

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 3 July 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Vincent Square	
Subject of Report	Vincent Square Playing Fields Leisure Suite , Vincent Square, London, SW1P 2PW		
Proposal	Demolition of existing extension to the cricket pavilion in Vincent Square and formation of two new flanking extensions, including minor external works to pavilion building.		
Agent	Ptolemy Dean		
On behalf of	Westminster School		
Registered Number	17/07151/FULL	Date amended/ completed	10 August 2017
Date Application Received	10 August 2017		
Historic Building Grade	Unlisted		
Conservation Area	Vincent Square		

1. RECOMMENDATION

Grant conditional permission.

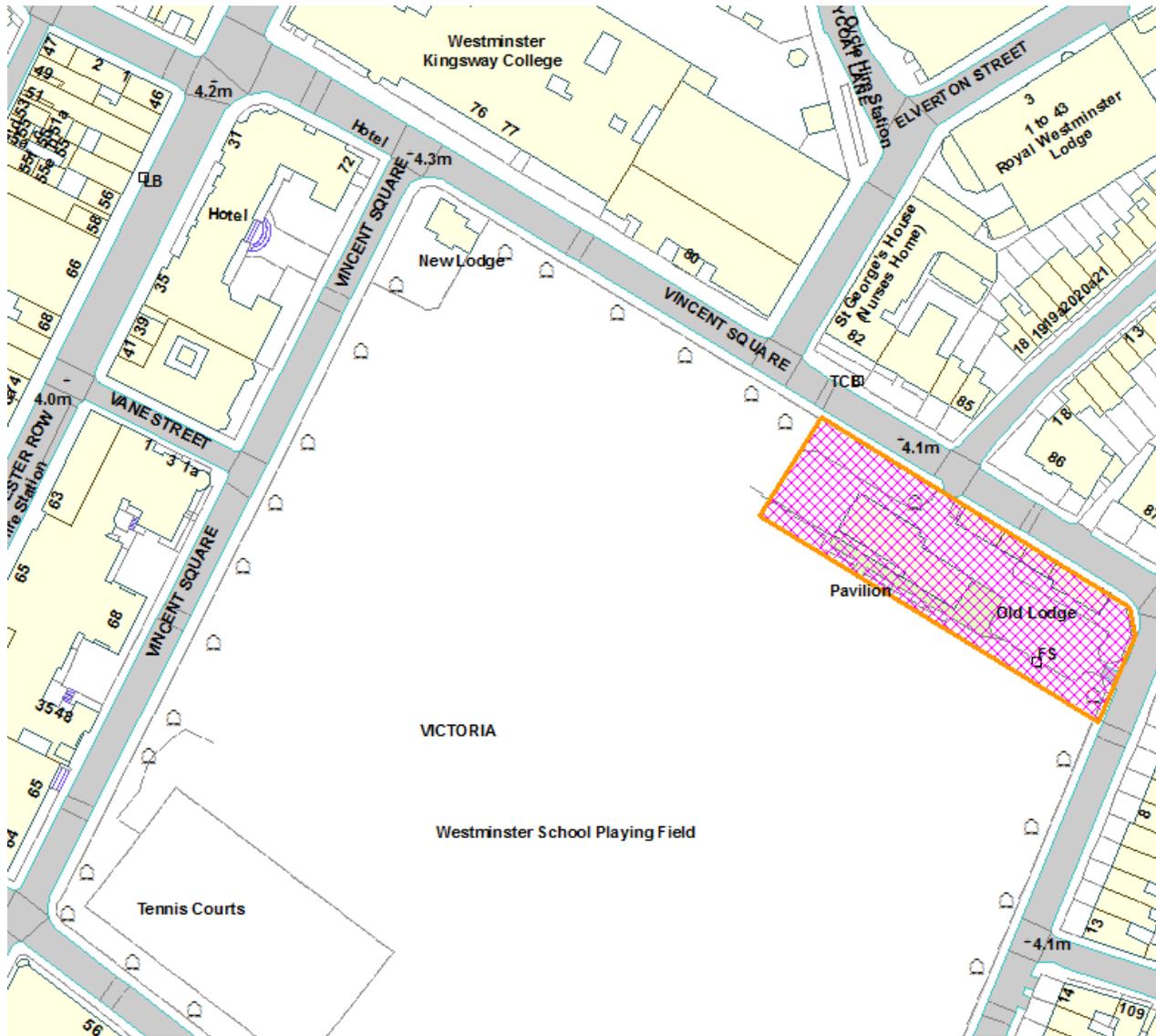
2. SUMMARY

Vincent Square Cricket Pavilion is located within the Westminster School Playing fields. Originally dating from 1889, it is unlisted but is located within the Vincent Square Conservation Area. Permission is sought for construction of new extensions to the Pavilion, including alteration and refurbishment of the existing building. An existing unsympathetic 1930s extension is to be demolished and works include improvements and rationalisation of existing maintenance structures and parking areas.

