

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 28 June 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Hyde Park	
<b>Subject of Report</b>	<b>1 - 2 Albion Street, London, W2 2AS,</b>		
<b>Proposal</b>	Erection of a mansard extension to the rear, installation of lift to first floor level, installation of air conditioning plant at roof level and in lightwell; installation of kitchen and bathroom extracts and internal air conditioning units and ducting, removal of internal timber stairs, lowering of basement and ground floor slab and internal alterations and refurbishment.		
<b>Agent</b>	Weightman & Bullen		
<b>On behalf of</b>	Marton Investment Inc.		
<b>Registered Number</b>	16/01510/FULL & 16/01511/LBC	<b>Date amended/ completed</b>	24 March 2016
<b>Date Application Received</b>	19 February 2016		
<b>Historic Building Grade</b>	II		
<b>Conservation Area</b>	Bayswater		

## 1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

## 2. SUMMARY

The buildings at Nos.1 and 2 Albion Street form a single dwellinghouse located on the west side of the street. The property is a Grade II listed building and is located within the Bayswater Conservation Area.

Planning permission and listed building consent were granted in September 2015 for a variety of alterations including the introduction of a lift within part of the former No.2 Albion Street, which runs between lower ground floor and first floor; the rebuilding of much of the interior of the rear wing, including the removal of the current mansard roof to increase its height and create an additional storey; as well as a number of internal alterations. This permission and consent has not been implemented.

This current application includes all of the works proposed and approved in September 2015, but also includes additional items of work. The main changes include the addition of plant on the main roof; the

installation of an air-conditioning unit at first floor level, within a lightwell; the integration of a kitchen extract duct, which runs from the first floor kitchen and extracts at main roof level; the installation of plant within the lower ground floor of the rear wing and associated low-level intake and extract grilles to the side elevation of the wing. Other works include the demolition of all of the internal floors within the rear wing and a lowering of the floor level to this wing at lower ground floor level. There are also some further amendments to the interior of the main house.

The key issues for consideration are:

- The impact of the works on the special interest (significance) of the listed building.
- The impact on the character and appearance of the Bayswater Conservation Area.
- The impact on the amenity of neighbouring residents.

The proposals are considered to comply with the Council's policies in relation to design, conservation and amenity as set out in Westminster's City Plan: Strategic Policies (the City Plan) and the Unitary Development Plan (UDP) and the applications for planning permission and listed building consent are recommended for approval subject to the conditions set out in the draft decision letters appended to this report.



4. PHOTOGRAPHS



Front elevation (Archway leads through to Albion Close).



Rear wing from within Albion Close.

## 5. CONSULTATIONS

### HISTORIC ENGLAND:

No comment. Recommend that the application be determined in accordance with national and local policy guidance, and on the basis of our specialist conservation advice.

### HYDE PARK ESTATE ASSOCIATION:

No response received.

### BUILDING CONTROL:

No objection.

### ENVIRONMENTAL HEALTH:

Proposal is likely to result in noise levels which would comply with our standard noise conditions.

### ADJACENT OWNERS / OCCUPIERS:

No. consulted: 66; No. of Responses: 10.

10 objections received, all from residents within Albion Close. Objections have been raised on all or some of the following grounds:

#### Amenity

- concern about noise from plant and request that a post-installation noise compliance survey is required by condition;
- concern about impact of proposed terrace;

#### Heritage / Design

- the development will harm the heritage of the area;
- it has not been demonstrated that the rooftop plant will not have a harmful impact on the character and appearance of the conservation area;
- condition should be imposed to require retention of the curved walls to the rear mews building;
- concern about impact of mansard;

#### Construction Impacts

- with regard to the lowering of the floor level, insufficient geohydrological information has been provided. An assessment of impacts on ground water flow, water levels and drainage should be undertaken. Also the impact of the excavation works on neighbouring structures should be addressed;
- consider that a Construction Management Plan should be produced;
- concern about construction impact on accessibility to and from and safety of Albion Close;
- condition required to ensure all debris is disposed of through the front door and out via Albion Street;
- noise from construction;
- applicant has not undertaken any consultation/discussion with Albion Close Management;
- deliberate obfuscation of the true size, scale and disruptive nature of the works;

- reference to an application for works to no.3 Albion Close and concern about cumulative impact.

**SITE NOTICE / ADVERTISEMENT:**

Yes.

**6. BACKGROUND INFORMATION****6.1 The Application Site**

The application site comprises Nos.1 and 2 Albion Street, which form a single dwellinghouse located on the west side of the street. The property is a Grade II listed building and is located within the Bayswater Conservation Area. Originally two houses, dating from the 1830s, the building comprises lower ground floor, ground floor and three upper storeys. An arched carriageway entrance runs through No.1 Albion Street and provides access into Albion Close (formerly Albion Mews West), which is a private mews road, running to the rear of Albion Street. A three storey rear wing extends into Albion Close.

Although originally two separate houses, each with its own rear wing extending back onto the mews, the properties have been merged, probably in the 1950's/60's and as a consequence a number of internal alterations have taken place, which have eroded the historic and architectural interest of these buildings. Some of the alterations that have taken place include the removal of the front entrance door to No.2, the removal of the main staircase from No.2 and the formation of numerous openings in the party wall between the two properties. The rear wing onto Albion Close has also been modified, initially in the 1970's and then again with the addition of a mansard roof extension in the 1990's.

