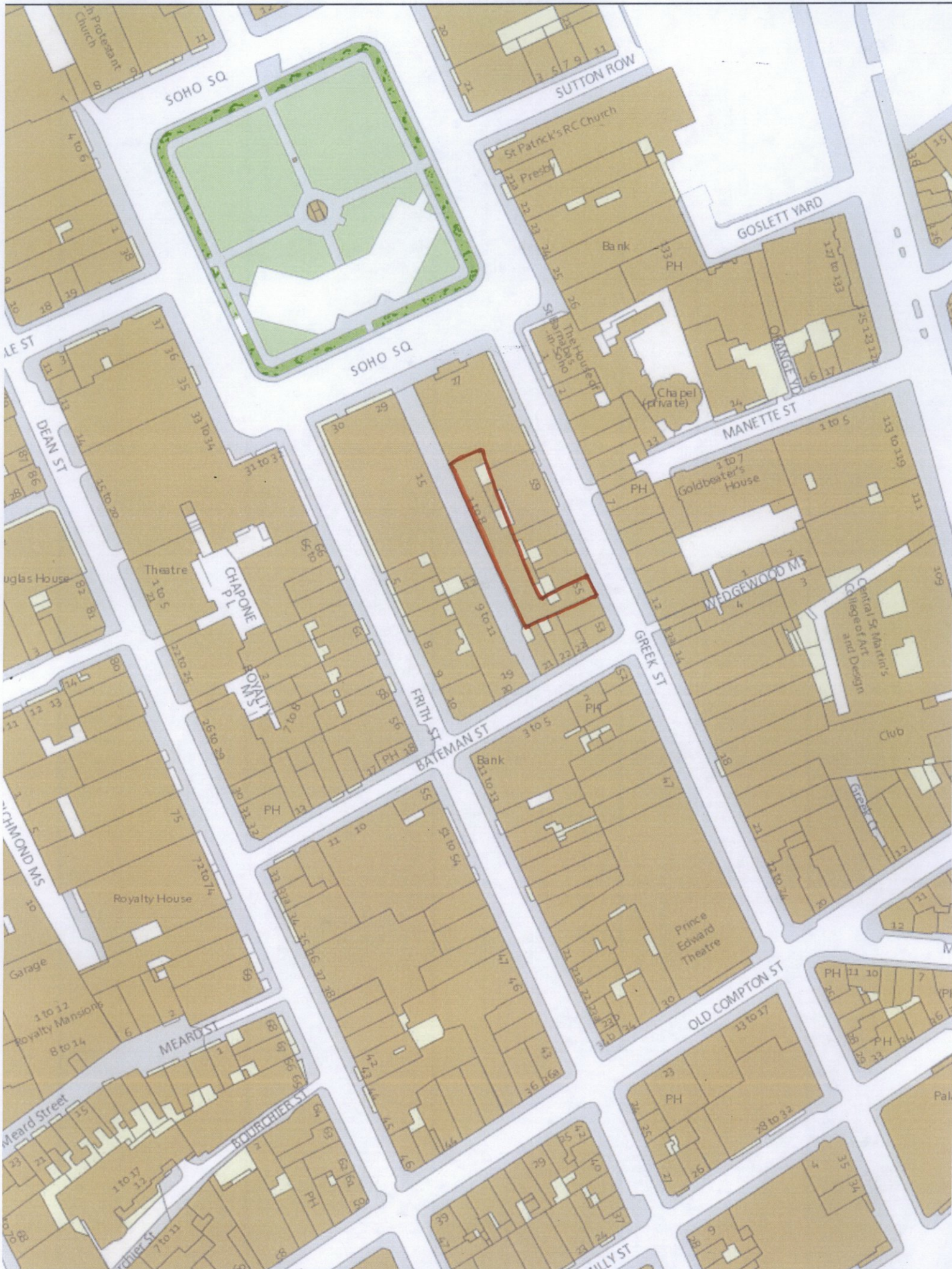


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 1 December 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	1-8 Bateman's Buildings and 55 Greek Street, London, W1D 3EN		
Proposal	Partial demolition and external alterations to 1-8 Bateman's Buildings associated with the use of lower ground and ground floor levels as two restaurants (Class A3), office (Class B1) and residential (Class C3) accommodation; and use of the first, second, third and fourth floors for office (Class B1) and residential accommodation (Class C3) to provide five residential units. Associated external alterations including the creation of two terraces at main roof; the installation of plant within an associated enclosure at roof level, the installation of a high level extract duct and the installation of a new shopfront to 55 Greek Street.		
Agent	Turley		
On behalf of	Harley Property Holdings		
Registered Number	15/07747/FULL	TP / PP No	TP/13985
Date of Application	20.08.2015	Date amended/ completed	20.08.2015
Category of Application	Other		
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 West End Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





1-8 BATEMAN'S BUILDINGS AND 55 GREEK STREET, W1

2. SUMMARY

The application site includes 1-8 Bateman's Buildings and 55 Greek Street. The buildings comprise basement, ground and first to third floor levels fronting Bateman's Buildings, whilst the Greek Street property extends to fourth floor level. The buildings are used entirely as office accommodation (Class B1) except for a small area of the ground floor of 55 Greek Street which is in use as a retail unit.

Permission is sought for the change of use of part lower ground and ground floors of 1-8 Bateman's Buildings to a restaurant (Class A3) and use of the upper floors of the property as residential accommodation comprising five residential units. Terraces are proposed at main roof level to serve the residential units. The upper floors of 55 Greek Street are to remain as office accommodation. A high level extract duct is proposed to serve the new restaurant and plant is proposed at main roof level of the Bateman's Buildings property.

The key issues in this case are:

- The impact in land use terms, of the loss of the existing uses and proposed restaurant on the character and function of the area;
- The impact on amenity in the vicinity, in relation to noise from the restaurant and residents of the new residential units;
- The impact in design terms.

Subject to appropriate conditions, the proposal is considered acceptable in land use, transport, design and amenity terms. The application is therefore recommended for approval being in compliance with the relevant Unitary Development Plan (UDP) and City Plan policies.

3. CONSULTATIONS

SOHO SOCIETY

Objection on the following grounds:

- Potential noise disturbance from patrons of the restaurant, outside seating and servicing.
- Noise impact of the restaurant use upon amenity within the West End Stress Area.
- Loss of office floorspace.

BUILDING CONTROL

Any response to be reported verbally.

ENVIRONMENTAL HEALTH

No objection subject to conditions.

HIGHWAYS PLANNING MANAGER

No objection subject to conditions.

CROSSRAIL

No comment.

ENGLISH HERITAGE

Authorisation to determine as seen fit.

DESIGNING OUT CRIME

No objection subject to certain conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 69; Total No. of Replies: 1

Objection on the following grounds from a neighbouring hotel operator:

- Detrimental design impact upon the Soho Conservation Area and nearby listed buildings.
- Potential noise disruption to hotel guests from outside dining and the restaurant operation.
- Potential noise disruption to hotel guests from the Juliet balconies associated with the residential flats.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The site comprises 1-8 Bateman's Buildings and 55 Greek Street. The properties are currently entirely used as office accommodation (Class B1) except for a small retail unit (Class A1) at ground floor level within 55 Greek Street. Neither of the buildings are listed but they are located within the Soho Conservation Area, the West End Stress Area and the Core Central Activities Zone.

55 Greek Street comprises of lower ground, ground and first to fourth floor levels, 1-8 Bateman's Buildings comprises of lower ground, ground and first to third floor levels.

4.2 Relevant History

Two previous planning applications have been submitted for the redevelopment of the property (13/09984/FULL and 14/03646/FULL), however, these were both withdrawn before determination after officers expressed concerns with regard to viability, the provision of on-site affordable housing and the size of the proposed residential units.

In relation to 55 Greek Street, planning permission was refused on the 5 February 1998 for the 'enclosure of central lightwell and erection of extract duct in connection with use of basement and ground floors as a restaurant (Class A3)'. The application was refused as it would result in the loss of retail floorspace. An appeal was submitted and subsequently dismissed. The report in relation to this application considered the lawful use of the basement and upper floors of the property as B1 office accommodation.

In relation to 1-8 Bateman's Buildings, planning permission was refused on the 21 September 1995 for the 'use of the basement as a nightclub'. The officer's report states that the ground floor of the premises is in use as a recording studio whilst the first to third floors of the property are in use as office accommodation.

Planning permission was granted on the 28 February 1938 in relation to 55 Greek Street and 1-8 Bateman's Buildings 'to rebuild the premises to a height of four storeys for use as workrooms with stores in the basement and a shop on the ground floor next to Greek Street'.

5. THE PROPOSAL

Permission is sought for the use of part of the basement and ground floor areas of 1-8 Bateman's Buildings as two restaurant premises (Class A3) and to install high level extraction ducts on the rear elevation of the property above the height of the residential windows. The retail unit at ground floor level in 55 Greek Street is retained and the upper floors of the property remain in office use. Residential flats are proposed at first to third floor levels within 1-8 Bateman's Buildings with ancillary residential areas at ground and lower ground floors. It is also proposed to create residential terraces at main roof level on 1-8 Bateman's Buildings and install plant with associated screening.

There are two proposed restaurants within the development, one would measure 463m² whilst the other would measure 389m².

5.1.1 Existing and Proposed Land Uses:

Use	Existing (GEA)	Proposed (GEA)	+/- difference (m2)
Retail	46	46	0
Office	2471	566	-1905
Residential	0	978	+978
Restaurant	0	852	+852
Refuse and Sub-station	0	75	+75
TOTAL	2517	2517	0

5.1.2 Restaurant Uses:

	Proposed restaurant incorporating basement and ground floor levels
Restaurant 1 Floorspace (m2)	389m ²
Restaurant 2 Floorspace (m2)	463m ²
Restaurant 1 Covers	86
Restaurant 2 Covers	117
Hours of Operation	07:00 till 01:00 daily
Ventilation arrangements	Full height kitchen extract duct and a/c units
Refuse Storage arrangements	To be stored within separate refuse and recycling storage areas at basement level.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The planning permission granted in 1938 allowed the use of the Bateman Street buildings as office, workrooms and stores. No conditions restrict the use of the property to specific use classes and it is therefore considered to be in lawful office use. 55 Greek Street (except for the ground floor retail unit) is also considered to be in lawful office use.

