

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 2 May 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	13-14 Craven Terrace, London, W2 3QD		
Proposal	Erection of single storey rear extension at lower ground floor level and three storey rear extension at first to third floor levels, excavation of front light well with associated railings, replacement of shopfront to No. 14, demolition of water tank and installation of two air conditioning units within an acoustic enclosure at roof level; in association with refurbishment of hotel to increase hotel capacity.		
Agent	George Stamos		
On behalf of	Mr Raj		
Registered Number	16/11557/FULL	Date amended/ completed	23 January 2017
Date Application Received	6 December 2016		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

Permission is sought to extend and alter this hotel by way of a lower ground floor rear extension and increase the depth of the existing rear closet wing at first to third floors, the creation of a front lightwell and new shop front, together with the rooftop air conditioning units and associated external alterations. The works are in connection with the refurbishment and increased capacity of the existing hotel from 69 to 79 bedspaces.

The main issues relate to;

- The principle of increasing the capacity of the hotel outside of the Central Activities Zone.
- The Impact of the proposal on the amenities of neighbours.

Objections have been received from the South East Bayswater Residents Association on grounds of the quality of accommodation proposed, and from the adjoining neighbour on grounds of the impact of the rear extension on daylight and sense of enclosure. Notwithstanding the objections raised, the

Item No.

6

proposal is in accordance with relevant policies within the UDP and City Plan and the application is therefore recommended favourably.
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3. LOCATION PLAN



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4. PHOTOGRAPHS

View of front of application site No. 13 – 14 Craven Terrace and rear of site below



5. CONSULTATIONS

ORIGINAL CONSULTATION

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

- * Some documents not available for public view.
- * Increase in unit numbers results in small hotel rooms which are unacceptable.

HIGHWAYS PLANNING

No objection subject to details of waste and recycling and cycle parking.

PROJECT MANAGER WASTE

No objection subject to details of waste and recycling.

ENVIRONMENTAL HEALTH

No objection, subject to conditions.

ADJOINING OWNER/OCCUPIERS

No consulted: 19 No of replies 2 (1 objection, 1 comment)

- * Loss of natural light to neighbours bedroom window.
- * Noise disturbance from air conditioning units.
- * Overdevelopment.
- * Noise conditions to restrict noise from proposed air conditioning plant.

SITE / PRESS NOTICE

Yes.

REVISED CONSULTATION

Additional consultation with all neighbours and consultees carried out on 30 January 2017 on supplementary Operational Management Statement.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

- * Reiterate concerns regarding quality of accommodation due to room sizes. Request views of Environmental Health.
- * Object to non residents using restaurant until 01:00am.
- * Welcome refuse provisions in basement.

6. BACKGROUND INFORMATION

6.1 The Application Site

Nos.13-14 Craven Terrace are two unlisted 5-storey plus basement mid-terrace buildings in use as the Oxford Hotel. It is located outside of the Central Activities Zone (CAZ) and is not within a designated Stress Area. Access to the hotel is provided through the ground floor reception within the frontage of No. 13, whilst the ground floor of No 14 is in use as an independent Foreign Exchange.

6.2 Recent Relevant History

85/02179/FULL

Construction of new mansard storey for 4th floor to provide residential unit & removal of staircase

Application permitted

17 March 1986

16/11788/ADV

Display of non-illuminated fascia sign measuring 0.25m x 3.70m

Application Permitted

28 December 2016

7. THE PROPOSAL

The proposed development comprises extensions and alterations together with the refurbishment and reconfiguration of the existing hotel, to provide an increase in hotel bedrooms from 22 to 35 and an increase in bedspaces from 69 to 79. It would also bring about the relocation of the hotel dining area from the basement to the ground floor and the replacement of the rooftop water tank with plant and acoustic enclosure.

