

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 28 March 2017	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Abbey Road	
<b>Subject of Report</b>	<b>3 Abbey Road, London, NW8 9AY</b>		
<b>Proposal</b>	Variation of Condition 1 of planning permission dated 2 July 2015 (RN: 14/11186/FULL & 14/11187/LBC) for the reconfiguration and expansion of facilities for music recording and production at No.3 Abbey Road comprising erection of a new recording studio to rear of No.5 Abbey Road; conversion of existing garage building facing Hill Road to form new recording studio and addition of pitched roof structure; new gate to Hill Road frontage of site; enlargement of single storey block adjacent to boundary with Abbey House and erection of extension to accommodate new transformer; erection of single storey extension to rear of Studio 2; use of lower ground floor of No.5 Abbey Road as a gift shop (Class A1) with associated alterations to form access and new landscaping to the front of No.5; installation of new mechanical plant equipment; new landscaping; and internal alterations, including to Studios 2 and 3. NAMELY, amendments to alter the detailed design, layout and form of the new recording studio to rear of No.5 Abbey Road including demolition and replacement of boundary wall with No.7; relocation of plant from roof of the existing building and new recording studio to rear of No.5 Abbey Road to within the gap between it and Studio 2; alteration to the detailed design and plant arrangement to the garage building facing Hill road in connection with its use as two small studios; alteration of the detailed design, form and roof level plant arrangement of the single storey block adjacent to boundary with Abbey House; omission of entrance canopy to gift shop entrance, relocation of gift shop plant and repositioning of front wall pier; and amendments to internal alterations to Studio 3.		
<b>Agent</b>	Porta Planning LLP		
<b>On behalf of</b>	Abbey Road Studios		
<b>Registered Number</b>	16/07867/FULL & 16/07868/LBC	<b>Date amended/ completed</b>	18 August 2016
<b>Date Application Received</b>	16 August 2016		
<b>Historic Building Grade</b>	II		
<b>Conservation Area</b>	Partially within the St. John's Wood Conservation Area		

## 1. RECOMMENDATION

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

## 2. SUMMARY

The buildings comprising Abbey Road Studios are not located within a conservation area, but are grade II listed and adjoin other grade II listed buildings in Hill Road.

The application proposes variations to the planning permission and listed building consent dated 2 July 2015 for the reconfiguration and expansion of music recording and production facilities at Abbey Road Studios, 3 Abbey Road and creation of a gift shop at No.5 Abbey Road. The variations proposed are to:

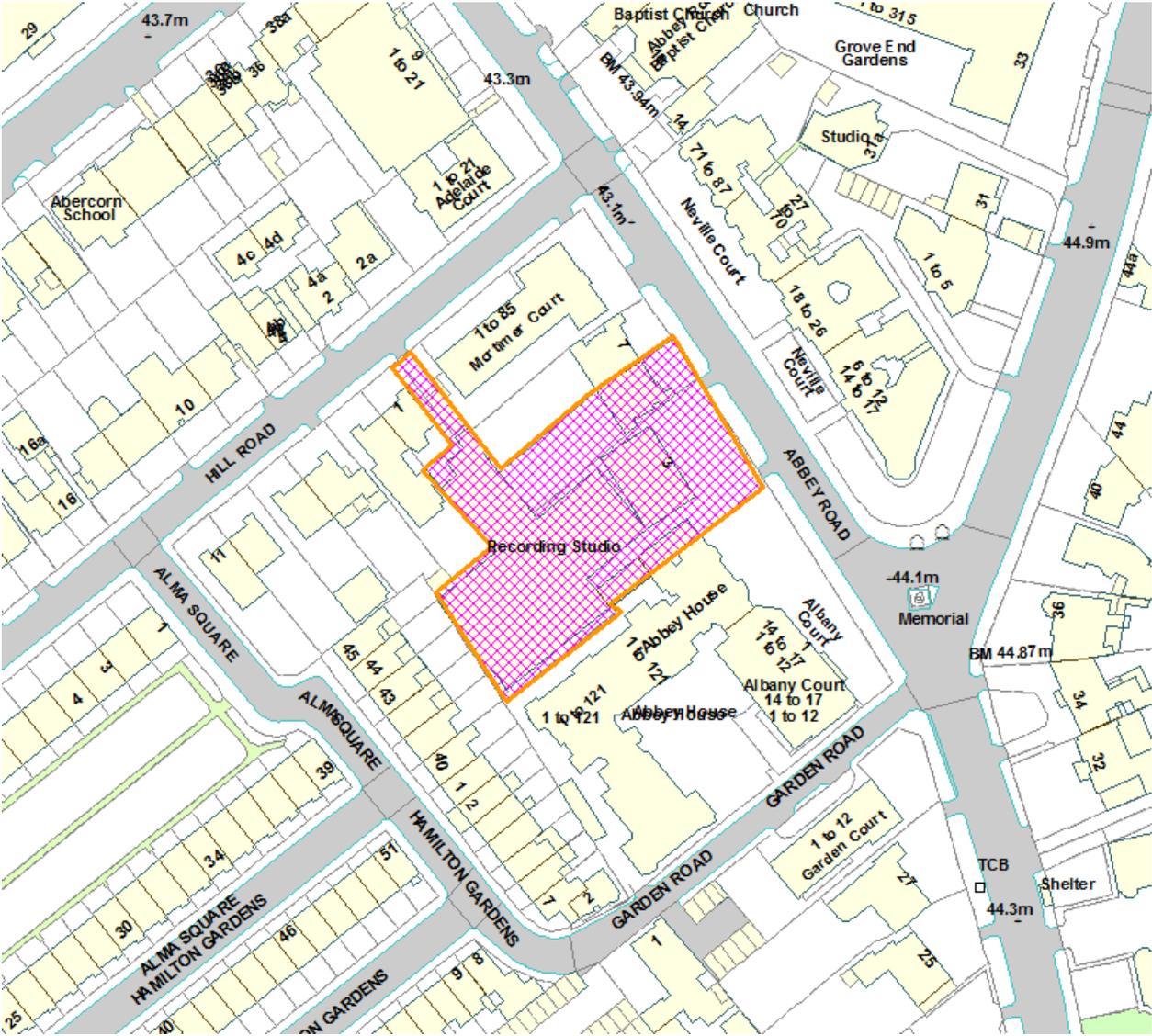
- a) to alter the detailed design, layout and form of the new recording studio to the rear of No.5 Abbey Road, including demolition and replacement of the boundary wall with No.7;
- b) to relocate mechanical plant from roof of the existing building and the new recording studio to the rear of No.5 Abbey Road to within the gap between it and Studio 2;
- c) to alter the detailed design and plant arrangement to the garage building facing Hill Road in connection with its use as two small studios, rather than one as shown in the approved scheme;
- d) to alter the detailed design, form and roof level plant arrangement of the single storey block adjacent to boundary with Abbey House;
- e) to omit the entrance canopy to gift shop, relocation of the gift shop plant and repositioning of front wall pier.
- f) amend the previous internal alterations to Studio 3.

The key issues in this case are:

- The impact of the amendments to the originally approved scheme on the character and appearance of the listed building and the St. John's Wood Conservation Area.
- The impact of the amended development on the amenity of neighbouring residents.
- The impact on the health and longevity of neighbouring trees that are to be retained.

Following revisions made during the course of the application, and subject to the recommended conditions, the varied development is considered to be acceptable in land use, design, heritage, amenity, environment and transportation terms and would accord with the relevant policies in the Unitary Development Plan adopted in January 2007 (the UDP) and Westminster's City Plan adopted in November 2016 (the City Plan).

3. LOCATION PLAN



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#### 4. PHOTOGRAPHS



Front elevation in Abbey Road (top) and 'Dolby Atmos studio' under construction in 2016 (bottom).



Site in view from Hill Road. 'Garage studio' under construction (January 2017).

## 5. CONSULTATIONS

### CONSULTATION ON INITIALLY SUBMITTED SCHEME (AUGUST 2016)

#### ST. JOHN'S WOOD SOCIETY

Note that they have been contacted by a number of residents who have raised concerns about the consequences of the approved change of use of the garage on Hill Road. Abbey Road Studios plays an important role locally and we understand and support the need to develop facilities so as to remain competitive in these challenging times. However, the Studios needs to consider its neighbours and, in terms of the Hill Road garage redevelopment, support the concerns raised neighbours regarding loss of amenity. Case officer should carefully consider the hours of use of the garage studios and make it a requirement for the Studios to liaise with residents regularly to ensure that there is adequate security on Hill Road. Should also ensure that neighbours do not suffer a loss of amenity from compromised privacy or noise nuisance from the proposed smoking area and relocated mechanical plant.

#### ARBORICULTURAL MANAGER

No objection in principle. Notes that tree works need a TPO application. Unclear if protective fencing is replaced by ground protection when wall demolished and only one tree protection document should be provided.

#### ENVIRONMENTAL HEALTH

Holding objection - details of mechanical ventilation and mitigation measures required. Conditions recommended.

#### ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS

No. of Consultations: 249; No. of Responses: 14.

14 emails/ letters received from 8 respondents raising objection on all or some of the following grounds:

##### Land Use

- Object to change of use of garage to a studio.
- Object to use of garage studio as two studios.

##### Design

- Hill Road garage studio is too wide and high and this will block views of trees beyond.
- Garage studio window is of inappropriate design.
- Garage studio would harm the character and appearance of the St. John's Wood Conservation Area.

##### Amenity

- Entrance to Garage Studio in Hill Road and provision of smoking shelter will cause noise disturbance to neighbours.
- Garden studio window would overlooking neighbouring properties opposite.
- Entrance should be moved to rear of Garage Studio

- Already suffer noise disturbance from Studio 2 and the echo chamber and additional studios will cause more noise from their use, associated plant and the smoking shelter.
- Increased height of garage studio will reduce light to No.1 Hill Road.
- Smoking shelter will cause fumes in kitchen of neighbouring property.
- Hours of use of smoking shelter and number of persons using it should be limited.
- Concern at potential for noise and vibration from relocated mechanical plant.
- Existing studios mechanical plant causes noise disturbance.
- Increased footfall to and from garage studio as a result of use as two studios rather than one.
- Hours of use of the garage studios should be limited to between 08.00 and 22.00 hours and not at all on Sundays.
- Concern that the storage extension to the rear of Studio 2 will cause a loss of light to the garden of No.1 Hill Road.
- Noise from the use of the studios garden.
- Sound from the garage studio will be amplified by taller surrounding buildings.
- Garage studio building must be adequately sound proofed.
- Garage studio should be accessed from within the studios and not from Hill Road.

#### Highways

- Vehicles servicing the site in Hill Road would obstruct residents parking and access.

#### Other Matters

- Request that the Planning Applications Committee visits the site and neighbouring properties in No.1 Hill Road.
- Adverse impact on tree roots and foundations of neighbouring buildings as a result of the storage block to the rear of Studio 2.
- Tourists will be encouraged to wait in Hill Road if they are aware that there is a studio in Hill Road. This will cause graffiti, noise and litter.
- Adverse impact on the security of No.1 Hill Road, which shares an alleyway with the Studios next to the garage studio.
- The storage block to the rear of Studio 2 requires a party wall agreement.
- Clarification requested on height and degree of excavation proposed for construction of the storage block.
- Use of the forecourt in Hill Road would lessen security of neighbouring property at No.1 Hill Road.
- One CCTV camera is not sufficient to maintain security to Hill Road frontage of the site.
- Previous application should never have been approved.
- Passageway between No.1 Hill Road and the garage studio is likely to be used as a urinal as only one toilet in the garage studio.
- Consider that neighbours were not fully aware of original application as less objections displayed on the Council's website for that application.
- Construction works should not be permitted on Saturdays.

#### ADVERTISEMENT/ SITE NOTICE

Yes.

CONSULTATION ON REVISED SCHEME - RELOCATION OF MECHANICAL PLANT BETWEEN STUDIO 2 AND NEW DOLBY ATMOS EXTENSION, AMENDMENT TO MECHANICAL PLANT SPECIFICATION, AND UPDATED ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION DETAILS (JANUARY 2017)

ST. JOHN'S WOOD SOCIETY

Request that the case officer carefully considers the comments of neighbours with regard to noise nuisance, parking, hours of use and smoking. These issues can all be addressed by considerate management and an understanding that the proposed conversion of the garage into a studio is likely to have a significant impact on the amenity of neighbours who live in close proximity.

ARBORICULTURAL MANAGER

No objection to most amendments proposed and tree protection details are acceptable. Would prefer to see more details of relocation of gate pier. Concerned that limb of Horse Chestnut tree in rear garden of No.7 Abbey Road has been removed without necessary TPO consent. Landscaping details are insufficient and amendments required to lessen hard landscaping and improve choice of trees.

ENVIRONMENTAL HEALTH

No objection following amendments. Conditions to control plant noise and vibration recommended.

ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS

No. of Consultations: 249; No. of Responses: 2.

2 letters received raising objection on all or some of the following grounds:

Amenity

- Previously agreed management and operational plans need to be strengthened and made more robust, with clearer enforcement procedures.
- Given hours of use of garage studio building that are allowed there should be strict controls in the management and operational procedures which are enforced and are common practice.

Highways

- Adverse impact on highways safety from use of driveway and from construction traffic.

Other Matters

- Noise and disturbance from construction works.
- Adverse impact on security of neighbouring properties as a result of construction works.
- Pollution from construction works.

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The application site comprises Nos.3 and 5 Abbey Road, which are in use as Abbey Road Studios. The use of the site as recording studios is historic, having first started in the early 1930s, following modification and extension of the original villa building at No.3 Abbey Road.

