

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 14 September 2021	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved West End	
Subject of Report	49 Newman Street, London, W1T 3DZ		
Proposal	Partial demolition including rear facades and fourth floor mansard roof; a new brick elevation at fourth floor and mansard roof at fifth floor; rear extension; installation of new shopfront and windows; re-configuration of entrances; repair of retained elevations; extension of the chimney stack; basement excavation; connection of the basement, ground and fifth floors to 50-57 Newman Street in connection with hotel use (Class C1), continued use of the first, second, third and fourth floors as self-contained residential flats (Class C3); private terrace at rear fifth floor level in connection with the hotel use and associated external works.		
Agent	Gerald Eve LLP		
On behalf of	Centrale Investments Limited		
Registered Number	20/08346/FULL	Date amended/ completed	29 December 2020
Date Application Received	29 December 2020		
Historic Building Grade	Unlisted		
Conservation Area	Charlotte Street, West		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

Permission is sought to link 49 Newman Street to No 50-57 Newman Street adjacent which is under construction for use as a hotel, to provide additional hotel floorspace at lower, ground and 5th floor levels. The scheme also includes upgrading of residential flats on the 1st to 4th floors. Works proposed include the removal of a 4th floor mansard and rebuilt sheer with a new 5th floor mansard extension above and the erection of an infill extension to a rear lightwell up to 4th floor level.

The key issues for consideration are;

- The acceptability of the loss of a café' and increased hotel floorspace in land use terms
- The impact of the proposed works, including removing an existing mansard rebuilding a sheer

extension and erection of a 5th floor mansard above on the appearance of the building and the character and appearance of the Charlotte Street West Conservation Area

- The impact of the additional bulk and mass on residential amenity.

The site lies within the Central Activities Zone (CAZ), the loss of the existing café' and additional hotel floorspace complies with land use policies. In design terms the works are considered acceptable and would preserve and enhance the Charlotte Street West Conservation Area. The works would not result in any adverse impact on residential amenity.

The application accords with development plan policies and accordingly is recommended for approval.

3. LOCATION PLAN



4. PHOTOGRAPHS



5. CONSULTATIONS

WASTE PROJECT OFFICER

Objection inadequate refuse details shown

BUILDING CONTROL - DEVELOPMENT PLANNING

Any response to be reported verbally

FITZROVIA NEIGHBOURHOOD ASSOCIATION

No response received

FITZROVIA WEST NEIGHBOURHOOD FORUM

Objection, to loss of café (Class E), breach in party wall and increase in hotel floorspace, Increase in height and loss of buildings integrity within the Conservation Area
Inadequate layout and design of 4 flats, lack of family sized residential.

THAMES WATER

Comment that the development is located within 15 metres of a strategic sewer, request a condition that prevents piling to be carried out prior to a piling method statement being approved by the City Council in consultation with Thames Water.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 81

Total No. of replies: 3

3 Objections received on some or all of the following grounds;

Amenity

Loss of light

Design

Unacceptable alteration in a Conservation Area

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The site comprises a mid to late Victorian building of lower ground, ground, and four upper floors which fronts onto Newman Street and Mortimer Street within Fitzrovia. The lower ground and ground floors are in use as a café' (Class E), with 4 x 2 bedroom residential flats the upper floors.

The building is constructed from London stock brick with red dressings flat brick arches and stone shopfront. It has a corner central entrance door to the cafe and an additional door on

Newman Street which provides access to the residential above. The building turns the corner from Newman Street to Mortimer Street both elevations have two bays with a tall corner chimney.

The building is not listed but lies within the Charlotte Street West Conservation Area and is identified in the Conservation Area audit as being a building of merit. The site lies within the Central Activities Zone.

The surrounding area is genuinely mixed use in character with many shops, restaurants bars and office nearby. The adjacent building No 50-57 Newman Street (linked to this application) is currently being redeveloped to provide a 85 bedroom hotel. There is also a well -established residential community within Fitzrovia.

6.2 Recent Relevant History

On 23 April 2020, permission was refused for 'Use of basement and ground floor level as restaurant (Class A3) for the sale of food and drink for consumption on the premises. Installation of new external ventilation duct to the rear'. RN 19/08319/FULL

The application was refused due to loss of retail, and a proposed duct being harmful to the appearance of the building and the Charlotte Street West Conservation Area.

50-57 Newman Street

On 13 December 2018 permission was granted at the neighbouring building for the following development

Demolition and redevelopment to provide a building of three basement levels, ground and part five, part six upper floors for use as a hotel (Class C1) with ancillary restaurant, bar and wellness facilities, including terraces at 4th and 6th floors; plant equipment at 6th floor and roof level and associated works. RN 17/11106/FULL.