The key issues for consideration in this case are the design of the proposed extensions and their impact on the local townscape and the significance of designated heritage assets, in particular the character and appearance of the Vincent Square Conservation Area. A number of objections have been received to proposals from residents immediately overlooking the Pavilion who have expressed concerns with regards to the design of extensions and potential impact on parking arrangements around Vincent Square.

The proposals are considered acceptable in design, conservation, land use, highways and amenity terms and comply with policy, including that set out in the Westminster City Plan and Unitary Development Plan (UDP) and are therefore recommended for approval, subject to conditions.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Pavilion viewed from the front (above) and in local views across the Square (below)





Rear of the Pavilion from Willow Court (above) and workshops and storage adjacent to the existing extension (below)



5. CONSULTATIONS

WESTMINSTER SOCIETY

Consider this a well-presented application. The demolition of the 1933 extension would be welcome and the proposed extensions would enhance the whole building.

ARBORICULTURAL SECTION

There are some outstanding areas of concern and further information and conditions and required to address these.

HIGHWAYS PLANNING

No objection raised, subject to conditions.

VINCENT SQUARE RESIDENTS' ASSOCIATION

Support Westminster School's wish to improve and extend the Pavilion, subject to the following observations: Residents expressed concern that the 'tent' roofs proposed for the side buildings are unduly high and would prefer a lower profile (but not flat), and with roofing materials in keeping with those on the Pavilion's main roof. i) to reduce the composite bulk of the Pavilion and its side buildings, especially when viewed from the 'RHS' side of the Square; and ii) to minimise, to the extent possible, the impact on residents who currently enjoy views of the playing fields from house and flats on that side of the Square. Concerned that the proposal appears to reduce the already restricted parking space for visitors within the site and would be concerned about any proposal which might involve any parking provision being made on Vincent Square itself, for example, for visiting school buses and associated commercial vehicles.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 64

Seven neighbouring residents have raised objection including a collective response from the Willow Residents' Association on behalf of ten flats within The Willows, 83 Vincent Square.

One letter of support has been received from Vincent Square Residents Association (see above comments - while they have identified themselves in the online system as in support of the application, this is support of the principle and concerns have been raised with regards to proposals)

Objections raised on the following grounds:

Design

- Proposed extension is out of scale and character.
- Roof materials are out of character.
- Extension should be confined to the east where the existing extension is.

Parking

- Extension will displace parked vehicles and there will be more hardstanding.

Other

- Will disrupt outlook.
- Reduce value of property.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site lies in the northeast corner of the playing fields in Vincent Square. The cricket/sports Pavilion provides changing facilities, showers and storage for the school and visiting sports teams. It is surrounded by parking areas and on the northeastern boundary of the site there are a number of workshop/storage buildings and the lodge building, which predates the pavilion.

The pavilion and all other buildings on the site are unlisted but the site is within the Vincent Square Conservation Area. There are Grade II listed buildings fronting the Square at nos. 3-4 and nos. 84-86 Vincent Square, in close proximity to the site.

6.2 Recent Relevant History

There is no relevant recent planning history.

7. THE PROPOSAL

Permission is sought for demolition of the existing 1930s extension and new extensions to either side of the sports Pavilion. The application aims to improve on the existing facilities including new changing facilities and enhanced accessibility. Existing facilities used for storage and maintenance equipment will be rationalised and a new covered link created between the pavilion and the existing garage/workshops, in order to house cycle parking and maintenance equipment and screen the parking area to the eastern half of the site. A number of minor alterations to the pavilion are sought, including rebuilding one of the chimney stacks to the original detailing and some remodelling to the lower section to the roof and façade of the existing building.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The application site is in educational use (Class D1). S34 of Westminster's City Plan and SOC1 and SOC3 of the UDP support educational uses. The improvement of the school's existing facilities is in line with these policies is therefore welcomed. In land use terms the proposals are acceptable in principle.