6.1.1 Loss of office accommodation:

The application would result in a net reduction of 1905m² of office floorspace. Interim measures (set out in an initial statement dated 1 March 2015) have been drawn up in relation to the consideration of applications involving the replacement of offices with new residential floorspace. As the current application was submitted in August 2015, it is not subject to consideration under the interim measures or emerging policies, but should be considered in the light of adopted development policies which do not protect existing office uses.

The Soho Society have commented on the cumulative loss of B1 office floorspace in Soho and suggested the lower ground floor of the property is retained as office accommodation, but for the reasons outlined above, it is not considered that the application could be refused on these grounds.

6.1.2 New restaurant uses:

As the proposal is for new entertainment uses comprising 463m² and 389m² it needs to be considered under the TACE policies. Whilst cumulatively the total restaurant floorspace of both units is over 500m², the individual restaurants both measure under 500m². Policy TACE9 of the UDP states that permission for restaurant uses (Class A3) of between 150m² – 500m² of gross floorspace inside the Core CAZ and designated West End Stress Area may be permissible where the proposed development will have no adverse impact on residential amenity or local environmental quality, and no adverse effect on the character or function of its area. Policy S24 of the City Plan also relates to new entertainment uses and has similar policy requirements for units of this size.

Policy TACE9 requires that within Stress Areas, permission will only be granted for restaurant uses (between 150m² and 500m²) where the City Council is satisfied that the proposed development has:

1. No adverse effect, (nor, taking into account the number and distribution of entertainment uses in the vicinity, any cumulatively adverse effect) upon residential amenity or local environmental quality as a result of:
 - a) noise
 - b) vibration
 - c) smells
 - d) increased late night activity, or
 - e) increased parking and traffic; and
2. No adverse effect on the character or function of its area.

The site is located within the defined West End Stress Area, an area where the numbers of restaurants, cafés, takeaways, public houses, bars and other entertainment uses is considered to have reached a level of saturation. Paragraph 8.89 of the UDP states that “in some parts of the city, particularly in the Stress Areas, there are significant numbers of entertainment premises close together. In such circumstances the City Council will consider whether any additional entertainment proposal, when taken alongside others nearby, will adversely affect residential amenity, local environmental quality, or the character or function of the surrounding area.”

In determining the acceptability of the proposal the City Council may seek to control the following:

1. The number of customers who may be present on the premises.
2. The opening hours.
3. The arrangements to be made to safeguard amenity and prevent smells, noise and vibration disturbance (including that from the use of ventilation and air conditioning plant) from the premises.
4. Servicing arrangements.
5. Arrangements for the storage, handling and disposal of waste, recyclable materials and customer litter.
6. The positioning of tables and chairs in open areas within the curtilage of the premises.

It is recognised that there can be considerable variation between the uses within a Use Class in terms of their effects on the local environment and residential amenity. For example, restaurants with a waiter service tend to have fewer adverse effects than bars used by large numbers of customers. Factors that the Council will take into account when assessing new

entertainment uses include the gross floorspace to be occupied by the proposed use, its capacity, the type of use, servicing arrangements and any supporting statement provided in respect of the management of a use.

The site is located within the Core CAZ which is identified within Policy S6 of the City Plan as being an appropriate location for a range of commercial uses. The immediate vicinity is characterised mainly by restaurant and retail units on the lower floors and office or residential uses on the upper floors.

The proposed restaurants would both be accessed from Bateman's Buildings. There are no residential properties within Bateman's Buildings and the closest residential units are on the upper floors of 21 Bateman Street immediately to the south of the application site. Council records indicate there are also residential properties on the upper floors of 22 Bateman Street, and 57, 58 and 59 Greek Street to the east of the application site. The upper floors of 9-11 Bateman's Buildings are in use as a hotel.

As set out above, Policy TACE 9 states that permission for new restaurant uses will only be permissible where there would be no adverse effect on residential amenity as a result of noise, vibration, smells or increased late night activity.

The opening hours of the premises are proposed as 07:00 till 01:00 daily. Paragraph 8.88 of the UDP states that; 'as a general rule, the Council expects that, in entertainment uses in predominantly residential areas, it will impose planning conditions that no customers will be allowed to remain on the premises after midnight on Sundays to Thursdays, and after 00.30 on the following morning on Friday and Saturday nights'. Considering this is not a 'predominantly residential area', the proposed opening hours are considered reasonable and in line with the UDP requirements for this location. These hours also correspond to nearby entertainment uses as private members club in the basement at 21 Bateman Street is licensed to open Monday to Saturday 09:00 – 03:30 and 09:00 – 00:30 Sundays, the ground floor restaurant at 21 Bateman Street is licensed to open Sunday to Thursday 12:00 -00:00 and Friday and Saturdays 12:00 – 03:00. The restaurant at 57 Greek Street is licensed to open Monday to Saturday 11:00 till 01:30 and Sunday 12:00 – 01:30.

A condition is proposed to ensure that there is no takeaway service provided from either of the restaurants or a home delivery service which might result in increased vehicular movements. Conditions are also proposed to ensure that any bar area provided does not exceed 15% of the floor area and that all customers consuming alcohol on the premises do so with a meal. A condition is also proposed to ensure that any live or recorded music played in the premises is not audible externally or in adjacent premises.

It is noted that annotations on the proposed elevation drawing indicate that the doors at ground floor level serving the restaurants will be fully openable within every glazed opening, whilst the proposed plan only shows the provision of one openable door to each restaurant unit. In order to contain noise from the entertainment uses, a condition is proposed to ensure that only one openable door is provided to each restaurant unit with the remaining windows/ doors being fixed shut.

The applicant has requested 86 covers within restaurant 1 (389m²) and 117 covers within restaurant 2 (463m²), which is considered relatively modest and a condition is proposed to ensure this is the case.

In order to further ensure the protection of residential occupiers in the vicinity, a condition is proposed requiring the submission of an Operational Management Plan to ensure the

restaurants are managed effectively. A condition is also proposed to ensure that no more than 15% of the restaurant floor area is used for a bar/bar seating and that drinks can only be served at the bar to restaurant customers, before, during or after their meals. A standard condition is also proposed in relation to noise transference through the building structure to the residential units.

It is acknowledged that the restaurant premises would be located within the designated West End Stress Area and that the Soho Society have objected to the introduction of a restaurant use and on noise grounds. However, the number of covers (86 and 117) is relatively modest, the hours of use are similar to other premises in the immediate vicinity and are only slightly later than the City Council 'core hours' for 'entertainment' premises in residential areas. It is therefore not considered that, subject to conditions, the proposal would have a detrimental impact on the living conditions of neighbouring residents nor local environmental quality and it is not considered the application could be refused on these grounds.

Given the existing office use, it is considered the new restaurant premises would help to enliven the street frontage which would be considered a benefit of the scheme. The principle of the proposed restaurant premises is therefore considered to be in accordance with UDP Policy TACE9 and City Plan Policy S24.

6.1.3 Residential floorspace:

The introduction of residential floorspace is welcomed and would comply with Policies H3 of the UDP and S14 of the City Plan, which seek to maximise the amount of land or buildings in residential use. The proposal includes an increase of residential floorspace of 978m² (GEA), in the form of five residential flats.

As the scheme would not result in an increase of residential floorspace exceeding 1000m² or in excess of 10 additional residential units there is no requirement for an affordable housing provision as set out in Policy S16 of the City Plan. The residential unit sizes accord with the size and space standards of the London Plan. Whilst in the current proposal the residential units are quite large, it is not considered they are oversized and due to the configuration of the building including more residential units would result in long corridors and the creation of single aspect units. The size of the units has been reduced through negotiations with the City Council and the proposal is now considered acceptable in this regard.

Policy H5 of the UDP requires that in new developments 33% of the residential units should be family sized (in excess of three bedrooms). 60% of the proposed units would have three or more bedrooms and therefore the proposal accords with this policy requirement.

The units are all double aspect on an east – west orientation and whilst mechanical ventilation is proposed there are openable windows which allows for natural ventilation.

6.2 Townscape and Design

The application site comprises No.55 Greek Street and Nos. 1-8 Bateman's Buildings which forms a large part of the east side of Bateman's Buildings and is in the Soho Conservation Area. Opposite the site in Bateman's Buildings is the rear of the Grade II listed 'Hospital for Women' in Soho Square, and to the rear (east) is the back of the Grade II listed No. 58 Greek Street. Neither of the buildings forming the site are designated as making any particular contribution to the conservation area, but are deemed unsuitable for roof extensions in the Soho Conservation Area Audit. All the neighboring buildings, except for No.27 Soho Square, are designated as unlisted buildings of merit.

The proposed alterations to the Bateman's Buildings façade involves replacing all the windows and rendered apron panels with enlarged windows with some incorporating Juliet balconies, ground floor shopfronts, and a rebuilt top floor with enlarged dormer windows. A new shopfront is proposed for No.55 Greek Street. Modest fixed canopies are to be provided above the entrances on Bateman's Buildings along with retractable awnings to the shopfronts. Two areas of roof terrace are proposed along with a screened area of plant.

In design and heritage asset terms, the alterations to the Bateman's Buildings façade will improve its appearance and introduce a more active frontage at street level which should help to reduce anti-social behaviour. De-cluttering the roof and providing visually screened plant will also improve the appearance of the building. This accords with UDP Policies DES 5, DES 6, DES 9 and DES 10 and ensures that the development will maintain the character and appearance of the Soho Conservation Area and the setting of neighbouring listed buildings.

The alterations to the shopfront of No.55 Greek Street are acceptable in design and heritage asset terms, in accordance with UDP Policies DES 5 and DES 9, and will maintain the character and appearance of the Soho Conservation Area.

The Designing Out Crime Officer at the Metropolitan Police has requested a condition be attached to any permission to ensure the applicant gains 'Secured by Design' accreditation. However, this is not considered necessary to make the development acceptable and instead an Informative is proposed advising the applicant of the benefits of incorporating crime reduction features into the design of the development.