Whilst the majority of the site is not located within a conservation area, the building at No.3 Abbey Road is grade II listed, as is the nearby Abbey Road pedestrian crossing. The Studios and the associated zebra crossing in Abbey Road were grade II listed in February 2010. The St. John's Wood Conservation Area borders the site to the front elevation in Abbey Road and to the rear in Hamilton Gardens and Hill Road. The studio garage structure facing Hill Road is located just inside the boundary of the St. John's Wood Conservation Area.

## 6.2 Recent Relevant History

2 July 2015 – Planning permission and listed building consent were granted for the reconfiguration and expansion of the existing studios buildings (14/11186/FULL and 14/11187/LBC). The Planning Applications Committee resolved to grant conditional permission and consent on 21 April 2015, subject to further negotiation with officers and the Chairman of the committee to improve the management and operational statement that controls the use of the enlarged studio complex (see Conditions 10 and 13 of the 2 July 2015 planning permission decision letter in the background papers). The full description of the previously approved development was:

*Reconfiguration and expansion of facilities for music recording and production at No.3 Abbey Road comprising erection of a new recording studio to rear of No.5 Abbey Road; conversion of existing garage building facing Hill Road to form new recording studio and addition of pitched roof structure; new gate to Hill Road frontage of site; enlargement of single storey block adjacent to boundary with Abbey House and erection of extension to accommodate new transformer; erection of single storey extension to rear of Studio 2; use of lower ground floor of No.5 Abbey Road as a gift shop (Class A1) with associated alterations to form access and new landscaping to the front of No.5; installation of new mechanical plant equipment; new landscaping; and internal alterations, including to Studios 2 and 3.*

## 7. THE PROPOSAL

The application proposes variations to the planning permission and listed building consent dated 2 July 2015 for the reconfiguration and expansion of music recording and production facilities at Abbey Road Studios, 3 Abbey Road and creation of a gift shop at No.5 Abbey Road. The variations proposed are:

- a) to alter the detailed design, layout and form of the new recording studio to the rear of No.5 Abbey Road, including demolition and replacement of the boundary wall with No.7;
- b) to relocate mechanical plant from roof of the existing building and the new recording studio to the rear of No.5 Abbey Road to within the gap between it and Studio 2;

- c) to alter the detailed design and plant arrangement to the garage building facing Hill Road in connection with its use as two small studios, rather than one as shown in the approved scheme;
- d) to alter the detailed design, form and roof level plant arrangement of the single storey block adjacent to boundary with Abbey House;
- e) to omit the entrance canopy to gift shop, relocation of the gift shop plant and repositioning of front wall pier.
- f) amend the previous internal alterations to Studio 3.

In conjunction with the proposed amendments listed above the applicant has submitted details of facing material in order that Condition 24 attached to the original planning permission and Condition 5 attached to the original listed building consent (both dated 2 July 2015), which require details of facing materials, can be amended to comprise a compliance conditions.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

Abbey Road Studios are located in a predominantly residential area and St. John's Wood is not an area where new commercial/ light industrial floorspace would normally be considered favourably, unless the use accords with the requirements of COM9 in the UDP.

Policy COM9 in the UDP sets out that light industrial uses, which include creative industry uses such as recording studios that fall within the Class B1(c) Use Class, '*...will be granted permission were: (1) the proposed use meets local service and employment needs of the residential community and there is no adverse impact on residential amenity; (2) the accommodation is particularly suited to light industrial use by virtue of its design, layout and structural condition; (3) the accommodation is retained for light industrial use by planning condition or, where necessary, by legal agreement*'.

Policy S18 in the City Plan states that '*Commercial Development will be encouraged and directed to Paddington, Victoria and Tottenham Court Road Opportunity Areas, the Core Central Activities Zone, the Named Streets, the North Westminster Economic Development Area and designated Shopping Centres... Proposals for new commercial uses must be appropriate in terms of scale and intensity of land uses, and character and function of the area*'.

Policy S20 in the City Plan, which is titled 'New Offices and Other B1 Floorspace' confirms that new Class B1 floorspace will be directed to the Opportunity Areas, Core Central Activities Zone, the Named Streets and the North Westminster Economic Development Area.

The amendments proposed by the current application would not substantively alter the amount of additional floorspace that would be created relative to that approved by the original permission dated 2 July 2015. Furthermore, whilst the City Council adopted a consolidated version of Westminster's City Plan in November 2016, the latest version of the City Plan has not altered the aims and objectives of Policies S18 and S20, relative to

the versions of these policies that were in adopted at the time of the July 2015 permission. In this context, the officer justification in favour of supporting the expansion of Abbey Road Studios, as was advanced in 2015 and as is set out in the following two paragraphs, is considered to remain relevant to the determination of the current S73 application.

In respect of Policy COM9 in the UDP, the enlargement of the studios would not meet local service need (it services meet a global demand), although it may contribute in part to meeting local employment needs, as referenced at point (1) of the policy. The studio accommodation was purpose built in the 1930's and has been continually adapted since to ensure that it is suited to its lawful light industrial use as a recording studio and therefore it is considered that the requirement of part (2) of the policy is met. In respect of part (3) of the policy the accommodation is not specifically retained for light industrial use by planning condition or legal agreement; however, as stated earlier in this report the Studios are an internationally recognised use that are historically and culturally linked to this part of the City. Therefore there is a persuasive argument in favour of facilitating the continuation of the studio use in this location.

The proposed enlargement of the existing Studios would be contrary to Policies S18 and S20 in the City Plan given the location of the site outside the areas of the City where new Class B1 uses are explicitly supported. However, given that the site has historically been used as a recording studio and is historically and culturally important in terms of the identity of the area, it is considered that the modest enlargement of the Studios to ensure that they remain viable in this location within the City (as set out in Section 6.1.1), represents a justifiable exception to these strategic policies. Furthermore, as set out in the preceding paragraph, the proposal is broadly in accordance with the detailed policy, COM9 in the UDP, subject to the impact the scheme would have on the amenity of neighbouring residents.

Objection has been raised on the ground that the current scheme seeks to create two small studios within the garage studio building facing Hill Road, rather than use this whole building as a double height studio space with a mezzanine floor. However, this internal alteration to the previously approved garage studio could be carried out without the need for further planning permission and as such, whilst this amendment is shown on the submitted drawings, it is not considered that permission could reasonably be withheld on this ground in land use terms.

## **8.2 Townscape and Design**

### **8.2.1 Alterations to Studio Extension to Rear of No.5 Abbey Road**

The amendments to the studio extension to the rear of No.5 Abbey Road (which is intended to house a Dolby Atmos Studio), would amend its form and detailed design principally so that it can be constructed whilst accommodating the existing adjoining tree in the rear garden of No.7 Abbey Road, which is now subject to a tree preservation order (TPO). To achieve this, the extension is proposed to be chamfered at its northern end and set back further from the tree trunk than was originally approved.

The other amendments to its form and detailed design would remove the cluttering platform lift from the garden elevation of the extension (step free access is now to be provided from within the existing studio building) and remove the previously approved roof

level mechanical plant and plant enclosure. The plant serving the new studio would be relocated below the floor of the studio and within the gap between the new studio and the existing Studio 2. In these locations the mechanical plant would not be visible in any public or private views of the site.

The existing wall between Nos.5 and 7 Abbey Road is of limited historic value and its removal and replacement with a facsimile wall is considered to be acceptable in design and listed building terms.

The amendments to this element of the originally approved scheme would improve its appearance and therefore the current application would not have an adverse impact on the character and appearance of the host listed building or the St. John's Wood Conservation Area.

### **8.2.2 Alteration to Garage Studio Facing Hill Road**

The amendments proposed to the garage studio comprise amendment to the location of the rooflights at roof level, omission of metal roof cladding in favour of natural slates, omission of the secondary door to the rear elevation and relocation of the mechanical plant from first floor level to the rear to ground level. Within the garage studio structure it is now proposed to use the building as two smaller studios rather than one double height studio as was the case in the originally approved scheme.

The amendment to the roof of the garage studio to omit the metal cladding was a requirement of Condition 11 attached to the original permission and listed building consent dated 2 July 2015 and this amendment is therefore welcome in design terms. The relocation of rooflights within the pitched roof would not have a material impact upon the building's appearance. Similarly, the removal of the existing door at the rear of the building at ground floor level would not harm the appearance of the building.

The relocation of the mechanical plant from a gantry at first floor level to ground floor level to the rear of the garage studio would lessen its visual impact, to the benefit of the overall appearance of the garage studio building. In addition, it is now proposed to enclose the plant within a screened enclosure, thereby further improving its appearance relative to the originally approved plant arrangement for this part of the Abbey Road Studios site.

Objections have been raised on grounds that the Hill Road garage studio is too wide and high and this will block views of trees beyond and is of inappropriate design. However, the bulk, height and form of the building are no different from that originally approved in July 2015. The detailed design is proposed to be amended, as set out in the preceding paragraphs; however, the amendments proposed are minor in nature and would improve the appearance of the garage studio relative to the garage studio structure in the originally approved scheme.

Overall, the amendments to the approved garage studio building would improve its visual appearance relative to the scheme previously approved in July 2015.

### **8.2.3 Alterations to Single Storey Block Adjacent to Abbey House**

The alterations to the single storey block adjacent to the boundary with Abbey House comprise an increase in the height of part of the roof and the roof edge parapet, provision of a roof access hatch and fall protection measures adjacent to the mechanical plant units and relocation of all mechanical plant to within acoustic enclosures on the rear portion of the flat roof.

In design terms the alterations to this block would largely be obscured behind the previously approved high front parapet and therefore they are not contentious. The mechanical plant proposed would now be clustered at the rear of the roof of the block against the boundary with Abbey House such that it would be less visible than in the originally approved scheme. The roof access hatch and fall protection railings would also be towards the rear of the roof where they would not be prominent in views from Abbey Road. The increased parapet height to the centre of the block would not have any adverse impact on its appearance.

In summary, the amendments proposed would not adversely affect the appearance of this modern part of the listed building, nor would they harm the character and appearance of the conservation area.

### **8.2.4 Alterations to Gift Shop at No.5 Abbey Road**

The omission of the entrance canopy to gift shop is not objectionable in design terms and would not harm the appearance of the building at No.5 Abbey Road. Similarly, the repositioning of the pier between Nos.3 and 5 Abbey Road is not objectionable given it is not an original gate pier and it is to be rebuilt in facsimile.

The mechanical plant proposed to the rear of No.5 Abbey Road on the side elevation would be located in a higher location than originally approved, but it would remain sufficiently low so as not to be visible in views from Abbey Road as it would be located behind the boundary wall between No's.3 and 5 Abbey Road.

The amendments proposed to the shop unit at No.5 Abbey Road are considered to be uncontentious in design terms and would not harm the appearance of the building or the character and appearance of the St. John's Wood Conservation Area.

### **8.2.5 Other Design Alterations**

The materials submitted comprise a grey aluminium window frame, yellow stock brick and a natural grey/ blue slate. The aluminium window is suitable for use in the modern additions to the original listed building (the Dolby Atmos studio extension and the garage studio) and is acceptable on this basis. The stock brick proposed is an appropriate colour and finish for use on this site and will complement other brickwork on the site, such as to the side and rear elevations of Studio 2. The proposed slate, for use on the roof of the garage studio, is acceptable as it is a natural slate of appropriate colour to complement the slate roofs of the neighbouring listed buildings in Hill Road.

The amendments to the internal alterations to Studio 3 are uncontentious in listed building terms. The internal fit out of Studio 3 is modern and the amendments to the originally

approved scheme would therefore not result in the loss of any historic or original fabric from within the listed building.

In summary, the proposed minor material amendments are acceptable in design and listed building terms and would accord with Policies DES1, DES5, DES6, DES9 and DES10 in the UDP and Policies S25 and S28 in the City Plan.

### **8.3 Residential Amenity**

In amenity terms the alterations to the gift shop at No.5 Abbey Road and the extension to provide the Dolby Atmos studio to the rear of No.5 would not have any adverse impact on the amenity of neighbouring residents given their distance from these parts of the scheme and the limited scope of the amendments proposed.

The alterations to the single storey block adjacent to Abbey House would raise the parapet of the lowered flat roof adjacent to the lightwell of Abbey House; however, a lower section of roof would remain adjacent to the lightwell and this would be sufficient to prevent the scheme causing a material loss of light or a significantly increased sense of enclosure to the windows within the lightwell.

The alterations to the garage studio to relocate two of the previously approved rooflights would not cause a material loss of privacy for neighbouring occupiers. The rooflights would be located above head height within the studio and would not therefore allow for views out of the garage studio towards other neighbouring windows. Objection has been received on the basis that the front window of the garage studio would overlook windows on the opposite side of Hill Road. However, the window serves a staircase and is a significant distance from the front windows of properties on the opposite side of Hill Road. Given the distance between the windows and as the window formed part of the originally approved scheme, it is not considered that it would cause a material increase in overlooking relative to the originally approved scheme.

The omission of metal roof cladding in favour of natural slates and omission of the secondary door to the rear would not harm the amenity of neighbouring residents. The removal of the rear door would be likely to reduce the potential for users of the garage studio to congregate to the rear adjacent to the rear of No.1 Hill Road and a condition is recommended to ensure the door is removed prior to first use of the garage studios.

