

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 31 May 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Warwick	
Subject of Report	115-117 Warwick Way, London, SW1V 4HT		
Proposal	Demolition behind the retained facade of No. 117 and erection of a replacement building with extensions at rear lower ground to second floor levels, a mansard roof extension and additional sub-basement. Replacement mansard roof to No. 115. Amalgamation of both properties to form a single hotel use (Class C1).		
Agent	Bruce Geddes		
On behalf of	Mr M Shariff		
Registered Number	13/02786/FULL	Date amended/ completed	9 May 2014
Date Application Received	26 March 2013		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		

1. RECOMMENDATION

1. Grant conditional permission.

2. SUMMARY

The application properties have lawful hotel use. The Olympic House Hotel at No. 115 has 18 guest bedrooms. The Grapevine Hotel at No. 117 has 27 guest bedrooms.

The application properties are unlisted but are within the Pimlico Conservation Area and within the Pimlico Central Activities Zone. The Pimlico Conservation Area Audit identifies No. 117 as an unlisted building of merit.

Permission is sought for demolition behind the retained facade of No. 117 and erection of a new building with extensions at the rear, a mansard roof extension and additional sub-basement. The applicant originally proposed the complete demolition of No. 117 but following officer advice this part of the scheme was revised to façade retention. A replacement mansard is proposed to No. 115. It is proposed to amalgamate the two hotels to provide a total of 44 guest bedrooms.

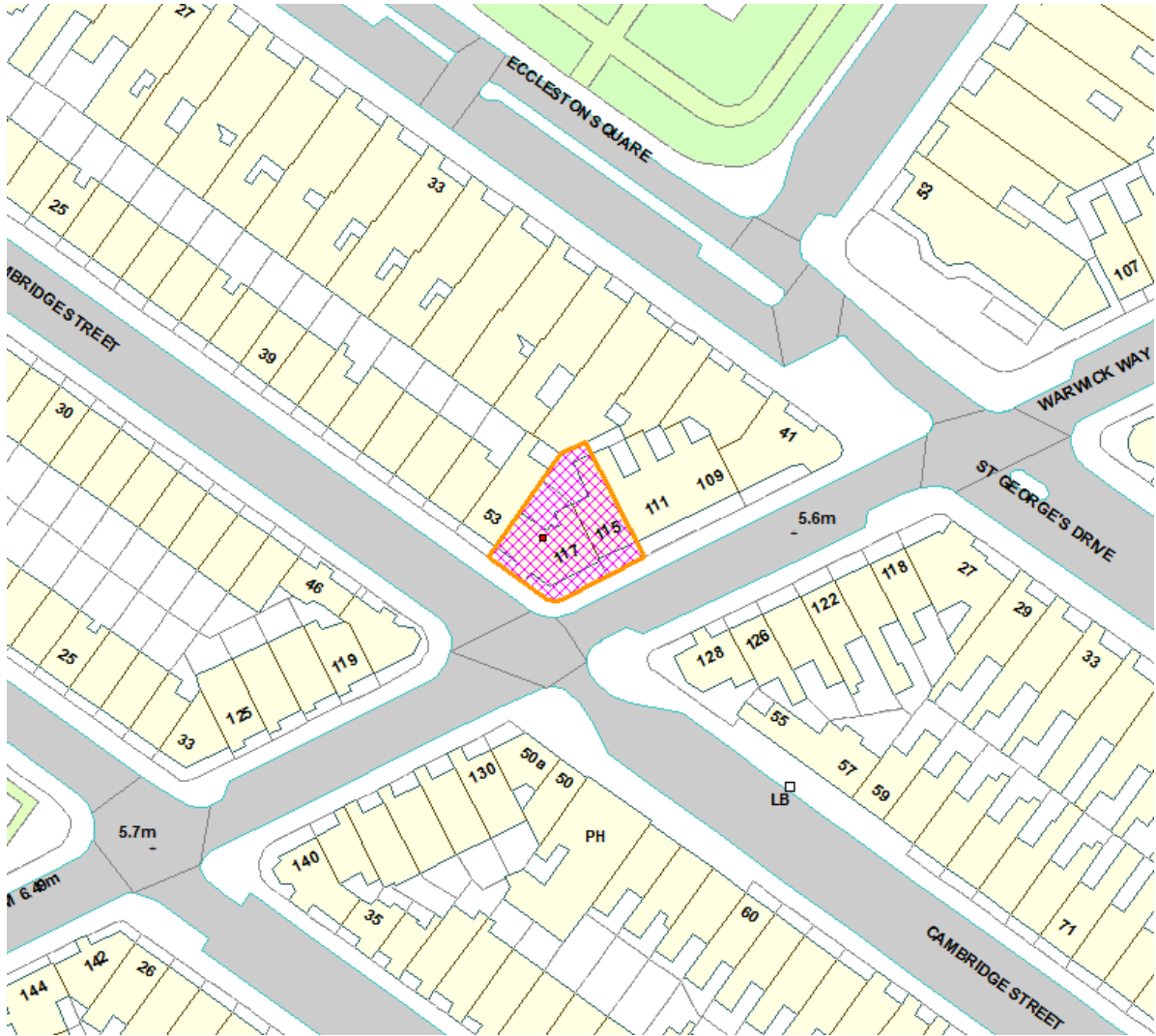
Permission was granted in 2010 for the amalgamation of Nos. 115 and 117 to form a single hotel with 43 guest bedrooms but was not implemented.