8.2 Townscape and Design

The main design and townscape issues raised are the impact of proposals on local townscape and heritage assets, in particular the impact on the character and appearance of the Vincent Square Conservation Area.

In considering the above, local policies of relevance include saved policies within the UDP, in particular DES 9 (conservation areas) and DES 12 (parks, gardens and squares) as well as S25 and S28 of the City Plan. National policy is set out in the NPPF and requires that great weight be placed both on design quality and on the conservation of heritage assets. Further, the Planning (Listed Buildings and Conservation Areas) Act

1990 places a duty on decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The pavilion building forms an attractive and prominent feature in the Square, which contributes positively to local townscape, views and the conservation area. It is identified as an unlisted building of merit within the adopted Vincent Square Conservation Area Audit SPD (2010).

The original building is half-timbered with steeply pitched tiled roofs and tall chimneys. A long, low, flat-roofed extension was added in the 1930s and there have been some incremental additions to the rear, which was partially rebuilt and remodeled in the 1980s. Later additions do not contribute positively to the character of the original building or conservation area and their demolition and the rationalisation of storage and parking areas is welcome as an enhancement to the conservation area.

The replacement extensions have been designed as symmetrical additions to either side of the Pavilion, each would occupy a smaller footprint than the existing extension. The new extensions are joined to the Pavilion by small, set-back, flat-roofed sections and the ridge of the roof to the new extensions would sit well below that of the original building. As such, the new extensions would appear subordinate to and maintain the character and prominence of the Pavilion at the centre of the site. The new extensions would be clad in vertical timber boarding with ogee shaped roofs in copper. The materials and detailing are in keeping with the rustic setting within playing fields and the character of the existing building.

To the rear, the new covered link between existing garages/workshops and the pavilion will help screen maintenance equipment and parking in this part of the site from view.

Works are also proposed to the pavilion building itself, which is to be restored and redecorated, with more appropriate window reinstated to the front, repairs to the central cupola, the weathervane reinstated, plastic rainwater goods replaced in cast iron and the chimney adjacent to the 1930s extension restored and reinstated to its original detail and proportions. To the lower section to the rear, which was rebuilt in the 1980s, timber boarding will be added to the elevations at the transitions with the new extensions and the lower section of roof remodeled and hipped to either end, with existing roof tiles salvaged and reused. Subject to conditions to secure appropriate materials and detail, works to the original building will reinstate original character and are welcomed.

Objections have been received from residents in properties fronting the north side of Vincent Square, expressing concerns in relation to the design, height and materials of the extensions and impact on views. With regards to materials, copper is a traditional material and appropriate in this context. The existing cupola to the Pavilion may be in copper, although has been painted and the applicants cannot confirm this until repair works are undertaken. The applicant has provided a number of images of precedents for copper roofs in proximity to the site.

The residents' desire for roofs of a lower profile and with roofing materials in keeping with those on the Pavilion's main roof is noted. The applicants were also asked to explore other options but found that using clay tiles at the minimum pitch required would

not lower the overall ridge height of the extensions and may increase the overall bulk of the extensions. Flat roofs or other materials are unlikely to be appropriate in this location.

Overall, it is considered the extensions would not have a significant or harmful impact when viewed from the objectors' properties, particularly as the visual impact of the pavilion is partially contained in views from this side of the Square due to the boundary walls, storage and the taller Lodge building. Further, as set out above, the proposed extensions will also help screen car parking and storage areas adjacent to the existing extension, which are currently visible and unsightly.

The design of proposals is appropriate to the context and proposals will not cause harm to the character an appearance of the conservation area.

There are several Grade II listed buildings close to the site and fronting Vincent Square. (3-4 and 84-86 Vincent Square). From these properties, the pavilion is contained and screened by the existing garden wall and the buildings adjoining the Square to this side and the proposed extensions are not considered to have any significant impact upon or cause harm to their settings.

Proposals are therefore acceptable in terms of their design and impact on the local townscape and heritage assets and comply with the national and local policy, as set out above.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourages development which enhances the residential environment of surrounding properties. Given the location of the extensions and distance from neighbours, it is considered that they would not unacceptably impact upon residential amenity.

8.4 Transportation/Parking

The Highways Planning Officer has indicated that the increase in floor space does not raise any significant highways or transport concerns.