Some objectors have suggested that the entrance to the garage studio should be relocated to the rear of this building and that the garage studio should be accessed from the rear via the main studio buildings. However, both of these 'options', which were explored during the course of the determination of the original planning and listed building consent applications in 2015, would increase use of the passageways to the side and rear of No.1 Hill Road, thereby increasing noise and disturbance to the occupiers of this, and other, immediately neighbouring property. For this reason the retention of the entrance to the garage studio to the front elevation, as per the originally approved scheme, with a planted screen and canopy to limit overlooking towards the front of No.1 Hill Road is the least intrusive means of access to the garage studio and therefore remains acceptable in amenity terms.

Concerns have been expressed that the entrance canopy to the garage studio could cause cigarette fumes to spread into the kitchen of the neighbouring property as a result of its use as a smoking shelter. However the canopy, which has not been materially altered from that originally approved in July 2015, is of very limited size, remote from neighbouring windows on either side and screened, such that the infrequent use of this space for smoking would not cause significant odour or noise nuisance to neighbours.

Objections have been raised by neighbours in Hill Road that the reconfiguration of the garage studio to form two small studios, instead of one double height studio, could cause increased noise disturbance as a result of increased noise from servicing of the studio via the forecourt to the Hill Road frontage of the site. However, the studios to be created would be very small and unlikely to be suitable for use by large groups. The increase in servicing required would therefore be likely to be limited and would not be materially worse than that required by the studio arrangement in the originally approved scheme. The management of the forecourt will continue to be controlled by way the management strategy secured by Condition 14 of the original planning permission dated 15 July 2015; albeit the strategy has undergone minor amendment to reflect the current application. Servicing of the garage studio using the forecourt in Hill Road will be limited to between 08.00 and 22.00 hours, as was the case under Condition 13 of the original permission. Given the limited amendments proposed in the current application to the garage studio, relative to the originally approved scheme, it is not considered that it would be reasonable to require the applicant to comply with a more onerous management strategy than was previously negotiated. A copy of the originally approved management strategy and the updated management strategy submitted with the current application are included in the background papers for information.

Objection has been raised on the basis that the hours of use of the garage studio should be limited to between 08.00 and 22.00 hours and not at all on Sundays. However, the use of the existing garage for storage of studio equipment is not controlled and on this basis the use of the replacement garage studio could not reasonably be controlled. Furthermore, the garage studio is to be insulated so that activity within the building would not be audible externally and this is required by condition. However, as mentioned earlier in this section of the report, the hours of use of the forecourt for servicing of the garage studio are controlled by condition so as to limit noise disturbance to neighbours from this external activity.

One objection refers to the garage studio being higher than originally approved. However, this is not the case and the garage studio in the current application remains the same height as originally approved. As such, the objectors concern that the current proposal would increase the loss of light to No.1 Hill Road cannot be supported.

Concerns have been expressed regarding existing noise disturbance from Studio 2, the echo chamber serving Studio 2 and use of the Studio gardens, which are located to the rear of No.5 Abbey Road. However, these issues fall outside the scope of the current scheme and therefore these impacts cannot be remedied via the current planning and listed building consent applications. In terms of the use of the Studios garden (to the rear of No.5 Abbey Road), which is not currently controlled by planning conditions, this would be reduced in size as a result of the extension to provide the Dolby Atmos studio and therefore the capacity of the garden would be reduced as a coincidence of the proposed development

In summary, subject to the recommended conditions, the proposed minor material amendments are considered to be acceptable in amenity terms and would accord with Policies ENV6 and ENV13 in the UDP and S29 and S32 in the City Plan.

#### **8.4 Transportation/Parking**

In transportation and parking terms the current application for minor material amendments to the original permission does not significantly alter the impact of the development in terms of parking or the operation of the local highway network. Servicing of the new retail unit would continue to be carried out off-street on the forecourt of No.3 Abbey Road. The use of the parking space in Hill Road outside the garage studio would be controlled by the previously agreed management plan and the condition restricting the use of the forecourt for servicing to between 08.00 and 22.00 hours.

Concerns have been expressed by objectors that vehicles servicing the site in Hill Road would obstruct residents parking and access and that the use of this driveway/ forecourt area for servicing would have an adverse impact on highways safety. This aspect of the development was considered when resolving to grant permission for this development originally in 2015. The driveway/ forecourt area is already in existence and has previously been used by Abbey Road Studio for servicing and to accommodate their outside broadcast unit. As such, it has historically been used for similar servicing activity to that which is proposed in future. Given this previous servicing use of this area of the site, the limited size of the garage studio (which will be serviced via this forecourt area), and the controls on servicing that will be imposed by the conditions referred to in the preceding paragraph, it is not considered that permission could reasonably be withheld on the basis that the use of the forecourt for servicing would obstruct the highway or significantly reduce highway safety in Hill Road.

#### **8.5 Economic Considerations**

The economic benefits of the long term retention of Abbey Road Studios on this site are welcomed.

#### **8.6 Access**

Existing access to the Studios would not be altered by the current application. Step free access is provided via the side entrance at lower ground floor level and the shop unit has level access via a ramp from Abbey Road.

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

##### **8.7.1 Mechanical Plant**

The minor material amendments proposed include a number of amendments to the location, number and specification of mechanical plant to each of the elements of the scheme. Concerns have been raised by neighbours, particularly in Hill Road, who are concerned that the mechanical plant may cause noise disturbance. Objectors note that their concerns are heightened as they state they can hear existing mechanical plant at Abbey Road Studio (i.e. plant not within the scope of this application) when they have their

windows open. The amendments to the mechanical plant that are proposed are summarised below:

- a) The mechanical plant on the roof of the existing building (to serve the new Dolby Atmos studio) and on the roof of Dolby Atmos studio extension itself is to be removed and relocated below the new studio and in the gap formed between it and the existing side elevation of Studio 2.
- b) The mechanical plant to the rear of the garage studio is to be relocated from a gantry at first floor level (as originally approved) to ground level and enclosed in an enclosure.
- c) The mechanical plant on the roof of the single storey block adjacent to Abbey House is to be consolidated into one area at the rear of the block at roof level, rather than being spread more widely across the roof of the block.
- d) The air conditioning units to the side of the gift shop are to be repositioned in a slightly higher location on the side elevation.

In terms of the amended location for plant serving the new Dolby Atmos studio, Environmental Health advise that given the distance to neighbouring residential windows and the proposed provision of acoustic absorption panels to the side of the new studio, it would not cause noise disturbance to neighbouring occupiers. The ventilation equipment below the studio is to be fitted with silencers to reduce the operational noise of the plant so it accords with Policy ENV7 in the UDP.

The mechanical plant to the rear of the garage studio, which comprises three air conditioning units, would be located within a custom built acoustic enclosure and Environmental Health are satisfied that this would be sufficient to prevent noise disturbance to neighbouring occupiers in Hill Road.

The specification of the mechanical plant on the roof of the block adjacent to Abbey House has been amended to comprise ventilation units that have a lower operational noise level and the plant has been consolidated in to a single area of the roof. The number of units proposed has also been reduced from 8 to 5 units. Environmental Health are content that the plant now proposed, which would be located within an acoustic enclosure, would accord with the requirements of Policy ENV7 in the UDP and would not cause noise disturbance to the adjacent occupiers of Abbey House.

The amendments to the mechanical plant associated with the gift shop are minor and would not alter the position of these units on the site (only their height above ground level would be altered) as a result these items of mechanical plant would continue to comply with Policy ENV7 in the UDP, as they did at the time of the originally permission.

In summary, the minor material amendments proposed to the mechanical plant to serve the new studios would accord with Policies ENV6 and ENV7 in the UDP and S32 in the City Plan, provided conditions are imposed to require the provision of the proposed noise mitigation measures and to control future noise and vibration from the mechanical plant.

### **8.7.2 Trees and Landscaping**

The Arboricultural Manager does not object to the majority of the minor material amendments, such as the demolition and rebuilding of the boundary wall between Nos.5 and 7 Abbey Road, and is content that the tree protection measures set out in the

submitted arboricultural method statement are acceptable. A condition is recommended to ensure compliance with the tree protection measures during the course of construction works.

The Arboricultural Manager does though note that the applicant appears to have removed a lower limb from the TPO Horse Chestnut tree in the rear garden of No.7 Abbey Road, which is located outside the application site but overhangs the boundary. Formal consent for the removal of this limb of the tree should have been sought prior to its removal. However, there is no retrospective approval process in the case of works to a TPO tree. The recourse in such circumstances is to consider whether prosecution is necessary, having regard to the harm that has been caused to the tree. In this case the Arboricultural Manager is currently considering whether it is necessary to take any further action. However, the separate resolution of this TPO matter is not a ground on which permission or consent could reasonably be withheld.

The applicant has provided an updated the landscaping scheme for the site with the current application. The Arboricultural Manager has expressed concerns that the landscaping scheme is insufficiently detailed and would be excessively hard landscaped in respect of the rear garden of the Studios. A condition is recommended, as was imposed on the originally approved scheme, to seek additional soft landscaping and including a more appropriate choice of tree planting.

Subject to the recommended tree protection and landscaping conditions the application is acceptable and would accord with Policies ENV16 and ENV17 in the UDP.

#### **8.8 London Plan**

The application does not raise any 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**

Planning obligations are not relevant in the determination of this application.

#### **8.11 Environmental Impact Assessment**

The development is of insufficient scale to require an Environmental Impact Assessment.

#### **8.12 Other Issues**

Concerns have been expressed by neighbours in Hill Road that tourists will be encouraged to wait in Hill Road if they are aware that there is a studio(s) in the extended garage structure adjacent to No.1 Hill Road and this will cause graffiti, noise and litter. The entrance in Hill Road to the Abbey Road Studio site is already in existence and the intention of the proposed development is to maintain this as a low key secondary element of the site. Tourist interest in the Abbey Road Studios is generally manifested in the

historic frontage in Abbey Road and the pedestrian crossing. As such, the potential for the amendments to the Hill Road frontage of the site to attract significant numbers of visitors into Hill Road is considered to be limited.

Objection has been raised on the basis that the proposed development would have an adverse impact on the security of No.1 Hill Road, which shares an alleyway with the Studios next to the garage studio. However, the entrance to the Abbey Road Studios site, which is shared with No.1 Hill Road (i.e. the two sites are not segregated by a fence or wall) is already open to the street and not gated. This affords unrestricted access to the front and side of No.1 Hill Road. Therefore, whilst the forecourt in Hill Road may be used more intensely in conjunction with the garage studio by persons working in the new studio, the provision of gates to the front boundary would improve the security of this part of the Abbey Road Studios site and to No.1 Hill Road. For this reason the objections on security grounds cannot be supported.

Concerns have been expressed by objectors that construction works would cause noise and disturbance to neighbouring residents and that construction works should not be permitted on Saturdays. Permission and listed building consent cannot reasonably be withheld on construction impact grounds. Conditions are though recommended, as per the originally approved scheme, to require the construction works to be carried out in accordance with a construction management plan. In granting permission previously in 2015 construction works that are audible at the boundary of the site were permitted on Saturday mornings and given the limited scope of the amendments proposed in the current S73 planning application for minor material amendments it is not considered that it would be reasonable to preclude Saturday morning working. It should be noted that additional restrictions on the hours of work would serve to lengthen the overall period of construction.

## 9 BACKGROUND PAPERS

1. Application form.
2. Planning and listed building consent decision letters dated 2 July 2015.
3. Abbey Road Studios Site Management Report dated 29 June 2015.
4. Amended Abbey Road Studios Site Management Report dated 9 August 2016.

### **Consultation on Initially Submitted Scheme (August 2016)**

5. Emails from the St. John's Wood Society dated 19 September 2016 and 27 October 2016.
6. Memo from the Arboricultural Manager dated 26 October 2016.
7. Memo from Environmental Health dated 9 December 2016.
8. Email from the occupier of 2 Hill Road dated 24 September 2016.
9. Letter from the occupier of 1C Hill Road dated 25 September 2016 and 10 October 2016.
10. Email from the occupier of 1A Hill Road dated 26 September 2016.
11. Email from the occupier of Garden Flat, 1 Hill Road dated 26 September 2016.
12. Emails from the occupier of Flat B, 1 Hill Road, dated 28 September 2016 (x2), 12 October 2016 (x2), 13 October 2016 and 14 October 2016.
13. Email from an occupier of Mortimer Court, Abbey Road dated 1 October 2016.
14. Letter from the occupier of 85 Mortimer Court, Abbey Road dated 4 October 2016.