The key issues in this case are:

- * The impact on residential amenity.
- * The impact on the character and appearance of the Pimlico Conservation Area.

Objections have been received to the scheme on land use, design, amenity and construction impact. However for the reasons set out in the report, the proposals are considered to comply with the Council's policies as set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies. The application is accordingly recommended for conditional approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

ENVIRONMENT AGENCY:

No objection as development is at low risk of flooding.

WESTMINSTER SOCIETY:

Objection. No proposed elevations included in this very confusing application.

ENVIRONMENTAL HEALTH:

No objection.

CLEANSING:

No objection.

HIGHWAYS PLANNING:

Undesirable on transportation grounds but could be made acceptable with a servicing management plan and cycle storage to be secured by condition.

BUILDING CONTROL:

Structural method statement is considered acceptable.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 76

Total No. of replies: 29

No. of objections: 29

No. in support: 0

Land Use

No need for additional bedrooms.

The increase in size of hotel serves no public benefit.

Amenity

Loss of light.

Design

No justification to demolish the entire building.

Construction Impact

There should be no works on a Saturday.

Properties either side of application site in danger of subsidence.

Noise, vibration and disturbance from building works.

Construction traffic would compromise the safety of residents.

Impact of construction vehicles on road network.

Disruption from suspension of parking bays.

Loading and unloading of vehicles in Cambridge Street will create noise and dirt.

Streets are impracticable for size of vehicles proposed.

Proposals would lead to traffic congestion along Cambridge Street and at junction with Warwick Way and St George's Drive.

Delivery route for lorries via Cambridge Street/Hugh Street/Alderney Street is unacceptable.

PRESS ADVERTISEMENT / SITE NOTICE

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application properties have lawful hotel use. The Sheriff Hotel at No. 115 has 18 guest bedrooms and fronts onto Warwick Way. The Grapevine Hotel at No. 117, which has 27 guest bedrooms and a 36 cover breakfast room, is a corner proper with the hotel entrance on Cambridge Street.

The application properties are unlisted but are within the Pimlico Conservation Area and within the Pimlico Central Activities Zone. The Pimlico Conservation Area Audit identifies No. 117 as an unlisted building of merit.

6.2 Recent Relevant History

115 and 117 Warwick Way

Permission was granted in December 2010 to amalgamate the two hotels at 115 and 117 to provide 43 bedrooms. The scheme included the erection of a mansard roof extension and rear extensions at lower ground to new third floor level to No. 117 and the erection of a replacement mansard roof to No. 115 (our ref 10/06976/FULL). This permission has not been implemented.

115 Warwick Way

Permission was granted in July 1995 for the use of 115 Warwick Way as a hotel.

117 Warwick Way

Permission was granted in June 2005 for the erection of mansard roof extension and rear extensions at lower ground to new third floor level to provide eight additional hotel bedrooms (05/00400/FULL). This permission was renewed in April 2010 (10/01675/FULL). These permissions have not been implemented.

Permission granted in December 1992 for the erection of a rear four storey extension and mansard roof addition to existing hotel (92/04129/FULL). This permission was renewed in September 1997. (97/06414/FULL) and has not been implemented.