The internal changes to the hard paved area will not alter the parking arrangements significantly. Formal weather-proof cycle parking and a disabled parking bay has been provided and is welcomed. The vehicle access and parking arrangements will remain the same.

Objectors have raised concerns about the potential for parking provision for visitors to impact on parking on the Square itself. However, all visitor parking is to be accommodated on site as existing and the proposals will therefore have no impact on residents' parking within the Square.

8.5 Economic Considerations

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

8.6 Access

The plans include provision of a disabled parking bay and accessible toilets within the Pavilion.

8.7 Other UDP/Westminster Policy Considerations

Plant

A plant room is shown to the ground floor of the proposed plans. The applicants have indicated they are not proposing any air conditioning plant or noise generating plant within this area.

Refuse /Recycling

There will be no changes to the quantity or type of waste produced on site as a result of the development and waste provision is to remain as existing. The waste storage area is shown on the drawings.

Trees

The playing fields are surrounded by mature London Plane trees, several in close proximity to the Pavilion building. These are protected by a Tree Preservation Order and make a significant contribution to the character, appearance and amenity of the area. An arboricultural report was submitted with the application and it is proposed that all trees are retained.

The applicant has provided additional information in relation to foundation design, levels, construction sequence and methodology and tree protection measures. An Arboricultural Method Statement has been submitted, including details of the foundations and drainage proposals. Some issues of detail remain to be addressed. It is considered remaining matters can be secured by condition. Subject to conditions, proposals accord with policies ENV16 and ENV17 in the UDP and S38 in the City Plan.

8.8 London Plan

This application raises no 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 application does not require an Environmental Impact Assessment.