The property was acquired by the applicant in late 2019. On 30 March 2020 a Non-Material Amendment was approved which permitted a range of minor design changes including :

- A reduction in hotel bedrooms from 100 to 85 and a revised room layout at floors 1-6
- The creation of a void at 1st basement level
- The reconfiguration of the loading dock space and entrance at the rear
- The repositioning of lifts and staircase
- Reconfiguration of front of house and back of house areas including the restaurant/bar and deli at ground floor level
- Provision of a wellness facility within the basement rather than at ground floor.

7 THE PROPOSAL

Permission is sought for a scheme which will link the application premises to 50-57 Newman Street to provide additional hotel facilities at lower ground, ground and new 5th floor levels. The application also involves reconfiguring and slightly extending four residential units at 1st to 4th floor levels.

The application involves the following physical works:

- Removal of existing 4th floor mansard roof and rebuilding sheer and the erection of a 5th floor mansard above;
- Creation of new openings in the party walls between 49 Newman Street and 50-57 Newman Street at basement, ground and fifth floors
- Excavation 1.35m below the basement floor and install a new basement slab at the level of the basement to the adjacent permitted scheme at 50-57 Newman Street
- Erection of an extension in a rear lightwell to relocate the core providing a staircase and additional floorspace to the existing flats
- Relocation of the entrance to the residential flats, including the provision of a lift from ground to 4th floor level
- Provision of a 5th floor roof terrace for the hotel
- New shopfront

8 DETAILED CONSIDERATIONS

8.1 Land Use

The table below sets out the existing and proposed floorspace figures, Gross Internal Areas (GIA)

Use	Existing	Proposed	Change
Hotel	0	160	+160
Residential (C3)	204	256	+52
Café' E	123	0	-123
Total	327	416	+89

Loss of Café (Class E)

The application involves the loss of a small café at ground and lower ground floor levels. Part of the character of the CAZ is the broad range of town centre uses at ground floor level. The scheme seeks to create a link on the lower floors to the adjacent 50-57 Newman Street to use the lower ground, and ground floors as additional hotel floorspace.

City Plan policy 14 (part G) states that in in the parts of the CAZ that are commercial or mixed-use in character, the loss of town centre uses from the ground floor will be resisted. The site is in a mixed- use part of the CAZ (outside the retail hierarchy) and policy 14 part G is therefore applicable. Use of the ground floor as part hotel reception part hotel restaurant would however retain an appropriate town centre use. The policy aims to maintain the continuity of commercial uses at ground floor level. There will be no break in the commercial frontage as a result of this application. The loss of the café is acceptable in land use policy terms.

Proposed Hotel (Class C1)

City Plan Policy 14(A) supports the intensification of the CAZ to provide additional floorspace for main town centre uses, which includes hotel and conference facilities (as defined within the NPPF and London Plan).

As set out above, the proposal seeks to link the application premises to the hotel under

construction at 50-57 Newman Street at lower ground, ground and 5th floors. The lower ground would provide space for an extended gymnasium, there would be an extended restaurant and reception at ground floor level and a larger hotel suite in the proposed new 5th floor mansard. In total the proposal will result in the provision of 160 m² of hotel floorspace

City Plan policy 15 (Visitor Economy) is applicable. The aim being to maintain and enhance the attractiveness of Westminster as a visitor destination, balancing the needs of visitors, businesses and local communities. New hotels and conference facilities will be directed to commercial areas of the CAZ (Part G of policy 15). Applications for extensions and upgrades to existing hotels will have regard to impacts on the wider area (Part H of policy 15).

An objection has been received from the Fitzrovia Neighbourhood forum to the increase in hotel floorspace. The permitted 85 bedroom hotel at 50-57 Newman Street is 6162 m², the additional 160m² as part of this application would constitute a 2.5% increase in floorspace. This is a small increase in floorspace that would not result in any significant intensification of the permitted hotel. The applicant considers that the proposal will increase the prominence of the hotel by providing a secondary frontage onto Mortimer Street. Given the character of the area the increase in hotel floorspace is considered to be acceptable in accordance with policy.

Residential (Class C3)

City Plan policy 12 (Housing Quality) seeks to ensure that all new homes and residential extensions will provide a well-designed, energy efficient and high-quality living environment.

The 1st to 4th floors are currently in use as 4 x 2 bedroom flats accessed from Newman Street. The flats on the lower 3 floors all measure 52.8 m², the flat within the mansard is slightly smaller measuring 45.1m².