7. THE PROPOSAL

Permission is sought for demolition behind the retained facade of No. 117 and erection of a new building with extensions at the rear at lower ground to second floor level, a mansard roof extension and additional sub-basement. The applicant originally proposed the complete demolition of No. 117 but following officer advice this part of the scheme was revised to façade retention. A replacement mansard is proposed to No. 115. It is proposed

to amalgamate the two hotels to provide 44 guest bedrooms. The new sub-basement is to provide a breakfast room for hotel guests together with a laundry room.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal seeks to extend the existing hotel use with additional bedroom accommodation and facilities for guests. The scheme is similar to that approved in 2010 with the exception that a new sub-basement is now proposed under No. 117. The existing, as previously approved and proposed guest bedrooms and bed spaces for the hotel are set out in the table below.

	115 and 117
Existing Guest Rooms	36 <i>(18 at No. 115 and 18 at No. 117)</i>
Existing Bed Spaces	64 <i>(37 at No. 115 and 27 at No. 117)</i>
No. of Guest rooms approved in 2010 permission.	43
No. of Bed Spaces approved in 2010 permission	80
Proposed Guest Bedrooms	44
Proposed Bed Spaces	81

Policy S23 of Westminster's City Plan: Strategic Policies (hereafter referred to as the City Plan) states that existing hotels will be protected where they do not have significant adverse effects on residential amenity and proposals to improve the quality and range of hotels will be encouraged. Policy TACE 2 of the UDP states that outside the Core Central Activities Zone and Central Activities Zone Frontages extensions to existing hotels will be granted planning permission where:

- a) These would be of an appropriate scale to their surroundings and linked to the upgrading of the hotel;
- b) Facilities that can be used by non-residents of the hotel would not be introduced;
- c) The extension would not result in intensification of use of existing facilities by non-residents
- d) There would be no adverse effects on residential amenity and no loss of permanent residential accommodation.

The proposal will increase the number of bedrooms by eight and bed spaces by 17. This is not considered to be a significant increase and is similar to the scheme approved in 2010. The proposed extension is linked to the upgrading of the hotel accommodation which includes provision of en-suite bedrooms to all bedrooms, provision of lift access to all floors, a larger breakfast room with 60 covers, a kitchen preparation area and laundry area. Although there is predominately a residential area, there are other hotels in the vicinity and the expanded hotel is considered appropriate to its surroundings. Subject to conditions to restrict the number of guest bedrooms to 44, the use of the breakfast room to hotel guests only and a no primary cooking condition, the proposal is considered to comply with adopted policy.

8.2 Townscape and Design

Demolition behind the retained facade of No. 117 Warwick Way

The application had originally proposed to demolish the whole of No. 117. The applicant justified this on structural grounds. The complete demolition was unacceptable in heritage terms and Building Control officers advised there was no justification for full demolition. As revised the scheme seeks to retain the front facade of No. 117. Objections have been raised concerning the proposed demolition works, however in design terms there is no objection to this aspect of the proposed scheme.

Roof extension

A roof extension was previously approved at No. 117 in 2010. The current proposal is similar to that previously approved and remains acceptable in conservation and design terms. Other properties along Warwick Way have been extended at roof level.

The proposed remodelling of the existing roof to No. 115 is welcomed. The current roof is unsightly and the proposal seeks to replicate the roof profile of the neighbouring properties at Nos. 109-113. This is considered acceptable in design terms.

Rear extension

It is proposed to extend to the rear of No. 117 at lower ground to third floor level. The proposed extensions are the same as the approved 2010 scheme and are designed to match the appearance of the existing building. The proposed extension does not extend beyond the flank wall with 53 Cambridge Street or beyond the rear building line with 115 Warwick Way.

Overall the proposed works are considered acceptable in design terms and are in accordance with DES 1, DES 5, DES 6 and DES 9.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

The principle of extending this hotel is considered acceptable for the reasons set out in Section 8.1 of this report.

The proposed rear extension to No 117 does not extend beyond the flank wall with 53 Cambridge Street and will not have an adverse impact on light, sense of enclosure or loss of privacy to the adjoining properties. Similarly the roof extension will not have a significant amenity impact.

8.4 Transportation/Parking

The extended hotel will not provide off street car parking. However the site is within a Controlled Parking Zone and has a high level of public transport accessibility. The proposal is therefore unlikely to have a significant impact on on-street parking in the area.

The drawings do not show the provision of secure cycle parking for staff. Policy TRANS 10 requires one cycle space to be provided per 10 members of staff. A condition is recommended to secure this aspect.