6.3 Amenity

6.3.1 Plant Noise

The application has been considered in the context of Policies ENV6 and ENV7 of the UDP and S32 of the City Plan. These policies seek to protect nearby occupiers of noise sensitive properties and the area generally from excessive noise and disturbance.

Some of the proposed plant will serve the commercial floorspace (retail, restaurants and office accommodation) with proposed operational hours of 08:00 till 00:00 (midnight) whilst the plant serving the residential units would require permission to operate at any time over a 24 hour period. The acoustic report specifies the hours of operation for the plant from 08:00 to 00:00 which differs to the proposed opening hours of the restaurant uses. The applicant has been made aware of this issue and advised that if they wish to operate the plant between the hours of 07:00 and 08:00 and 00:00 and 01:00 to accord with the proposed opening hours they will need to submit additional acoustic information to confirm the plant can comply with the City Council criteria and apply to vary the relevant conditions. An Informative has also been attached in relation to this issue.

The area has been identified in the Acoustic Report as having background noise levels which are above WHO guideline levels during the daytime and nighttime. To accord with Policy ENV7 of the UDP, the noise levels emitted by the plant will have to be 10dB below background at the nearest noise sensitive windows. The report identified a design level criteria of 42dB for the commercial plant (operational between 07:00 and 01:00) and 36dB for the residential plant (operational at any time in a 24 hour period) which is 10dB below the lowest recorded background noise levels.

The nearest noise sensitive window was identified as being at third floor level in the building itself serving the proposed residential accommodation.

In order to ensure the plant noise is compliant with the City Council criteria, Environmental Health require that certain mitigation measures are installed as detailed within the submitted acoustic report. This includes the acoustic screening for the units located on the main roof area and the installation of silencers within the kitchen extract ducting. With these acoustic mitigation measures in place, Environmental Health have confirmed that the application will be compliant with the Council noise criteria and have raised no objection to the proposal subject to conditions.

6.3.2 Extract duct

Environmental Health consider the proposed high level extract ducting suitable to enable the discharge of cooking odours without detriment to neighbouring residential amenity.

6.3.3 Internal noise levels and overheating

An acoustic report has been submitted to assess the existing noise levels in the vicinity to ascertain the impact upon the proposed residential units. The area has high levels of noise both during the day and night and to accord with the City Council standard noise criteria in relation to internal noise levels in new residential dwellings the windows will need to be closed which may result in overheating. As climate control condensers are proposed for the residential accommodation, this is sufficient to overcome the overheating issue.

The whole property is being redeveloped which enables the applicant to carry out all necessary mitigation works to ensure noise transference through the building structure from the commercial uses to the residential accommodation is minimised. Standard conditions are proposed with regard to internal noise in the new flats and Environmental Health have confirmed they are satisfied with this approach subject to relevant conditions and Informatives.

6.3.4 Terraces

There are two terraces proposed on the main roof level of 1-8 Bateman's Buildings. One of the terraces is proposed for use by all the tenants, the other terrace will be private for one of the flats within the development.

Policy ENV13 of the UDP states that 'new developments should not result in a significant increase in the sense of enclosure or overlooking, or cause unacceptable overshadowing, particularly on gardens, public open space or on adjoining buildings, whether in residential or public use.' Policy S29 of the City Plan has a similar aim and seeks to ensure that new development does not result in an unacceptable loss of residential amenity.

It is noted that there are residential flats within 57, 58 and 59 Greek Street to the east of the proposed terrace areas. There is also the hotel at 9-11 Bateman's Buildings to the west, windows for which are approximately 5m from the proposed terrace areas. In order to address any issue of overlooking of both the residential flats and the hotel accommodation, it is proposed to install planters along the east and west sides of the terraces at roof level on the Bateman's Buildings property. The planters include trellises of 1.7m which will be used to support climbing plants.

This screening/planting is welcomed and conditions are proposed to ensure the planters are installed and maintained in situ. Taking into account the terraces will serve residential units, it is not considered necessary to condition the capacity or the hours of use. With a condition in place relating to the screening, it is considered the proposal will be compliant with Policy ENV13 of the UDP and S29 of the City Plan.

6.3.5 Noise Disturbance

An objection has been received to the application from the owners of the hotel at 9-11 Bateman's Buildings. They consider that any external seating will result in noise disturbance to patrons of the hotel. Whilst it is noted that some of the visuals in the supporting documentation show external tables and chairs within Bateman's Buildings, these are not shown on the submitted drawings and do not form part of the planning application. Any application for external seating will need to be considered on its own merits if and when an application is submitted (the street in Bateman's Buildings is adopted highway).

The hotel owner has also expressed concern that the flush 'Juliet balconies' on the Bateman's Buildings elevation will (when opened) result in noise nuisance from the occupants of the new flats detrimentally impacting upon the hotel guests. Whilst these concerns are noted, and a hotel would be considered a noise sensitive property, the noise levels from five residential flats would have minimal impact upon the operation of the hotel and it is not considered the application could be refused on these grounds.

6.4 Transportation/Parking

No off-street car parking is proposed for the new flats. UDP Policy TRANS 23 requires sufficient off-street parking to be provided in new residential schemes to ensure that parking pressure in surrounding streets is not increased beyond identified 'stress levels'.

2011 census figures indicate 29% of households in the West End ward have one or more cars. 'Stress levels' are considered to have occurred where the occupancy of on-street legal parking bays exceeds 80%. Within a 200m radius of the site, parking occupancy during the day is 69%; overnight parking occupancy reduces to 63%. Parking pressures in the area therefore remain below the threshold and it is considered any additional parking demand can be absorbed into the surrounding street network.

Cycle parking is shown in the basement for the restaurants (12 spaces), the office accommodation (6 spaces) and the residential flats (5 spaces). This level of cycle parking accords with the stipulations of the Further Amendments to the London Plan. A condition is proposed requiring that the cycle parking spaces are provided and maintained in perpetuity. Waste and recycling storage areas are also shown for the commercial and residential occupiers within the basement vaults. A condition is proposed to ensure this storage is provided and retained.

Policy TRANS 20 states that the City Council will require convenient access to premises for service vehicles and will normally require that 'vehicular servicing needs of developments are fully accommodated on-site and off street ... sufficient to cater for the size, type and frequency of arrival of the vehicles likely to be servicing the development'. The Highways Planning Manager has requested the addition of a condition to any approval requiring the submission of a Servicing Management Strategy to ensure that deliveries to the restaurant do not adversely impact upon residential amenity or the road network.

6.5 Economic Considerations

Any economic benefits generated are welcome.

6.6 Access

Level access will be provided to both the restaurant premises with an internal lift within the southern restaurant to provide access to the basement. Level access is also maintained to the retail unit and office entrance from Greek Street. Level access is also provided to the new residential units with internal lifts.

6.7 Other UDP/Westminster Policy Considerations

None.

6.8 London Plan

The proposal does not raise strategic issues and does not have significant implications for the London Plan.

6.9 National Policy/Guidance Considerations

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

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

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

6.10 Planning Obligations

The application does not raise a requirement for a planning obligation.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The scale of the proposed development does not require the submission of an Environmental Impact Assessment or provide opportunities for additional sustainability measures.

6.12 Conclusion

The proposals are considered acceptable in land use, transport, amenity and design terms and accord with the relevant UDP and City Plan policies. The application is therefore recommended for conditional planning approval.

BACKGROUND PAPERS

1. Application form.
2. Letter from Historic England dated 22 September 2015.
3. Email from the Design Out Crime Officer - Metropolitan Police dated 23 September 2015.
4. Memorandum from the Highways Planning Manager dated 28 September 2015
5. Memorandum from Environmental Health dated 30 October 2015.
6. Email from the Crossrail Safeguarding Team dated 30 October 2015.
7. Email from the Soho Society dated 6 October 2015.
8. Letter from the commercial hotel occupier at 6 Frith Street dated 5 October 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT JOSEPHINE PALMER ON 020 7641 2723 OR BY E-MAIL – jpalme@westminster.gov.uk

DRAFT DECISION LETTER

Address: 1-8 Bateman's Buildings and 55 Greek Street, London, W1D 3EN

Proposal: Partial demolition and external alterations to 1-8 Bateman's Buildings associated with the use of lower ground and ground floor levels as two restaurants (Class A3), office (Class B1) and residential (Class C3) accommodation; and use of the first, second, third and fourth floors for office (Class B1) and residential accommodation (Class C3) to provide five residential units. Associated external alterations including the creation of two terraces at main roof; the installation of plant within an associated enclosure at roof level, the installation of a high level extract duct and the installation of a new shopfront to 55 Greek Street.

Plan Nos: Noise Impact Assessment (103014.ad.Issue1), Environmental Noise Assessment (103014A.ad.Issue1), Drawings: C645_P_LG_002 RevJ, C645_P_00_002 RevH, C645_P_01_004 RevF, C645_P_02_004 RevF, C645_P_03_005 RevG, C645_P_04_004 RevI, C645_P_RF_001 RevB, C645_E_NE_002 RevE, C645_E_NE_001 RevB, C645_E_SW_004 RevB, SK_070 RevA, SK_071 RevA, 1937-P-02, C645_S_AA_001, C645_S_FF_001 RevC.

Case Officer: Matthew Giles

Direct Tel. No. 020 7641 5942

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 not sell any hot-food take-away or drink within either approved restaurant premises (Class A3), nor operate a delivery service, even as an ancillary part of the primary Class A3 use.

Reason:

We cannot grant planning permission for unrestricted restaurant uses (Class A3) because it would not meet Policy TACE9 of our Unitary Development Plan that we adopted in January 2007, and because of the special circumstances of this case.

- 4 The bar areas and bar seating in each of the restaurants, must not take up more than 15% of the floor area of the individual restaurant premises. You must use the bar (if provided) to serve restaurant customers only, before, during or after their meals.

Reason:

To prevent a use that would be unacceptable because of the character and function of this part of the Soho Conservation Area. This is in line with S24 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE9 of our Unitary Development Plan that we adopted in January 2007.

- 5 You must not play live or recorded music within either of the restaurant premises that will be audible externally or in the adjacent properties.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, 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. (R13EC)

- 6 The high level extract ducting shown on the approved drawings shall be fully installed before either restaurant use commences and thereafter maintained for as long as the Class A3 restaurants are in operation.