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8.12 Other Issues

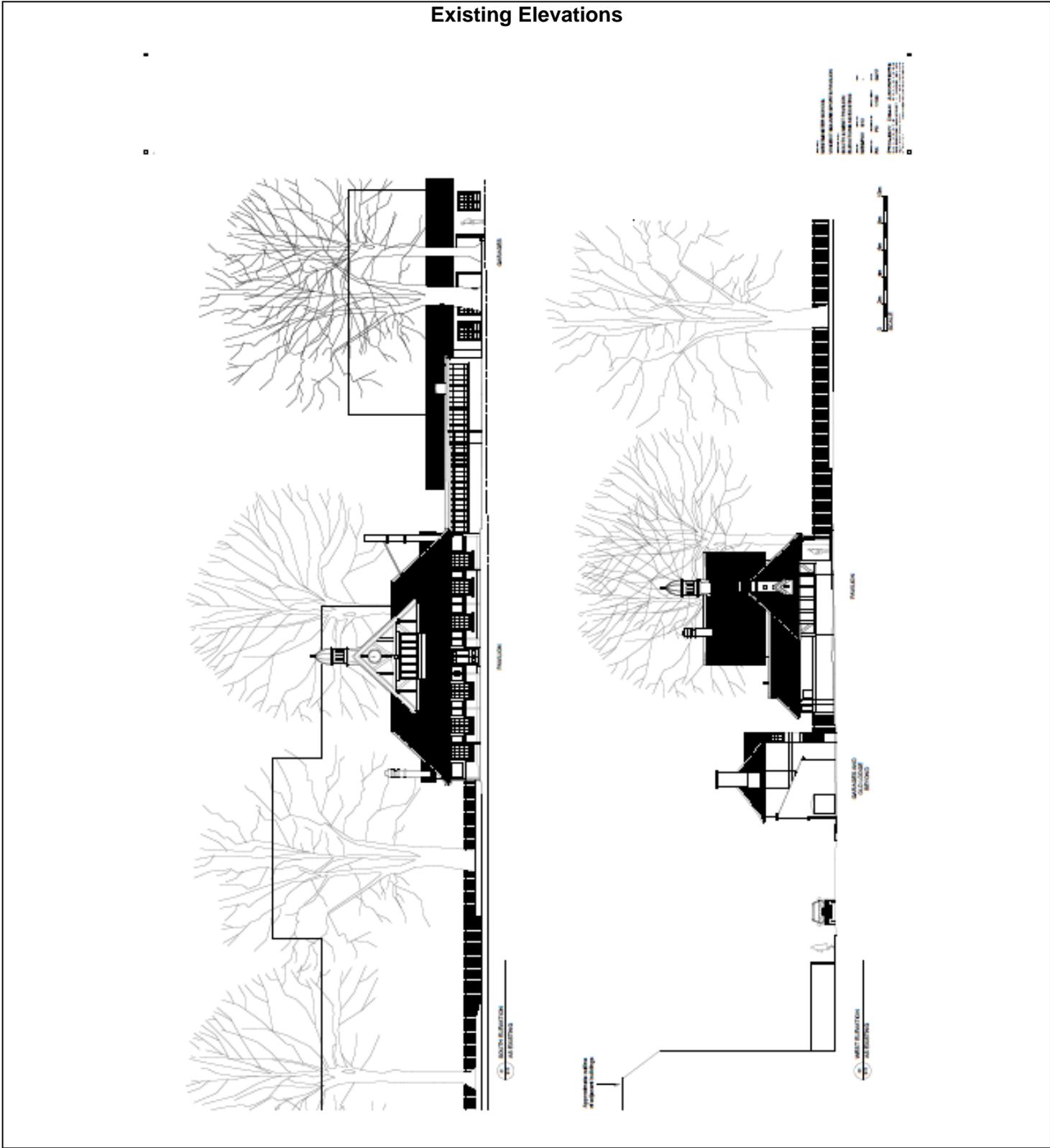
None relevant

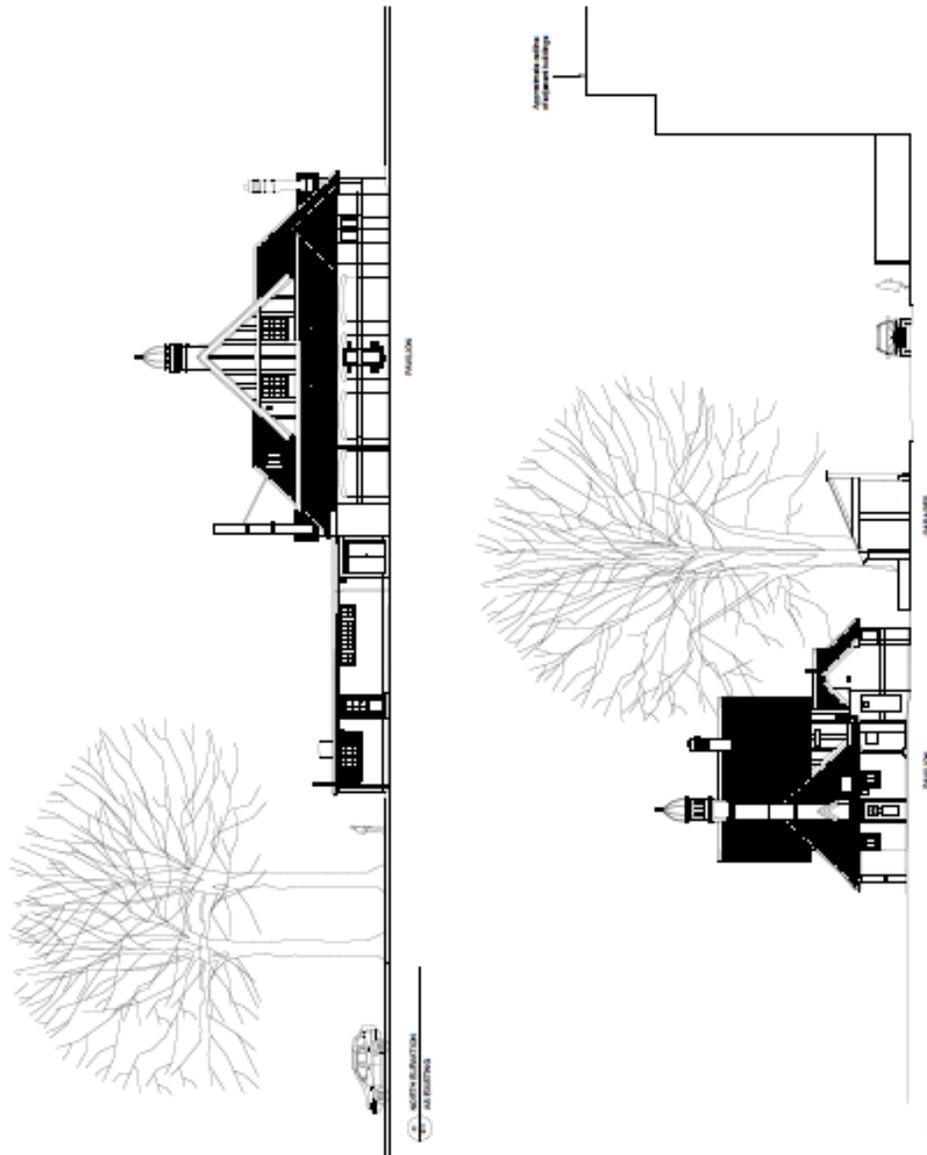
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: VINCENT NALLY BY EMAIL AT southplanningteam@westminster.gov.uk .