**6.2 Recent Relevant History****15/04801/FULL**

Partial demolition of mews property and associated internal alterations; erection of mansard roof extension to rear mews property; installation of lift to first floor level; installation of replacement timber front door and sash windows to rear elevation; installation of timber door to ground floor side elevation and two new first floor timber sash windows; and installation of rooflights, incorporating glazed skylight at second floor level.  
Application Permitted                      8 September 2015

**15/04802/LBC**

Partial demolition of mews property and associated internal alterations; erection of mansard roof extension to rear mews property; installation of lift to first floor level; installation of replacement timber front door and sash windows to rear elevation; installation of timber door to ground floor side elevation and two new first floor timber sash windows; and installation of rooflights, incorporating glazed skylight at second floor level.  
Application Permitted                      8 September 2015

**93/00154/FULL**

Construction of mansard roof extension at first floor level to rear.  
Application Permitted                      25 March 1993

93/00155/LBC

Reduction in height of brick parapet & elimination of gable side elevation.

Application Permitted 25 March 1993

88/06173/FULL

Rear extension over first floor to provide bedroom, bathroom and store.

Application Permitted 3 August 1989

88/06174/LBC

Rear extension over first floor.

Application Permitted 3 August 1989

## 7. THE PROPOSAL

The current proposal includes all of the works approved in the September 2015 permission and consent, of which the main components were the introduction of a lift within part of the former No.2 Albion Street, which runs between lower ground floor and first floor and the rebuilding of much of the interior of the rear wing, including the removal of the current mansard roof to increase its height and create an additional storey. A number of internal alterations were also approved.

The additional works which form part of this current application are the addition of mechanical plant on the main roof; the installation of an air-conditioning unit at first floor level, within a rear lightwell; the integration of a kitchen extract duct, which runs from the first floor kitchen and extracts at main roof level; the installation of plant within the lower ground floor of the rear wing and associated low-level intake and extract grilles to the side elevation of the wing. Other works include the demolition of all of the internal floors within the rear wing and a lowering of the floor level to this wing at lower ground floor level. There are also some further amendments to the interior of the main house.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The buildings at Nos.1 and 2 Albion Street are currently in use as a single dwellinghouse and there are no proposals to alter this use and as such the application does not raise any land use issues.

### 8.2 Townscape and Design

The elements of the proposal previously approved in September 2015 remain acceptable in design terms. The proposed lift will largely be contained within the existing building envelope and will run up through a part of No.2 Albion Street that has been heavily altered. The approved alterations to the rear wing increased the height of it so that it matched the other neighbouring properties in Albion Close and this remains acceptable.

With respect to the additional works which did not form part of the previous approval, one of the main elements is the addition of new mechanical plant, primarily air-conditioning plant. Some of this new plant is to be located on the main roof and will comprise two items of equipment on the roof of No.1 Albion Street (a pair of dry coolers and a toilet extract fan)

and two items of equipment on the roof of No.2 Albion Street (another pair of dry coolers and the termination of a kitchen extract duct); the other main location for new plant is contained within the building at lower ground floor level and the only external manifestation of this equipment would be in the form of two louvred grilles. A further air-conditioning unit is proposed to be located at first floor level on a terrace and within a lightwell.

It is clear that the main roofs of the building have previously been used to locate air-conditioning equipment, with a whole array of equipment (largely redundant) scattered across the roofs and mounted on the brick upstand walls. However, there is no obvious evidence that any of this equipment was installed with the benefit of planning permission or listed building consent. The removal of the current equipment on the roof is beneficial and it is considered that the proposed plant, while substantial, is considered acceptable. The proposed new dry coolers will project 1.35m above the roof level and will be enclosed in a lead-clad enclosure and the toilet extract fan will project 600mm above the roof level. Because the plant is also located towards the rear of the roof, it is considered that the plant will not be visible from street level views within Albion Street and will only have minimal visual impact from Albion Close and from non-street level views because it is lower than the gable and party wall upstands. Furthermore the enclosure of the dry coolers within lead enclosures will mean that the projecting structures will have a recessive and complementary appearance to the roofscape. A final consideration in assessing the impact of the roof top plant is that the roof of Nos. 1 and 2 is not an original historic roof, but a more recent flat-topped mansard roof and as such the plant would be installed to a less sensitive part of the historic fabric.

With respect to the first floor air conditioning unit, this would be entirely within a lightwell and within an enclosure and would be very discreetly sited. The two low level grilles would be the only external expression of the internal plant room. These are positioned on the side elevation and would be painted black to match the colour of the plinth into which they are to be built and as such they would have a very minimal impact. Finally the proposed kitchen extract duct associated with the first floor kitchen has been designed and routed so as to be almost entirely within the envelope of the building and then running in an internal vertical riser before emerging at roof level where it will project 600mm above the roof and be enclosed in a lead-lined casing. It is considered that all of this plant has been designed so as to minimise its visual impact and its impact on the historic fabric. As such, it is not considered to have a harmful impact on the listed buildings or upon the wider conservation area.

The other main new component of this current scheme is that there is a greater degree of demolition behind the retained facades of the rear wing (which face onto Albion Close). This wing had undergone substantial alteration in the past and with the exception of the façade walls has no fabric which contributes positively to the significance of the listed building. The proposal would remove all of the internal structure and would also lower the floor level of the lower ground floor by 300mm. The floor structure at this lower level is a modern concrete floor and thus the alteration would not affect historic fabric.