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)

- 7 You must not allow more than 86 customers into the restaurant premises marked Restaurant 2 on the approved plans at any one time.

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE9 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

- 8 You must not allow more than 117 customers into the restaurant premises marked Restaurant 1 on the approved plans at any one time.

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE9 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

- 9 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the 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)

- 10 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)

- 11 You must apply to us for approval of detailed drawings of the following parts of the development - all new windows, shopfronts and external 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)

- 12 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)

- 13 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 unless they are shown on the approved drawings. (C26KA)

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)

- 14 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (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)

- 15 The three 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 three separate rooms capable of being occupied as bedrooms.

Reason:

To protect family accommodation as set out in S15 of Westminster's City Plan: Strategic Policies adopted November 2013 and H 5 of our Unitary Development Plan that we adopted in January 2007. (R07DC)

- 16 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on the approved drawings. You must clearly mark them and make them available at all times to everyone using the property.

Reason:

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

- 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 hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 19 Prior to the occupation of the restaurant units, you shall submit and have approved in writing by the local planning authority, detailed servicing management strategies for each of the restaurants to include an assessment of delivery noise combined with mechanical services, noise from doors and gates and activity noise from trolleys and/or human voices. All servicing shall be undertaken in accordance with the approved strategies unless otherwise agreed in writing by the local planning authority.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan: Strategic Policies

adopted November 2013 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 20 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.

- 21 (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.

- 22 As detailed within the approved acoustic report the plant/machinery serving the commercial uses hereby permitted shall not be operated except between 08:00 hours and 00:00 hours daily. The plant serving the residential accommodation can operate at any time over a 24 hour period.

Reason:

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

- 23 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.

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

The design of the separating wall should be such that the received value in the residential habitable spaces, with music playing, should be 10 dB below that measure without music events taking place, at the quietest time of day and night, measured over a period of 5 minutes and in the indices of Leq & LFM_{ax} in the octave bands of 63 Hz & 125 Hz.

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.

- 25 Maximum music noise level condition:

o Any amplified music played in the restaurants shall only be played through an in house sound system which is under the control of a frequency based electronic sound limiting device set at a maximum Music Noise Level so as to achieve compliance with condition 24.

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.

- 26 You must install the noise mitigation measures as detailed in the approved acoustic reports at the same time as the plant is installed and to the specification stipulated. These measures must then be maintained in situ for as long as the plant is in place.

Reason:

To safeguard the amenity of occupiers of adjoining premises by preventing noise and vibration nuisance as set out in STRA 16, STRA 17, ENV 6 and ENV 7 of our Unitary Development Plan that we adopted January 2007. (R39BB)

- 27 You must not open either of the restaurant premises to customers, and you must not allow customers on the premises, outside the hours of 07.00 to 01:00 daily.

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE9 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

- 28 You must not internally connect the two restaurant units hereby approved and they must be operated as two distinct restaurant premises.

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE9 of our Unitary Development Plan that we adopted in January 2007 or S24 of our City Plan that we adopted in November 2013.

- 29 You must install the planters on the roof terraces as shown on the submitted drawings and as detailed on the container schedule before the terraces can be used as such. They must thereafter be maintained in situ.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 30 You must apply to us for approval of a management plan for each of the approved restaurant premises to show how you will prevent customers who are leaving the premises from causing nuisance for people in the area, including people who live in nearby buildings. You must not start either of the restaurant uses until we have approved what you have sent us. You must then carry out the measures included in the management plan at all times that the restaurants are in use.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 9 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 31 Notwithstanding what is shown on the approved drawings there must only be one openable door serving each of the approved restaurant units, the rest of the ground floor glazing in Bateman's Buildings to these units must be fixed shut.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, 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. (R13EC)

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 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply.

The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk.

If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk

It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (I54AA)
- 4 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing

- and collecting waste. (I08AA)
- 5 The term 'clearly mark' in condition means marked by a permanent wall notice or floor markings, or both. (I88AA)
 - 6 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)
 - 7 Conditions 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)
 - 8 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.
 - 9 You are advised to consider the benefits of 'Secured by Design' accreditation, which encourages new developments to incorporate design features which reduce the susceptibility of the development to certain crimes. For further information please consult with the following website: <http://www.securedbydesign.com>.
 - 10 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.
 - 11 Internal sound transfer informative:
 - o The developer/freeholder must include in any tenancy agreement with the restaurant operator that any amplified music shall only be played through a in house sound system which is under the control of a frequency based electronic sound limiting device.
 - 12 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.

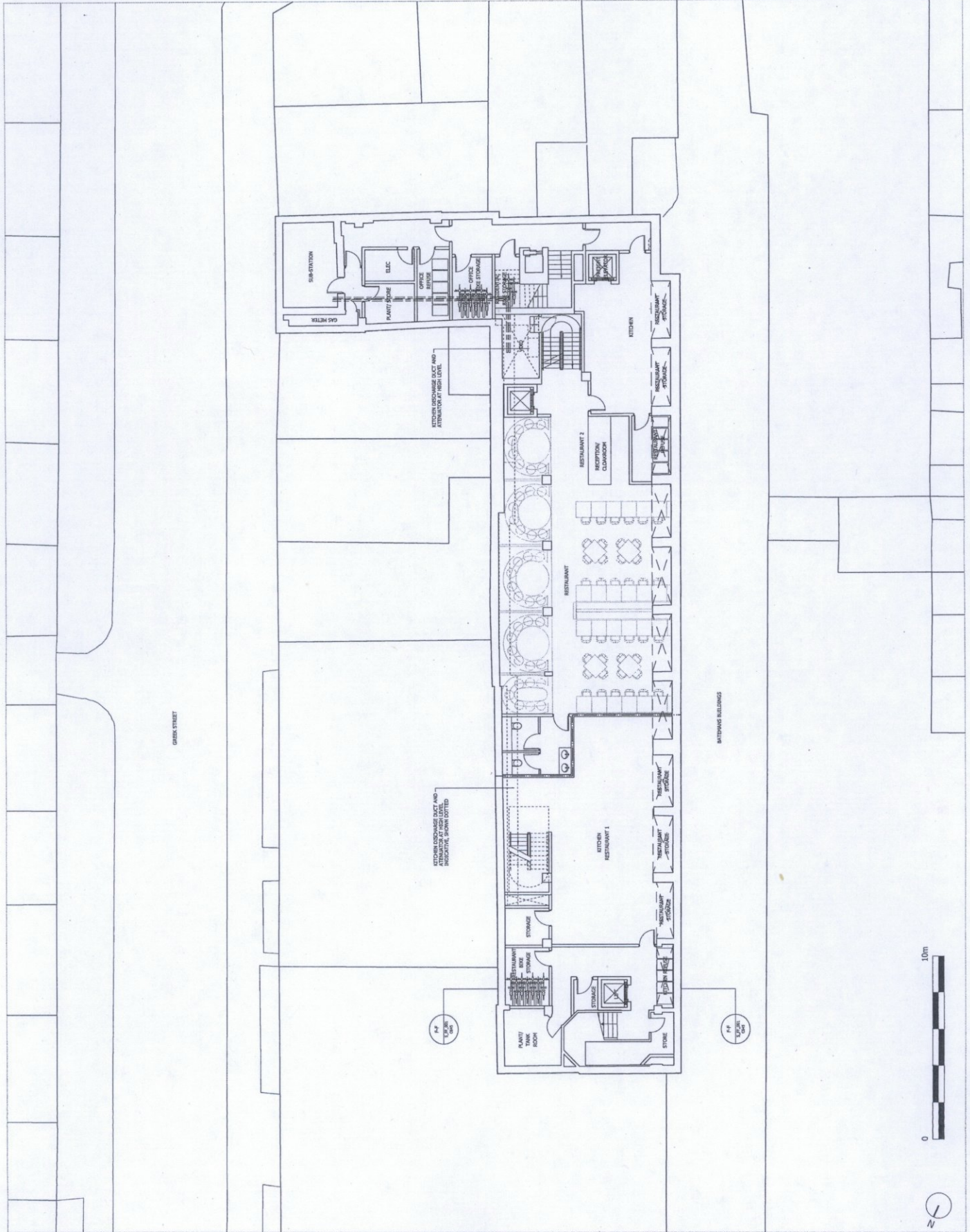
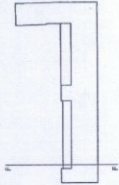
24 Hour Noise Team
Environmental Health Service
Westminster City Hall
64 Victoria Street
London SW1E 6QP

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. (150AA)

- 13 Approval for this residential use has been given on the basis of façade sound insulation and ventilation mitigation measures being incorporated into the development to prevent ingress of external noise. Occupiers are therefore advised, that once the premises are occupied, any request under the Licensing Act 2003, Environmental Protection Act 1990, Control of Pollution Act 1974 or planning legislation for local authority officers to make an assessment for noise nuisance arising from external sources is likely to be undertaken only if the noise and ventilation mitigation measures installed are in operation i.e. windows kept closed and ventilation scheme utilised
- 14 Kitchen Extract Informative:
 - o The kitchen extract ducts should be designed to discharge vertically at highest roof level and clear of all existing and proposed windows in the vicinity. We accept systems with a flue height level which is higher than any building within 20 metres of the building housing the commercial kitchen.
 - o A scheme of odour reduction will need to be incorporated together with full height discharge if there are surrounding premises that are between 20 m - 50 m distance and which are also higher than the discharge point of the building housing the commercial kitchen.
 - o All odour producing processes/cooking must be placed under the extract canopy hood in the kitchen to avoid low level odour escape from kitchen windows and doors.
 - o All kitchen extract ducts must be fitted with doors/hatches for cleaning and maintenance at approximately 3 metre intervals and also complying with the H & S safe access standards (Informative 180CB).
- 15 You are advised the hours of operation for the plant differ to the proposed opening hours of the restaurant uses. If you wish to operate the plant between the hours of 07:00 and 08:00 and 00:00 and 01:00 to accord with the proposed opening hours you will need to submit additional acoustic information to confirm the plant can comply with the City Council criteria and apply to vary the relevant conditions.