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Use (hotel)	532	563	31

Following advice from officers the originally proposed two storey (lower ground and ground floor lightwell) extensions were reduced to single storey at lower ground floor level. In addition the 'Operational Management Statement' referred to in the Design and Access statement was absent from the submission, and this was provided and further consultation undertaken with neighbours and statutory consultees.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The Council's relevant policies are S23 of Westminster's City Plan adopted November 2016 and TACE2 of the UDP adopted January 2007. They both seek to ensure that a range of good quality visitor accommodation is available to support London's role as a world class visitor destination without adversely affecting the quality of life of local residents and the surrounding environment. Outside of the Central Activities Zone (CAZ) improvements and extensions to hotels will be assessed against the need to safeguard the amenity of adjoining occupiers. Examples of improvements are listed in paragraph 8.23 of the UDP and include increases in bed spaces.

The submitted operational management statement sets out that following the proposed development, it is expected that the maximum number of guests staying overnight at the hotel increases from 69 to 79, due to many existing family rooms being subdivided into smaller rooms, the smallest of which is 9m².

The South East Bayswater Residents Association has commented that these small rooms provide an unacceptable standard of accommodation. However there are no planning controls relating to the size of hotel rooms or any conditions controlling the number of hotel bedrooms or bedspaces. Given that the building is not listed, internal alterations to subdivide larger rooms into smaller rooms could be undertaken without the need to obtain planning permission.

In terms of impact upon the locality, the submitted operational management statement provides details of; servicing, staff management, travel and vehicle movements and noise implications for proposed plant. The details provided give assurances that these matters have been considered in the operation of the hotel. This is discussed in more detail in the 'Highways' and 'Other considerations' part of this report.

The existing hotel restaurant is to be relocated from basement to ground floor level over a greater floor area and could be easily accessible from the street. However the applicant has confirmed that the restaurant is for hotel guests only and not visiting members of the public. This is to be controlled by condition. As such the proposal satisfies policy TACE2 which resists activities within hotels serving non-residents of the hotel.

In light of the above, the proposed development is not considered to result in any significantly detrimental impact upon the locality and neighbouring residential amenity in accordance with policies S23 of Westminster's City Plan and TACE2 of the UDP, and is acceptable on land use grounds.

8.2 Townscape and Design

The external alterations comprise; an extension in the depth of the existing rear closet wing at first, second and third floor levels, lower ground floor rear extensions, creation of front lightwells, shopfront alterations to no.14 and replacement of the existing water tank with the installation of air conditioning equipment at roof level.

To the rear it is proposed to extend the closet wings by 870mm and to erect single storey extensions within the lower ground floor rear lightwells of both properties. The extensions are modest in scale and reflect the design and materiality of the existing building and are therefore acceptable in design and townscape terms and preserve the character and appearance of the building and the Bayswater Conservation Area.

In terms of detailed design, the alterations to the closet wings relate to two separate buildings and the introduction of a visual demarcation between the two closet wings is proposed in the form of 300mm projecting brickwork. This is a welcome approach as it ensures the interpretation of the two buildings is maintained. The roof is to be clad in lead and the rainwater goods will be black painted metal, which are welcomed. The windows are appropriately scaled and of a sympathetic design and materiality being white painted timber sashes. However the details of the windows do not appear to be accurate as the top sash sits within a double frame (the glazing should sit within the frame with the horns beneath). This is proposed to be secured by condition.

The introduction of a lightwell to the front of the building is not contentious in design terms as they are characteristic features within the street scene and given the presence of vaults, it is likely a lightwell previously existed. Details of the proposed lower ground floor front elevation will be secured by planning condition. It is proposed to insert railings around the lightwell and to insert a lightweight metal staircase within it for access purposes. The material of the railings and their fixing appears to be traditionally detailed. A condition is recommended requiring the detailed design and method of fixing to be provided.