The new works also include the introduction of a dumb waiter within the rear part of No.2, which will run between the lower ground floor and first floor and will extend into the rear lightwell. This will be discreetly sited and run through a part of the building which has been heavily altered and as such is considered acceptable.



The other internal alterations are minor changes to the previously approved layout and as with that earlier scheme they do not adversely affect the significance of the listed building.

The proposals are therefore considered acceptable in townscape and design terms and would accord with policies S25 and S28 in the City Plan; and DES 1, DES 5, DES 6, DES 9 and DES 10 in the UDP.

### **8.3 Amenity**

The external appearance of the proposed rear wing will largely be the same as the approved scheme in 2015. This will result in the rear wing being brought up to the same height as the other buildings in Albion Close, and will introduce greater height and bulk to this part of the site. This would be most appreciable to the properties directly opposite the site in Albion Close, notably Nos.1, 2 and 3 Albion Close; as well as the property immediately to the north, No.3 Albion Street. There would be an increase in height of the mansard roof of approximately 1.2m.

The impact upon residential amenity was considered acceptable when the 2015 scheme was approved and the full reasoning for this is provided in the committee report which informed the previous decisions (a copy of which is included within the background papers). As the height and bulk has not changed between the previously approved scheme and the current proposal, the impact of this element of the scheme upon residential amenity remains acceptable in officers' view.

Overall, the proposals are considered to be acceptable with respect to impact on amenity and would accord with S29 in the City Plan and ENV13 in the UDP.

### **8.4 Transportation/Parking**

There are no transportation issues which arise from the proposal.

### **8.5 Economic Considerations**

There are no economic considerations which arise from the proposal.

### **8.6 Access**

The scheme does not alter the existing means of access to this grade II listed private dwellinghouse.

### **8.7 Other UDP/Westminster Policy Considerations**

In terms of the impact of noise from the proposed plant, an acoustic report has been submitted as part of the application and this has been assessed by Environmental Health officers, who conclude that the proposed mechanical plant is capable of according with Policies ENV6 and ENV7 in the UDP and Policy S32 in the City Plan. As such, subject to the recommended conditions set out in the draft decision letter appended to this report, the proposed plant would not be considered to result in any adverse impact upon the amenity of neighbouring residents.

## **8.8 London Plan**

The proposals do not raise strategic issues.

## **8.9 National Policy/ Guidance Considerations**

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

## **8.10 Planning Obligations**

The proposals are of insufficient scale to generate a requirement for any planning obligations.

## **8.11 Environmental Impact Assessment**

The proposals are of insufficient scale to require an environmental assessment and any environmental impact issues have been covered in section 8.7 of this report.

## **8.12 Other Issues**

Finally, and one of the issues which has been raised by nearly all of the objectors within Albion Close, is the impact upon amenity caused by the actual construction work. Many of the objectors have requested that a Construction Management Plan (CMP) should be required and that there should be minimal disturbance to Albion Close, with, for example, all building materials, demolition and excavation material taken through the front of the building off Albion Street. As with the previous permission, the works proposed are not of a scale that would necessitate the submission and approval of a CMP and typically these are only imposed on basement development or other development requiring a high volume of vehicular movements and/or long periods of noisy excavation works. The works proposed would be located within the confines of the existing building and should not have any significant impact on the highway during construction. Furthermore, as Albion Close is a private mews, the effects of construction work on this mews are beyond the City Council's control and are rather a matter for agreement between the applicant and the owner(s) of Albion Close. The applicants have nevertheless proposed that the appointed contractor should produce a construction method statement in consultation with the Albion Close Management team. This collaboration with neighbouring residents is welcome and an informative is recommended to endorse this approach and remind the applicants of their undertaking in respect of this issue.

## **9 BACKGROUND PAPERS**

1. Application form.
2. Planning and listed building consent decision letters and committee report and minute dated 8 September 2015.
3. Letter from Historic England dated 27 April 2016.
4. Email from Environmental Health dated 17 May 2016.
5. Email from Building Control dated 31 May 2016.
6. Letter from occupier of 11 Albion Close, dated 4 May 2016.

7. Letter from occupier of 6 Albion Close dated 5 May 2016.
8. Letter from occupier of 9 Albion Close dated 5 May 2016.
9. Letter from occupier of 4 Albion Close dated 5 May 2016.
10. Letter from occupier of 9 Albion Close dated 5 May 2016.
11. Letter from occupier of 8 Albion Close dated 6 May 2016.
12. Letter from occupier of 1 Albion Close dated 6 May 2016.
13. Letter from occupier of 12 Albion Close dated 6 May 2016.
14. Letter from occupier of 7 Albion Close dated 6 May 2016.
15. Letter from occupier of 2 Albion Close dated 7 May 2016.