15. Email from occupier of 46 Hamilton Gardens dated 18 October 2016.

**Consultation on Revised Scheme (January 2017)**

16. Email from the St. John's Wood Society dated 22 February 2017.

17. Memo from Environmental Health dated 17 February 2017.

18. Memo from the Arboricultural Manager dated 14 March 2017.

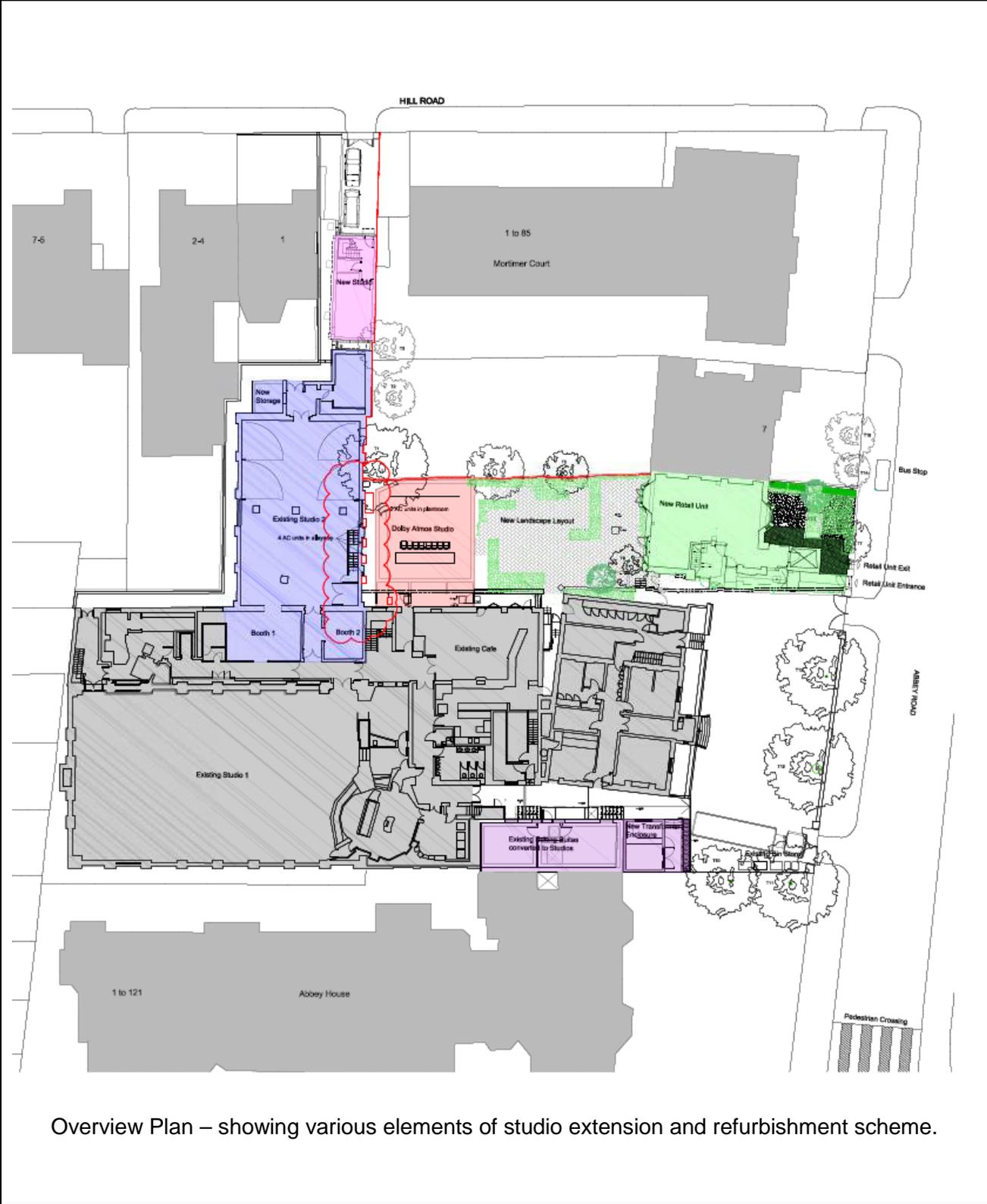
19. Letter from the occupier of 85 Mortmer Court, Abbey Road dated 10 February 2017.

20. Letter from the occupier of 1C Hill Road dated 16 February 2017.

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

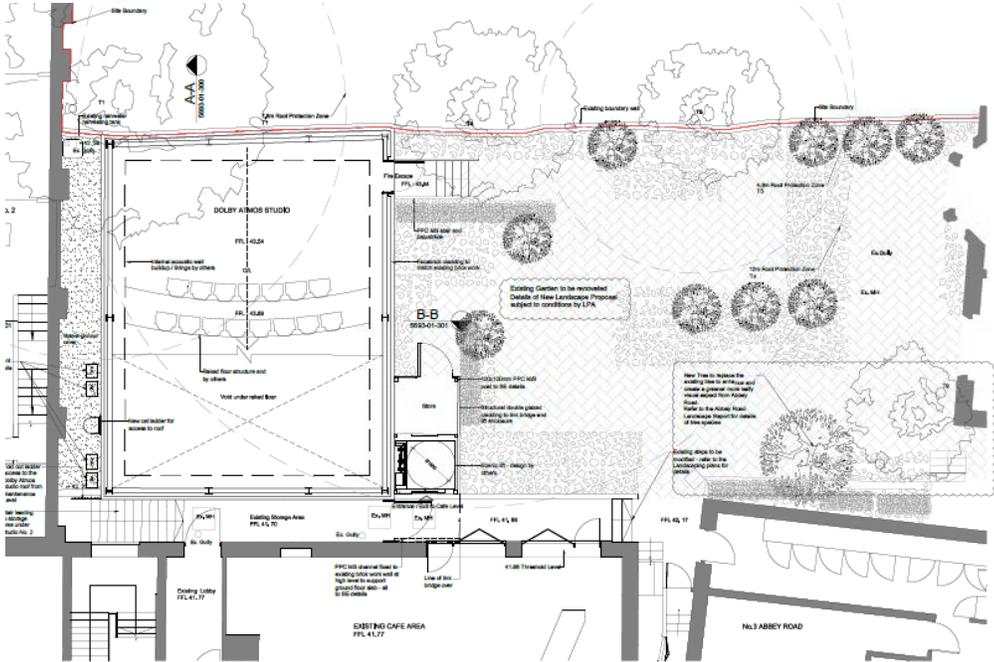
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: KIMBERLEY DAVIES BY EMAIL AT [kdavies1@westminster.gov.uk](mailto:kdavies1@westminster.gov.uk).

10 KEY DRAWINGS

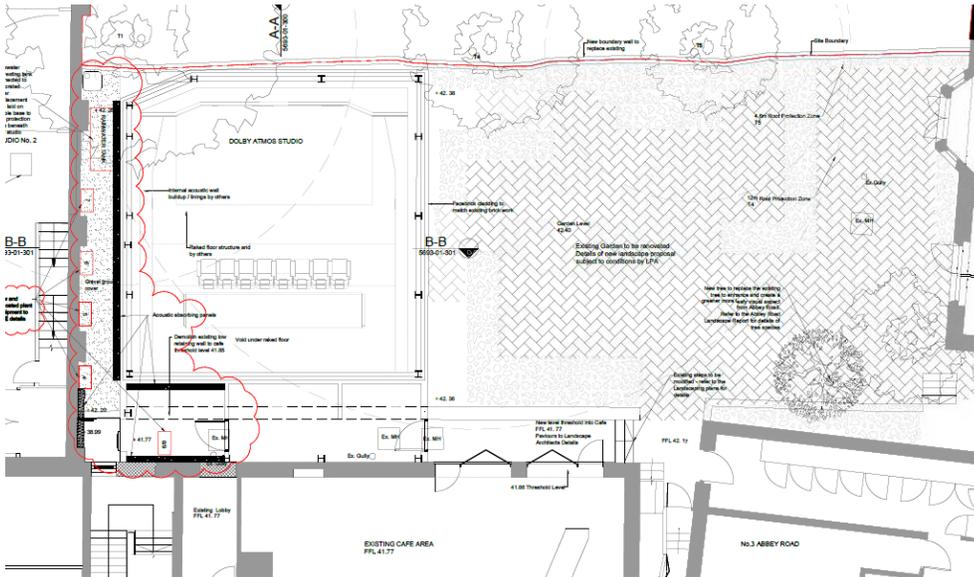


Overview Plan – showing various elements of studio extension and refurbishment scheme.

### Extension to Rear of No.5 Abbey Road (Dolby Atmos Studio) (Coloured orange on overview plan)

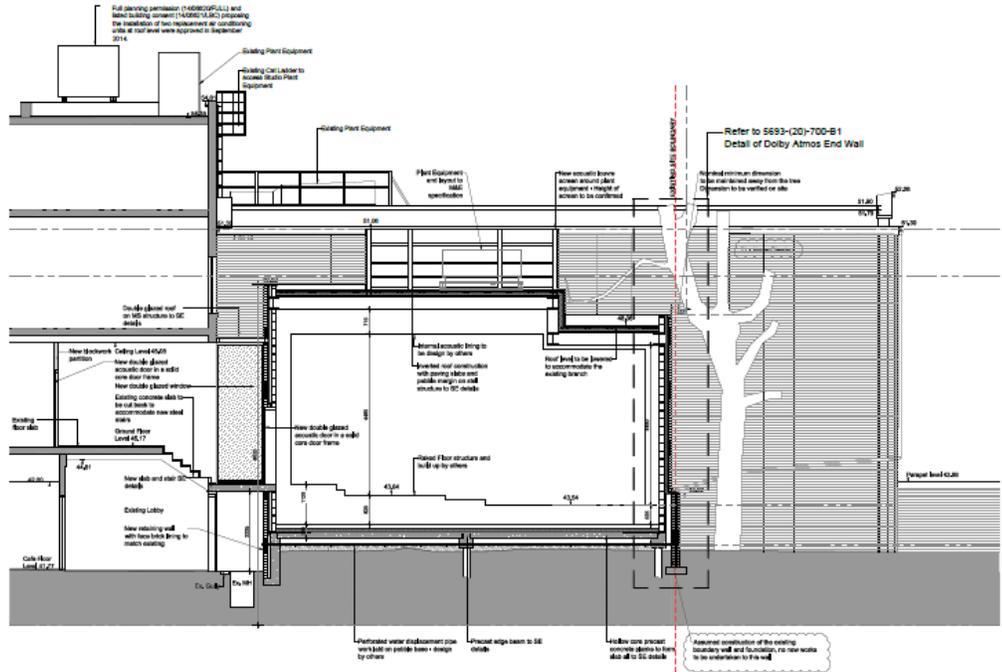


Approved Ground Floor Plan (14/11186/FULL).

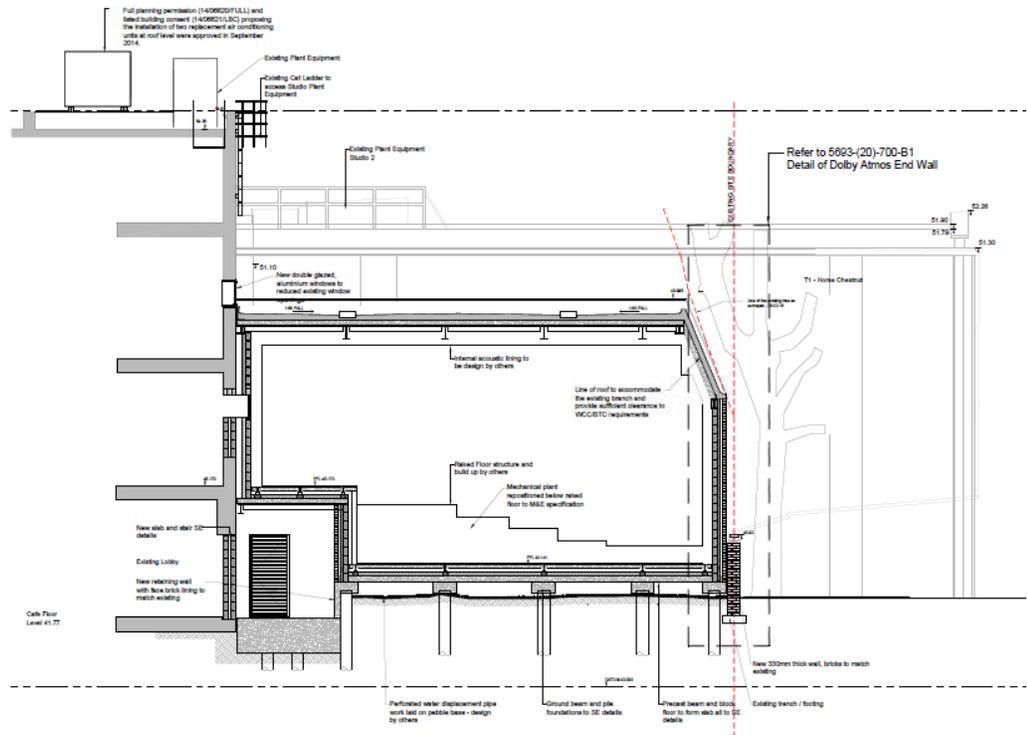


Proposed Ground Floor Plan (current application).