It is proposed to replace the existing shopfront of no 14 and to install a shopfront which matches the detailed design of no.13. Policy DES 5 (C-) states the permission will generally be granted for new shopfronts where they relate satisfactorily to the design of the upper parts of the building and where they do not displace existing locally distinctive or characteristic shopfronts. The shopfront appears to be a later addition and therefore its replacement as proposed, incorporating local characteristics and architectural features found on the adjoining building, is considered acceptable.

On the roof it is proposed to erect two new air conditioning condenser units, enclosed within an acoustic enclosure measuring 920mm by 760mm by 1710mm which will be powder coated dark grey to reflect the roofing material. The plant will replace an existing water tank of comparable scale and result in the removal of guard rails. Given the presence of an existing feature of this scale at roof level and the limited visibility of it from the street level and due to its set back from the front of the building, this installation is considered acceptable in design terms in this particular case.

Overall the proposal preserves the character and appearance of the building and the Bayswater Conservation Area, in accordance with UDP policies DES1, DES 5, DES9 and policies S25 and S28 of the City Plan.

8.3 Residential Amenity

An objection from the occupier of the top floor flat within neighbouring building No. 15 Craven Terrace has been received on grounds that the rear extensions would result in a loss of daylight and an increased sense of enclosure to their bedroom window. The proposed extensions to the closet wing add less than 1m of depth, and this together with the distance from the neighbour's window in question, ensures that the extensions would not have any significant detrimental impact on the amount of daylight that the occupiers of the neighbouring property receive or result in any significant increased sense of enclosure. Furthermore, the originally proposed two storey extensions (lower ground and ground floor level within the rear lightwell) were, following officers advice reduced to lower ground floor level only. In their revised form, the reduced extensions would have limited impact on adjacent neighbours.

The extensions therefore satisfy the objectives of UDP policy ENV13 and S29 of the City Plan which both seek to safeguard residential amenity from development.

8.4 Transportation/Parking

The Operational Management Statement sets out that hotel guests predominantly arrive at the site via public transport. The application site has a high public transport accessibility level with Lancaster Gate underground station within a five minute walk. As such the City Council's Highways Planning Manager has not raised objection to the proposal.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Other UDP/Westminster Policy Considerations

Plant

Two air conditioning units are proposed on the roof of the building within an acoustic enclosure. An adjoining occupier has requested that conditions be imposed to ensure that the plant is not audible at adjoining properties. Environmental Health have reviewed the submitted acoustic report and are satisfied that it will comply with the Council's standard noise and vibration criteria which can therefore be secured by way of condition. A condition is also recommended to ensure the acoustic enclosure is installed prior to the operation of the plant.

Refuse /Recycling

The Operational Management Statement confirms that refuse and recycling storage is provided in the basement, and that all servicing will take place via the service stairs which lead up to Craven Terrace. This arrangement is acceptable providing further details of refuse and recycling are secured through planning condition as requested by Highways Planning (Waste) Officers.

8.7 London Plan

This application raises no strategic issues.

8.8 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.

8.9 Planning Obligations

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

The development is liable to pay Westminster's and the Mayor's Community Infrastructure Levy (CIL). Based on the uplift in floor area, the estimated CIL payment would be £4,650 for Westminster's CIL (£150 per square metre in the Core Area), and £1,550 for the Mayor's CIL (£50 per square metre in Zone 1). It should be noted though that this amount is provisional and may be subject to relief or exemptions that may apply in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

9. BACKGROUND PAPERS

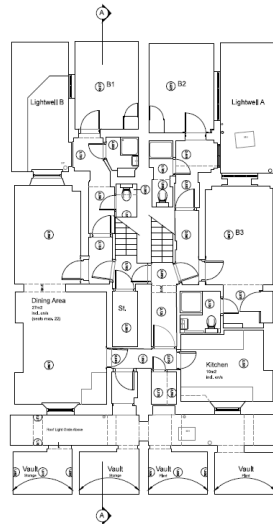
1. Application form
2. Responses (x2) from South East Bayswater Residents Association, dated 31 December 2016 and 3 March 2017.
3. Memos (x2) from Environmental Health (Plant and Equipment), dated 20 December 2016 and 19.04.2017.
4. Memo from Highways Planning, dated 8 February 2017
5. Memo from Projects Officer (Waste), dated 20 December 2016
6. Letter from occupier of 36 Lancaster Mews, London, dated 17 February 2017
7. Letter from occupier of Flat 3, 15 Craven Terrace, dated 2 January 2017