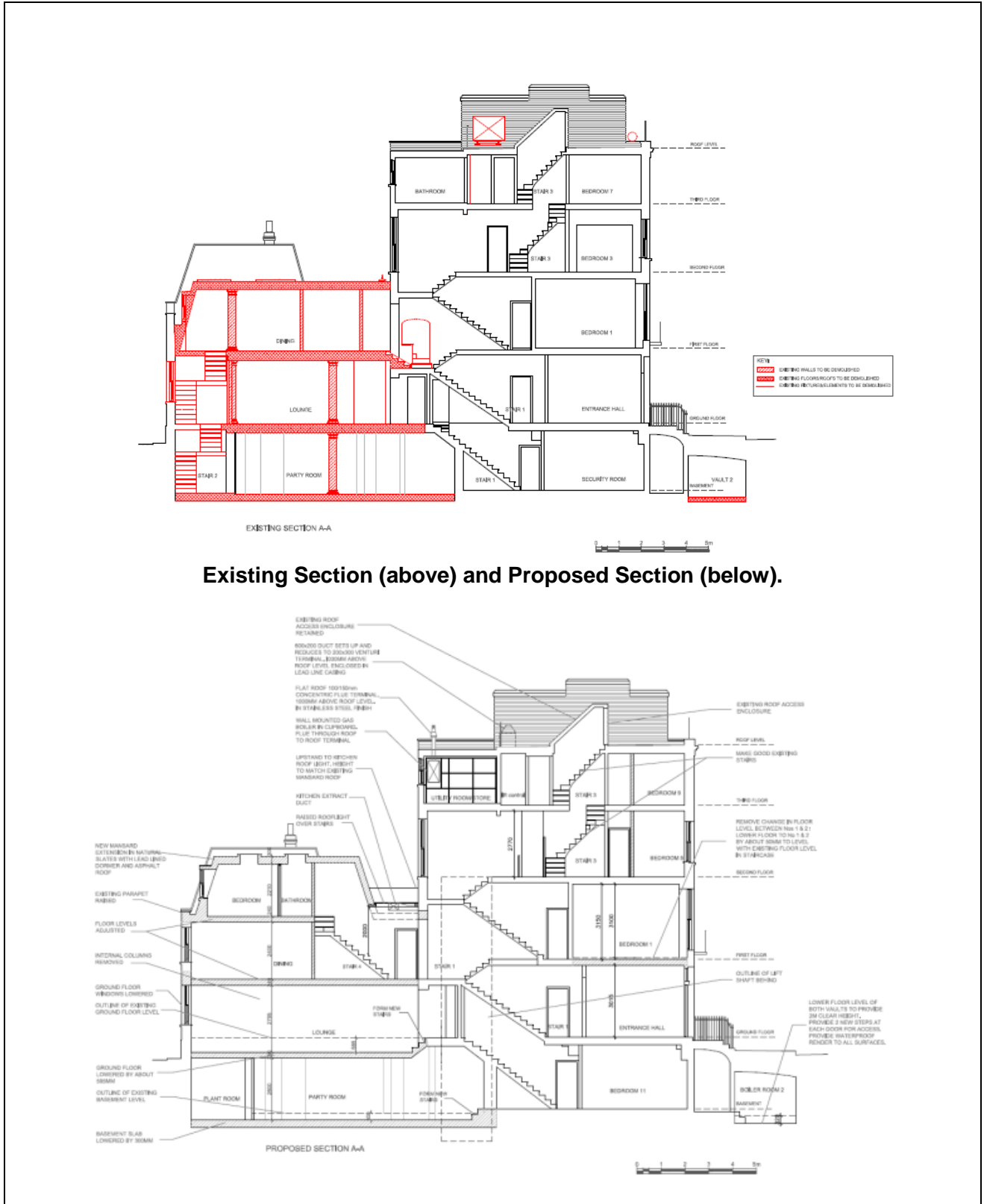
### **Selected relevant drawings**

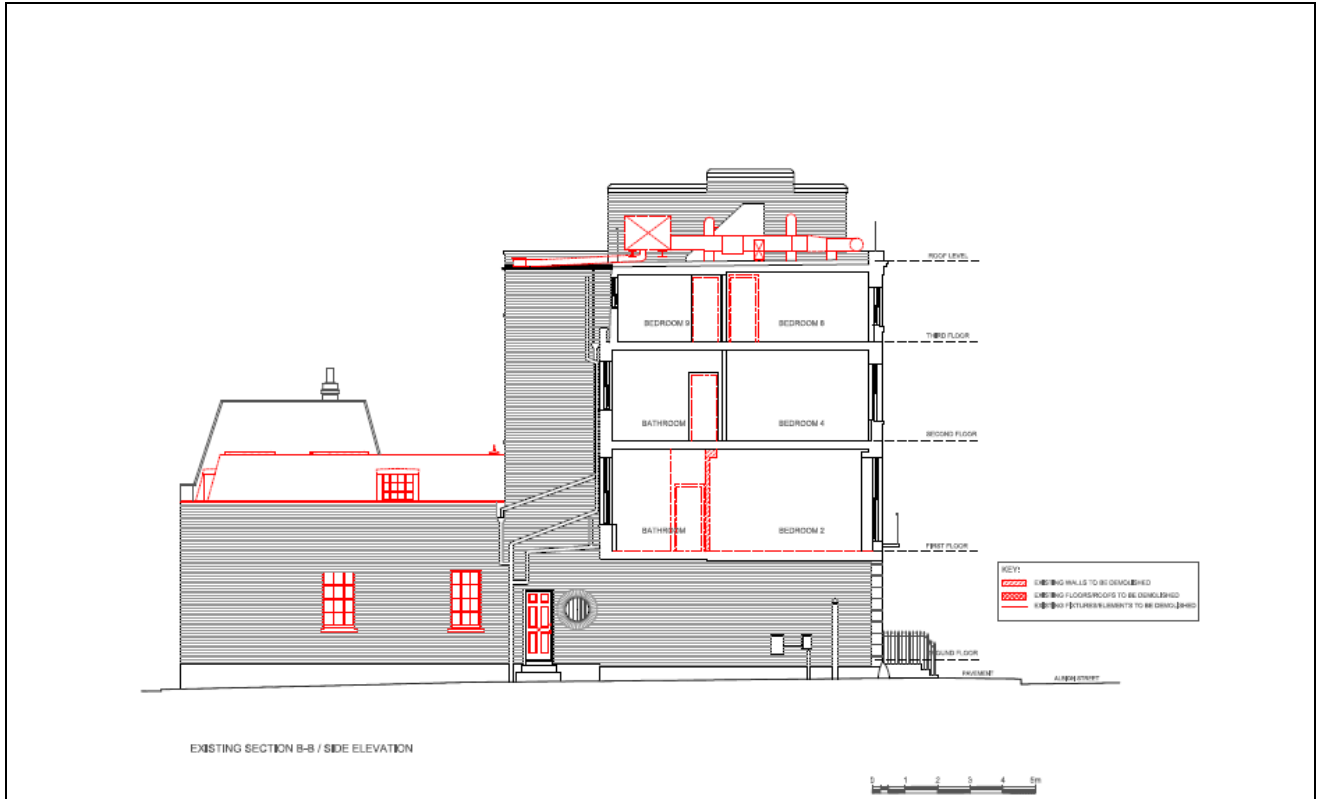
Existing and proposed plans, elevations and sections.