No off-street servicing is provided however single and double yellow lines within the vicinity of the site allow loading and unloading to occur. The largest regular service vehicle expected to be associated with the site is refuse collection or laundry vehicle. These will service this property in a similar manner to the existing use and adjoining properties. It is not considered that the new breakfast room will have a significant impact on servicing as the number of covers will only increase by 10. For this reason a servicing management plan is not considered necessary.

8.5 Economic Considerations

The economic benefits generated by the extended hotel are welcome.

8.6 Access

The scheme will allow the provision of lift access to all floors.

8.7 Other UDP/Westminster Policy 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.

8.8 London Plan

The proposal does not raise 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

The proposal does not trigger any requirement for Planning Obligations.

8.11 Environmental Impact Assessment

Not applicable.

8.12 Other Issues

Basement extension

Objections have been received to the proposed sub-basement with regards to the structural impact of the works on neighbouring buildings.

A structural method statement has been submitted in relation to the proposed excavation works. The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

The submitted structural report has been considered by our Building Control officers who advised that the structural approach appears satisfactory. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the

decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but through other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

Demolition and construction works

There is a lot of concern from neighbouring occupiers and ward members regarding the construction impact of the proposed works. The scheme will involve substantial demolition work and the excavation of a new sub-basement. Residents and wards members are understandably concerned about the impact in terms of noise and disturbance, highway safety, loss of parking and general disruption.

The applicant has submitted a construction management plan (CMP) with the application. This indicates that the scheme will be registered under the Considerate Contractors Scheme and there will be consultation with local businesses and neighbours during building works. In terms of traffic management the CMP advises that an application will be made to the Council to suspend parking bays on Cambridge Street and that all deliveries will take place from this street. The CMP indicates that vehicles will exit via Cambridge Street and Alderney Street. A number of criticisms have been raised by residents regarding the detail set out in the CMP, that it does not adequately address the access and egress of construction traffic around the site and particularly at the junction of Cambridge Street and Warwick Ways and the existing site constraints of the area.

The submitted CMP cannot be approved at this stage. Should permission be granted for this scheme, the Council's Highways Licensing will have the final say on the suspension of parking bays, road traffic management or even road closures during the different stages of building works. The feasibility of using Cambridge Street as a vehicle egress for example may depend on the size of the construction vehicles used. Although the scheme cannot be refused on construction impact it can be mitigated effectively through the CMP. It is therefore recommended that a further detailed construction management plan is secured by condition following input from the Highways Licensing team.

A number of objections have been received on the grounds that the proposed demolition of the building and formation of the new building will result in unacceptable noise and disruption to residents within the surrounding area. Whilst it is recognised that there will inevitably be an element of disturbance to residents, particularly during the demolition phase and construction of the new basement, conditions are recommended to restrict the hours of building works in order to mitigate the impact on nearby residential occupiers. In terms of disturbance from construction works, it is considered that works can be adequately controlled by use of the City Council's standard hours of work condition for basement work. This prevents basement excavation work on Saturdays but does allow other work to take place. It is considered that restricting all building work on a Saturday by condition would be unreasonable.