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18/07/15	RC	I
20/07/15	RC	H
20/07/15	RC	G
20/07/14	LO	F
15/07/14	LO	E
24/07/14	LO	D
19/12/13	LO	C
19/12/13	LO	B
28/10/13	LO	A
07/10/13	LO	A

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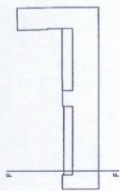
77 Watling Street London WC2X 8NY
T: 020 7748 8888 F: 020 7729 3466
info@squireandpartners.com
www.squireandpartners.com

1-8 Batemans Buildings,
London, W1D 3EK.

Proposed Lower Ground Floor Plan
Mixed Use

DATE	BY	SCALE
18/06/2015	E:1888841	
12088	C045_P_LG_002	J

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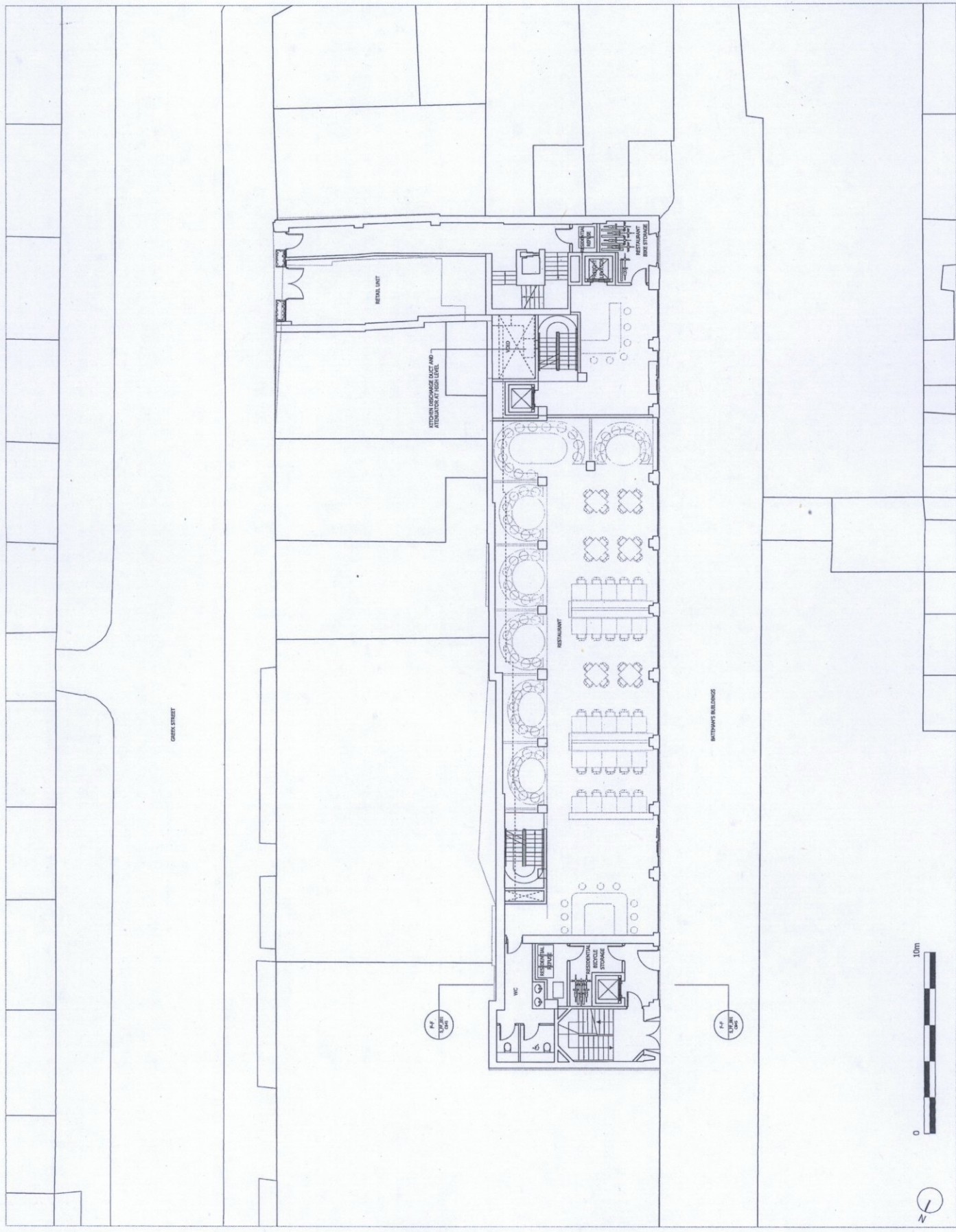
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18/06/15 RC7		G	
19/01/15 L10		F	
19/01/15 L11		E	
15/04/14 L12		D	
24/03/14 L13		C	
29/11/13 L14		B	
28/10/13 L15		A	
07/10/13 L16		-	

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 T: 020 7798 8888 | F: 020 7730 8885
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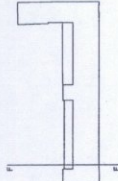
Project
**1-8 Batemans Buildings,
 London, W1D 3ER.**

Drawings
Proposed Ground Floor Plan

Drawn	Date	Scale
RCr	19/06/2015	1:1000
Job number	12088	Revision
Drawing number	C645_P_00_002	H



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PLANNING ISSUE	DATE	CHECK	BY
PLANNING ISSUE	06/06/15	HM	F
PLANNING ISSUE	15/07/14	LD	D
PLANNING ISSUE	28/07/14	LLD	C
ISSUE FOR INFORMATION	15/04/14	LLD	C
PLANNING ISSUE	24/03/14	LLD	B
PLANNING ISSUE	28/10/13	LLD	A
PLANNING ISSUE	07/10/13	LLD	-

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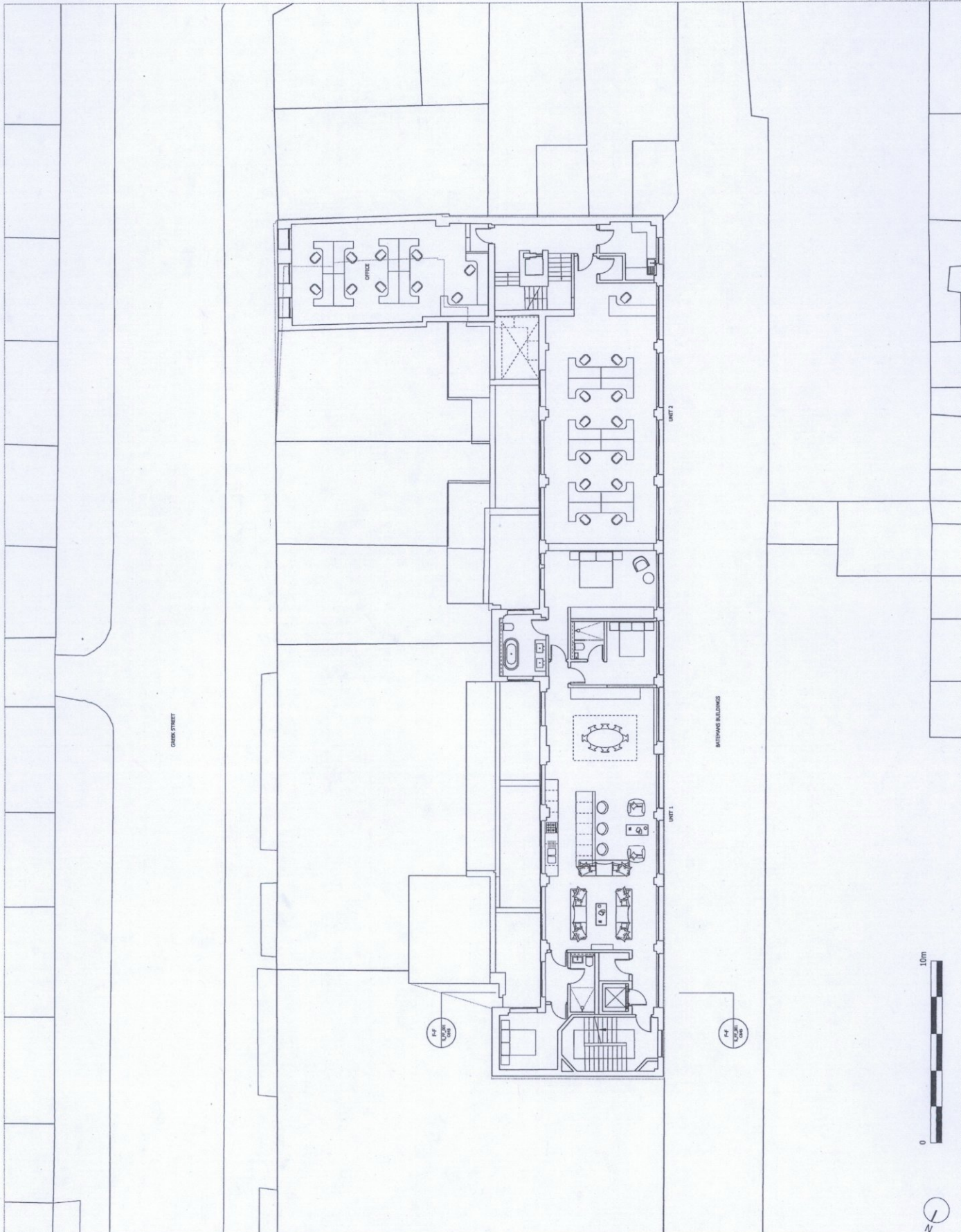
71 Watlington Street, London WC1X 6JY
T: 020 7778 8595 F: 020 7238 2585