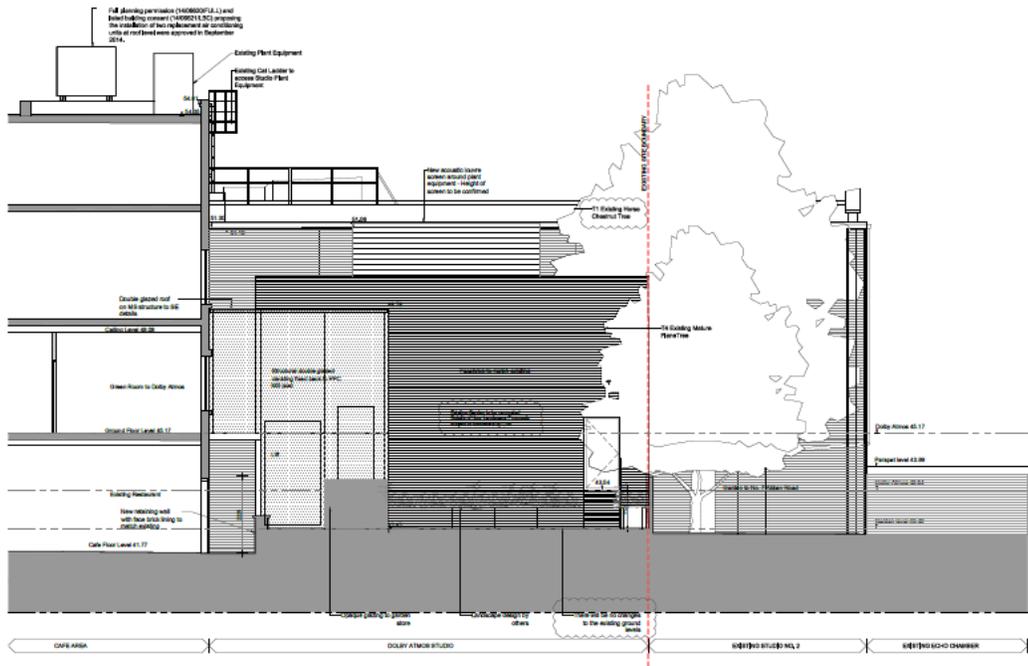




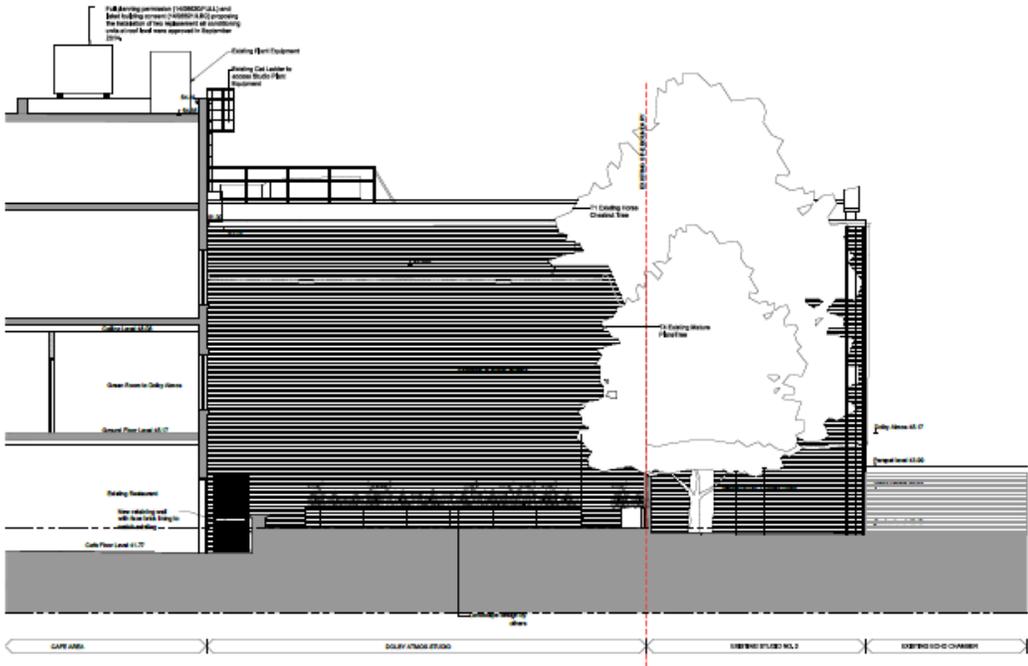
Approved Section (14/11186/FULL).



Proposed Section (current application).

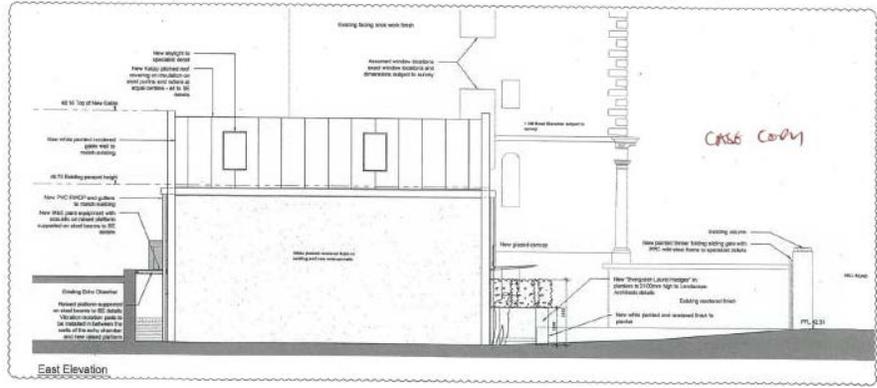
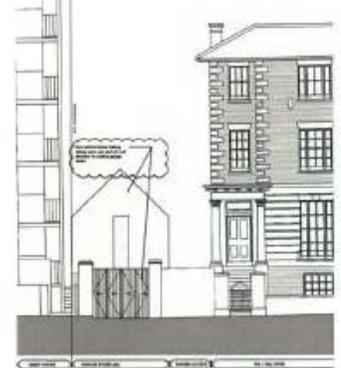
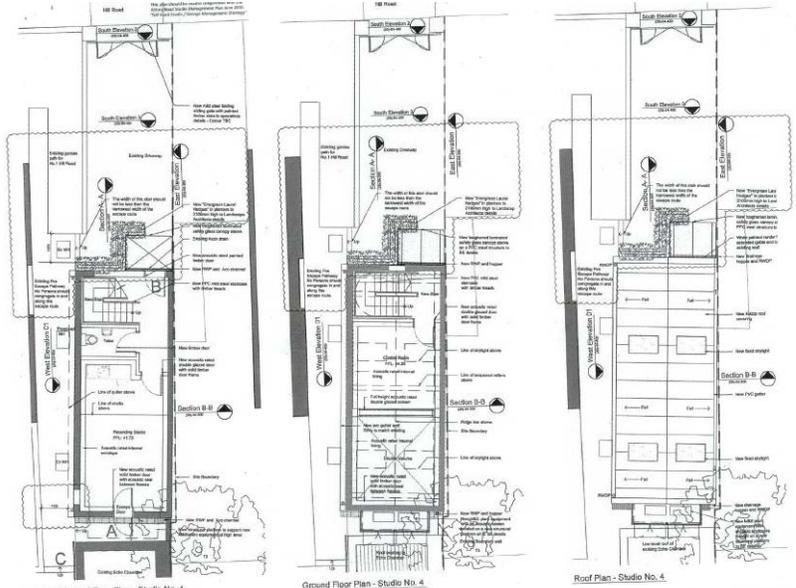


Approved North East Elevation (14/11186/FULL).

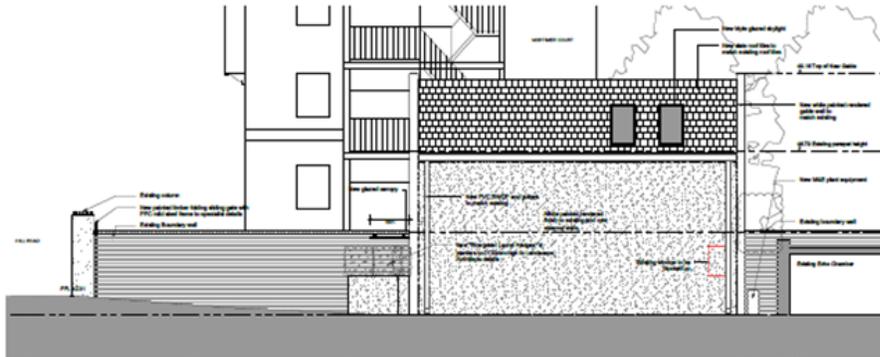


Proposed North East Elevation (current application).

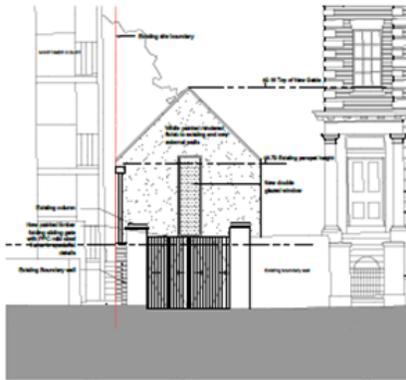
# Garage Studio (Coloured pink on overview plan)



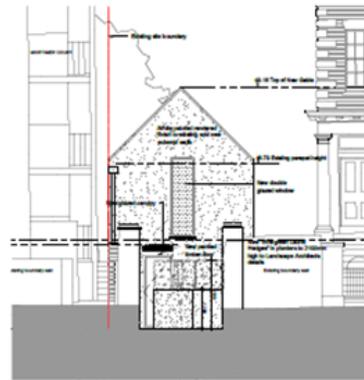
Approved plans and elevations (14/1186/FULL).



South Elevation



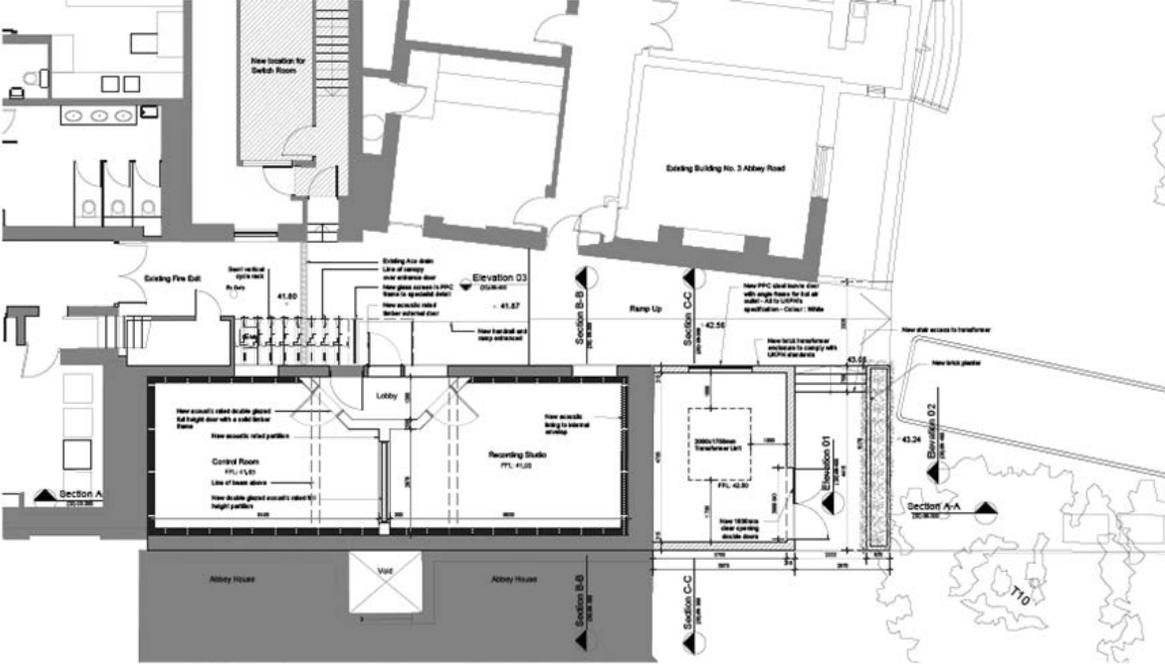
South Elevation



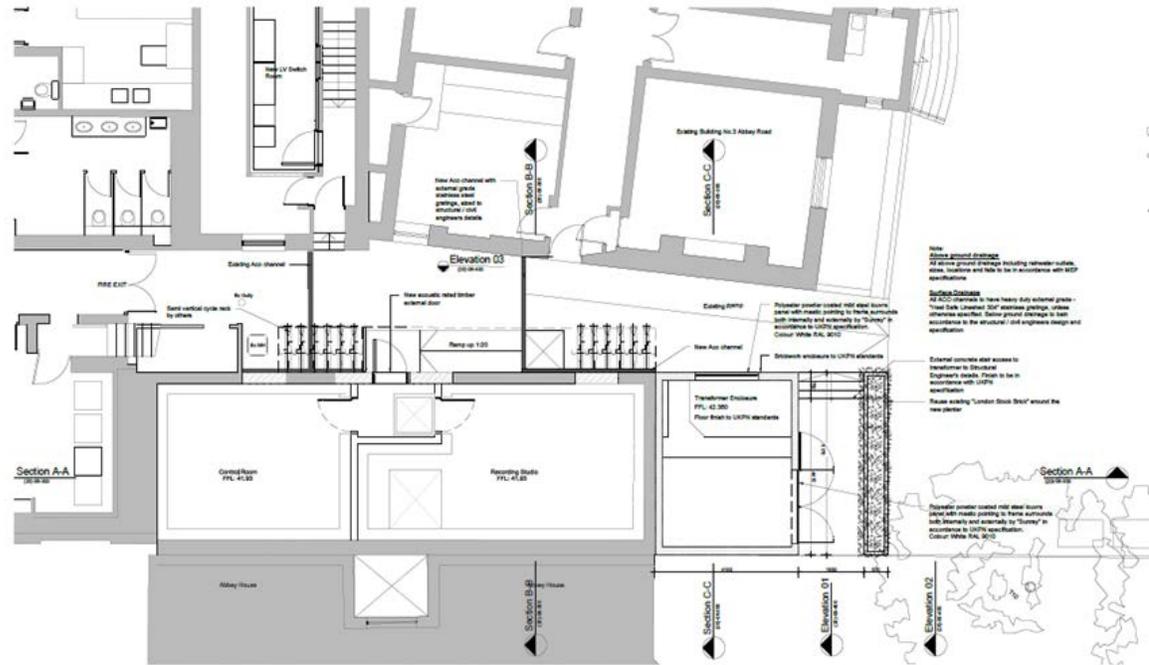
South Elevation

Proposed plans and elevations (current application).

