

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 2 August 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> St James's	
<b>Subject of Report</b>	<b>Victory House, 14 Leicester Square and 2-3 Leicester Place, WC2</b>		
<b>Proposal</b>	Retention of extension at rear second, third and fourth floor levels to provide an additional six bedrooms to approved hotel and construction of fire escape stairs.		
<b>Agent</b>	Miss Kathryn Moran		
<b>On behalf of</b>	Mr Mark Cooper		
<b>Registered Number</b>	16/03516/FULL	<b>Date amended/ completed</b>	18 April 2016
<b>Date Application Received</b>	18 April 2016		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Leicester Square		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

The application site comprises Victory House and 2-3 Leicester Place located on the north side of Leicester Square. The site is located within the Leicester Square Conservation Area, the Core Central Activities Zone and the West End Street Area. Immediately adjacent and to the rear of the site is the grade II Listed Notre Dame de France RC Church.

Permission was most recently granted in 2014 for the conversion of the building to provide hotel accommodation and construction work is well under way on site. Permission is now sought for the retention of a three storey extension to the rear of the site to provide an additional six hotel bedrooms together with a fire escape staircase. The total number of hotel bedrooms will increase to 86.

The principle of providing six additional bedrooms is considered acceptable in land use terms. Visitor accommodation in the Core CAZ is supported by policy S23 of Westminster's City Plan: Strategic Policies. It is not considered that the additional bedrooms will generate any significant additional servicing issues for the enlarged hotel. The Highways Planning Manager has not objected to the proposal.

The key issue with this application is the impact on the Parish Centre of the Notre Dame Church which extends from basement to third floor and is located to the rear of the proposed extension. The church

has raised an objection to the scheme on grounds of loss of light to the Parish Centre. The church advises that the community rooms within the centre are exceptionally busy and are used for activities such as baptism, confirmation sessions, marriage preparation and outreach services for refugees including sewing, English language lessons, computing and drama workshops.

Officers have visited the community rooms within the Parish Centre and are sympathetic to their concerns. The first and second floor rooms are most affected by the development. Although highlighted as a concern by the church in their letter of objection, the top floor, which houses the refugee centre offices, is less affected. The first and second floor rooms are each served by five windows with two windows facing south overlooking Leicester Square and three windows facing east overlooking the application site. The extension is approximately 2m from the east facing windows. Given the height and proximity of the extension (which is currently scaffolded) there is a material loss of light to the east facing windows. However given that the room has additional south facing windows and its use for D1 community purposes, a refusal on loss of daylight is not considered sustainable. In addition the affected windows could be considered as bad neighbour windows as they are located close to the boundary in a flank elevation. Levels of daylight to the affected windows will also improve when the scaffolding is removed.

The proposed extension is considered acceptable in design terms. It will have a neutral rendered finish with aluminium windows. The extension cannot be seen from any public street and will preserve the character and appearance of the Leicester Square Conservation Area.

In conclusion the retention of the extension to this approved hotel is considered acceptable in land use, amenity and highways terms subject to recommended conditions.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



The front elevation of Victory House facing onto Leicester Square

## 5. CONSULTATIONS

Soho Society  
No objection

Cleansing  
No objection. The permitted waste store is adequate to cope with six additional rooms.

Highways Planning Manager  
No objection

Environmental Health  
No objection

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 51  
Total No. of replies: 1  
No. of objections: 1  
No. in support: 0

One letter of objection from the Notre Dame de France at 5 Leicester Place on grounds of loss of light to the Parish Centre, especially the Refugee Centre on the top floor. .

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 Recent Relevant History

#### 16/03515/FULL

Variation of conditions 1 and 10, and removal of condition 21 of planning permission dated 08 May 2014 (RN: 13/12148/FULL) for use as an 80 bedroom hotel (Class C1); alterations to ground floor elevations to include replacement shopfront to existing restaurant, new hotel entrance and replacement of windows; installation of plant at roof level. [Site includes 3 Leicester Place] Namely, design changes including revised location and appearance of the plant equipment, installation of bi-folding doors on the Leicester Place elevation, and replacement of two door panels with aluminium active louvre panels; amendments to access for people with disabilities; details of extractor equipment.  
Application pending

#### 13/12148/FULL

Use from offices (Class B1) and part of the existing restaurant at Leicester Place to a 80 bedroom hotel (Class C1). Alterations to ground floor elevations to include replacement shopfront to existing restaurant, new hotel entrance and replacement of windows. Installation of plant at roof level. [Site includes 3 Leicester Place]  
Application Permitted 8 May 2014