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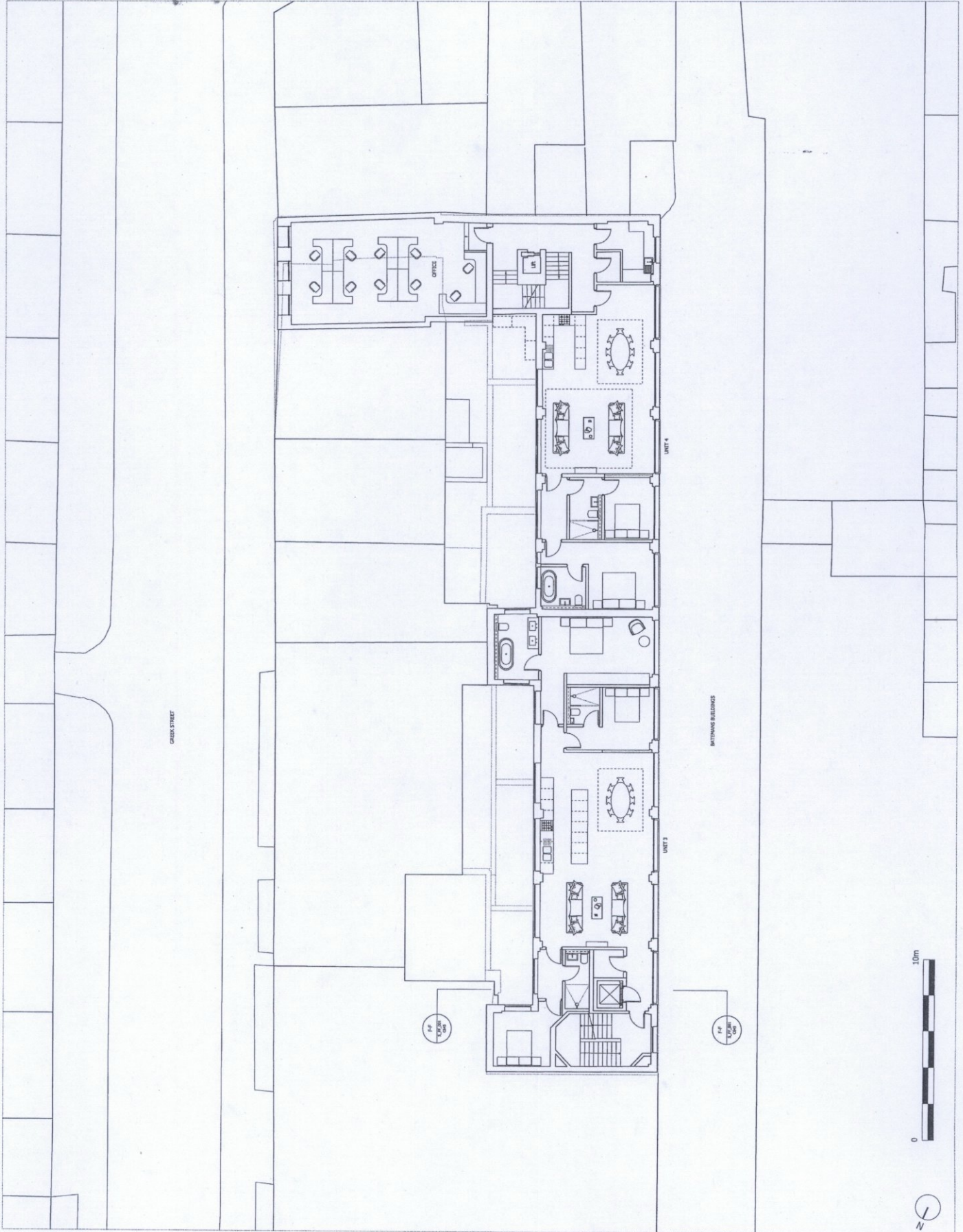
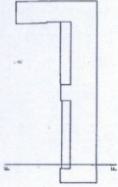
Project
1-8 Batemans Buildings,
London, W1D 3ER.

Drawing
First Floor Plan
Proposed

Drawn	Date	Scale
RCr	19/06/2015	1:1000
Job number	Drawing number	Revision
12088	C645_P_01_004	F



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Revision	Description	Date	Checked	By
F	19/06/15	19/06/15	19/06/15	19/06/15
E	15/06/14	15/06/14	15/06/14	15/06/14
C	15/06/14	15/06/14	15/06/14	15/06/14
B	24/02/14	24/02/14	24/02/14	24/02/14
A	28/10/13	28/10/13	28/10/13	28/10/13

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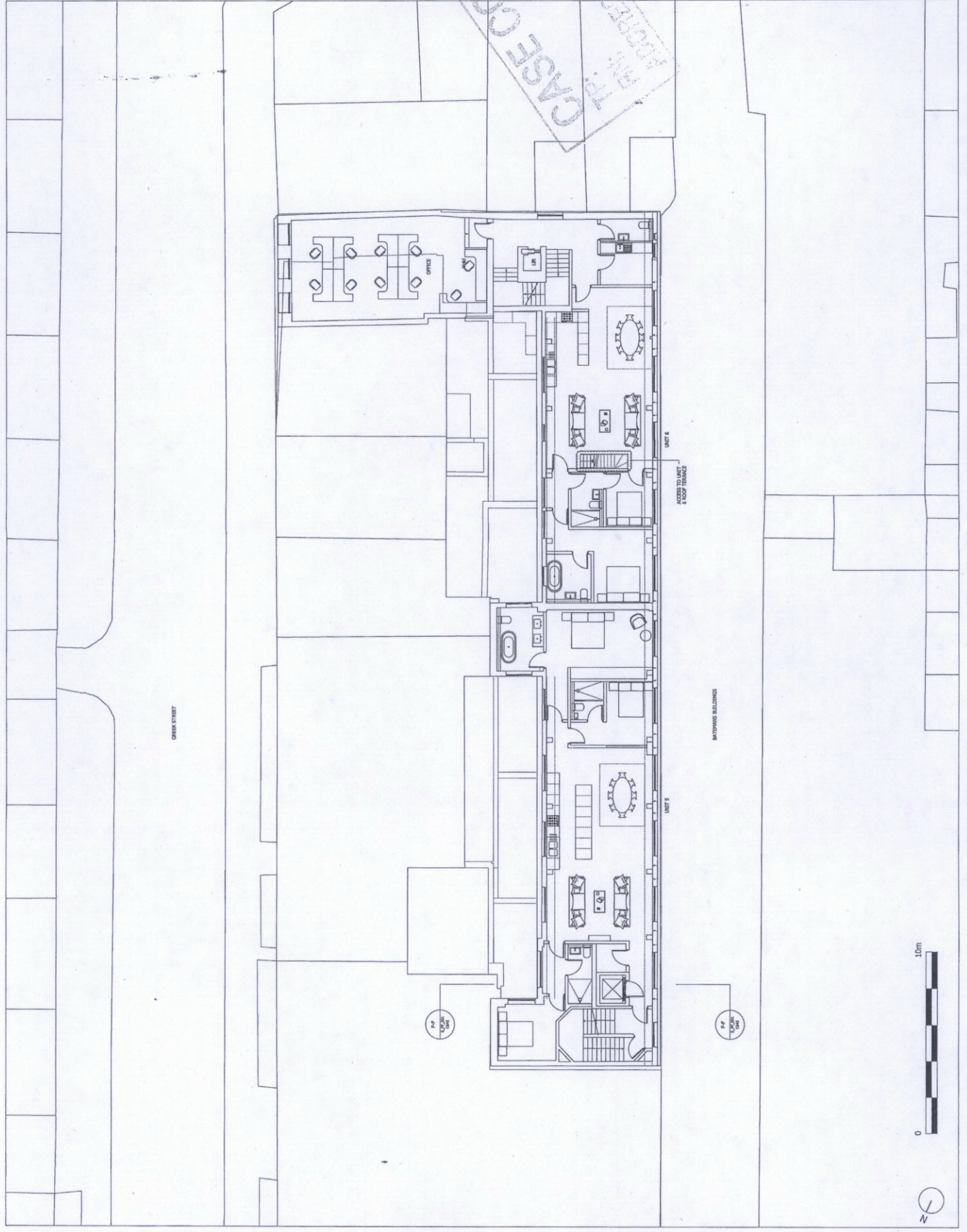
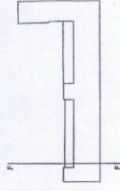
Project:
 1-8 Batmans Buildings,
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Drawing:
 Second Floor Plan
 Proposed

Drawn	Date	Scale
RCr	19/06/2015	1:1000
Job number	Drawing number	Revision
12088	C645_P_02_004	F

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PLANNING ISSUE	DATE	CHECKED BY
30/10/15 HM	JP	
06/09/15 HM	FP	
18/06/15 RC	E	
15/04/14 LLO	C	
24/03/14 LLO	B	
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07/10/13 LLO	-	

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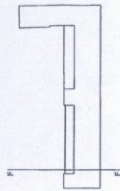
Project
 1-8 Batmans Buildings,
 London, W1D 3ER.