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

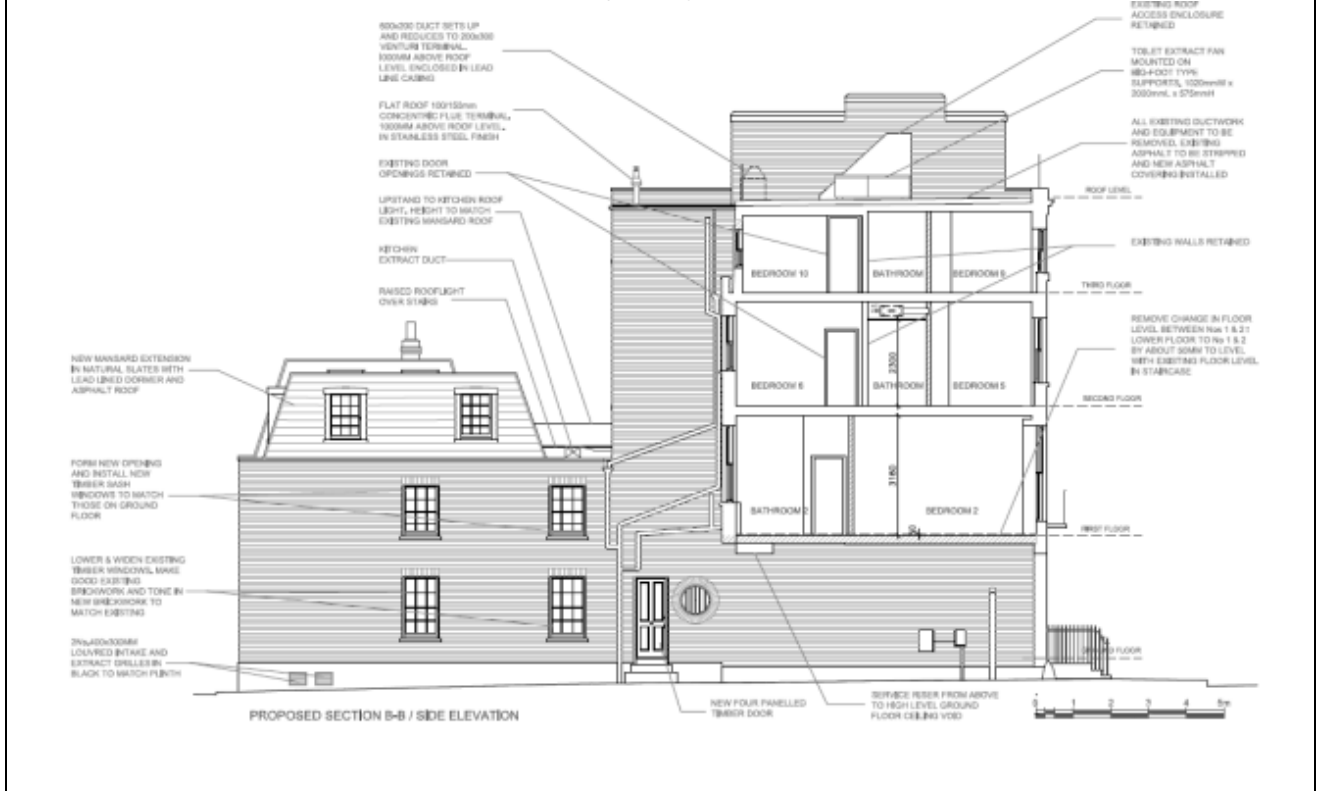
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT OLIVER GIBSON ON 020 7641 2680 OR BY EMAIL AT [ogibson@westminster.gov.uk](mailto:ogibson@westminster.gov.uk)