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

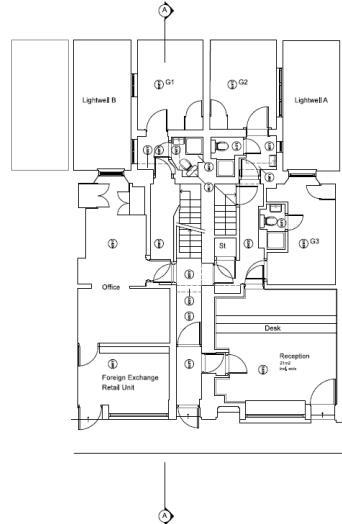
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk
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10. KEY DRAWINGS

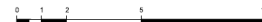
Existing Ground and Lower Ground floor plan and first and second floor plan below



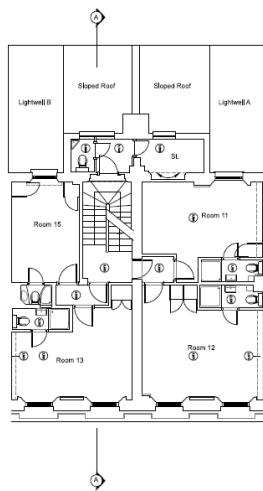
1. Existing Lower Ground Floor Plan
Scale: 1:100



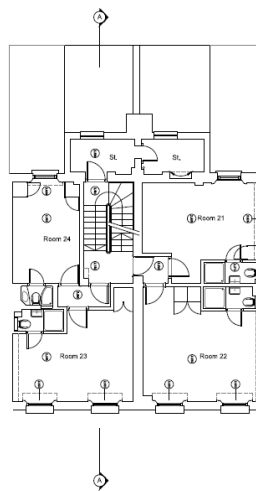
2. Existing Ground Floor Plan
Scale: 1:100



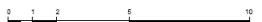
email@stamosyearchitects 1st Floor, Old Town Hall 254 Mare Street London, E8 1HR tel +44(0)2089861280	Drawing Title:	Note	Date	Rev.	Date
	Existing Lower Ground and Ground Floor Plans				04 / 08 / 2016
	Project:	Client:	Check by:	Scale:	
	Oxford Hotel, 13 Craven Terrace, W2 3QD	Bloomsbury Realty Management Ltd.		1:100 @ A3	
			Drawing No:	1340 / GA / 001	



1. Existing First Floor Plan
Scale: 1:100

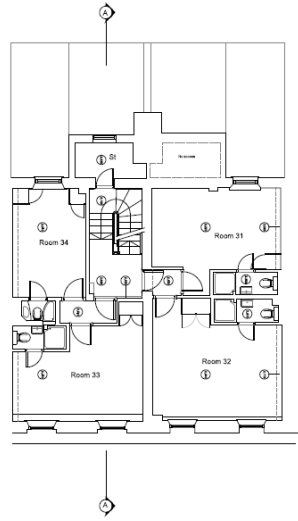


2. Existing Second Floor Plan
Scale: 1:100

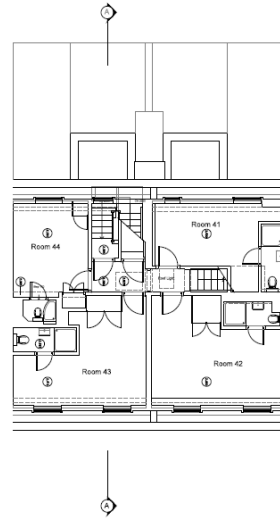


email@stamosyearchitects 1st Floor, Old Town Hall 254 Mare Street London, E8 1HR tel +44(0)2089861280	Drawing Title:	Note	Date	Rev.	Date
	Existing First and Second Floor Plans				04 / 08 / 2016
	Project:	Client:	Check by:	Scale:	
	Oxford Hotel, 13 Craven Terrace, W2 3QD	Bloomsbury Realty Management Ltd.		1:100 @ A3	
			Drawing No:	1340 / GA / 002	

