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| <b>CITY OF WESTMINSTER</b>                                       |   |  |               |
| <b>PLANNING APPLICATIONS SUB COMMITTEE</b>                       | <b>Date</b><br>30 May 2023  | <b>Classification</b><br>For General Release |               |
| <b>Report of</b><br>Director of Town Planning & Building Control |   | <b>Ward(s) involved</b><br>St James's        |               |
| <b>Subject of Report</b>   | <b>Rupert House, 19 Rupert Street, London, W1D 7PA</b>  |  |               |
| <b>Proposal</b>  | Use of upper and lower basements and ground floor as a place of worship and community centre. |  |               |
| <b>Agent</b>   | Centro Planning   |  |               |
| <b>On behalf of</b>  | Aziz Foundation   |  |               |
| <b>Registered Number</b>   | 23/01606/FULLM  | <b>Date amended/ completed</b>               | 10 March 2023 |
| <b>Date Application Received</b>                                 | 10 March 2023   |  |               |
| <b>Historic Building Grade</b>                                   | Unlisted  |  |               |
| <b>Conservation Area</b>   | Soho  |  |               |
| <b>Neighbourhood Plan</b>  | N/A   |  |               |

## 1. RECOMMENDATION

Grant conditional permission, including a Grampian condition to secure hostile vehicle mitigation measures on the public highway in Rupert Street.

## 2. SUMMARY & KEY CONSIDERATIONS

The application involves a basement and sub-basement unit within the Trocadero complex, located on the western side of Rupert Street. The site was last used as a small two-screen cinema which opened in the mid-1980's (the Metro Cinema), under a personal planning permission. The unit has been vacant since 2006 and planning permission is sought for the use of this space as a place of worship and community centre, with a main community hall and prayer space at lower basement level for 250 worshippers and a mezzanine floor at upper basement level which will allow for up to 140 worshippers (a total capacity of 390).

The key considerations in this case are:

- \* whether the use is acceptable in terms of land use terms;
- \* the impact on residential amenity;
- \* the impact on highways;
- \* crime, security and safe means of access to the proposed use.

An application was submitted in February 2020 for a place of worship and community use (for 1,000