8 KEY DRAWINGS



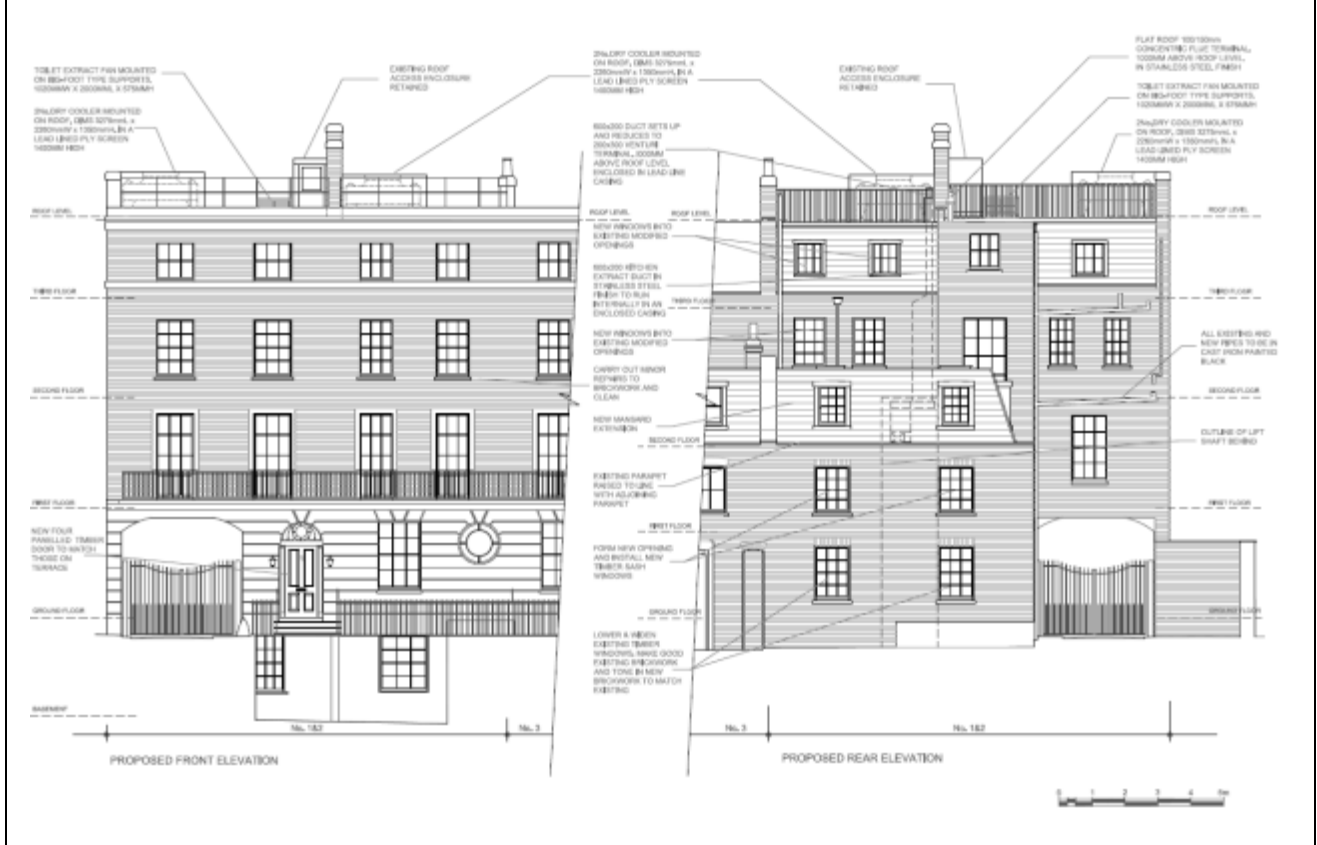


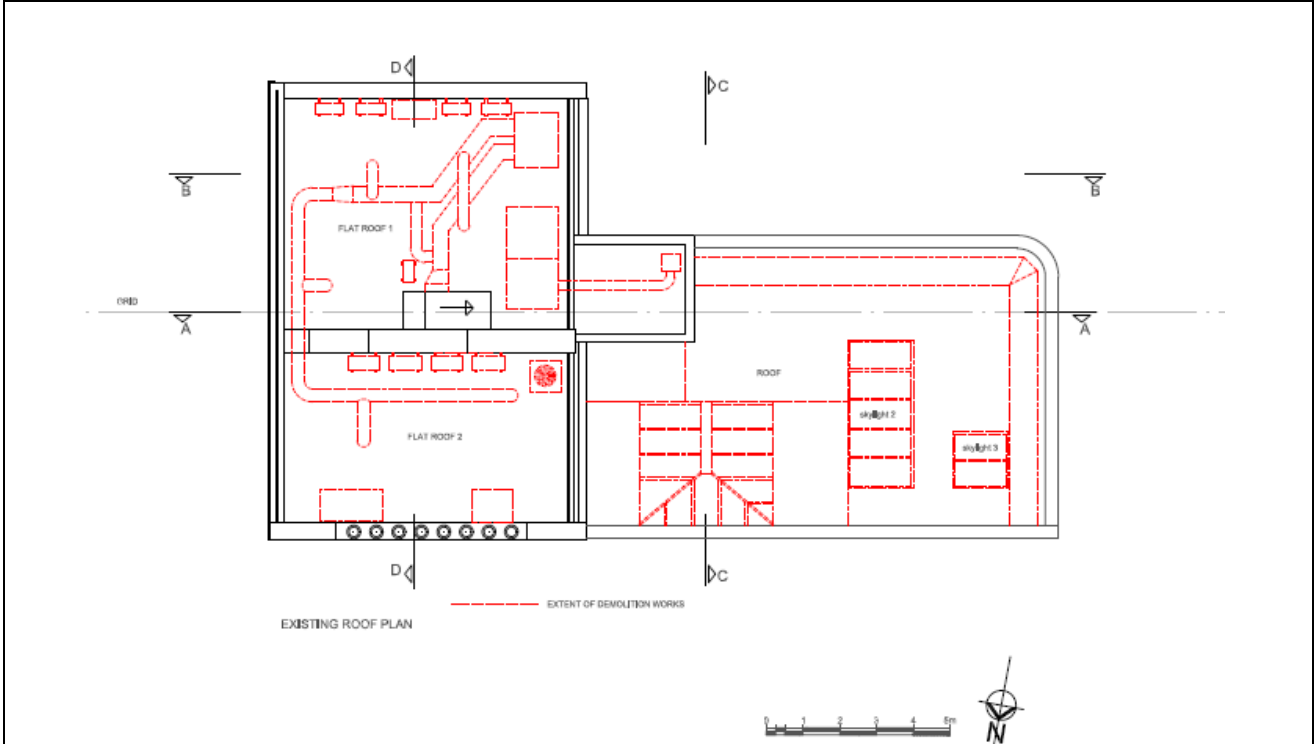
Existing Side Elevation and Section through No.1 (above) and corresponding Proposed Drawing (below).