9. KEY DRAWINGS

Existing Elevations

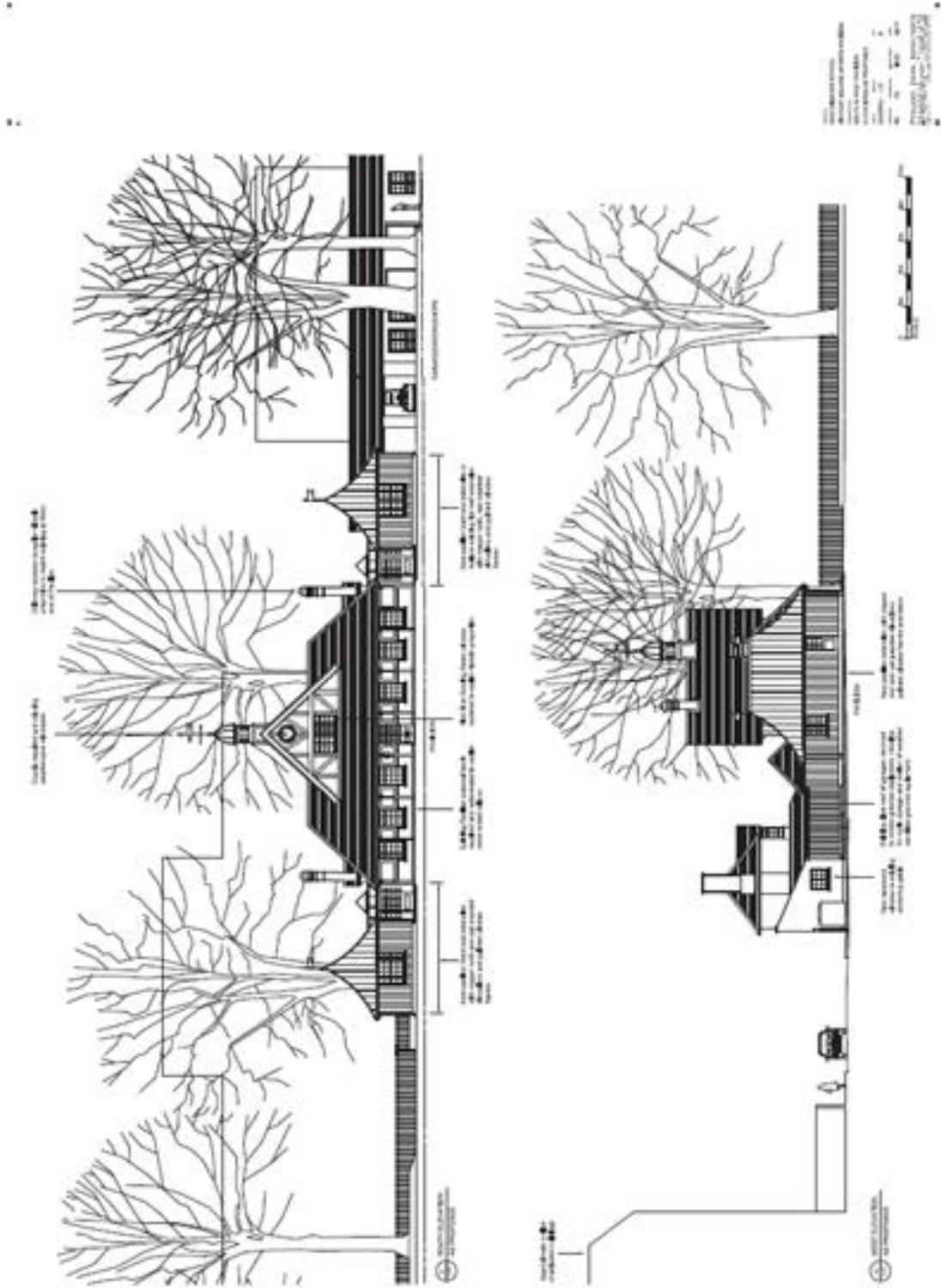




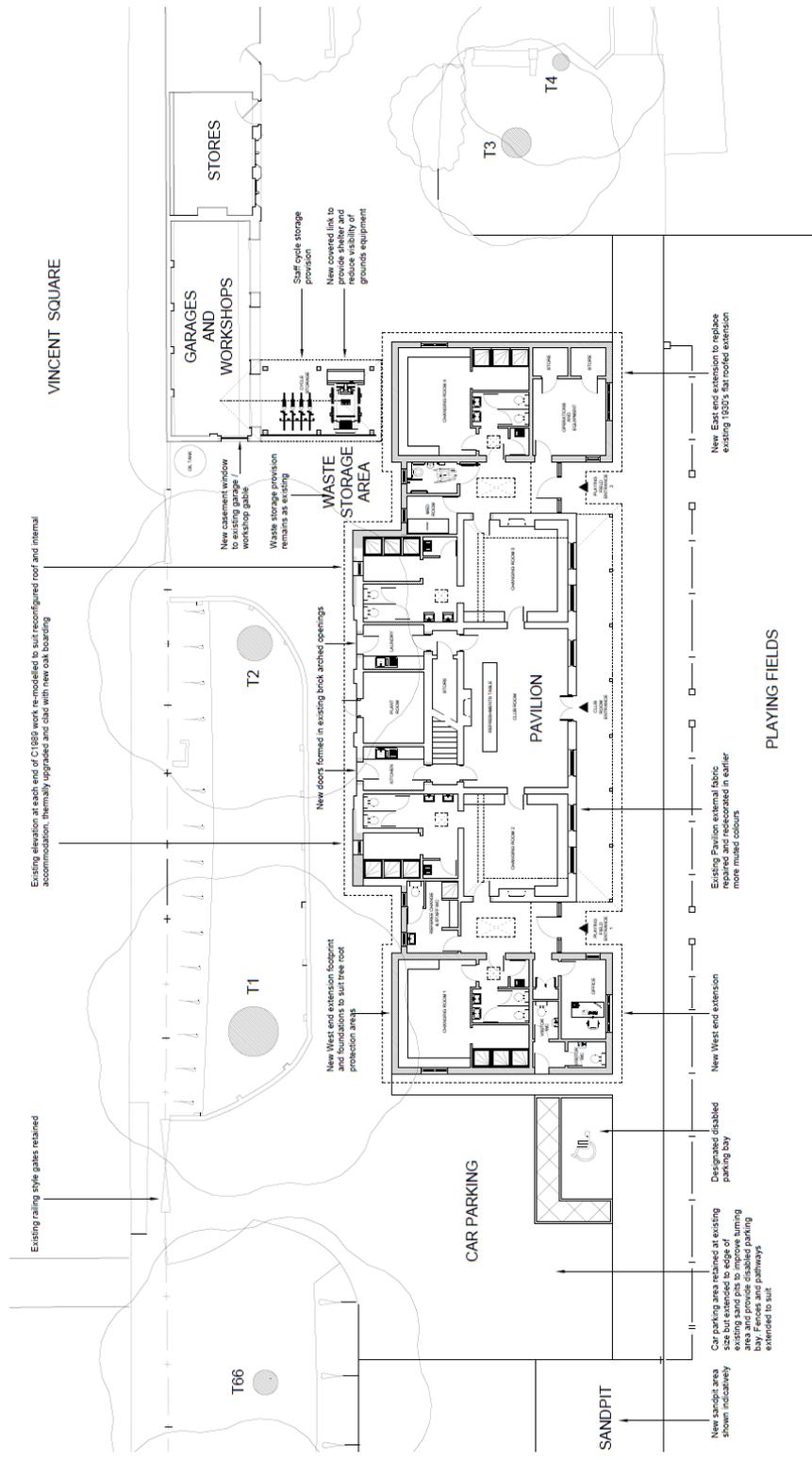
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Proposed Elevations



Proposed Ground Floor Plan



Existing elevation at each end of C1989 work re-modelled to suit reconfigured roof and internal accommodation, thermally upgraded and clad with new oak boarding