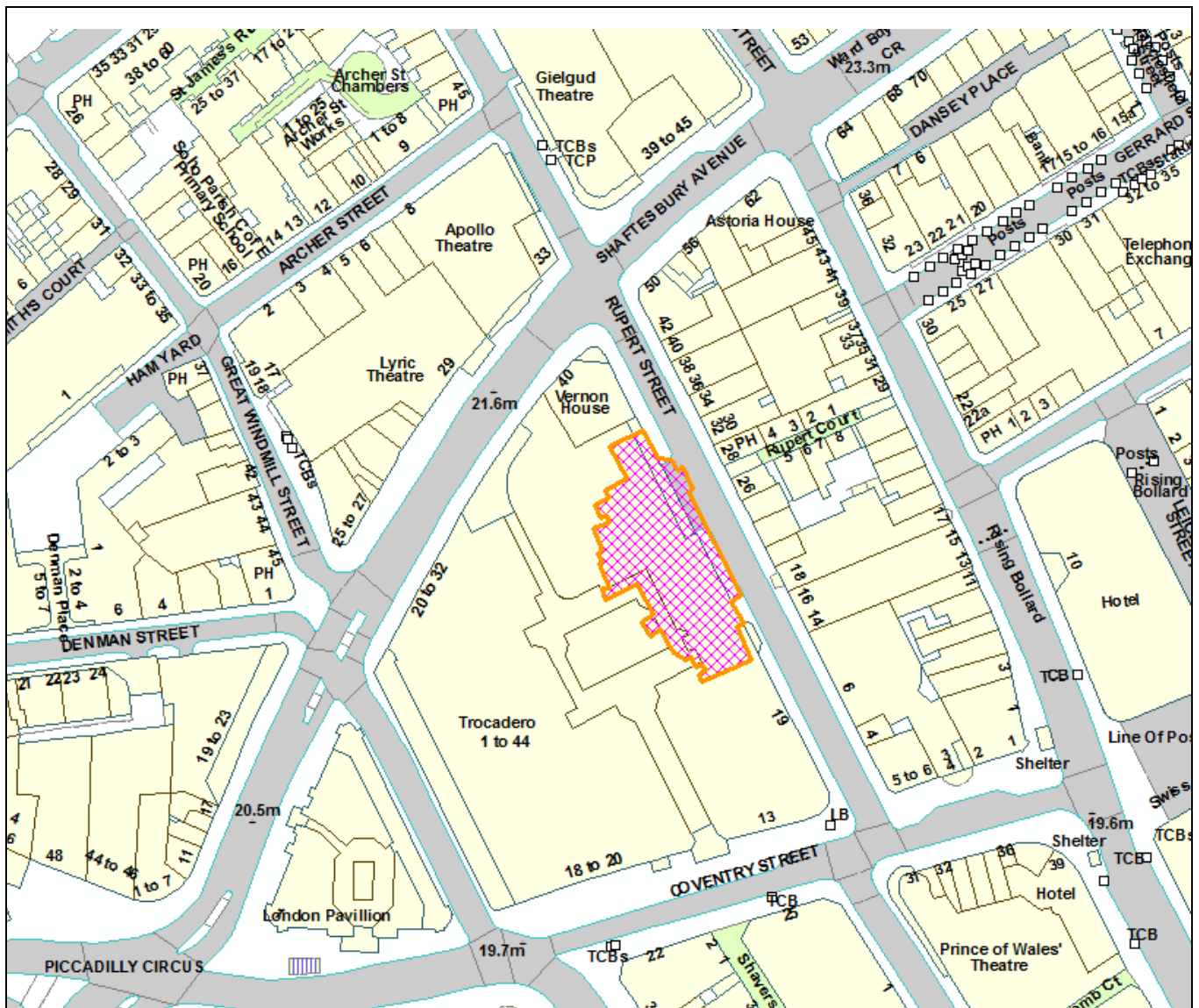
worshippers) which was withdrawn before being determined. It had however been recommended for refusal on the grounds of the impact of customers queuing on the highway, the increase in crime and the inadequate means of escape from the premises.

Policy 17 supports new community facilities throughout Westminster where there is an identified present or future need. Surveys of the three closest Mosques to the site, Soho Mosque, Mayfair Mosque and Goodge Street Mosque have been provided which show that all three operate at full capacity and the applicant therefore argues that the proposal would provide an additional place of prayer to address the shortfall that currently exists within London's West End. The principle of a new community use here has also been agreed following a permission granted in May 2018.

Survey information relating to attendees of the Goodge Street Mosque, which has a greater capacity of approximately 800, and pedestrian surveys of Rupert Street have been provided to demonstrate that queuing is unlikely to occur on Rupert Street when the premises operates at maximum capacity. And a range of security measures, and fire safety measures, are proposed to ensure the safety of users of the site.