The scheme will retain the 4 x 2 bedroom units, but the flats will be reconfigured with new fireproof partitions added. Access will be from Mortimer Street via a repositioned staircase. An infill extension of a rear lightwell will enable the provision of a lift serving all the flats (but does not extend to the 5th floor hotel accommodation). An objection has been received that the flats will be below the nationally described space standards, furthermore that layout is inadequate lacking in storage space and at least one larger family sized unit should be provided.

The minimum space standard for a 2x bedroom (3 person) flat is 61m². The size of all four flats will be increased to 58.4m². Whilst it is acknowledged the proposed accommodation would be marginally below the space standards all the flats are being increased in size with improved lift access and are considered to be an improvement in comparison with the existing accommodation. The provision of a larger family sized unit could only be achieved by reducing the overall number of units which would be contrary to City Plan policy 8 which protects residential floorspace and units. In the circumstances the residential provision is considered acceptable.

8.2 Townscape and Design

Legislation

The key legislative requirements in respect to designated heritage assets are as follows:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “In

the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

Consideration

49 Newman Street is an unlisted building located in the Charlotte Street West Conservation Area. The Conservation Area Appraisal identifies it as a building of merit where a roof extension would not normally be acceptable. The building dates from the later nineteenth century forming a late Victorian property which sits on a small corner plot at the junction of Newman Street and Mortimer Street. It comprises a four-storey building with basement beneath and mansard above. Its faced in yellow stock brick with red brick string courses and stepped window headers brick aprons to the upper floors. The original windows survive to the street facing facades. The ground floor was faced in stone at a later date, likely during the first half of the twentieth century, to provide a formal shopfront and corner entrance.

The proposals include the demolition of the roof, rear facades, internal partitions, staircase and windows. The front facades and floorplates are to remain. An additional storey is proposed to be built in brick match the façade beneath and a new mansard added above. The chimney stack would also be extended. At the rear a small extension is proposed to remove the existing modest open lightwell area with a small terraced above. New shopfronts are also proposed at ground floor level.

The additional storey has been designed in a sympathetic manner in response to the built context. The materials and form of the extension reflect the existing building, while the increase in height will sit appropriately against the taller properties either side. The surrounding context has changed since the adoption of the Charlotte Street West Conservation Area Appraisal. A six-storey building is under construction at 50-57 Newman Street and a seven-storey building has been completed at 2-6 Mortimer Street. The proposed dormer windows would be larger than the windows beneath. This would have a detrimental impact on the hierarchy of the façade and fails to comply to the 'Roofs' SPG. An amending condition is recommended to ensure that the size of the windows are reduced.

Subject to this condition, the proposed extension will have a neutral impact on the character and appearance of the conservation area and will comply with the requirements of policies 38, 39 and 40 of Westminster's City Plan 2019-2040 (adopted April 2021).

The existing rear lightwell is of a modest size and, given the new rear building line at 50-57 and modern character of the mews, it no longer contributes the character and appearance of the conservation area. As such, its infill and proposed roof form at the rear is acceptable in this case. The new facades should be finished in a yellow stock brick to match existing. A condition is recommended regarding the materials proposed to be used.

While the proposed removal of the original windows across the facades is disappointing, the building is not listed, and matching replacements will have no impact on the character and appearance of the conservation area. A condition is recommended regarding the detailed design of the windows to ensure that they match in terms of their material and design.

At ground floor level, the proposals will see the removal of the windows and the sills dropped. New units are proposed which include glazing bars to reflect the windows above. The new units and removal of the clutter, such as the signage and awnings are welcomed. A condition is recommended regarding the detailed design of the new units.

While a fixed panelled door would better reflect the character of the building, given the improvements proposed at ground floor level, the fixed glazing is acceptable in this case.

Objections have been received regarding the impact the proposals will have on the unity of the building and its contribution to the character and appearance of the conservation area. While the height of the building will increase, the window openings of the brick façade will remain unaltered. Existing openings on each floor are uniform in size, unlike earlier terraced properties. As such, the proposals will not impact any legible hierarchy between floors. The building will remain uniform in appearance. The parapet will remain almost a storey lower than that at 1-3 Mortimer Street, 1m lower than that at 50-57 Newman Street and will not reach the height of 2-6 Mortimer Street across the road. Given the taller properties within the immediate vicinity and the uniform nature of its fenestration, the proposals will preserve the character of the building.

This application complies with policies 38, 39 and 40 of the City Plan 2019-2040 and will preserve the character and appearance of the conservation area.