#### 11/08040/FULL

Use from offices (Class B1) and part of the existing restaurant at Leicester Place to a 80 bedroom hotel (Class C1). Alterations to ground floor elevations to include replacement shopfront to existing restaurant, new hotel entrance and replacement of windows. Installation of plant at roof level. [Site includes 3 Leicester Place]  
Application Permitted 12 December 2011

## 7. BACKGROUND PAPERS

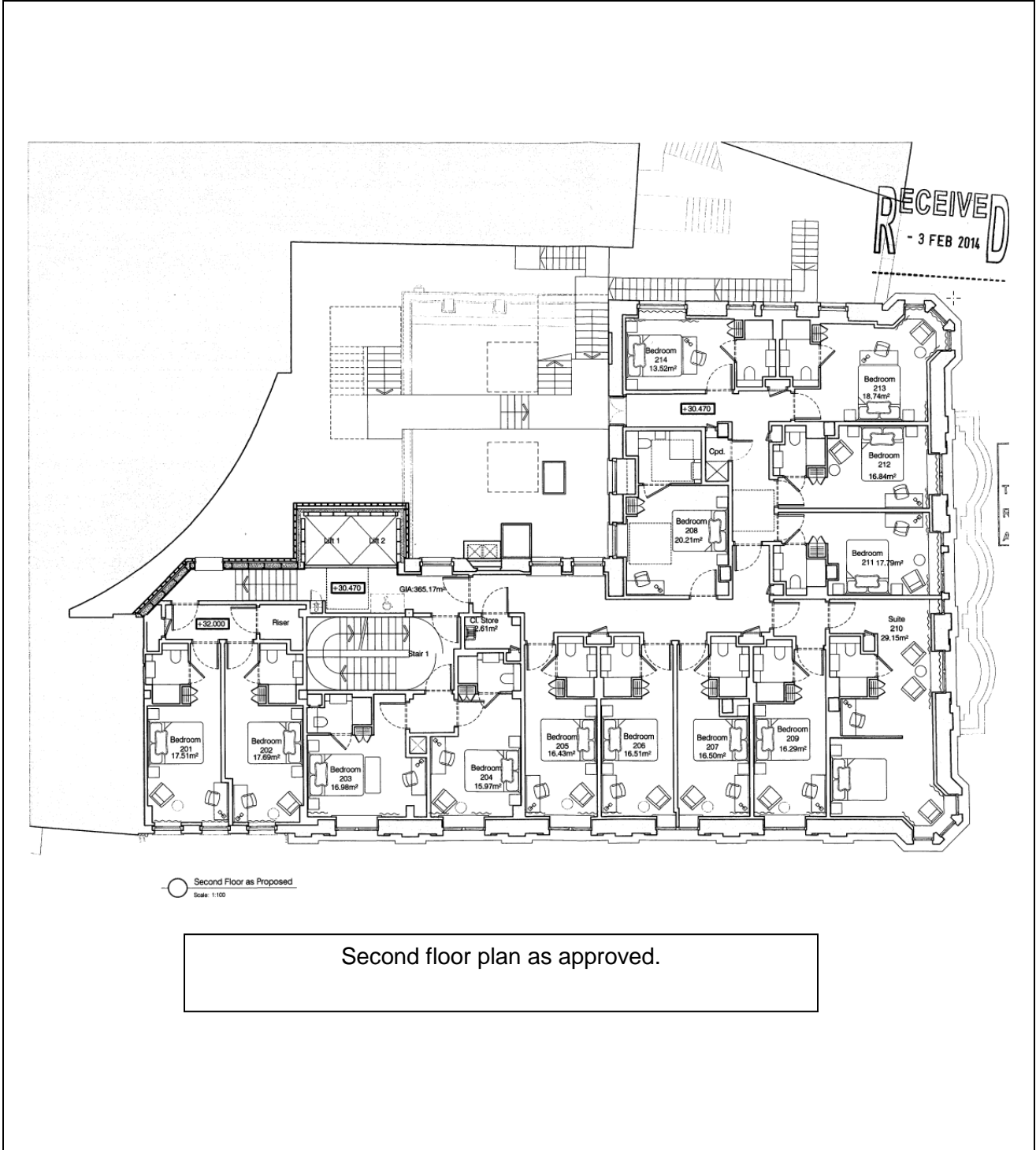
1. Application form
2. Response from Soho Society, dated 10 May 2016
3. Response from EH Consultation, dated 18 May 2016
4. Letter from occupier of Notre Dame de France, 5 Leicester Place, dated 10 May 2016