Drawing
 Third Floor Plan
 Proposed

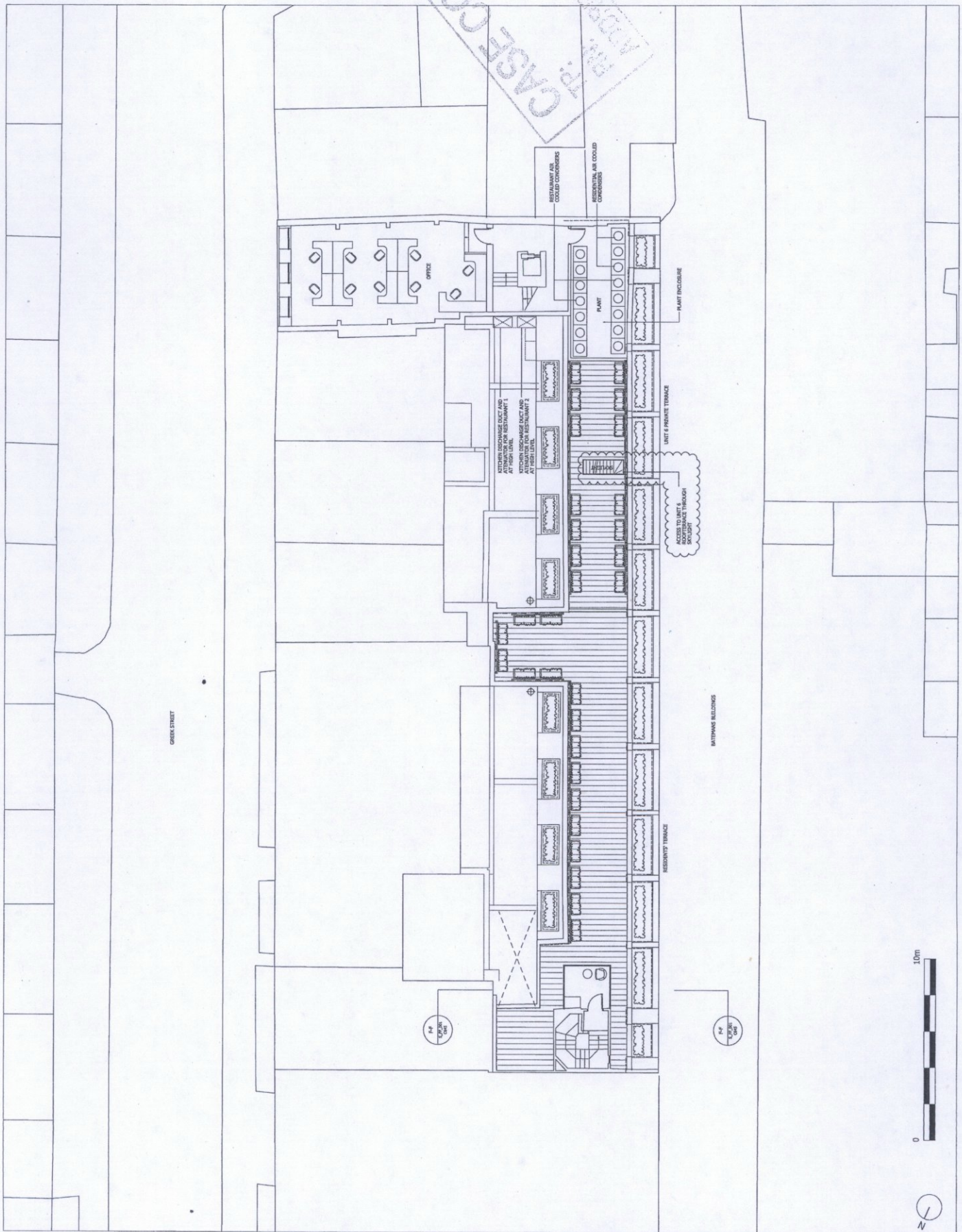
Drawn	Date	Scale
RCR	18/06/2015	1:1000
Job number	Drawing number	Revision
12088	C645_P_03_005	G



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PLANNING ISSUE	26/10/15	HM	I
PLANNING ISSUE	28/10/15	HM	H
PLANNING ISSUE	05/08/15	HM	G
PLANNING ISSUE	05/08/15	HM	F
PLANNING ISSUE	18/06/15	RC	E
PLANNING ISSUE	15/06/15	RC	D
PLANNING ISSUE	15/06/14	LL	C
PLANNING ISSUE	24/03/14	LL	B
PLANNING ISSUE	28/10/13	LL	A
PLANNING ISSUE	07/10/13	LL	-

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Project
 1-8 Batemans Buildings,
 London, W1D 3ER.

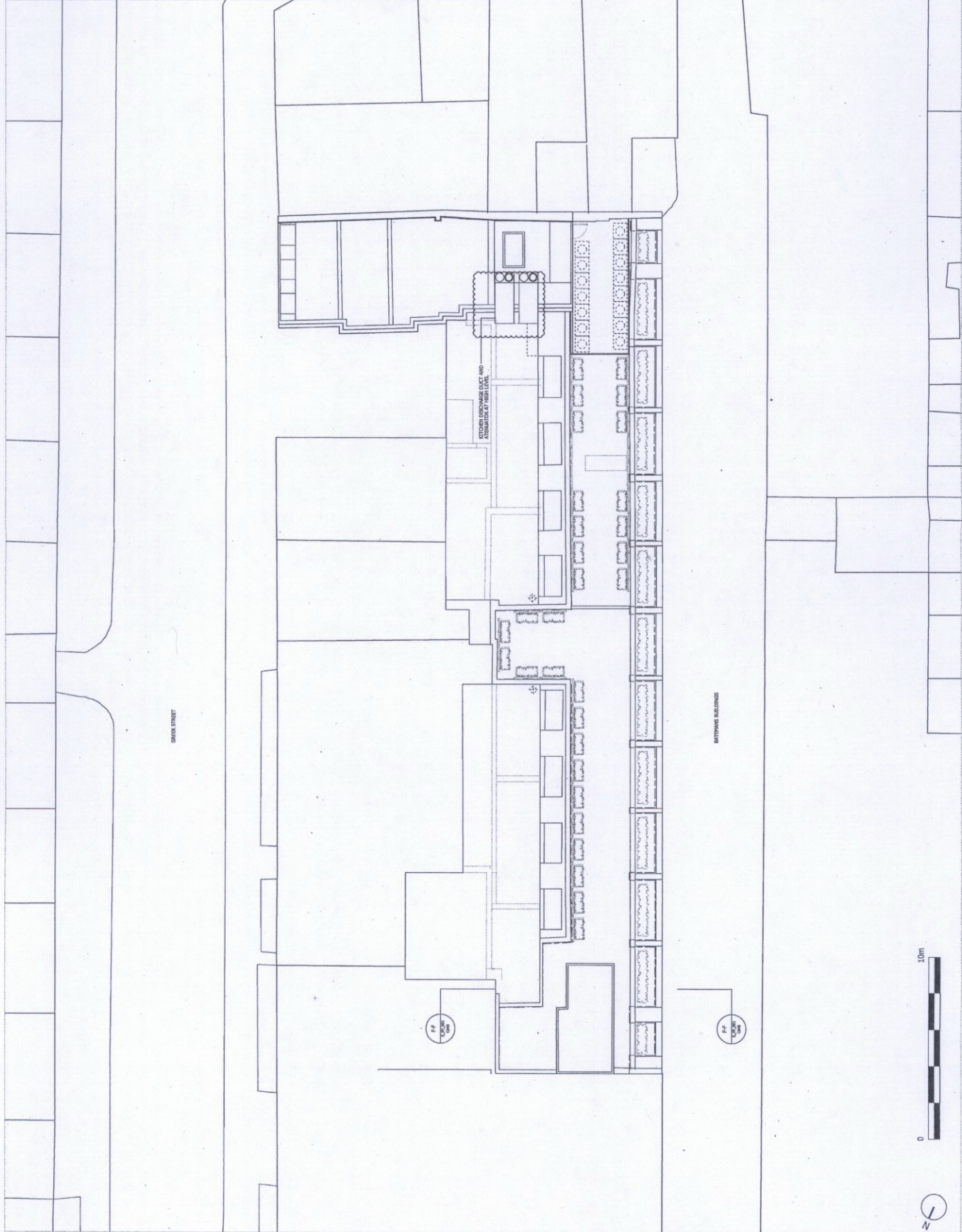
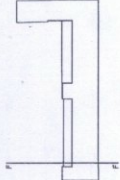
Drawing
 Fourth Floor Plan
 Proposed

Drawn	Date	Scale	Sheet
RC	18/06/2015	1:1000	1

Job number: C645_P_04_004
 Revision: I



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PLANNING ISSUE	DATE	BY	
28/07/15 HM B			
05/09/15 HM A			
15/07/15 RCJ -			
Revised description	Date	Check	User

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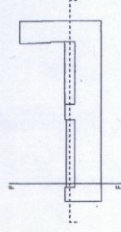
Project:
1-8 Batmans Buildings,
London, W1D 3ER.

Roof Plan
Proposed

Drawn	Scale	Revision
RCJ	1:500	
15/07/2015		
12088		
C645_P_RF_001		



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PLANNING ISSUE	DATE	CREATED BY	NO.
38/07/15 MM	E		
05/09/15 MM	D		
29/07/14 LG	C		
15/04/14 LG	B		
28/10/13 PS	A		
07/01/13 PS	-		

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Project:
 1-8 Batemans Buildings,
 London, W1D 3ER.

Drawing:
 North West Elevation
 Proposed

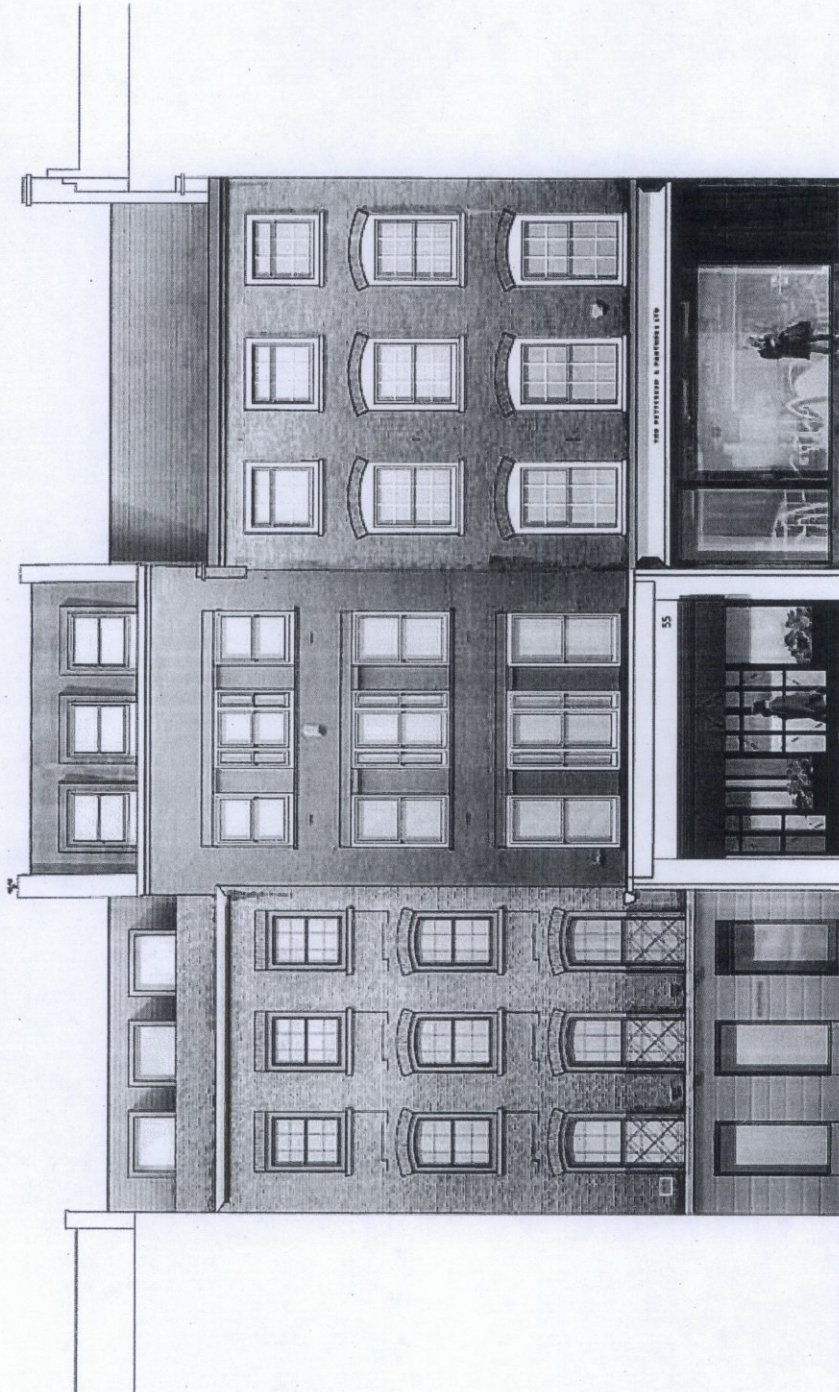
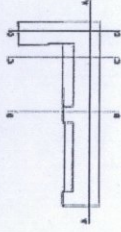
DRAWN	DATE	DRAWING NUMBER	REVISION
LLD	24/09/2013		
12088	C645_E_NE_002		E