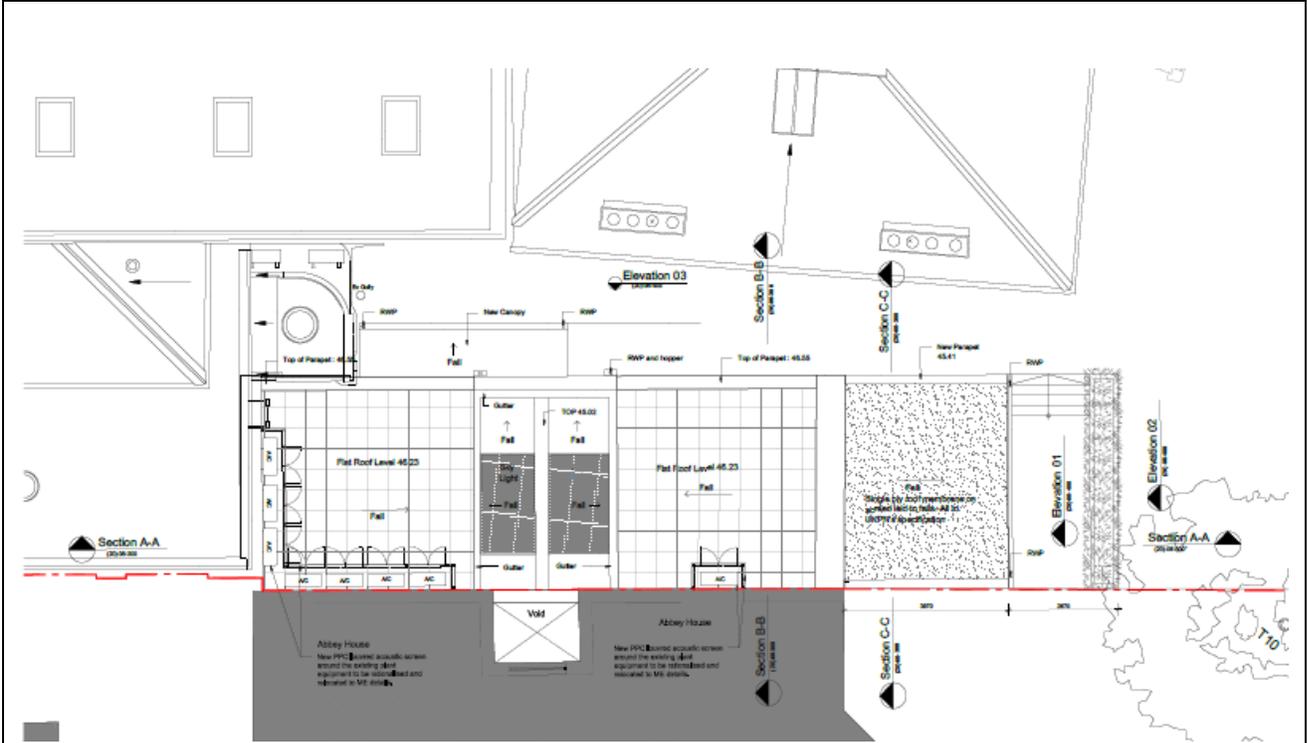
# Single Storey Block at Boundary with Abbey House (Coloured purple on overview plan)



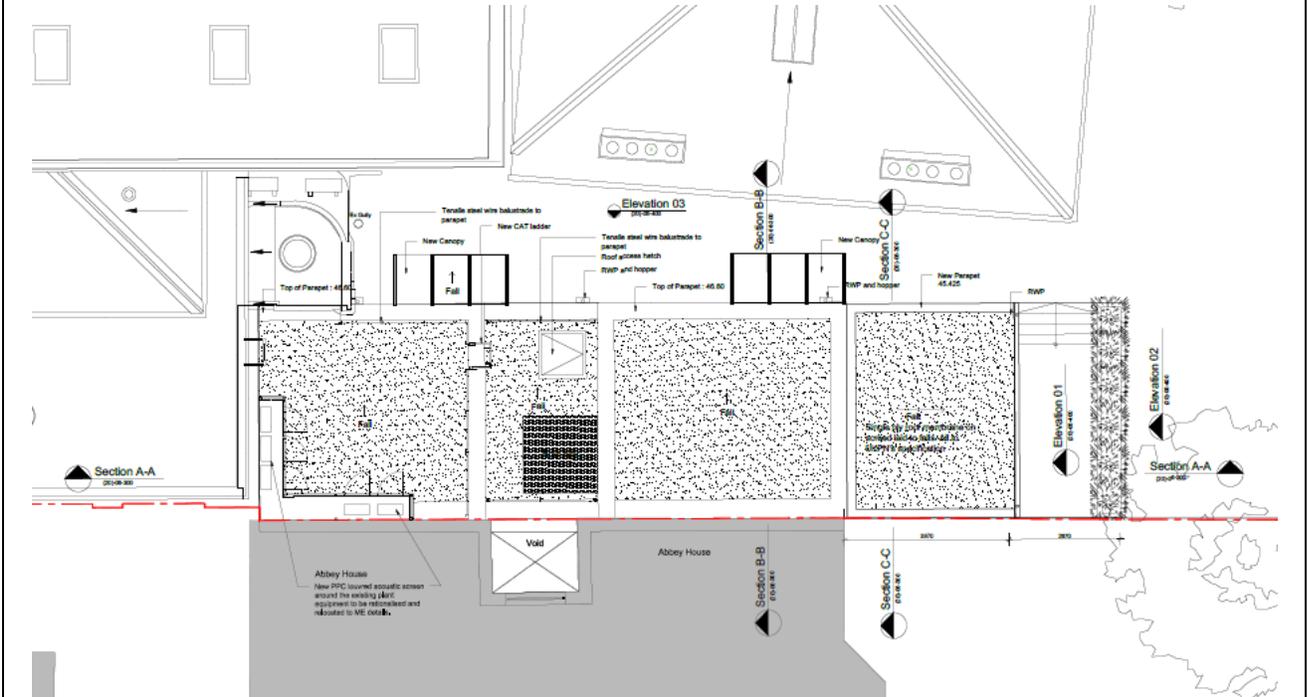
Approved Floor Plan (14/11186/FULL).



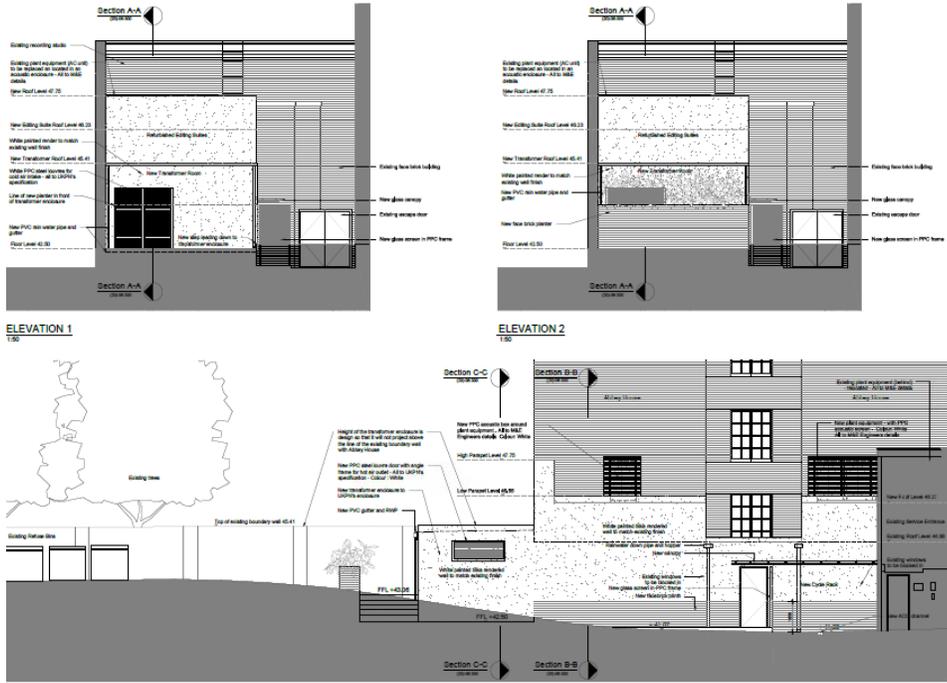
Proposed Floor Plan (current application).



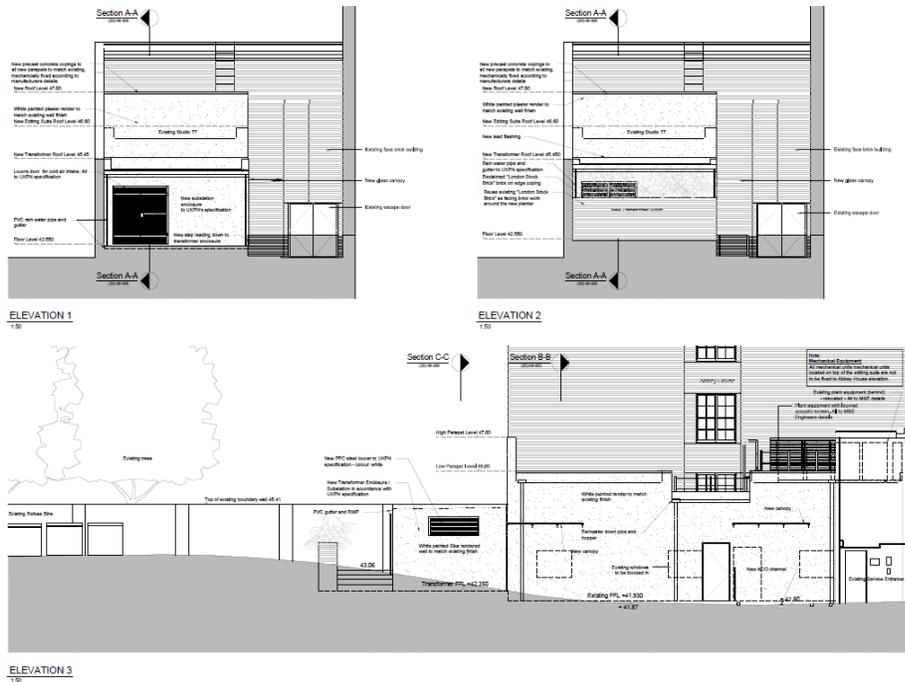
Approved Roof Plan (14/11186/FULL).



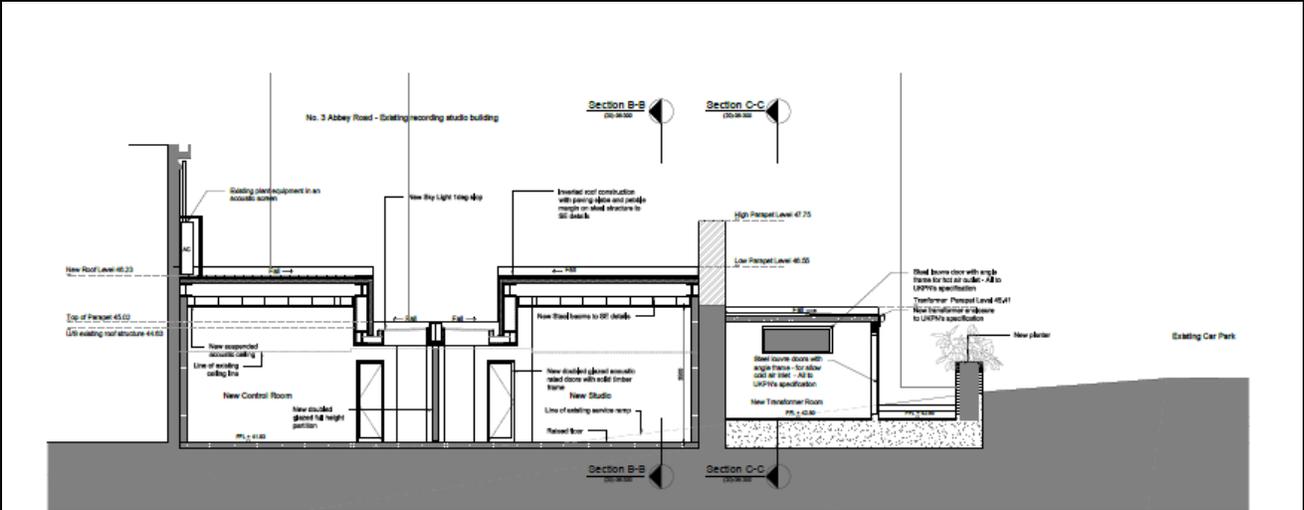
Proposed Roof Plan (current application).



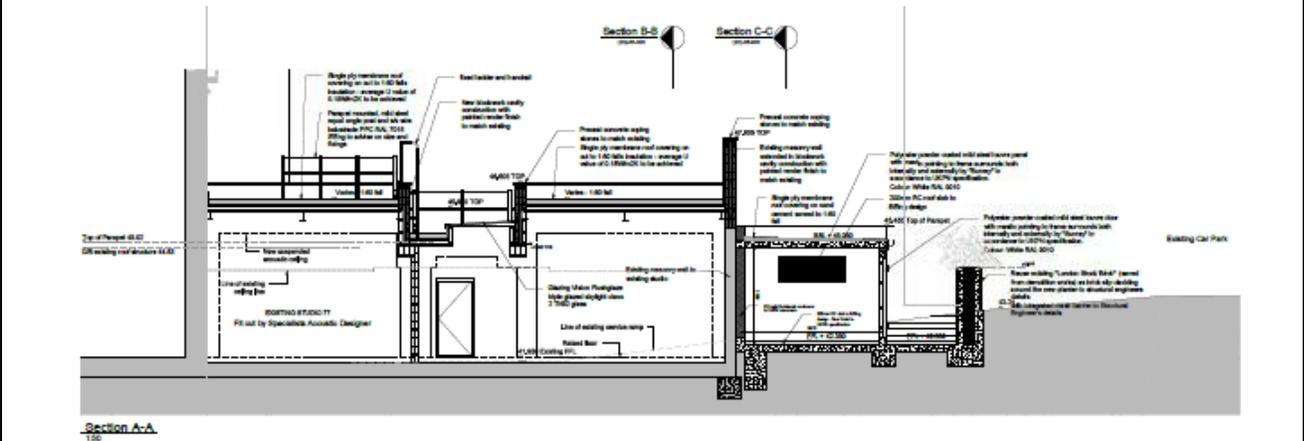
Approved Elevations (14/11186/FULL).



