

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 17 November 2015	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	150 Queensway, London, W2 6LY		
Proposal	Use of the ground floor as a children's library (Class D1) for a temporary period of two years.		
Agent	Savills		
On behalf of	Westbourne Park Baptist Church and Dolphin Square Foundation		
Registered Number	15/08937/FULL	Date completed	29 September 2015
Date Application Received	23 September 2015		
Historic Building Grade	Unlisted		
Conservation Area	Queensway		

1. RECOMMENDATION

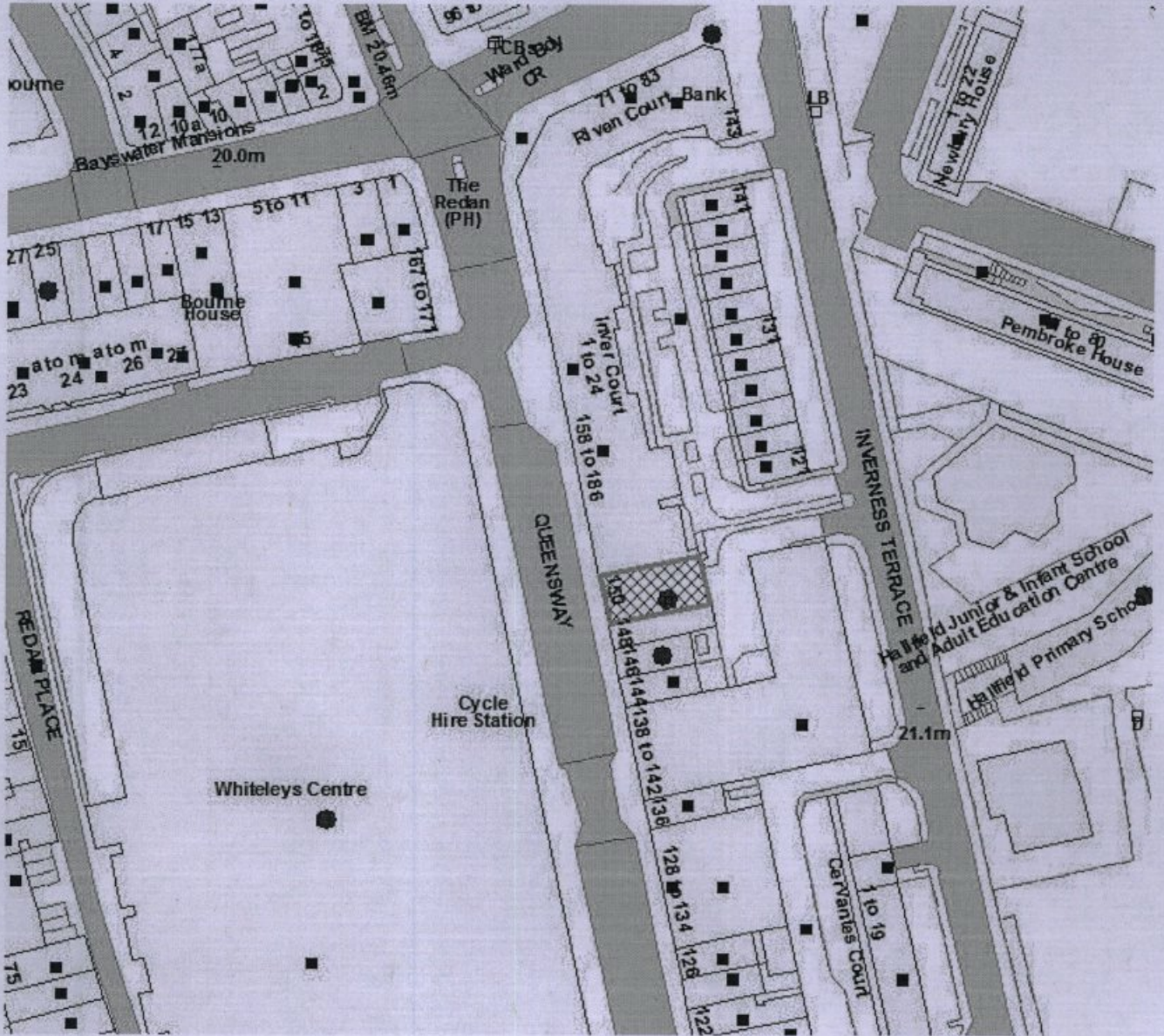
Grant conditional permission.

2. SUMMARY

This proposal is for the change of use of this vacant Class A1 shop (143m²) to a children's library (Class D1) for a temporary two year period, as an alternative decant site needs to be found for the library during the redevelopment of the Westbourne Baptist Church in Porchester Road. The application site is located within the Core Frontage of the Queensway/Westbourne Grove District Shopping Centre and under the terms of Policy SS6 in the UDP, the loss of retail shops is normally resisted. No objections have been received to date and the proposal is supported by the two local amenity societies.