Existing third floor and mansard floor, existing front and rear elevation below



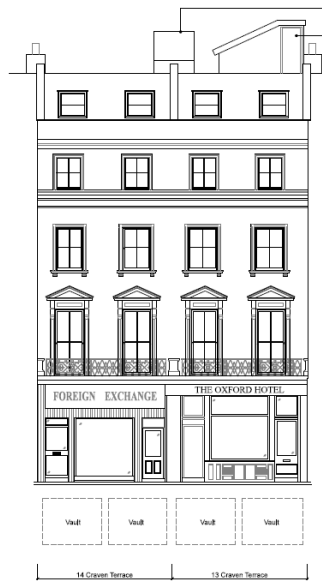
1. Existing Third Floor Plan
Scale: 1:100



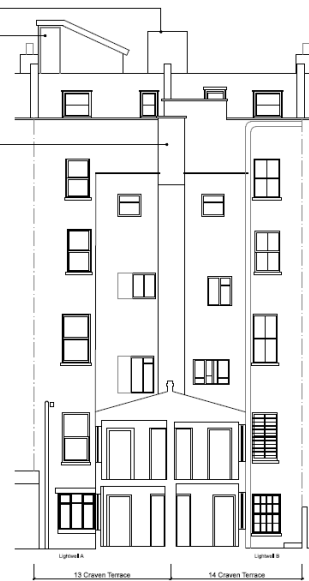
2. Existing Mansard Floor Plan
Scale: 1:100



mail@stanosyearchitects 1st Floor, Old Town Hall 354 Mare Street London, E8 1HK Tel: +44(0)2089851280	Drawing Title:	Note:	Date:	Rev.:
	Existing Third and Mansard Floor Plans Project: Oxford Hotel, 13 Craven Terrace, W2 3GD Client: Bloomsbury Realty Management Ltd.			Date: 04 / 08 / 2016
				Drawing No: 1340 / GA / 003



1. Existing Front Elevation
Scale: 1:100

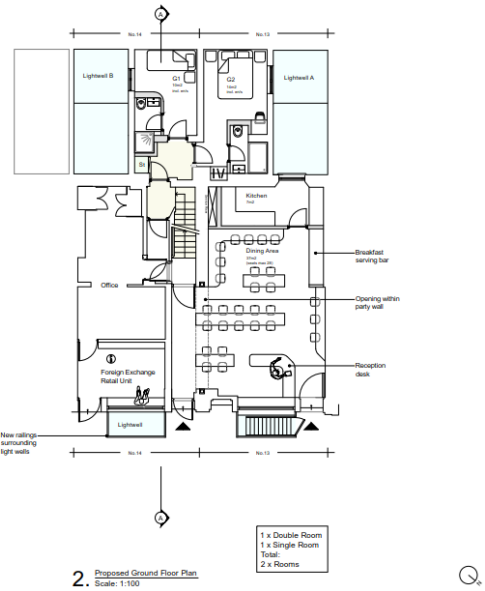
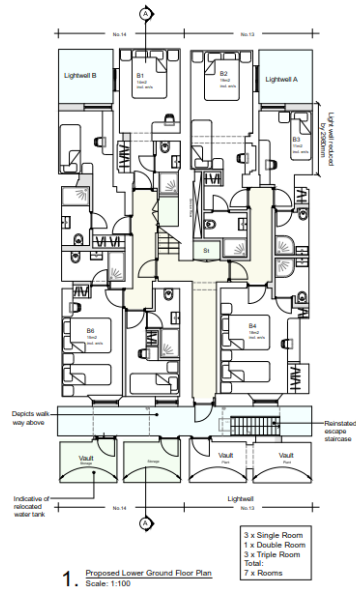