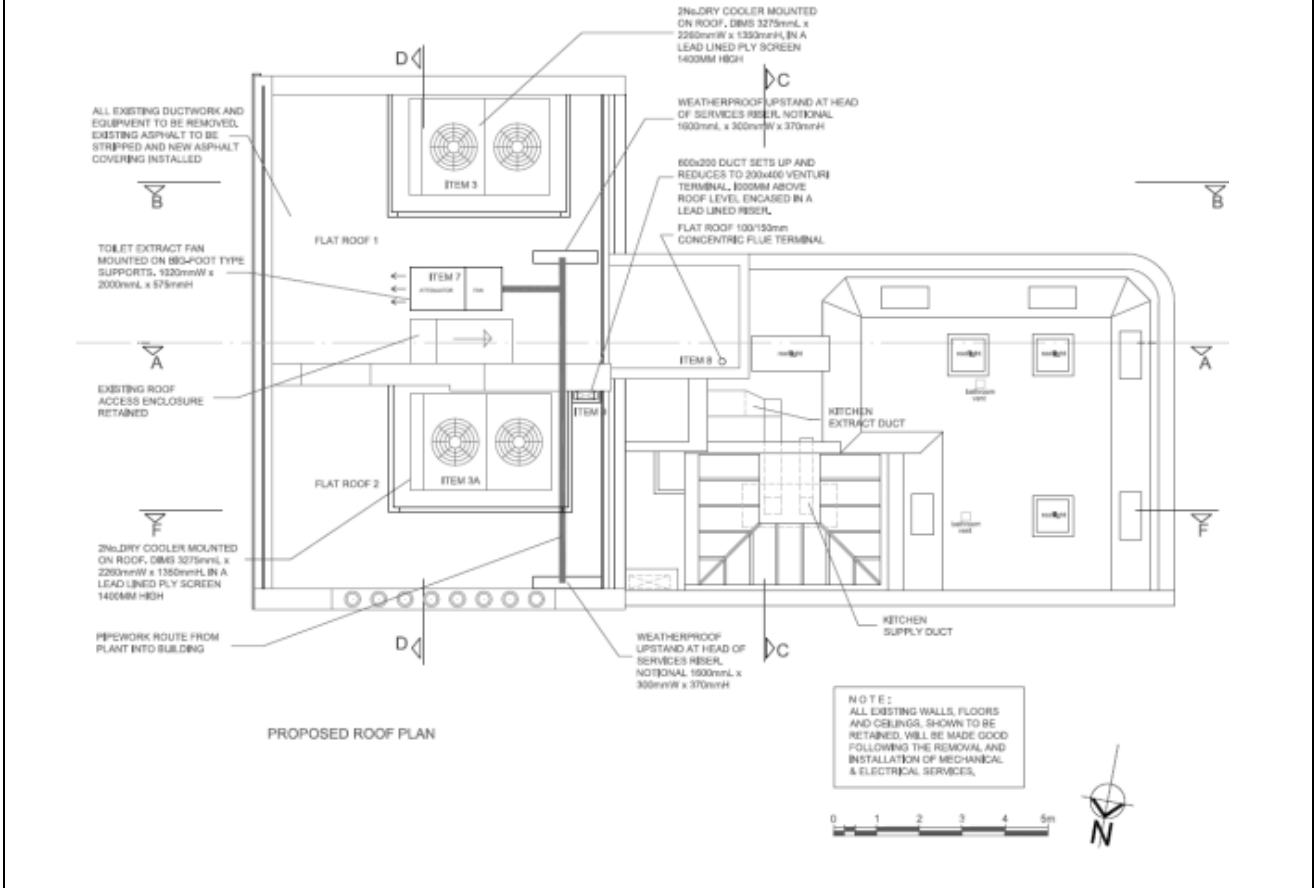


Existing Front and Rear Elevations (above) and Proposed Front and Rear Elevations (below).





Existing Roof Plan (above) and Proposed Roof Plan (below).



**DRAFT DECISION LETTER**

**Address:** 1 - 2 Albion Street, London, W2 2AS,

**Proposal:** Erection of a mansard extension to the rear, installation of lift to first floor level, installation of air conditioning plant at roof level and in lightwell; installation of kitchen and bathroom extracts and internal air conditioning units and ducting, removal of internal timber stairs, lowering of basement and ground floor slab and internal alterations and refurbishment.