In this case, it is considered that the planning benefits associated with the relocation of the children's library (for a limited period), an important social and community use in this part of the City, outweighs the loss of a retail shop. It is not considered that the proposed library will harm the retail character and function of this part of the shopping centre or harm the amenities of the flats above. Given that works are due to start to redevelop the Baptist Church in January 2016, it is recommended to grant a temporary permission until 30 January 2018.

3. LOCATION PLAN



4. PHOTOGRAPHS



5. CONSULTATIONS

CHILDREN'S SERVICES: No observations to make.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION: No objections to the library relocating from Porchester Road to Queensway for a period of two years. Fascia sign needs to be simple and smart and not illuminated, want an active and not a dead frontage, albeit appreciate that some privacy required as a children's library. Request that signage be covered by condition.

BAYSWATER RESIDENTS ASSOCIATION: Support application.

CRIME PREVENTION OFFICER: To be reported verbally.

CLEANSING: Request condition to secure refuse storage.

HIGHWAYS PLANNING MANAGER: Undesirable in transportation terms but could be made acceptable.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 55; 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 is a vacant ground floor retail shop (Class A1) located on the east side of Queensway. The unit is approximately 143m² (GIA) in area and is within the Queensway Conservation Area. The shop has been vacant for approximately nine months and was last occupied as a home/kitchenware shop. The unit forms part of the Core Frontage of the Queensway/Westbourne Grove District Shopping Centre and is located within the Queensway Stress Area.

6.2 Recent Relevant History

There have been a number of planning applications relating to new shopfronts and signage at 150 Queensway.

Of relevance to this planning application for the change of use from Class A1 to a children's library use (Class D1) for a temporary two year period, is the permission granted for the redevelopment of the Westbourne Baptist Church. This requires the provision of a decant site for the children's library which will be displaced during the redevelopment. Under the terms of the legal agreement, the applicant (Westbourne Baptist Church and the Dolphin Square Foundation) need to provide a temporary location for the children's library and pay the fit out costs to a Category B finish before any works start on site to demolish the existing building. The legal agreement also requires that the library is relocated within the new development at a peppercorn rent and fitted out to a Category B finish.

7. THE PROPOSAL

This application is for a temporary change of use to a children's library (Class D1) use for a two year period. No external alterations are being proposed.

8. DETAILED CONSIDERATIONS

8.1 Land Use

In land use terms, the shop is located within the Core Frontage of the District Centre and under Policies S21 in the City Plan and SS6 in the UDP, such losses of retail shops are normally resisted.

Policy SS6 states that at ground floor level, proposals for A2 and A3 or other non-A1 town centre uses will only be permitted where the proposal would not harm the vitality or viability, or character or function of the parade and in addition the total length of the Core Frontage in non-A1 use at ground level must not exceed 25% in the Queensway /Westbourne Grove District Centre.

This figure has already been breached and this proposal will increase the amount of frontage in non-A1 use for a limited period, but the proposal will not lead to a concentration of non-A1 uses in this frontage or result in more than two non-A1 units

located consecutively in the frontage. The previous use was not a local convenience shop, and it is not considered that the temporary use of this unit to accommodate a valued social and community use will reduce the attractiveness of the centre for local shoppers.

Whilst it is recognised that the proposal will breach part of Policy SS6 in respect of exceeding the percentage of the frontage in non-A1 use, 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.

In this instance, it is considered that the public benefits of providing a temporary decant site for the children's library outweighs the loss of this shop. The shop is a similar size to the existing library and the library needs to be located in the area. The proposed temporary site for the children's library is approximately 0.3 miles away from the existing site.

Therefore, it is considered that there are grounds to allow a relaxation of the shopping policies given the special circumstances of the case, albeit for a limited period.

8.2 Townscape and Design

It is not considered that the proposed temporary change of use will affect the character and appearance of this part of the Queensway Conservation Area. The South East Bayswater Residents Association has raised concerns regarding signage and to ensure that the library maintains an active frontage. Signage will be the subject of a separate advertisement application. It is recommended that a condition be imposed to secure a shopfront display.

8.3 Residential Amenity

The temporary library will operate the same hours as the existing children's library Monday to Saturday 09.30 to 17.30 and closed on Sunday and therefore will not adversely affect the amenities of residents in the flats above.

8.4 Transportation/Parking

The Highways Planning Manager advises that given the nature and size of the proposal, it is unlikely to generate a significant increase in the number of private vehicle trips, but may increase the number of trips compared to the existing A1 use, but given public transport links in the area, any potential increase in trips is unlikely to cause a highway safety concern.

The Highways Planning Manager advises that no cycle parking is being provided and one space would be required and this will need to be reserved by condition. There is a staff room being provided and given this is a temporary use and there is on street cycle racks in the vicinity of the site, it is not considered necessary to impose such a cycle parking condition.

8.5 Economic Considerations

Given the proposal is for a limited two year period, the proposal will not have an adverse impact on the viability of the centre.

8.6 Access

There is level access to the unit and an internal disabled ramp.