As such, the proposal is considered acceptable, mindful of policies 38, 39 and 40 of the City Plan 2019; and therefore, a recommendation to grant conditional permission would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.3 Residential Amenity

Development that could result in a change to the amenity of neighbouring occupiers are assessed against Policy 7 of the City Plan 2019 - 2040. The policy seeks to prevent unacceptable impacts in terms of losses of daylight and sunlight, privacy and increases in sense of enclosure and overshadowing. Policies 33 and 38 C are also relevant, which seek to make sure that quality of life and health and wellbeing of existing and future occupiers, including considerations such as noise and construction impacts.

Daylight and Sunlight

The proposed additional storey would result in an increase in the buildings height from 42.86m to 46.79m. A Daylight and Sunlight report has been submitted as part of the application which assesses the impact on the following properties:

48 Newman Street, 66 Goodge Street, 45-46 Newman Street, 58-60 Goodge Street, 1 Fitzroy Place.

Daylight

For daylight matters, VSC is the most commonly used method for calculating daylight levels. It is a measure of the amount of light reaching the outside face of a window. This method does not rely on internal calculations, which means that it is not necessary to gain access to affected properties. If the VSC is 27% or more, the Building Research Establishment (BRE) advises that the window will have the potential to provide good levels of daylight. It also suggests that reductions from existing values of more than 20% should be avoided as occupiers are likely to notice the change.

The BRE stresses that the numerical values are not intended to be prescriptive in every case and should be interpreted flexibly depending on the circumstances. This is because expectations may be different in rural or suburban situations compared to a more densely developed urban context. The guidance acknowledges that although these values should be aimed for, it may be appropriate in some locations such as in urban areas to use more realistic values. Properties that are affected by reduced daylight that see retained VSC values in the mid-teens are therefore considered to have a reasonable amount of daylight in the context of this particular urban location.

The report submitted indicates that out of 95 windows assessed across all 4 properties, 34 windows would achieve a VSC of greater than 27% and in all the remaining cases any losses would be less than 20%. The scheme complies with BRE guidelines in terms of daylight.

Sunlight

In respect of sunlight, the BRE guide suggests that a dwelling will appear reasonably well sunlit provided that at least one main window wall faces within 90° of due south and it receives at least a quarter of annual probable sunlight hours (APSH), including 5% of APSH during the winter months (winter PSH). As with the tests for daylighting, the guidelines recommend that any reduction below this level should be kept to a minimum; if a window will not receive the amount of sunlight suggested, and the available sunlight hours is less than 0.8 times their former value, either over the whole year or just in winter months, then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, then the loss of sunlight may be noticeable.

Assessment

The daylight and sunlight analysis has been undertaken on the basis that the hotel under construction at 50-57 Newman Street is in place. Objections have been received from 3 flats at 45-46 Newman Street a residential block on the eastern side of Newman Street, situated to the south-east of the site.

The table below shows the daylight impact to 45-46 Newman Street (Objector's property).

Floor	Room	window	Existing VSC	Proposed VSC	Loss	% loss
First	Livingroom	W1 1 st	13.5	13	0.5	3.7%
	Livingroom	W2 1 st	12.6	12.4	0.2	1.6%
	Livingroom	W3 1 st	10.2	10.2	0	0%
	Bedroom	W4 1 st	12.4	12.2	0.2	1.6%
Second	Dining room	W1 2 nd	16.1	15.6	0.5	3.1%
	Dining room	W2 2 nd	15.9	15.6	0.3	1.9%
	Dining room	W3 2 nd	12.4	12.4	0	0%

	Living room	W4 2nd	15.6	15.5	0.1	0.6%
Third	Bedroom	W1 3rd	19.2	18.9	0.3	1.6%
	Bedroom	W2 3 rd	20.2	20.1	0.1	0.5%
	Bedroom	W3 3rd	15.4	15.4	0	0%
	Living room	W4 3rd	19.8	19.8	0	0%

The table above shows there is very minimal impact to daylight (VSC) levels to windows on the 1st to 3rd floor levels, and there would be no impact to windows on the 4th and 5th floors. The study as a whole shows that there will be no breach in BRE guidelines in terms of both daylight (VSC and NSL) and sunlight (APSH) to any of the properties assessed. This aspect of the application is acceptable.

Sense of Enclosure

The rear extension infilling a small lightwell is relatively modest. Given the location of the sites location the increased bulk and mass of the roof extension would not result in any material or harmful increased sense of enclosure to neighbouring properties.

Privacy

Rebuilding the 4th floor and new 5th floor will not result in any additional overlooking to facing properties on Newman Street or Mortimer Street. The scheme includes a small rear 5th floor terrace accessed from the new hotel room. The terrace is in close proximity to the flank elevation of No 1-3 Mortimer Street. Given that the upper floors of this property are use as offices and are not residential it is not considered that permission should be withheld on the basis that there would be overlooking and a loss of privacy.