Proposed Elevations (current application).

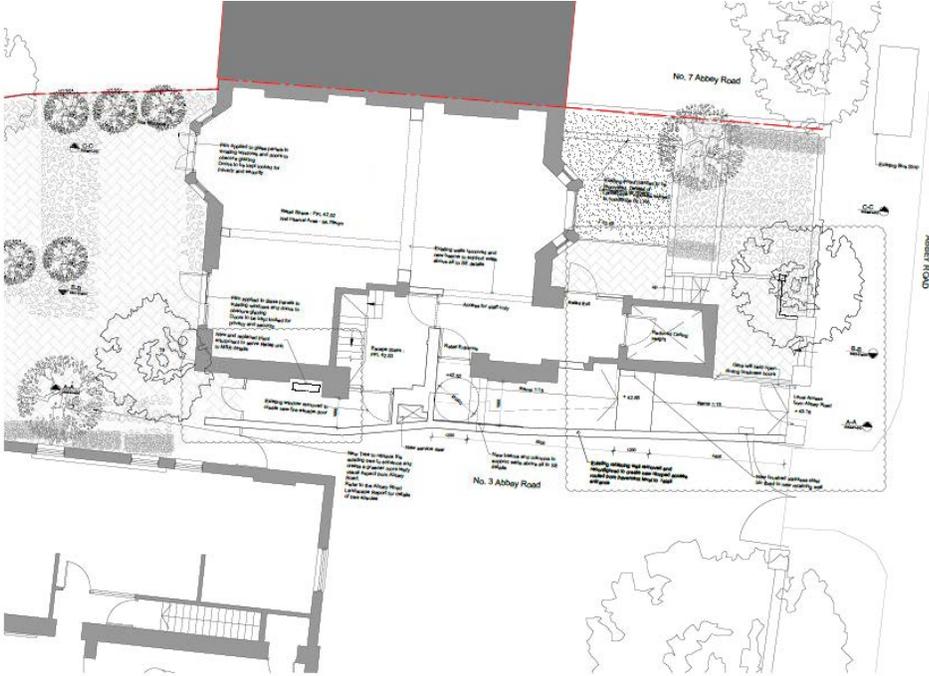


Approved Section (14/11186/FULL).

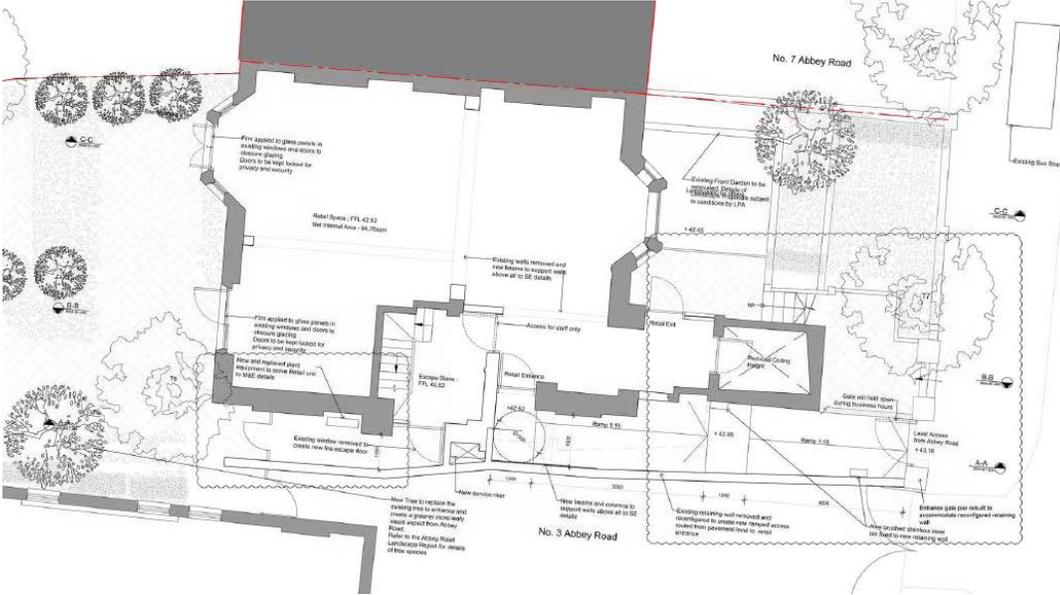


Proposed Section (current application).

**Gift Shop at No.5 Abbey Road  
(Coloured green on overview plan)**



Approved Lower Ground Floor Plan (14/11186/FULL).



Proposed Lower Ground Floor Plan (current application).



SECTION A-A

Approved Side Elevation (14/11186/FULL).



SECTION A-A

Proposed Side Elevation (current application).

**DRAFT DECISION LETTER**

**Address:** 3 Abbey Road, London, NW8 9AY,

**Proposal:** Variation of Condition 1 of planning permission dated 2 July 2015 (RN: 14/11186/FULL) for the reconfiguration and expansion of facilities for music recording and production at No.3 Abbey Road comprising erection of a new recording studio to rear of No.5 Abbey Road; conversion of existing garage building facing Hill Road to form new recording studio and addition of pitched roof structure; new gate to Hill Road frontage of site; enlargement of single storey block adjacent to boundary with Abbey House and erection of extension to accommodate new transformer; erection of single storey extension to rear of Studio 2; use of lower ground floor of No.5 Abbey Road as a gift shop (Class A1) with associated alterations to form access and new landscaping to the front of No.5; installation of new mechanical plant equipment; new landscaping; and internal alterations, including to Studios 2 and 3. NAMELY, amendments to alter the detailed design, layout and form of the new recording studio to rear of No.5 Abbey Road including demolition and replacement of boundary wall with No.7; relocation of plant from roof of the existing building and new recording studio to rear of No.5 Abbey Road to within the gap between it and Studio 2; alteration to the detailed design and plant arrangement to the garage building facing Hill road in connection with its use as two small studios; alteration of the detailed design, form and roof level plant arrangement of the single storey block adjacent to boundary with Abbey House; and omission of entrance canopy to gift shop entrance, relocation of gift shop plant and repositioning of front wall pier.

**Reference:** 16/07867/FULL

**Plan Nos:** **DRAWINGS AND DOCUMENTS APPROVED UNDER 14/11186/FULL:** (00)-001, (00)-002, (00)-003, (00)-004, (00)-005, (00)-006, (00)-007/P1, (00)-008/P1, (00)-009/P4, (00)-010/P1, (00)-011/P1, (00)-012/P1, (00)-015/P1, (00)-016/P1, (00)-017, (20)-01-099/P1, (20)-01-100/P1, (20)-01-101/P1, (20)-01-300/P2, (20)-01-301/P1, (20)-01-400/P2, (20)-01-401/P1, (20)-01-700, (20)-02-099, (20)-02-100/P1, (20)-02-101, (20)-02-300, (20)-03-100, (20)-03-300, (20)-04-200/P2, (20)-04-300/P2, (20)-04-400/P2, (20)-05-099/P1, (20)-05-100/P1, (20)-05-300/P1, (20)-05-301/P1, (20)-05-400/P1, (20)-06-099/P1, (20)-06-100/P2, (20)-06-300/P3, (20)-06-400/P3, (ME)-002, (ME)-002/P3, (ME)-004/P1, (ME)-005/P1, (ME)-006/P1, (ME)-007/P2, (ME)-008/P2, (ME)-009/P1, (ME)-010/P1, (ME)-011/P1, (ME)-012/P1, (ME)-013, Planning, Design and Access Statement dated November 2014 (as appended by letter from Washbourne Field Planning dated 13 February 2015, Historic Building Appraisal and Statement of Significance dated January 2014, Heritage Impact Assessment dated April 2015, Noise Impact Assessment dated 6 February 2015 (Rev.7 - version submitted on 16 March 2015), Landscape Design Proposal document dated February 2015 (containing drawings LA/101, LA 103, LA/104, LA/107, LA/537, LA/P110 and montage of view from Mortimer Court), Daylight and Sunlight Impact Assessment (Rev.N2), Statement of Consultation dated November 2014 (Rev.A), Arboricultural Method Statement dated 26 June 2015 (ref: 14001-AMS2-AS) and drawing 14001-BT6, and Phase 1 Construction Management Plan dated 23 June 2015 (Rev.C), Abbey Road Studios Site Management Report (29 June 2015), un-numbered landscaping drawing showing planting at entrance to new Hill Road studio entrance and construction phasing drawings (00)-025 Rev.P,

(00)-026 Rev.P and (00)-027 Rev.P.

**AS AMENDED BY DRAWINGS AND DOCUMENTS HEREBY APPROVED:**

(00)-001 Rev.P1, (00)-002 Rev.P1, (00)-003 Rev.P1, (00)-004 Rev.P1, (00)-005 Rev.P1, (00)-006 Rev.P1, (00)-007 Rev.P4, (00)-008 Rev.P3, (00)-009 Rev.P8, (00)-010 Rev.P2, (00)-011 Rev.P3, (00)-012 Rev.P3, (00)-015 Rev.P2, (00)-016 Rev.P2, (00)-017 Rev.P1, (00)-018 Rev.P1, (20)-01-099 Rev.P3, (20)-01-100 Rev.P3, (20)-01-101 Rev.P3, (20)-01-300 Rev.P3, (20)-01-301 Rev.P3, (20)-01-400 Rev.P2, (20)-01-401 Rev.P2, (20)-01-700 Rev.P1, (20)-02-099 Rev.P1, (20)-02-100 Rev.P2, (20)-02-101 Rev.P2, (20)-02-300 Rev.P1, (20)-03-100 Rev.P2, (20)-04-200 Rev.P5, (20)-04-300 Rev.P5, (20)-04-400 Rev.P4, (20)-04-700 Rev.P2, (20)-05-300 Rev.P2, (20)-05-301 Rev.P2, (20)-05-400 Rev.P2, (20)-05-700 Rev.P2, (20)-06-099 Rev.P2, (20)-06-100 Rev.P3, (20)-06-300 Rev.P4, (20)-06-400 Rev.P4, (ME)-002 Rev.P2, (ME)-003 Rev.P5, (ME)-004 Rev.P3, (ME)-005 Rev.P2, (ME)-006 Rev.P3, (ME)-007 Rev.P3, (ME)-008 Rev.P3, (ME)-009 Rev.3, (ME)-010 Rev.P3, (ME)-011 Rev.P2, (ME)-012 Rev.P2, (ME)-013 Rev.P1, Heritage Assessment dated June 2016, Historic Building Appraisal and Statement of Significance dated January 2014, Arboricultural Method Statement dated 20 December 2016 (Ref: 14001-AMS8-AS), 14001-BT11, Noise Impact Assessment (Second Addendum) dated 6 May 2015 (with updates dated 22 November 2016), Noise Impact Assessment Addendum dated 15 December 2016, Abbey Road Studios Site Management Report (version V2 dated 9 August 2016), Construction Management Plan Rev.2 dated August 2016, Daylight and Sunlight Report dated 6 July 2016 (updated 15 August 2016), LA/101/PC Rev.P3, LA/102/PC Rev.3, LA/104/PC, LA/107/PC Rev.3, LA/108/PC Rev.3, P0516/Rev.3, Materials Submission List (Rev.A), sample of natural grey/ blue slate, sample yellow stock brick and sample of grey aluminium window frame.

**Case Officer:** Oliver Gibson

**Direct Tel. No.** 020 7641 2680

**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 piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
  - o between 08.00 and 18.00 Monday to Friday;
  - o between 08.00 and 13.00 on Saturday; and
  - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

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

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

- 3 Phase 1 of the development hereby approved (as shown on construction phasing plans (00)-025 Rev.P, (00)-026 Rev.P and (00)-027 Rev.P) shall be carried out in accordance with the Construction Management Plan by Kingly dated 23 June 2015.

Phase 2 of the development hereby approved (as shown on construction phasing plans (00)-025 Rev.P, (00)-026 Rev.P and (00)-027 Rev.P) shall be carried out in accordance with the Construction Management Plan by Bollingbrook dated August 2016.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 4 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 listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 5 Only Abbey Road Studios can carry out the Class A1 retail shop use of the lower ground floor of No.5 Abbey Road. No one else may benefit from this permission in respect of the retail shop use of the lower ground floor of No.5 Abbey Road. (C06AA)

Reason:

Because of the special circumstances of this case we need to control future use of the premises if the Abbey Road Studios retail shop use leaves. This is as set out in SS10 and ENV6 of our Unitary Development Plan that we adopted in January 2007 and S29 and S32 of Westminster's City Plan (November 2016). (R06AB)

- 6 You must keep the rear doors of the Class A1 retail unit in the lower ground floor of No.5 Abbey Road shut at all times and you must not allow customers of the retail shop to enter the garden area to the rear between Nos.3 and 5 Abbey Road at any time. You can however use the doors and rear garden area to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 7 Customers shall not be permitted within the retail shop premises in the lower ground floor of No.5 Abbey Road before 09.30 or after 19.00 on Monday to Saturday and before 10.00 or after 18.00 on Sundays. (C12BD)

Reason:

To protect the environment of people in neighbouring properties as set out in S21, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and SS 10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 8 You must only service the retail shop use between the hours of 08.00 and 22.00 daily and the retail shop servicing shall be carried out on the forecourt of No.3 Abbey Road.