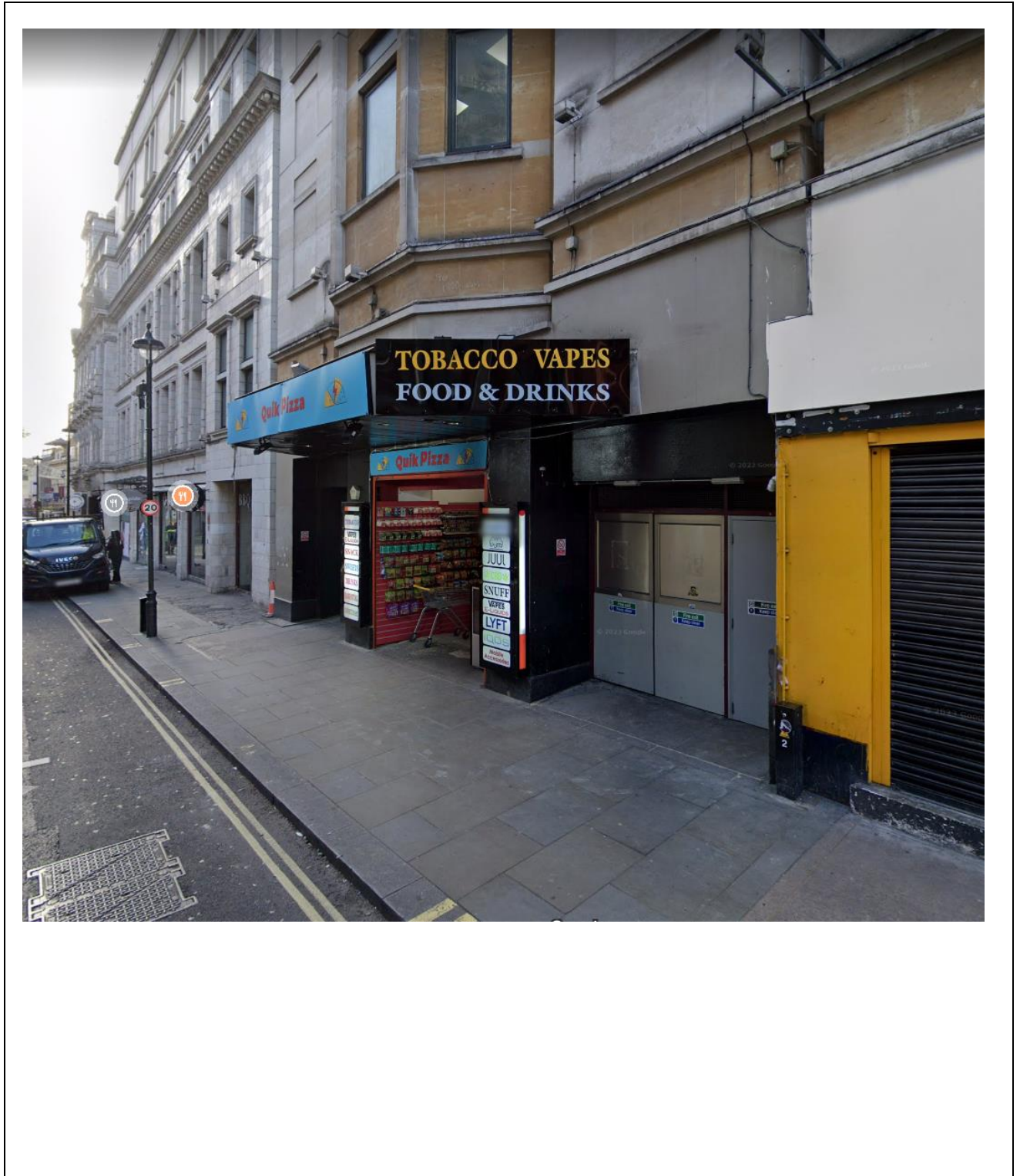
Despite concerns raised on noise grounds, given that queuing is unlikely to occur, and that the main hall is located at basement level, any noise associated with the use of the site as a prayer and community centre is expected to be well contained within the building itself and noise breakout is not anticipated. Subject to appropriate conditions, the proposal is considered to comply with relevant adopted City Plan 2019-2040 policies and is therefore recommended for approval.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



## 5. CONSULTATIONS

### 5.1 Application Consultations

#### METROPOLITAN POLICE

No objections raised.

#### BRITISH TRANSPORT POLICE

No objections raised.

#### LONDON UNDERGROUND LIMITED

No comments raised.

#### TRANSPORT FOR LONDON

No objections raised.

#### LONDON FIRE AUTHORITY

No objections raised.

#### CROSSRAIL LINKS LTD (1)

No comments raised.

#### CROSSRAIL 2 LINKS LTD

No comments raised.

#### SOHO SOCIETY

Raise no objection to the principle of the use and accept the need to provide space for an Islamic Centre, although the data in the application is not current and figures may have reduced following the pandemic. Objects to the proposed capacity, which should be reduced to 250, on the basis of concerns about public safety, especially given that this section of Rupert Street is already facing the prospect of greater footfall from other uses within the Trocadero site. This could lead to increased pavement congestion and adverse impact on the amenity of neighbouring residents from noise nuisance. Would like to see a condition which guarantees that there will be equality of access to the premises for community use.

#### HIGHWAYS PLANNING MANAGER

No objections raised.

#### ENVIRONMENTAL HEALTH

No objections raised.

#### BUILDING CONTROL

No response to date.

#### WASTE PROJECT OFFICER

No objections.

## ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 300; Total No. of replies: 5  
 No. of objections: 2  
 No. in support: 3

Two letters raising concerns on the grounds of:

- \* Noise from worshippers as they are entering and leaving, and as they congregate at the entrance
- \* The acoustic report refers to high levels of background noise, but Rupert Street is quiet for most of the day.
- \* Procedures should be put in place so that worshippers enter and exit quickly without congregating in the street and to not allow amplified music from mobile speakers or mobile phones
- \* Pavement congestion on Rupert Street, particularly from bicycles being left on the pavement for the duration of services
- \* Noise from construction activities. Trocadero ground floor tenants have shown little adherence to time limits in the past, doing construction at all hours of the day and night (3am)
- \* Traffic from cars, motorcycles, bikes, tuktuks. These will be noisy and people will struggle to find where to park them legally while they pop in for quick prayers.

PRESS NOTICE/ SITE NOTICE:

Yes

## 5.2 Applicant's Pre-Application Community Engagement

Engagement was carried out by the applicant with the local community and key stakeholders in the area prior to the submission of the planning application in accordance with the principles set out in the Early Community Engagement guidance. The engagement activities undertaken by the applicant (as listed in the submitted Statement of Community Involvement) are summarised in the table below:

| Engagement Method/Event/Activity  | Date    | Attendance | Summary of Discussions                            |
|---|---------|------------|---|
| Public exhibition   | 9.10.19 | 12         | Crime and the safety of those using the facility. |
| Briefing document & invitation to a meeting sent to Political and Community Stakeholders including Ward Councillors, Shaftesbury, the Soho Society and the Westminster Faith Exchange |         |            |   |

In summary, across the range of engagement undertaken by the applicant the principal issues raised related to crime and the safety of those using the facility.

The applicant's Statement of Community Involvement and other application documents identify that the scheme has been revised in the following ways in response to views and

representations expressed during pre-application community engagement by way of reducing the capacity of the centre from up to 1,000 to 390, developing a revised fire exit, highways and policing strategies.

## **6. WESTMINSTER'S DEVELOPMENT PLAN**

### **6.1 City Plan 2019-2040 & London 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 Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 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.

### **6.2 Neighbourhood Planning**

The application site is not located within an area covered by a Neighbourhood Plan.

### **6.3 National Policy & Guidance**

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (July 2021) unless stated otherwise.

## **7. BACKGROUND INFORMATION**

### **7.1 The Application Site**

The application involves a basement and sub-basement unit within the Trocadero complex, located on the western side of Rupert Street. The site was last used as a small two-screen cinema which opened in the mid-1980's (the Metro Cinema), under a personal planning permission. It is understood that one of the screens had a capacity of 195 seats and the second a capacity of 84 (279 total). The unit itself has been vacant since 2006 when the cinema closed and the lower ground floors have been stripped-out and reverted to a shell. The lobby area at ground floor has however been used for a variety of retail uses, including for the sales of theatre tickets.

Whilst the principal pedestrian access to the site is from Rupert Street there is a secondary entrance from Piccadilly Underground Station at basement level.

The site is located within the Central Activities Zone, the West End Strategic Cultural Area and the West End Special Retail Policy Area (WESPRA). The boundary of the

Soho conservation area runs along the centre of Rupert Street, the eastern side of which is in the Chinatown conservation area. In Coventry Street, the Soho conservation area adjoins the Leicester Square conservation area and the Haymarket conservation area. Whilst parts of the Trocadero complex are Grade II listed, the site which forms the subject of this planning application is not part of any of these listings.

The area surrounding the site is one of varied character comprising restaurants and cafes, shops, offices, hotel accommodation, cinemas, casinos, bars, and nightclubs. There is also a significant amount of residential accommodation on Rupert Street including flats at 16A and 22 Rupert Street and at 5-6 Coventry Street.

## 7.2 Recent Relevant History

The London Trocadero was created in the early 1980s under a Greater London Council permission issued on 22 January 1980. Following this a major scheme of refurbishment works was approved by the City Council on 24 November 1989 which permitted, inter alia, alterations and extensions to allow for an expanded mixed-use complex incorporating retail, restaurant, entertainment, cinema and office uses. This scheme was substantially completed by the end of 1992.