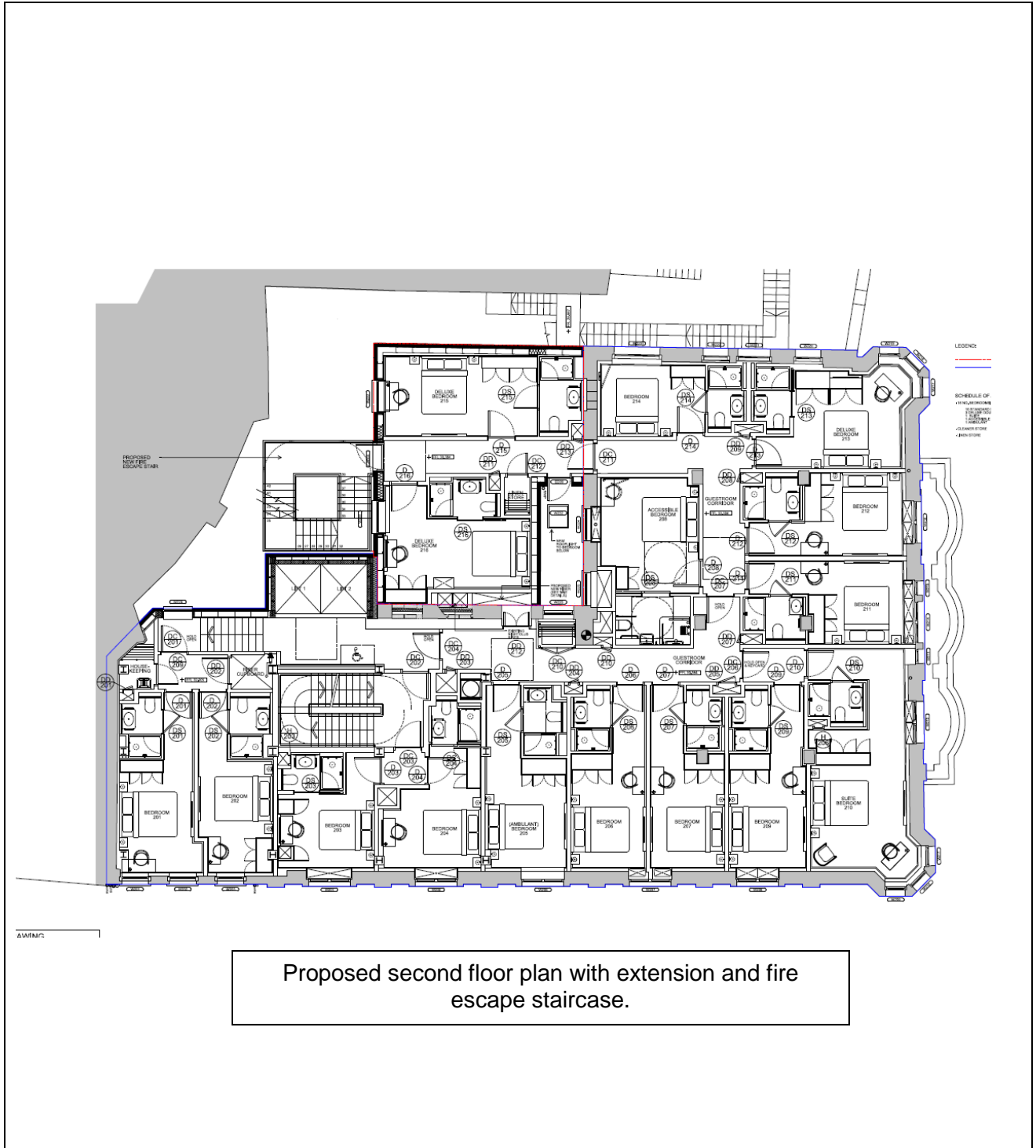
### **Selected relevant drawings**

(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 THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT [jasghar@westminster.gov.uk](mailto:jasghar@westminster.gov.uk).