8.4 Transportation/Parking

The proposal will not generate any additional demand for on- street car parking, or result in increased servicing requirements. The scheme will have no adverse impact on the highway.

8.5 Economic Considerations

Any economic benefits generated by improvements to the hotel are welcomed

8.6 Access

City Plan Policy 38 states that all development will place people at the heart of design, creating inclusive and accessible spaces and places. Infilling the small lightwell next to Berners Mews to provide a new staircase will improve vertical access in the building. The provision of lift access to all the flats at 1st to 4th floors is welcomed in accordance with City Plan and London Plan policies.

8.7 Other UDP/Westminster Policy Considerations

Refuse /Recycling

The waste project officer has objected to the application as no details of refuse storage has been provided. It is recommended that refuse and recycling details are secured by condition

Sustainability

City Plan Policy 36 expects all development to reduce on-site energy demand and maximise the use of low carbon energy sources to minimise the effects of climate change.

The proposals make use of previously developed urban land, which is well served by public transport. The proposals will re-use the embodied energy of the existing building; as opposed to demolishing it and building anew. The application therefore proposes a more efficient use of the land, which is consistent with the aims of sustainable development within the NPPF and City Plan Policy 1.

The Proposed Development would improve the thermal and acoustic performances of the building through the installation of double glazed windows (where existing historic windows cannot be repaired) and improvements to internal building fabric. Thermal performance of the building will also be improved as a result of proposed insulation to the new mansard roof and terrace. This would lead to a reduction in the demand for on site energy usage and is therefore in accordance with City Plan Policy 36.

8.8 Westminster City Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with s.38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan adopted in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 8.9). As set out in s.38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

8.9 Neighbourhood Plans

Not applicable

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan 2019 - 2040 (April 2021) policies referred to in the consideration of this application are considered to be consistent with the NPPF 2019 unless stated otherwise.

8.12 Planning Obligations

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

8.13 Environmental Impact Assessment

The development is not of a scale that requires an Environmental Impact Assessment.

8.14 Other Issues

Basement

The scheme involves excavation 1.35 m below the basement floor and installation of a new basement slab at the level of the adjacent permitted scheme at 50-57 Newman Street. The building is not within a flooding hotspot area (as defined by the basement SPG). As the proposal is for a single basement level it complies with all parts of Westminster's basement policy in City Plan policy 45. In order to mitigate construction impacts the Council has adopted its Code of Construction Practice, which requires developments of this nature to submit details of how the construction phase of the development will be managed.

Construction impact

A condition is proposed which requires the applicant to sign up to the Council's 'Code of Construction Practice' (COCP) to ensure that the basement construction process is carefully managed, minimising disruption to neighbours and the highway and reducing the effects of noise, dust, traffic movements etc. resulting from the construction. As part of this process, Environmental Health Officers will liaise with both the applicant and neighbouring occupiers during the construction process to ensure that neighbours' concerns are addressed. Regular site visits will be undertaken to monitor construction operations and ensure compliance. A further condition is recommended to control the hours of excavation and building works. Subject to these conditions, it is considered that the potential effects of the construction process will be ameliorated as far as possible and complies with City Plan policy 45.

Thames Water

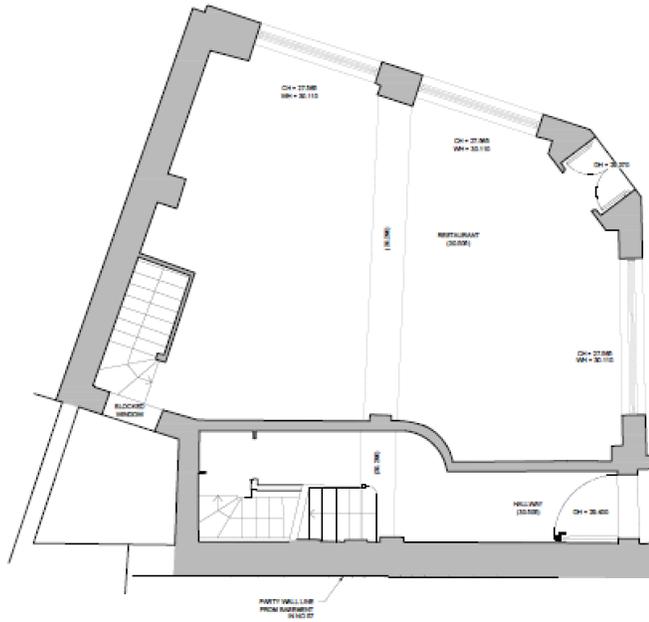
Thames Water advise that the development is located within 15 metres of a strategic sewer. A request is made that permission is subject to a condition which requires a piling method statement to be approved prior to any piling being carried out to prevent damage to subsurface sewerage infrastructure.