Existing calling style gates retained

New casement window for larger working gable
Waste storage provision remains as existing

Staff cycle storage provision
New covered link to reduce visibility of grounds equipment

New doors formed in existing brick arched openings

New West end extension footprint and foundations to suit tree root protection steps

New East end extension to replace existing 1980's flat roofed extension

Existing Pavilion external fabric repaired and redecorated in earlier more muted colours

New West end extension

Designated disabled parking bay

Car parking area reduced at existing size but extended to edge of existing sand pit to improve turning area and provide disabled parking and wheelchair access pathways extended to suit

New tactile area shown indicate way shown

DRAFT DECISION LETTER

Address: Vincent Square Playing Fields Leisure Suite , Vincent Square, London, SW1P 2PW

Proposal: Demolition of existing extension to the cricket pavilion in Vincent Square and formation of two new flanking extensions.

Reference: 17/07151/FULL

Plan Nos: L02 RevB Site Plan as proposed; L03 RevB Ground Floor Plan as proposed; L04 RevB First Floor Plan as proposed; L05 RevB Roof Plan as proposed; L10 RevB Site Elevations as proposed; L11 RevB Pavilion N&E Elevations as proposed; L12 RevB Pavilion S&W Elevations as proposed, Design and Access Statement (July 2017)

Case Officer: Jane Hamilton

Direct Tel. No. 020 7641 8019

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 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 Vincent Square 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)

- 3 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)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Vincent Square 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 You must apply to us for approval of detailed drawings, elevations and sections of the following parts of the development -
- (i) All new doors,
 - (ii) All new and refurbished windows,
 - (iii) Pyramidal rooflights,
 - (iv) Rebuilt chimney.

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. (C26DB)

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 Vincent Square 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)

- 6 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 7 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

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 Vincent Square 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)

- 8 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

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 Vincent Square 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)

- 9 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. 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 six months of completing the development (or within any other time limit we agree to in writing)., , If you remove any trees or find that they are dying, severely damaged or diseased within six months 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 this part of the Vincent Square 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)

- 10 {b Pre Commencement Condition}. You must apply to us for approval of an updated method statement explaining the measures you will take to protect the trees on and close to the site. This should expand on tree protection as set out and specified in your tree report PDA/VNC/AMS/01d dated 12 March 2018 and contain the following additional information to supplement this report, namely:

- (i) Demonstration of the practicality of erecting Heras fencing on scaffold poles.
- (ii) Details of construction logistics, plant and equipment to demonstrate that the existing tarmac surface is sufficient to accommodate the maximum anticipated loads from construction equipment and machinery.

- (iii) Clarification of which tree protection methods are proposed (the tree report PDA/VNC/AMS/01d refers at 2.3.7 to following the provisions of paragraph 2.3.3, but these refer to two different protection methods)
- (iv) Sections of the different ground protection to illustrate their make up with regard to the existing surfaces and levels.
- (v) Clarification of tree protection at paragraphs 3.6 and 3.7 of the tree report PDA/VNC/AMS/01d as the sequencing is not clear. In particular, details of when the surfacing is removed, when the piling mat goes in, how it is put in place, and when it is removed, in relation to other operations such as trial investigation for piles and installation of drainage.
- (vi) detailed overview of sequencing to demonstrate that the operations do not conflict and result in the tree protection measures as proposed becoming incapable of being implemented.
- (vii) Details of tree protection to the new sand pit area and the new hard surfacing for car parking.

You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

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)

- 11 You must provide the access for people with disabilities as shown on the approved drawing(s) and as outlined in the Design and Access Statement dated August 2018 before you use the building. (C20AB)

Reason:

To make sure that there is reasonable access for people with disabilities and to make sure that the access does not harm the appearance of the building, as set out in S28 of Westminster's City Plan (November 2016) and DES 1 (B) of our Unitary Development Plan that we adopted in January 2007. (R20AC)

- 12 All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)

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 Vincent Square 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)

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 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)
- 3 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 4 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 5 With regard to tree protection you are advised to read the following.
 - * British Standard BS: 5837 (2005) and later revisions - Recommendations for trees in relation to construction
 - * National Joint Utilities Group guide NJUG 10 - Guidelines for the planning, installation and maintenance of utility services in proximity to trees (1995)
 - * Arboricultural Practice Note APN 1 - Driveways close to trees (1996), and the products available to provide hard surfaces close to trees. (I92AA)

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.