8. KEY DRAWINGS



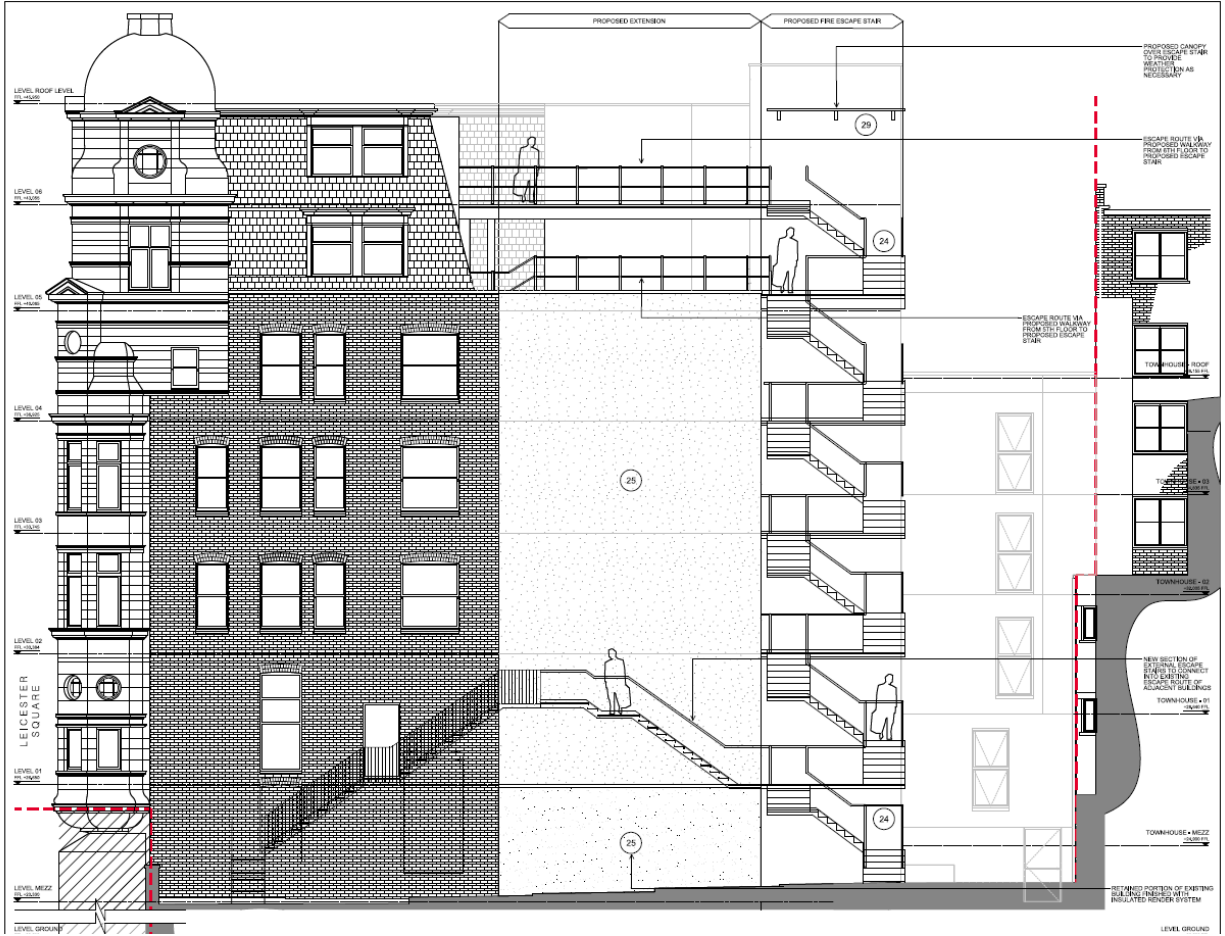


Proposed second floor plan with extension and fire escape staircase.





East elevation as approved.



East elevation as approved.

**DRAFT DECISION LETTER**

**Address:** Victory House, 14 Leicester Square, London, WC2H 7NG

**Proposal:** Retention of extension at rear second, third and fourth floor levels to provide an additional six bedrooms to approved hotel and construction of fire escape stairs.

**Plan Nos:** 543/AL(00)01, 6482-A-G100-P-RF Rev 01,  
6482-A-G200-P-02-OP2\_REV01, 6482-A-G200-P-03-OP2\_REV01,  
6482-A-G200-P-06-OP2, 6482-A-G200-P-04-OP2, 6482-A-G200-P-M1-OP2 Rev 01,  
6482-A-G200-P-01-OP2\_REV01, 6482-A-G200-E-E-OP2\_REV01,  
6482-A-G200-P-M1-OP3, 6482-A-G200-E-N-OP2 REV 02

**Case Officer:** Matthew Mason

**Direct Tel. No.** 020 7641 2926

**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 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 Leicester Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

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

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

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

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

**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 (July 2016), 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.