9. BACKGROUND PAPERS

1. Application form.
2. E-mail from Councillor Nicola Aiken dated 10 June 2014 and 5 October 2015.

3. E-mail from Councillor Christabel Flight dated 4 July 2014 including letter dated 10 June from the residential occupier of 51 Cambridge Street, SW1V 4PR.
4. Letter from Councillor Argar dated 14 June 2014.
5. E-mail from Councillor Wilkinson dated 9 October 2015.
6. Letter from the Environment Agency dated 14 October 2014.
7. Memorandum from Westminster Society dated 27 May 2014.
8. Memorandum from Environmental Health Consultation Team dated 27 May 2014.
9. Memorandum from Cleansing dated 4 June 2014.
10. Memorandum from Highways Planning dated 7 October 2014.
11. E-mail from Building Control dated 10 November 2014.
12. Letter from the residential occupier Flat 4, 41 Eccleston Square, SW1V 1PB dated 5 June 2014 .
13. E-mail from the residential occupier of 51 Cambridge Street, SW1 dated 7 June 2014 and 5 October 2015.
14. E-mail from the residential occupier of 111 Warwick Way, SW1V 4HT dated 11 June 2014.
15. E-mail (x2) from the residential occupier of 43 Cambridge Street, SW1 dated 12 June 2014 and 10 October 2015.
16. E-mail from the residential occupier of 38 Cambridge Street, SW1V 4QH dated 12 June 2014 and 2 October 2015.
17. E-mail from the residential occupier of 11 Alderney Street, SW1 dated 12 June 2014.
18. E-mail from the residential occupier of Flat 1, 14 Cambridge Street, SW1 dated 12 June 2014.
19. E-mail from the residential occupier of 17 Cambridge Street, SW1V 4PR dated 12 June 2014.
20. Letter from the residential occupier of 6 Wilton Court, 59 Eccleston Square, SW1V 1PH dated 12 June 2014.
21. E-mail from the residential occupier of 22 Cambridge Street, SW1 dated 13 June 2014 and 5 October 2015.
22. E-mail (x2) from the residential occupier of 39 Cambridge Street, SW1 dated 13 June 2014.
23. E-mail from the residential occupier of 41 Cambridge Street, SW1 dated 13 June 2014.
24. E-mail from the residential occupier of 25 Cambridge Street, SW1 dated 13 June 2014.
25. E-mail from the residential occupier of 27 Cambridge Street, SW1V 4PR dated 13 June 2014 and 27 October 2015.
26. E-mail from the residential occupier of 45 Cambridge Street, SW1 dated 13 June 2014.
27. E-mail from the residential occupier of 26 Cambridge Street, SW1 dated 13 June 2014.
28. E-mail (x2) from the residential occupier of 32 Cambridge Street, SW1 dated 13 June 2014.
29. Letter and e-mail from the residential occupier of 23 Cambridge Street, SW1V 4PR dated 14 June 2014.
30. E-mail from the residential occupier of 28 Cambridge Street, SW1V 4HT dated 14 June 2014.
31. E-mail from the residential occupier of 42 Cambridge Street, SW1 dated 15 June 2014.
32. E-mail from the residential occupier of 17 Alderney Street, SW1 dated 17 June 2014.
33. E-mail from the owner of the Eccleston Square Hotel, 37 Eccleston Square, SW1 dated 18 June 2014.
34. E-mail from the residential occupier of 37 Cambridge Street dated 28 October 2015.