**Plan Nos:** 5807-01 (site location plan); 5807-100/P1; 5807-101/P1; 5807-102/P1; 5807-103/P2; 5807-104/P3; 5807-105/P2; 5807-106/P1; 5807-107/P3; 5807-108/P3; 5807-109/P4; 5807-200/P9; 5807-201/P9; 5807-202/P9; 5807-203/P9; 5807-204/P9; 5807-205/P9; 5807-206/P9; 5807-207/P9; 5807-208/P9; 5807-209/P9; 5807-210/P9; 5807-300/P6. Environmental Noise Survey and Plant Noise Assessment Report dated 18 February 2016 (Rev.2).

For information purposes only:

5807-200/P1; 5807-201/P; 5807-202/P2; 5807-203/P3; 5807-204/P3; 5807-205/P3; 5807-206/P3; 5807-207/P3; 5807-208/P2; 5807-209/P3.

**Case Officer:** Tom Burke

**Direct Tel. No.** 020 7641 2357

**Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- \* between 08.00 and 18.00 Monday to Friday;
- \* between 08.00 and 13.00 on Saturday; and
- \* not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must apply to us for approval of samples of the facing materials you will use, including



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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

4 You must apply to us for approval of a sample panel (1m<sup>2</sup>) of the following parts of the proposal:

i) the new brickwork to the Albion Close facades, including the toned finish.

You must not start work on the new brickwork to this part of the scheme until we have approved the sample area. You must then carry out the work according to the approved sample.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

5 You must apply to us for approval of detailed drawings of the following parts of the development:

i) all new windows, showing reveal details and in case of new window openings showing details of brick arch and reveal finish;

ii) the new conservatory structure;

iii) new rooflights;

iv) new entrance doors;

v) ventilation and other services terminations at facade and roof level.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

6 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 protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 7 The glass that you put in the dormer window in the en-suite bathroom serving bedroom No.13 on the second floor must not be clear glass. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 8 (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.

- 9 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.

- 10 The lead-clad casings and enclosures to the roof-top plant shall be installed prior to operation of the mechanical plant within the enclosures and shall be retained in the positions shown on the drawings hereby approved.

Reason:

To protect the amenity of neighbouring noise sensitive properties and to protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25, S28 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES5, DES6, DES9, DES10, ENV6, ENV7 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 11 You must install the noise attenuation measure specified in the Environmental Noise Survey and Plant Noise Assessment Report dated 18 February 2016 (Rev.2) prior to operation of the kitchen extract duct and thereafter the noise attenuation measure must be permanently retained.

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.

**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 You are encouraged to produce the construction method statement referred to in your Design and Access Statement in consultation with Albion Close Management and to abide by this.

**DRAFT DECISION LETTER**

**Address:** 1 - 2 Albion Street, London, W2 2AS,

**Proposal:** Erection of a mansard extension to the rear, installation of lift to first floor level, installation of air conditioning plant at roof level and in lightwell; installation of kitchen and bathroom extracts and internal air conditioning units and ducting, removal of internal timber stairs, lowering of basement and ground floor slab and internal alterations and refurbishment.

**Reference:** 16/01511/LBC

**Plan Nos:** 5807-01 (site location plan); 5807-100/P1; 5807-101/P1; 5807-102/P1; 5807-103/P2; 5807-104/P3; 5807-105/P2; 5807-106/P1; 5807-107/P3; 5807-108/P3; 5807-109/P4; 5807-200/P9; 5807-201/P9; 5807-202/P9; 5807-203/P9; 5807-204/P9; 5807-205/P9; 5807-206/P9; 5807-207/P9; 5807-208/P9; 5807-209/P9; 5807-210/P9; 5807-300/P6., , For information purposes only.; 5807-200/P1; 5807-201/P; 5807-202/P2; 5807-203/P3; 5807-204/P3; 5807-205/P3; 5807-206/P3; 5807-207/P3; 5807-208/P2; 5807-209/P3.

**Case Officer:** Tom Burke

**Direct Tel. No.** 020 7641 2357

**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 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 protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must apply to us for approval of a sample panel (1m<sup>2</sup>) of the following parts of the proposal:  
, i) the new brickwork to the Albion Close facades, including the toned finish., , You must not start work on the new brickwork to this part of the scheme until we have approved the sample area. You must then carry out the work according to the approved sample.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 You must apply to us for approval of detailed drawings of the following parts of the development:  
, i) all new windows, showing reveal details and in case of new window openings showing details of brick arch and reveal finish;; ii) the new conservatory structure;; iii) new rooflights;; iv) new entrance doors;; v) ventilation and other services terminations at facade and roof level;; vi) new internal doors and joinery including architraves and skirting boards;; vii) modifications to cornices and any proposed new cornices., , You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must apply to us for approval of full details of the following parts of the development: , - repair works and external cleaning to the facades., , You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 You must not disturb existing historic fabric including chimney pieces, plasterwork (including plain ceilings and walls), architraves, panelling, doors, other joinery, floorboards and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings; or are required by conditions to this permission. You must protect those features properly during work on site.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 7 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

**Informative(s):**

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.
- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:, , \* any extra work which is necessary after further

assessments of the building's condition;, \* stripping out or structural investigations; and, \* any work needed to meet the building regulations or other forms of statutory control., , Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents., , It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (159AA)

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.