assessment Report, 858_01_07_001 Rev P1 ; 010 Rev P1; 011 Rev P1; 020 Rev P1; 021 Rev P1; 030 Rev P1; 031 Rev P1; 032 Rev P1; 110 Rev P1; 111 Rev P1; 100 Rev P1; 101 Rev P1; 220 Rev P1; 221 Rev P1; 330 Rev P1; 331 Rev P1; 332 Rev P1.

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

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.
- 2 The Class B1 (a) office use allowed by this permission can continue until 30 January 2018. After that the part of the building we have approved for offices for the pastor of the Westbourne Baptist Church must return to its previous use. (C03BA)
- 3 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)
- 4 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)
- 5 The tree protection measures set out in the Arboricultural Report to the Lime tree in the front garden shall be in place prior to any works starting on site and shall be maintained during the construction works.,
- 6 You must provide the waste store shown on drawing 858_01_07_111 Rev P1 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the office. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)
- 7 You must apply to us for approval of detailed drawings at a scale of 1:50 of the following parts

of the development - new entrance door. 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 details. (C26DB)

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 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)
- 3 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.
- 4 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.**

1 Application forms., 2 Response from the Notting Hill East Neighbourhood Forum. , 3 Response from South East Bayswater Residents Association .

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Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.