2. Existing Rear Elevation
Scale: 1:100

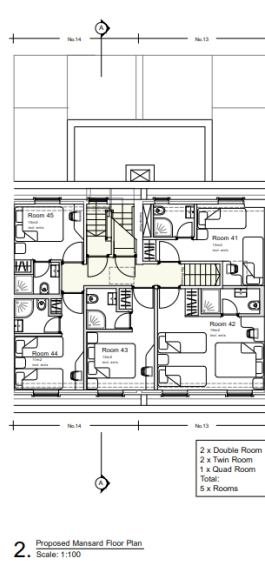
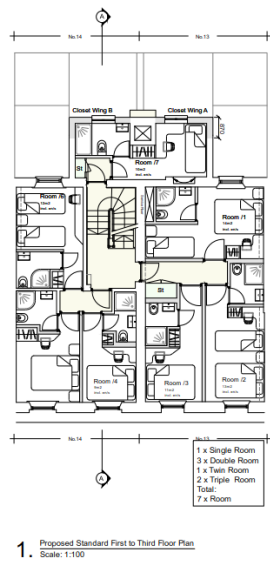


mail@stanosyearchitects 1st Floor, Old Town Hall 354 Mare Street London, E8 1HK Tel: +44(0)2089851280	Drawing Title:	Note:	Date:	Rev.:
	Existing Front and Rear Elevations Project: Oxford Hotel, 13 Craven Terrace, W2 3GD Client: Bloomsbury Realty Management Ltd.			Date: 04 / 08 / 2016
				Drawing No: 1340 / ELE / 001

Proposed ground and lower ground floor plan and standard first to third floor plan below plus mansard



mail@stamosyarchitects 1st Floor, Old Town Hall 354 Mare Street London, E8 1HR Tel: +44(0)2089861280	Drawing Title:	Note	Date	Rev.		
	Proposed Lower Ground and Ground Floor Plans	Ground floor reception modified	07.10.16	C		
	Project:	Foreign exchange unit remains	10.11.16	D	Date:	21 / 02 / 2017
	Client:	Reception desk illustrated	21.02.17	E	Check by:	Scale: 1:100 @ A3
	Oxford Hotel, 13 Craven Terrace, W2 3GD	Bloomsbury Realty Management Ltd.	13.03.17	F	Drawing No:	1340 / GA / 005 F



	Single Room	Double Room	Twin Room	Triple Room	Quad Room	Total
Lower Ground	3	1	0	3	0	7
Ground	1	1	0	0	0	2
First to Third	3	0	3	6	0	21
Mansard	0	2	2	0	1	5
Total	7	13	5	9	1	35

mail@stamosyarchitects 1st Floor, Old Town Hall 354 Mare Street London, E8 1HR Tel: +44(0)2089861280	Drawing Title:	Note	Date	Rev.		
	Proposed Standard First to Third Floor Plan	Room layouts altered due to client comments	23.08.16	A	Date:	04 / 08 / 2016
	Project:	Mansard floor plan added; annotations updated	06.09.16	B	Check by:	Scale: 1:100 @ A3
	Client:	Brick projection between closet wings added	10.11.16	C	Drawing No:	1340 / GA / 006 D
	Oxford Hotel, 13 Craven Terrace, W2 3GD	Bloomsbury Realty Management Ltd.	13.03.17	D		