(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: MIKE WALTON BY EMAIL AT mwalton@westminster.gov.uk

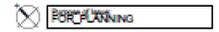
NOTES

- Survey information by others.



01 Ground Floor Plan as Existing
1001 1:50 @ A3

GROUND FLOOR PLAN



NO.	REVISION	DATE	BY	CHKD	APPD
1	ISSUED FOR PERMITTING	12/12/2012	DI	DI	DI
2	ISSUED FOR PERMITTING	12/12/2012	DI	DI	DI
3	ISSUED FOR PERMITTING	12/12/2012	DI	DI	DI
4	ISSUED FOR PERMITTING	12/12/2012	DI	DI	DI
5	ISSUED FOR PERMITTING	12/12/2012	DI	DI	DI
6	ISSUED FOR PERMITTING	12/12/2012	DI	DI	DI
7	ISSUED FOR PERMITTING	12/12/2012	DI	DI	DI
8	ISSUED FOR PERMITTING	12/12/2012	DI	DI	DI
9	ISSUED FOR PERMITTING	12/12/2012	DI	DI	DI
10	ISSUED FOR PERMITTING	12/12/2012	DI	DI	DI

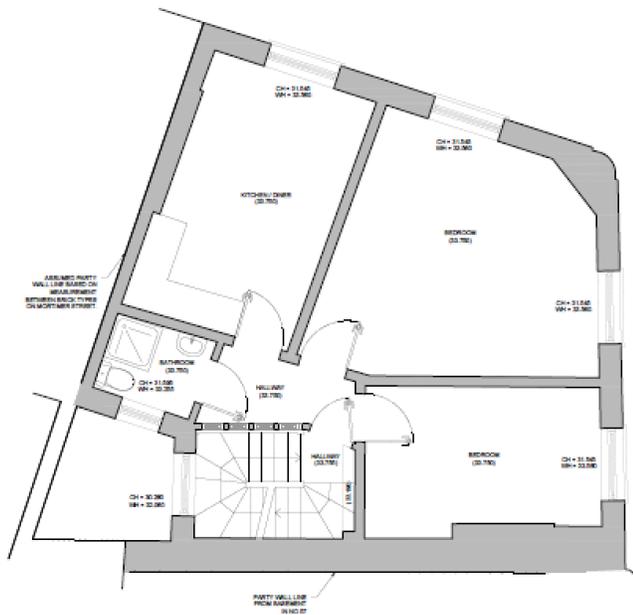
Donald Insall Associates
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Project	1100000000
Client	1000
Scale	1:50
Sheet	P 0

NOTES

- Survey information by others.



01 First Floor Plan as Existing
1002 1:50 @ A3

FIRST FLOOR PLAN



FOR PLANNING

<p>1. All measurements are taken from the centre of the wall unless otherwise stated.</p> <p>2. All measurements are taken from the finished floor level unless otherwise stated.</p> <p>3. All measurements are taken from the finished floor level unless otherwise stated.</p> <p>4. All measurements are taken from the finished floor level unless otherwise stated.</p> <p>5. All measurements are taken from the finished floor level unless otherwise stated.</p> <p>6. All measurements are taken from the finished floor level unless otherwise stated.</p> <p>7. All measurements are taken from the finished floor level unless otherwise stated.</p> <p>8. All measurements are taken from the finished floor level unless otherwise stated.</p> <p>9. All measurements are taken from the finished floor level unless otherwise stated.</p> <p>10. All measurements are taken from the finished floor level unless otherwise stated.</p>	<p>Party Wall</p> <p>Window</p> <p>Door</p> <p>Staircase</p> <p>Wall</p> <p>Floor</p> <p>Roof</p> <p>Basement</p> <p>Other</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p>
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First Floor Plan Existing
 1002
 1:50
 P 0

Replace all existing timber windows, to match existing sash windows, as per architect's specification. All sash windows are to be supplied with draft seals and with weights adjusted to enable easy opening.