Reason:

To protect the environment of people in neighbouring properties and minimise disruption to the public highway as set out in S21, S29, S32 and S42 of Westminster's City Plan (November 2016) and ENV 6, SS 10 and TRANS 20 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 9 You must not play live or recorded music within the retail shop premises in the lower ground floor of No.5 Abbey Road that is audible outside the shop premises and you must not play live or recorded music in the front garden area outside the retail shop premises at No.5 Abbey Road. (C13IA)

Reason:

To protect the environment of people in neighbouring properties as set out in S21, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and SS 10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 10 You must operate the retail shop unit located in the lower ground floor of No.5 Abbey Road, including the management of customers entering and leaving the premises, in accordance with the Retail Management Strategy set out in Section 3.7 of the Amended Version of the Abbey Road Studios Site Management Report dated 9 August 2016.

Reason:

To protect the environment of people in neighbouring properties as set out in S21, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and SS 10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 11 You must block up the rear door to the new recording studio facing Hill Road, in accordance with the drawings hereby approved, prior to first use of the studios within this building.

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 12 The new recording studio facing Hill Road shall be serviced between 08.00 and 22.00 hours and the servicing shall be carried out on the forecourt of the studio premises in Hill Road.

Reason:

To protect the environment of people in neighbouring properties and minimise disruption to the public highway as set out in S21, S29, S32 and S42 of Westminster's City Plan (November 2016) and ENV 6, SS 10 and TRANS 20 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 13 You must operate the new recording studio facing Hill Road, including the management of studio staff and artists/ guests entering and leaving the premises, in accordance with the Hill Road Management Strategy set out in Section 3.8 and Appendix B of the Abbey Road Studios Site Management Report dated 9 August 2016.

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

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

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

15 You must apply to us for approval of detailed drawings at a scale of 1:20 or larger of the following parts of the development:

- (a) the new timber vehicular gates to the Hill Road frontage of the Studios site.
- (b) the new gates to the front boundary of No.5 Abbey Road.

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 detailed drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St. John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

16 (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 (November 2016), 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.

- 17 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.

- 18 Prior to operation of each item of mechanical plant hereby approved you must install any associated noise attenuation measures as set out in the Noise Impact Assessment (Second Addendum) dated 6 May 2015 (with updates dated 22 November 2016) and the Noise Impact Assessment Addendum dated 15 December 2016 and as shown on the drawings hereby approved (including acoustic screens and enclosures as may be amended by details submitted pursuant to Condition 24 attached to this decision letter). Thereafter you must permanently retain the noise attenuation measures hereby approved unless or until the mechanical plant to which the screen or enclosure is related is permanently removed from the building.

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 (November 2016), 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.

- 19 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

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

- 20 Notwithstanding the submitted landscaping scheme, you must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs (including at least one tree in the townscape gap between Nos.3 and 5 Abbey Road and climbing planting to the front of the Dolby Atmos studio). You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees that comprise part of the landscaping scheme that we approve or find that they are dying, severely damaged or diseased within 5 years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of the neighbouring St. John's Wood Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

- 21 Phase 1 of the development hereby approved (as shown on construction phasing plans (00)-025 Rev.P, (00)-026 Rev.P and (00)-027 Rev.P) shall be carried out in accordance with the tree protection measures set out in the Arboricultural Method Statement by Barrell Tree Consultancy dated 26 June 2015 and shown on 14001-BT6.

Phase 2 of the development hereby approved (as shown on construction phasing plans (00)-025 Rev.P, (00)-026 Rev.P and (00)-027 Rev.P) shall be carried out in accordance with the tree protection measures set out in the Arboricultural Method Statement by Barrell Tree Consultancy dated 20 December 2016 (Ref: 14001-AMS8-AS) and as shown on drawing 14001-BT11.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 22 You must provide the climbing planting to the north east elevation of the Dolby Atmos studio and the new tree in the townscape gap between Nos.3 and 5 Abbey Road that we approve under Condition 20 prior to occupation of the new Dolby Atmos studio. Thereafter, you must permanently retain the climbing planting and new tree in accordance with the details that we approve under Condition 20.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St. John's Wood Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

- 23 You carry out the works in accordance with the samples of facing materials hereby approved and those facing materials that were previously approved on 10 December 2015 (RN: 15/08627/ADFULL).

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 (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 24 You must apply to us for approval of detailed drawings at a scale of 1:20 or larger of the following parts of the development: all new acoustic enclosures and screens. 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 detailed drawings. (C26DB)

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 (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 25 Notwithstanding the annotations on the approved drawings, the extended recording studio and transformer room extension at the south eastern boundary with Abbey House must be finished in smooth white render and thereafter retained in this colour and finish.

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 (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 26 The retail shop at lower ground floor level within No.5 Abbey Road shall only display and sell the range of Abbey Road Studios and music related goods listed in Appendix A of the document titled Abbey Road Studios Site Management Report dated 9 August 2016 that is hereby approved.

Reason:

To ensure that the retail shop use does not harm the vitality and viability of nearby designated local and district centres in accordance with Policy SS10 in the Unitary Development Plan that we adopted in January 2007 and Policy S21 in Westminster's City Plan (November 2016).

**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 (November 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.
- 2 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 3 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 5 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 6 Some of the trees on the site are protected by a Tree Preservation Order. You must get our permission before you do anything to them. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I30AA)

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.

**DRAFT DECISION LETTER**

**Address:** 3 Abbey Road, London, NW8 9AY

**Proposal:** Variation of Condition 1 of listed building consent dated 2 July 2015 (RN: 14/11187/LBC) for the reconfiguration and expansion of facilities for music recording and production at No.3 Abbey Road comprising erection of a new recording studio to rear of No.5 Abbey Road; conversion of existing garage building facing Hill Road to form new recording studio and addition of pitched roof structure; new gate to Hill Road frontage of site; enlargement of single storey block adjacent to boundary with Abbey House and erection of extension to accommodate new transformer; erection of single storey extension to rear of Studio 2; use of lower ground floor of No.5 Abbey Road as a gift shop (Class A1) with associated alterations to form access and new landscaping to the front of No.5; installation of new mechanical plant equipment; new landscaping; and internal alterations, including to Studios 2 and 3. NAMELY, amendments to alter the detailed design, layout and form of the new recording studio to rear of No.5 Abbey Road including demolition and replacement of boundary wall with No.7; relocation of plant from roof of the existing building and new recording studio to rear of No.5 Abbey Road to within the gap between it and Studio 2; alteration to the detailed design and plant arrangement to the garage building facing Hill road in connection with its use as two small studios; alteration of the detailed design, form and roof level plant arrangement of the single storey block adjacent to boundary with Abbey House; omission of entrance canopy to gift shop entrance, relocation of gift shop plant and repositioning of front wall pier; and amendments to internal alterations to Studio 3.

**Reference:** 16/07868/LBC

**Plan Nos:** **DRAWINGS AND DOCUMENTS APPROVED UNDER 14/11187/LBC:** (00)-001, (00)-002, (00)-003, (00)-004, (00)-005, (00)-006, (00)-007/P1, (00)-008/P1, (00)-009/P4, (00)-010/P1, (00)-011/P1, (00)-012/P1, (00)-015/P1, (00)-016/P1, (00)-017, (20)-01-099/P1, (20)-01-100/P1, (20)-01-101/P1, (20)-01-300/P2, (20)-01-301/P1, (20)-01-400/P2, (20)-01-401/P1, (20)-01-700, (20)-02-099, (20)-02-100/P1, (20)-02-101, (20)-02-300, (20)-03-100, (20)-03-300, (20)-04-200/P2, (20)-04-300/P2, (20)-04-400/P2, (20)-05-099/P1, (20)-05-100/P1, (20)-05-300/P1, (20)-05-301/P1, (20)-05-400/P1, (20)-06-099/P1, (20)-06-100/P2, (20)-06-300/P3, (20)-06-400/P3, (ME)-002, (ME)-002/P3, (ME)-004/P1, (ME)-005/P1, (ME)-006/P1, (ME)-007/P2, (ME)-008/P2, (ME)-009/P1, (ME)-010/P1, (ME)-011/P1, (ME)-012/P1, (ME)-013, Planning, Design and Access Statement dated November 2014 (as appended by letter from Washbourne Field Planning dated 13 February 2015, Historic Building Appraisal and Statement of Significance dated January 2014, Heritage Impact Assessment dated April 2015, Noise Impact Assessment dated 6 February 2015 (Rev.7 - version submitted on 16 March 2015), Landscape Design Proposal document dated February 2015 (containing drawings LA/101, LA 103, LA/104, LA/107, LA/537, LA/P110 and montage of view from Mortimer Court), Daylight and Sunlight Impact Assessment (Rev.N2), Statement of Consultation dated November 2014 (Rev.A), Arboricultural Method Statement dated 26 June 2015 (ref: 14001-AMS2-AS) and drawing 14001-BT6, and Phase 1 Construction Management Plan dated 23 June 2015 (Rev.C), Abbey Road Studios Site Management Report (29 June 2015), un-numbered landscaping drawing showing planting at entrance to new Hill Road studio entrance and construction phasing drawings (00)-025 Rev.P,

(00)-026 Rev.P and (00)-027 Rev.P.

**AS AMENDED BY DRAWINGS AND DOCUMENTS HEREBY APPROVED:**

(00)-001 Rev.P1, (00)-002 Rev.P1, (00)-003 Rev.P1, (00)-004 Rev.P1, (00)-005 Rev.P1, (00)-006 Rev.P1, (00)-007 Rev.P4, (00)-008 Rev.P3, (00)-009 Rev.P8, (00)-010 Rev.P2, (00)-011 Rev.P3, (00)-012 Rev.P3, (00)-015 Rev.P2, (00)-016 Rev.P2, (00)-017 Rev.P1, (00)-018 Rev.P1, (20)-01-099 Rev.P3, (20)-01-100 Rev.P3, (20)-01-101 Rev.P3, (20)-01-300 Rev.P3, (20)-01-301 Rev.P3, (20)-01-400 Rev.P2, (20)-01-401 Rev.P2, (20)-01-700 Rev.P1, (20)-02-099 Rev.P1, (20)-02-100 Rev.P2, (20)-02-101 Rev.P2, (20)-02-300 Rev.P1, (20)-03-100 Rev.P2, (20)-04-200 Rev.P5, (20)-04-300 Rev.P5, (20)-04-400 Rev.P4, (20)-04-700 Rev.P2, (20)-05-300 Rev.P2, (20)-05-301 Rev.P2, (20)-05-400 Rev.P2, (20)-05-700 Rev.P2, (20)-06-099 Rev.P2, (20)-06-100 Rev.P3, (20)-06-300 Rev.P4, (20)-06-400 Rev.P4, (ME)-002 Rev.P2, (ME)-003 Rev.P5, (ME)-004 Rev.P3, (ME)-005 Rev.P2, (ME)-006 Rev.P3, (ME)-007 Rev.P3, (ME)-008 Rev.P3, (ME)-009 Rev.3, (ME)-010 Rev.P3, (ME)-011 Rev.P2, (ME)-012 Rev.P2, (ME)-013 Rev.P1, Heritage Assessment dated June 2016, Historic Building Appraisal and Statement of Significance dated January 2014, Arboricultural Method Statement dated 20 December 2016 (Ref: 14001-AMS8-AS), 14001-BT11, Noise Impact Assessment (Second Addendum) dated 6 May 2015 (with updates dated 22 November 2016), Noise Impact Assessment Addendum dated 15 December 2016, Abbey Road Studios Site Management Report (version V2 dated 9 August 2016), Construction Management Plan Rev.2 dated August 2016, Daylight and Sunlight Report dated 6 July 2016 (updated 15 August 2016), LA/101/PC Rev.P3, LA/102/PC Rev.3, LA/104/PC, LA/107/PC Rev.3, LA/108/PC Rev.3, P0516/Rev.3, Materials Submission List (Rev.A), sample of natural grey/ blue slate, sample yellow stock brick and sample of grey aluminium window frame.

**Case Officer:** Oliver Gibson

**Direct Tel. No.** 020 7641 2680

**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 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 St. John's Wood Conservation Area. This is as set out

in S25 and S28 of Westminster's City Plan (November 2016) 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 detailed drawings at a scale of 1:20 or larger of the following parts of the development:

- (a) the new timber vehicular gates to the Hill Road frontage of the Studios site.
- (b) the new gates to the front boundary of No.5 Abbey Road.

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 detailed drawings. (C26DB)

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 (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You carry out the works in accordance with the samples of facing materials hereby approved and those facing materials that were previously approved on 10 December 2015 (RN: 15/08637/ADLBC).

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 (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 You must apply to us for approval of detailed drawings at a scale of 1:20 or larger of the following parts of the development: all new acoustic enclosures and screens. 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 detailed drawings. (C26DB)

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 (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 6 Notwithstanding the annotations on the approved drawings, the extended recording studio and transformer room extension at the south eastern boundary with Abbey House must be finished in smooth white render and thereafter retained in this colour and finish.

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 (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

**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 March 2016, Westminster's City Plan (November 2016), 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.

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.