Proposed front and rear elevation and proposed side elevations below

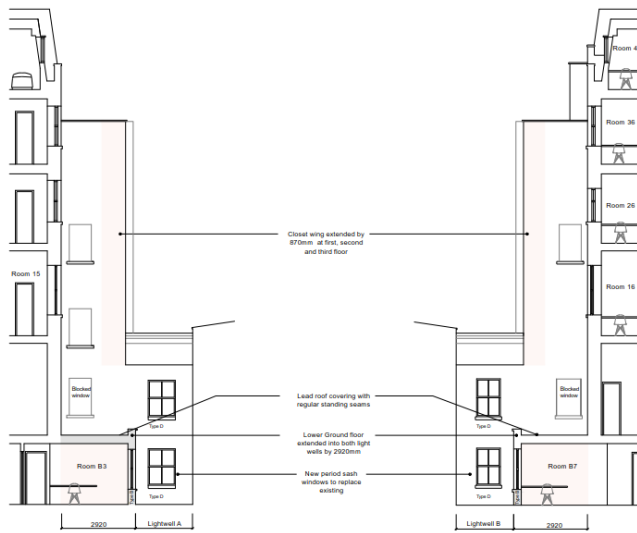


1. Proposed Front Elevation
Scale: 1:100

2. Proposed Rear Elevation
Scale: 1:100

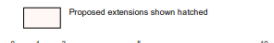


mail@stamosyeharchitects 1st Floor, Old Town Hall 354 Mare Street London, E8 1HR tel +44(0)2089861280	Drawing Title:	Note	Date	Rev.	Date	Rev.
	Proposed Front and Rear Elevations Project: Oxford Hotel, 13 Craven Terrace, W2 3GD Client: Bloomsbury Realty Management Ltd.	Window references & brick projection between closet wings added Ground floor light well extension removed	10.11.16 13.03.17	A B	04 / 08 / 2016 Scale: 1:100 @ A3	Date: Check by: Drawing No:



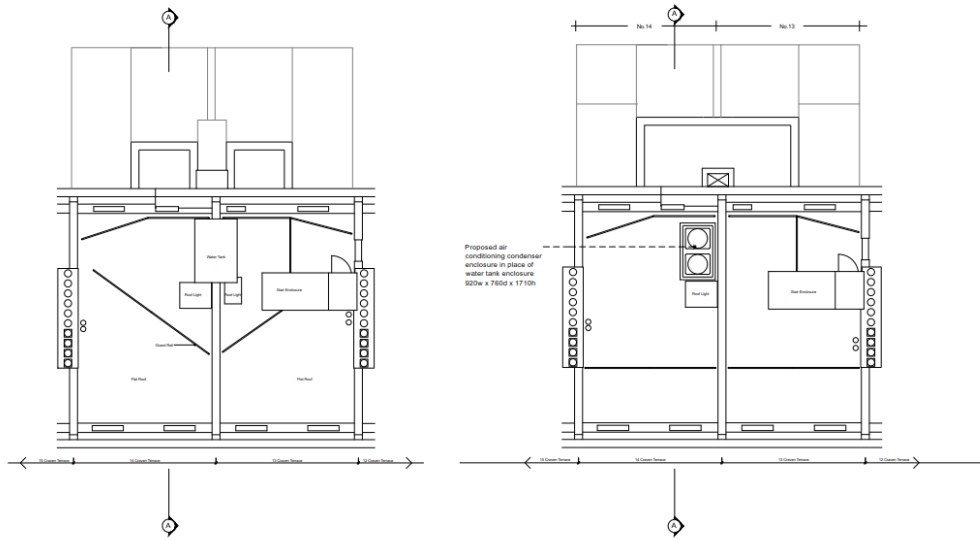
1. Proposed Side Elevation Light well A
Scale: 1:100

2. Proposed Side Elevation Light well B
Scale: 1:100



mail@stamosyeharchitects 1st Floor, Old Town Hall 354 Mare Street London, E8 1HR tel +44(0)2089861280	Drawing Title:	Note	Date	Rev.	Date	Rev.
	Proposed Side Elevations Project: Oxford Hotel, 13 Craven Terrace, W2 3GD Client: Bloomsbury Realty Management Ltd.	Window references & brick projection between closet wings added Ground floor light well extension removed	10.11.16 13.03.17	A B	04 / 08 / 2016 Scale: 1:100 @ A3	Date: Check by: Drawing No:

Existing and proposed roof plan



1. Existing Roof Plan
Scale: 1:100

2. Proposed Roof Plan
Scale: 1:100



email@stermosyeharchitects 1st Floor, Old Town Hall 354 Mare Street London, E8 1HR tel +44(0)2089861280	Drawing Title:		Note		Date	Rev.
	Existing and Proposed Roof Plans		Lift overrun removed		23.08.16	A
	Project: Oxford Hotel, 13 Craven Terrace, W2 3GD		Client: Bloomsbury Realty Management Ltd.		13.03.17	B
					Date:	04 / 08 / 2016
				Check by:	Scale: 1:100 @ A3	
				Drawing No:	1340 / GA / 004 B	

DRAFT DECISION LETTER

Address: 13-14 Craven Terrace, London, W2 3QD,

Proposal: Erection of single storey rear extension at lower ground floor level and three storey rear extension at first to third floor levels, excavation of front light well with associated railings, replacement of shopfront to No. 14, demolition of water tank and installation of two air conditioning units within an acoustic enclosure at roof level; in association with refurbishment of hotel to increase from 22 rooms to 35 rooms.

Reference: 16/11557/FULL

Plan Nos: 1340 LP 001 , 1340 LP 002, 1340 ELE 001, 1340 ELE 002, 1340 ELE 003 B, 1340 ELE 004 B, 1340 GA 001, 1340 GA 002, 1340 GA 003, 1340 GA 004 B, 1340 GA 005 F, 1340 GA 006 D, 1340 SEC 001, 1340 WIN 500, 1340 WIN 501, Design and Access statement, Operational Management Statement 13-14 Craven Terrace, London W2 3QD, Acoustic Report 15256.PCR.01, Email from agent dated 21 February 2017

Case Officer: Samuel Gerstein

Direct Tel. No. 020 7641 4273

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must apply to us for approval of detailed drawings of the following parts of the development:
- 1) detailed drawings, including sections at a scale of 1:20 or 1:10 of the new windows;
 - 2) detailed drawings, of the new railings, including their method of fixing;
 - 3) detailed drawings, of the lower ground floor front elevation.

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 details.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 (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.

- 6 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.

- 7 The air conditioning unit must not operate until the mitigation measures specified in Part 5 of the Planning Compliance Review by KP acoustics dated 20 November 2016 have been installed and shall be retained for as long as the air conditioning unit remains in use.

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.

- 8 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the hotel. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 9 You must not use the roof of the extensions for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

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

- 10 The ground floor hotel dining space shall used as an ancillary part of the hotel use and therefore used by guests staying at the hotel only, and not for visiting members of the public.

Reason:

We cannot grant planning permission for unrestricted use in this case because it would not meet TACE 2 of our Unitary Development Plan that we adopted in January 2007. (R05AB)

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 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply., , The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible

Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk , , If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk , , It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

- 3 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 4 The term 'clearly mark' in condition 8 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 5 We recommend all hoteliers to join the Westminster Considerate Hoteliers scheme and to support the Considerate Hoteliers Environmental Charter. This aims to promote good environmental practice in developing and managing hotels. For more information, please contact: ,
John Firrell MHCIMA, Secretary - Considerate Hoteliers Association, C/o
Wheelwright's Cottage, Litton Cheney, Dorset DT2 9AR , ,
E-mail: info@consideratehoteliers.com, Phone: 01308 482313, , (I76AA)
- 6 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)
- 7 You are advised that the relocated guest breakfast and dining area on the ground floor shall remain as an ancillary part of the hotel as confirmed in your email dated 21 February 2017 and condition 10 of this permission. You cannot therefore use the dining area as a restaurant with an orientation to visitors not staying at the hotel as this is a material change of use that requires planning permission.

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.