8.7 Other UDP/Westminster Policy Considerations

Refuse/Recycling

A condition is recommended to reserve refuse storage.

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 Other Issues

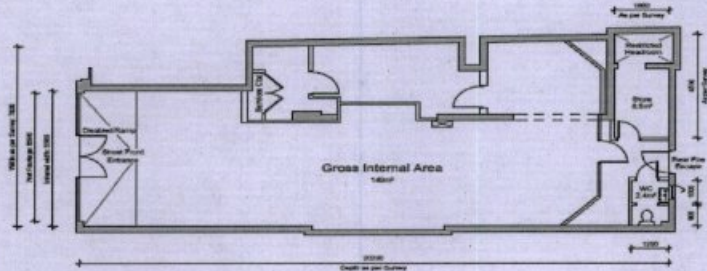
The South East Bayswater Residents Association query the ground floor layout as there appears to be only one toilet. The applicant confirmed on site that two toilets will be provided, and has altered the position of the staff desk and pram store, and has submitted an amended plan to show these changes.

9. BACKGROUND PAPERS

1. Application form
2. Memorandum from Highways Planning Manager dated 13 October 2015.
3. Memorandum from Cleansing dated 29 October 2015.
4. Response from the Bayswater Residents Association dated 13 October 2015
5. Response from the South East Bayswater Residents Association dated 12 October 2015.
6. Email from Children's Services dated 2 October 2015.

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

10. KEY DRAWINGS



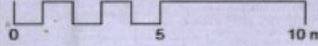
Gross Internal Area
1480sq

Do not scale from this drawing

NOTES:
Brookes Architects plans are drawn from information provided in Flouman Craven Surveyors Area Plan drawing.

Issue Date: October 2013
Drawing Number: 2013-002-155-AG
Revision: A

All areas are approximate



PLANNING

Rev	Description	Date	By	Chk
1	For Planning Application	11.06.13	TL	TL

Client: Dolphin Square Foundation
Project: Paddington Children's Library
150 Queensway, London, W2

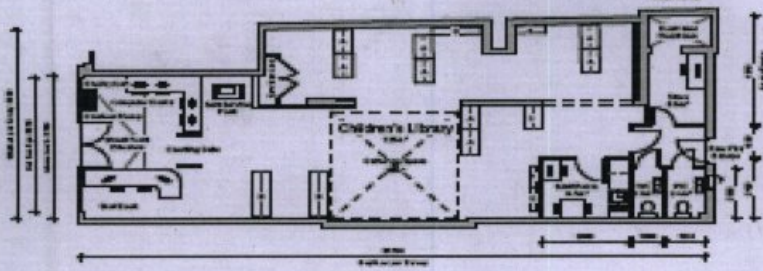
Scale: 1:100 @ A3 Date: 11 Sep '13 Type: PPG Rev: TL

Use: Paddington Children's Library
Temporary Change of Use Application
Existing Floor Plan

Brookes Architects

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Bank Lane, London SW18 5JT
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E info@brookesarchitects.co.uk
www.brookesarchitects.co.uk

Drawing No.	Rev No.
4718 3 11 1	



Children's Library
1480sq

NOTES:
Brookes Architects plans are drawn from information provided in Flouman Craven Surveyors Area Plan drawing.

Issue Date: October 2013
Drawing Number: 2013-002-155-AG
Revision: A

FURNITURE SCHEDULE:
Drawing units to be removed from existing library

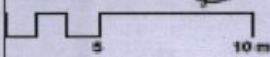
A:	0 nos.	300w x 900d x 1000h
B:	0 nos.	180w x 900d x 1000h
C:	0 nos.	900w x 900d x 1000h
D:	0 nos.	180w x 300d x 1000h
E:	0 nos.	300w x 300d x 1000h

New working units

F:	0 nos.	900w x 240d x 1000h
G:	0 nos.	300w x 240d x 1000h

(N/A dimensions in mm)

All areas are approximate



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Drawing No.	Rev No.
4718 3 12 3	

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

DRAFT DECISION LETTER

Plan Nos: Covering letter dated 23 September 2015 , 4718 3 10 Rev 02; 4718 3 11 Rev 1 , 4718 3 12 Rev 3, photo schedule -150 Queensway.

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 library use allowed by this permission can continue until 31 November 2017. After that the part of the building we have approved for library must return to its previous use. (C03BA)
- 3 You must not occupy the premises for use until a detailed scheme for the shop windows of the unit has been submitted to and approved in writing by the local planning authority. The scheme shall include the area immediately behind the windows, shall not include any obscured glass and shall define any display panels within the windows. The development shall thereafter be carried out in accordance with the approved scheme and no further modifications shall be made.
- 4 The library shall be open to customers from 09.00 to 18.00 Monday to Saturday and closed on Sundays/Bank Holidays.
- 5 You must apply to us for approval of details of how waste is going to be stored on the site. 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 waste store in line with the approved details, and clearly mark it and make it available at all times to everyone using the library. You must not use the waste store for any other purpose. (C14CD)