01 North East Elevation - Proposed

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PLANNING ISSUE: B
DATE: 18/06/2015
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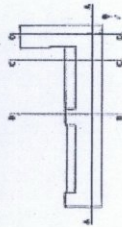
1-8 Batemans Buildings,
London, W1D 3ER.

55 Greek Street Elevation
Proposed

DATE	18/06/2015
BY	[Name]
CHECKED BY	[Name]
PROJECT	12086_C645_E_NE_001

01 Proposed Greek Street Elevation

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PLANNING ISSUE 21/07/14 LL B
PLANNING ISSUE (PRO) 10/07/14 LL A
PLANNING ISSUE APPROVAL 04/08/14
REVISION DESCRIPTION DATE DRAWN CHECKED BY

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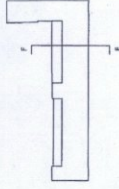
Project:
1-8 Batemans Building,
London, W1D 3ER.

Drawn:
South West Elevation
Proposed

Drawn	SW	Check	LL	Issue	1:1 (18/04)	Revision
LL	23/09/2013					
Job Number	12086	Project Name	C645_E_SW_004			
Revision	B					

01 South West Elevation - Proposed

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PLANNING ISSUE	DATE	CHECK BY
06/11/15 HM C		
29/07/14 LLO B		
15/04/14 LLO A		
28/03/13 LLO -		

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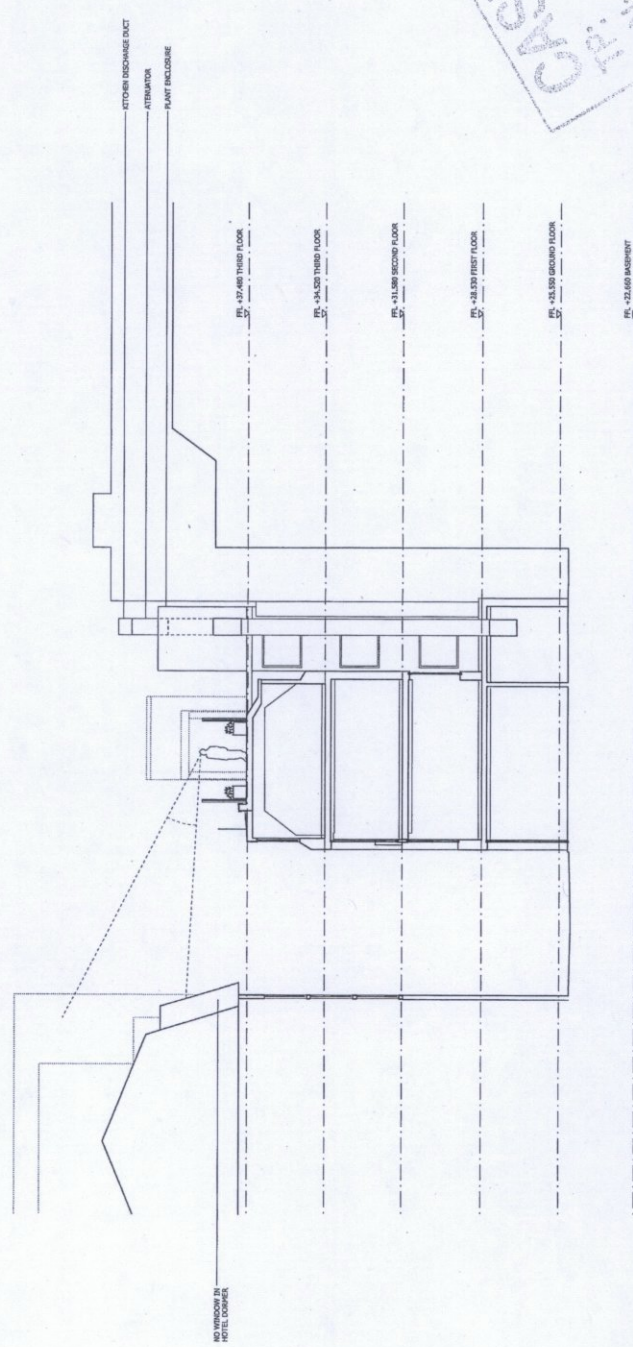
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PROJECT
1-8 Batemans Buildings,
London, W1D 3ER.

SECTION
Section FF
Proposed

Drawn	Date	Scale
LLO	23/10/2013	1:2000
Job number	0645_S_FF	Revision
12088	C645_S_FF_001	C

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01 Section FF - Proposed
06.4.5.11.1

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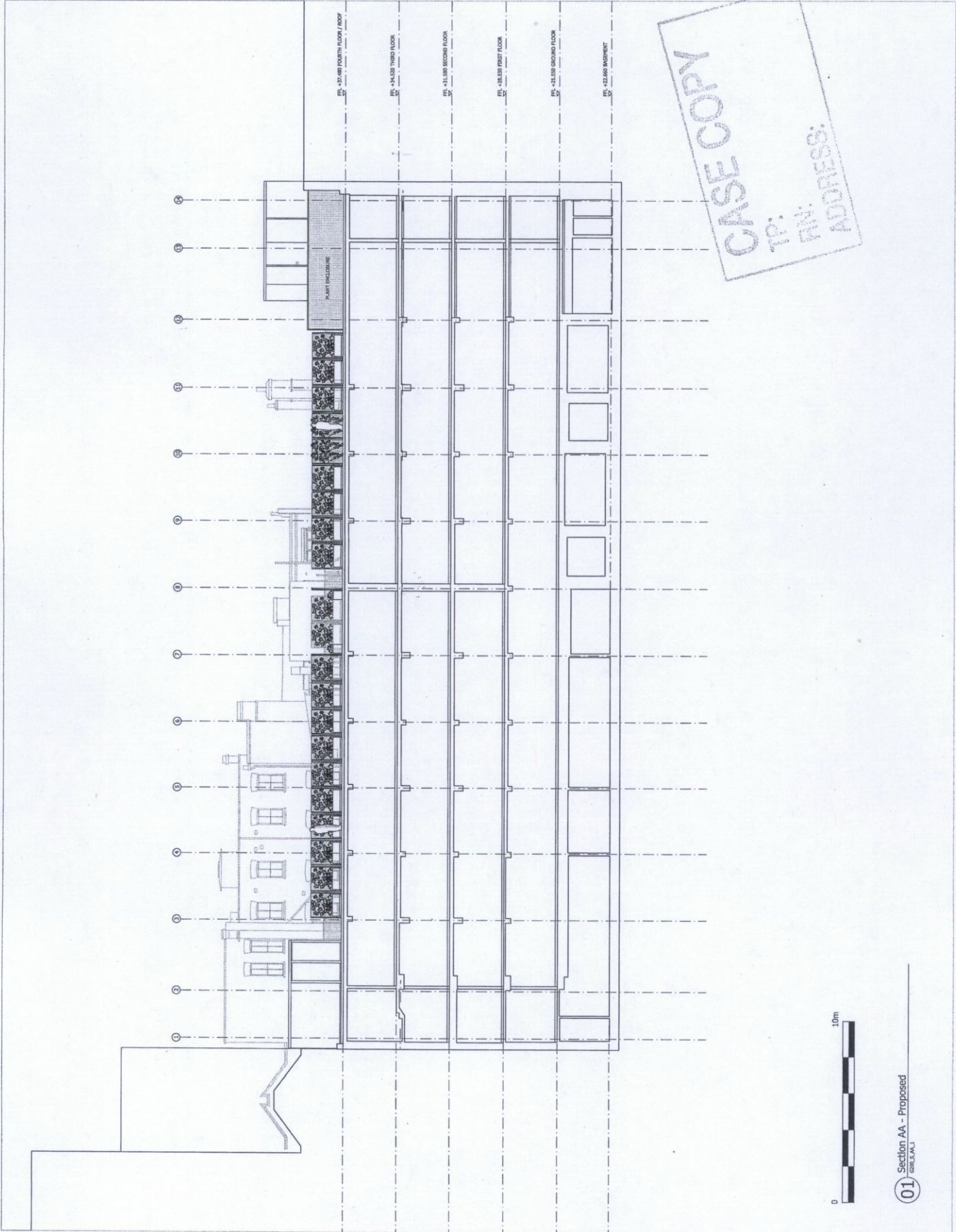
PANNING ISSUE 06/11/15 1PM
 Author description Date Check User

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Project
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Section AA
 Proposed

Drawn DATE 07/05/2014 Scale 1:1000
 Job number Drawing number Revision
 12088 C645_S_AA_001



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01 Section AA - Proposed
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