Selected relevant drawings

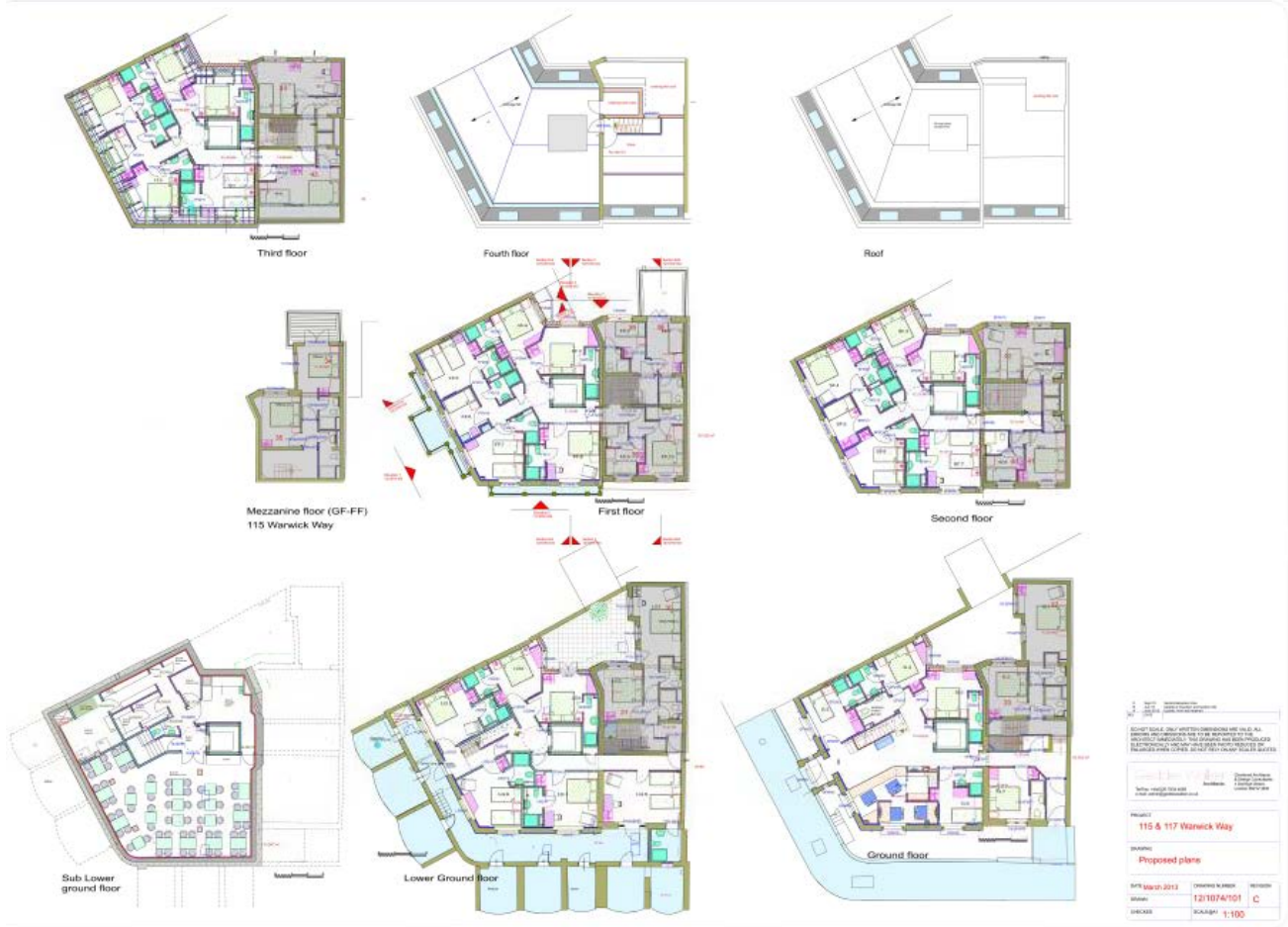
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY EMAIL AT mmason@westminster.gov.uk
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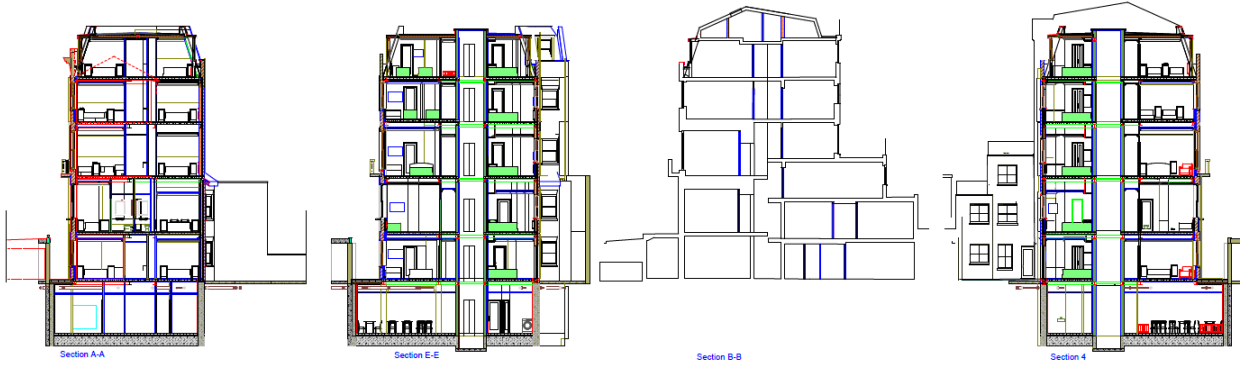
10. KEY DRAWINGS



Demolition drawings



Proposed plans



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Geddes Walker

 Chartered Architects
 115 & 117 Warwick Way
 Warwick
 CV40 3JF
 Warwick
 CV40 3JF
 Warwick
 CV40 3JF

115 & 117 Warwick Way

Proposed elevations and sections

DATE	12/03/2013	BY	12/03/2013	REVISION
DRAWN	12/10/14/103	CHKD	12/10/14/103	E
SCALE	1:100			

Proposed elevations

DRAFT DECISION LETTER

Address: 117 Warwick Way, London, SW1V 4HT

Proposal: Demolition behind the retained facade of No. 117 and erection of a replacement building with extensions at rear lower ground to second floor levels, a mansard roof extension and additional sub-basement. Replacement mansard roof to No. 115. Amalgamation of both properties to form a single hotel use (Class C1). (Site includes Nos. 115 and 117 Warwick Way).