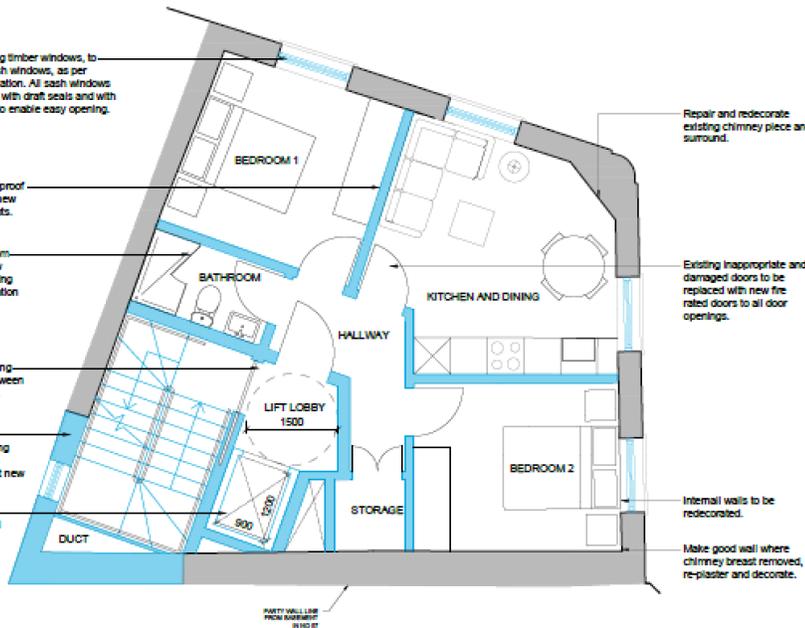
Construct new fireproof partitions to form new reconfigured layouts.

Form new bathroom complete with new fittings waterproofing mechanical ventilation and associated plumbing.

Supply and fit sliding fire rated door between stair and lift lobby.

Enclose existing lightwell in matching brickwork to form stairwell, construct new stairs.

Fit passenger lift to improve vertical access to the building.



Repair and redecorate existing chimney piece and surround.

Existing inappropriate and damaged doors to be replaced with new fire rated doors to all door openings.

Internal walls to be redecorated.

Make good wall where chimney breast removed, re-plaster and decorate.

DRAWING NOTES

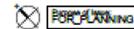
- All drawings based on survey information by others.
- All works are to be undertaken as per D16 Specifications, Schedule and Documents.
- Refer to all drawings, specifications and schedules by other consultants.
- Read all notes on this drawing and prior drawing in colour.
- Drawing's level of detail is not suitable for construction. Contractor to confirm dimensions on site.

DRAWING KEY

- New fabric shown in blue
- Existing Fabric

D1 First Floor Plan as Proposed
2002 1:50 @ A3

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Scale 1:50
m



NO	REVISION	DATE	BY	CHECKED	APPROVED
1	Issue for construction	14/08/2002	DI	DI	DI
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3	Issue for construction	14/08/2002	DI	DI	DI
4	Issue for construction	14/08/2002	DI	DI	DI
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10	Issue for construction	14/08/2002	DI	DI	DI

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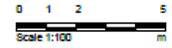
01 East Elevation as Proposed
2201
1:100 @ A3

- DRAWING NOTES**
- All drawings based on survey information by others.
 - All works are to be undertaken as per DPA Specifications, Schedules and Drawings.
 - Refer to all drawings, specifications and schedules by other consultants.
 - Read all notes on this drawing and print drawing in colour.
 - Drawings level of detail is not suitable for construction. Contractor to confirm dimensions on site.

- Proposed Extension**
- Existing masonry to be dismantled and the existing brick elevation to be extended to 4th floor, including the extension of the chimney stack.
 - Proposed details to match existing.
 - A new main entrance with lead double windows is proposed to the 5th floor. New street level windows to match details of existing windows.
 - Lead chimney pots to be reinstated.
 - New coping stones are proposed to the 5th floor parapet as per the existing curved line.

- External Repairs and Redecoration**
- Allow for 100% cleaning of brickwork and stone sills as per architect's specifications.
 - Allow for repointing of the brickwork in a like-for-like manner, as per architect's specifications.
 - Replace and repair aligned gauged brickwork to window heads.
 - Repair or replace damaged bricks to decorative roof terrace window sills.
 - Clean and repair stone sills, as per architect's specifications.

- Proposed repairs and alterations to Ground Floor**
- Repair and reduce the elevation at ground floor as per appropriate specification.
 - Existing windows at ground floor are to be replaced. The sill levels of existing plate glass shop windows along both elevations are lowered and the glazing bar pattern reinstated to match the details of the sash windows above and the consented scheme at 50-57 Newman Street.
 - Replace existing paneled double door, along the dismounted entrance, with new to match existing details. Double glazed panes are proposed to panes above.
 - Supply and fit new lead capping to timber cornice at low level.
 - Repair or replace all damaged masonry as necessary in a like-for-like manner, as per architect's specifications.
 - The existing door to the residential units along Newman Street is to be replaced with a new flush glass panel.