Planning permission was granted on 6 December 1984 (84/03331/FULL) for the use of the basement, sub-basement and ground floor foyer at 19 Rupert Street as a public cinema containing two auditoria. A condition attached to the decision made this permission personal to 'The Other Cinema Ltd'

Planning permission for the partial demolition and redevelopment of the Trocadero for use as a 471 bedroom hotel, eight residential units, retail (Class A1) uses and a restaurant (Class A3), Community Arts Space and provision of a replacement facade on Shaftesbury Avenue and alteration to the existing facade on Rupert Street was granted in October 2008.

Planning permission was granted in July 2010 for the use of part second to seventh floor levels as a 495 bedroom hotel. New retail (Class A1) at ground and first floor level on Shaftesbury Avenue, reconfiguration of the loading bay on Rupert Street and use of part basement, ground and second to fifth floors of 40 Shaftesbury Avenue (Vernon House) for residential purposes (4 x 1-bed, 4 x 2-bed and 1 x 3-bed flats).

Planning permission was refused on 14 July 2011 for the use of part basement and part sub-basement as a restaurant (Class A3) and erection of new full height extract duct behind existing facade. The application was refused on the grounds that the proposal would result in the loss of a cinema (Class D2) without providing a replacement cultural use. An appeal against this decision was subsequently dismissed.

Planning permission was refused on 4 September 2012 for the use of part ground floor (of the former cinema at 19 Rupert Street) as a mini cab booking office (sui generis) on the grounds that the loss of part of the former cinema (Class D2) would not provide a replacement cultural use, thereby being detrimental to the character and function of the CAZ.

Permission granted 10 November 2015 for the use of lower ground, ground and



mezzanine levels as a museum (Class D1) with ancillary retail and cafe floor space at ground floor level, installation of replacement shopfront to Coventry Street elevation and alterations to entrances on Rupert Street elevation and associated external alterations. (This was never implemented.)

Permission granted 24 May 2018 for the use of the basement as a community and arts centre (Class D1) and installation of new entrance door on Rupert Street. (This has not been implemented.)

An application was submitted to the Council in February 2020 for a place of worship and community use (Use Class D1). The application was scheduled to be considered on 27 July 2020 however the application was withdrawn before being determined. It had however been recommended for refusal on the grounds of the impact of customers queuing on the highway, the increase in crime and the inadequate means of escape from the premises.

## **8. THE PROPOSAL**

The application, submitted by the Aziz Foundation, seeks planning permission for the use of the vacant former Metro cinema as a place of worship as a mosque and community centre. External alterations to the Rupert Street frontage are also proposed including new aluminium doors and a new chain link shutter. The signage will also be updated but this does not form part of this application.

Entrance to the application site will be from Rupert Street at street level, via three entry doors, which provide three different routes to the basement level. Two routes provide access to stairs down to the basement, whilst a third route provides access to a lift for those unable to use the stairs.

The application site does have a private access directly from Piccadilly Circus underground station, which provided a secondary means of access in the withdrawn scheme. However, access via the underground is not being proposed as part of this application, or as a means of escape.

The main community hall and prayer space (320m<sup>2</sup>) at lower basement level will allow for approximately 250 worshippers when used for Friday prayers. This space will not only be used for prayer, but also interfaith events, classes and other community uses. It is understood that bi-fold doors will be utilised to the rear of the community hall to allow for separation when more than one community use is taking place at the same time.

A mezzanine space is provided at upper basement floor level together with toilets and ablution areas. The mezzanine space will allow for up to 140 worshippers. The other rooms on this floor would be used for the provision of ancillary facilities such as storage and plant rooms and a security control room. There is no formal kitchen or catering facilities.