Reference: 13/02786/FULL

Plan Nos: 10/1065/27 Rev. C, 12/1074/100 Rev. B, 12/1074/101 Rev. C, 12/1074/103 Rev. E, 12/1074/110 Rev. A and Flood Risk Assessment dated March 2013., , For information purposes: Structural Method Statement and Building Impact Assessment for the proposed subterranean development including retention of the existing front facades dated 12 May 2015 (10355/SMS/01/revB, drawings 103555/BP01 Rev. A, 103555/BP02 Rev. A, 103555/CS01 Rev. A, 103555/CS02 Rev. A, 103555/CS03 (see informative 2), Construction Phase Plan prepared by SRH Building Services Ltd (see informative 3) and Impacts of proposed development at 117 Warwick Way, London, SW1V 4HT on groundwater and drainage dated 15 October 2013 (13/061/TC) prepared by Water Environment Limited, Construction Phase Management Plan by Recherche Property Management and Construction Phase Health and Safety Plan by Recherche Property Management.

Case Officer: Zulekha Hosenally

Direct Tel. No. 020 7641 2511

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 Except for basement excavation work, 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.

You must carry out basement excavation work only:

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

Noisy work must not take place outside these hours. (C11BA)

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 **Pre Commencement Condition.** You must not start any demolition work on site until we have approved either: (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission on the same date as this consent, or (b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building. You must only carry out the demolition and development according to the approved arrangements. (C29AC)

Reason:

To maintain the character of the Pimlico Conservation Area as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 4 The breakfast room shown on drawing 12/1074/101 Rev. C must not exceed 60 covers and must be used by residential hotel guests only.

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)

- 5 The internal layout of the hotel shall be as shown in drawing 12/1074/101. The hotel is restricted to providing no more than 44 bedrooms and no more than 81 bed spaces.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and TACE 2 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 6 You are advised that only the lower ground floor rooms identified as LG1 and LG3 on drawing 12/1074/101 Rev. C can have access to the rear external courtyard area.

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)

- 7 **Pre Commencement Condition.** Notwithstanding the Construction Phase Management Plan submitted with the application, no development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details: (i) a construction programme including a 24 hour emergency contact number; (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction); (iii) locations for loading/unloading and storage of plant and materials used in constructing the development; (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate); (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and, (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works. You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details. (see informative 8)

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 8 You must provide the waste store shown on drawing 12/1074/101 Rev. C before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the hotel use (Class C1). You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling 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. (R14CC)

- 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 Pimlico 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 detailed drawings of the following parts of the development:
- dormers;
 - windows and doors; and
 - balustrade to first floor balcony level.

You must not start work until we have approved what you have sent us. You must then carry out the work according to these approved drawings. (C26CB)

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 Pimlico 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 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 Pimlico 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 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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 Pimlico 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 apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

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 Pimlico 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 The new mansard roofs shall be clad in natural slates.

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 Pimlico 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 You must apply to us for approval of details of secure cycle storage for the hotel use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 16 **Pre Commencement Condition.** No development shall take place, including any works of demolition, until a facade retention report for the proposed development has been submitted to

and approved in writing by the City Council as local planning authority. You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

Reason:

To maintain the character of the Pimlico Conservation Area as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

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

Reason:

We do not have enough information to decide whether it would be possible to provide extractor equipment that would deal properly with cooking smells and look suitable. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05DC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 3 For the avoidance of doubt the Construction Management Plan required under condition 7 shall be limited to the items listed. Other matters such as noise, vibration, dust and construction

methodology will be controlled under separate consents including the Control of Pollution Act 1974 and the Building Regulations. You will need to secure all necessary approvals under these separate regimes before commencing relevant works.

- 4 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.
- 5 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 6 You are advised that in respect of Condition 15 you are required to provide secure, covered and accessible cycle spaces on site. 1 cycle space is required per 10 members of staff.
- 8 The revised Construction Management Plan should take into account the outcome of the Highways Licensing application that will be required.
- 9 Under condition 17 you must not cook food in any way which is likely to cause a nuisance by smell. You must not, for example, grill, fry, toast, braise, boil, bake, hot smoke or roast food. But you can reheat food by microwave or convection oven as long as you do not need extractor equipment. If you want to remove this condition you will need to send us full details of all the extractor equipment needed to get rid of cooking fumes. We will also consider the design and effect on neighbouring properties of any new ducts. (I72AA)

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.