FOR PLANNING

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East Elevation Proposed	18/04/22	2201
	1:100	P 0

DRAFT DECISION LETTER

Address: 49 Newman Street, London, W1T 3DZ,

Proposal: Partial demolition including rear facades and fourth floor mansard roof; a new brick elevation at fourth floor and mansard roof at fifth floor; rear extension; installation of new shopfront and windows; re-configuration of entrances; repair of retained elevations; extension of the chimney stack; basement excavation; connection of the basement, ground and fifth floors to 50-57 Newman Street in connection with hotel use (Class C1), continued use of the first, second, third and fourth floors as self contained residential flats (Class C3); private terrace at rear fifth floor level in connection with the hotel use and associated external works.

Plan Nos: 2000 P rev 1, 2001 P rev 0, 2002 P rev 0, 2003 P rev 0, 2004 P rev 0, 2005 P rev 0, 2006 P rev 0, 2007 P rev 1, 2100 P rev 0, 2101 P rev 0, 2200 P rev 0, 2202 P rev 0,

Case Officer: Mike Walton **Direct Tel. No.** 07866039922

Recommended Conditions and Reasons:

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

Reason:

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

2 You must apply to us for approval of 1:20 and 1:5 drawings of the following parts of the development:

- a) External windows and doors;
- b) Shopfront windows; and
- c) Balcony balustrade.

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 drawings. (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 Charlotte Street West Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

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 Charlotte Street West Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

4 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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 Charlotte Street West Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

5 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 work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

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 Charlotte Street West Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

6 You must apply to us for approval of detailed drawings showing the following alteration to the scheme reduced size of the dormer windows. You must not start on these parts of the work until we have approved in writing what you have sent us. You must then carry out the work according to the approved drawings. (C26UC)

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 Charlotte Street West Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26DE)

7 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 Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

8 Pre Commencement Condition. Prior to the commencement of any:

- (a) demolition, and/or
- (b) earthworks/piling and/or
- (c) construction

on site you must apply to us for our written approval of evidence to demonstrate that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice and requirements contained therein.

Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval through 20/08346/FULL

submission of details prior to each stage of commencement. (C11CD)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

9 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

At the request of Thames Water

10 You must apply to us for approval of details of how waste is to be stored on site and how materials for recycling will be stored separately. You must not occupy the lower ground, ground and 5th floors for hotel purposes hereby approved until we have approved what you have sent us. You must then provide the waste and recycling storage prior to occupation of the development and thereafter permanently retain the stores according to these details. You must clearly mark them and make them available at all times to everyone using the hotel. You must not use the waste and recycling store for any other purpose.

Reason

To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021).

Informatives:

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, neighbourhood plan (where relevant), 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 email our Project Officer (Waste) at wasteplanning@westminster.gov.uk for advice about your arrangements for storing and collecting waste.

3 You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at www.westminster.gov.uk/planning-building-and-environmental-regulations/building-control.

4 We recommend you speak to the Head of Building Control about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 6500 or email districtsurveyors@westminster.gov.uk.

5 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 and to apply online please visit www.westminster.gov.uk/suspensions-dispensations-and-skips.

6 With reference to condition 8 please refer to the Council's Code of Construction Practice at (www.westminster.gov.uk/code-construction-practice). You will be required to enter into an agreement with the Council appropriate to this scale of development and to pay the relevant fees prior to starting work.

Your completed and signed Checklist A (for Level 1 and Level 2 developments) or B (for

basements) and all relevant accompanying documents outlined in Checklist A or B, e.g. the full Site Environmental Management Plan (Levels 1 and 2) or Construction Management Plan (basements), must be submitted to the City Council's Environmental Inspectorate (cocp@westminster.gov.uk) **at least 40 days prior to commencement of works** (which may include some pre-commencement works and demolition). The checklist must be countersigned by them before you apply to the local planning authority to discharge the above condition. You are urged to give this your early attention as the relevant stages of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval of each of the relevant parts, prior to each stage of commencement.

Where you change your plans after we have discharged the condition, you must re-apply and submit new details for consideration before you start work. Please note that where separate contractors are appointed for different phases of the project, you may apply to partially discharge the condition by clearly stating in your submission which phase of the works (i.e. (a) demolition, (b) excavation or (c) construction or a combination of these) the details relate to. However please note that the entire fee payable to the Environmental Inspectorate team must be paid on submission of the details relating to the relevant phase.

Appendix A must be signed and countersigned by the Environmental Inspectorate prior to the submission of the approval of details of the above condition.

7 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:

Considerate Group
2 Eastbourne Terrace,
London
W2 6LG

E-mail: jk@considerategroup.com
Phone: 020 3865 20528