The opening times of the premises as proposed will be between 10:00 and 19:00 hours Monday to Fridays. The applicant has also confirmed that the centre does not propose to hold special events for Ramadan, Eid or funerals. The applicants have advised that four full time staff would be employed at the premises, including a centre manager, an

imam and a caretaker. The anticipated number of visitors and range of activities is set out in the following tables:

### RANGE OF ACTIVITIES

| Activity  | Numbers Attending |
|---|-------------------|
| Interfaith meetings/gatherings                              | 20-30             |
| Study circles   | 40-60             |
| Talks   | 50-100            |
| Award ceremonies (linked to the Aziz Charitable Foundation) | 80                |
| Coffee mornings linked with training sessions               | 50+               |
| Coffee mornings linked to visitors events noted above       | 40-50             |
| Young Westminster events                                    | 30                |
| LGBTQ+ talks  | 50-100            |
| Exhibitions   | 40-60             |
| Lectures and courses  | 50-100            |

### PRAYER TIMES

| Prayer times               | Duration   | Numbers Attending |
|----------------------------|--|-------------------|
| Mid-day prayer (Zuhar)     | 15 minutes (midday – early afternoon)                  | 100+              |
| Mid-afternoon prayer (Asr) | 10 minutes (times varies)                              | 100+              |
| Sunset prayer (Maghrib)    | 20 minutes (times varies) (Only from October to March) | 150+              |
| Friday prayer (Jummah)     | 45 minutes (12.30 to 14:00)                            | 200-390           |

The submitted Design and Access Statement sets out the centre will not be providing dawn prayers as these will fall outside of its opening hours, and that sunset prayers will only take place from October to March.

The applicant has also confirmed that the strict 10am opening and 7pm closing times would apply throughout the year even during religious festivals (for which activities would generally be carried out as early as dawn and as late as sunset).

## 9. DETAILED CONSIDERATIONS

### 9.1 Land Use

#### Loss of existing uses

The former use of the basement and lower ground floors as a cinema ceased in 2006. A condition attached to the decision made this permission personal to 'The Other Cinema Ltd'. Given that this occupier vacated this space in 2006, the site now has a 'nil' use. As such, there is no requirement in planning policy terms to re-provide a cinema or an alternative cultural, entertainment or leisure use on the site.

The lobby area at ground floor of this unit appears to have been used for a variety of retail uses, including for the sales of theatre tickets. It is currently used as a retail kiosk.

These uses appear to have been for temporary limited periods and have not resulted in an established retail use. In any event, the intended use would be in compliance with Policy 14 which requires uses that provide active frontages and serve visiting members of the public at the ground floor throughout the town centre hierarchy.

### **Provision of new place of worship and community centre**

The NPPF places great emphasis on the importance of promoting “an effective use of land in meeting the need for homes and other uses” and states that in order to provide the social, recreational and cultural facilities and services that communities need, planning decisions should “plan positively for the provision and use of shared spaces, community facilities (such as places of worship) and other local services to enhance the sustainability of communities and residential environments” and “support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community” (paragraph 93).

Policy S1 of the London Plan states that “development proposals which provide high quality social infrastructure will be supported” and that “new facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres” .... and that the “co-location of different forms of social infrastructure and the rationalisation or sharing of facilities” should be encouraged.

City Plan Policy 17 states that “new community infrastructure and facilities will be supported where there is an identified present or future need” and that “where new facilities are provided they should be designed to accommodate a range of community uses wherever possible. The council will strongly encourage the co-location of facilities and access for appropriate organisations and the local community”. Policy 1 is also relevant and this supports the future growth and intensification of the CAZ in a manner that balances its many competing functions.

The application site is located within an area of mixed commercial and residential character. The adjacent unit to the south is occupied by Skewer and Beer (a restaurant) and a further restaurant occupies No's 34A (Siirgista Bros). The premises on the corner of Rupert Street and Coventry Street is in retail use (Wizards and Wonders) and there is also a nightclub at 21 Rupert Street (Opium). The building on the opposite side of Rupert Street accommodates a large public house (Waxy O'Connor's) and there are numerous other bars and restaurants on this part of Rupert Street and within the immediate vicinity of the site. There is also a significant residential population nearby, including flats at 16A and 22 Rupert Street.

Whilst no objections have been received to the principle of a place of worship here, a number of objections were submitted to the 2020 application on the grounds that use of this space as a place of worship would conflict with the entertainment/tourism industry in this location and the objectors' feared that once established, the sensitivities around a mosque would gradually take precedence and lead to 'sanitisation' of the area by either planning or licensing restrictions being placed on the entertainment industry in general, and this would be detrimental of Soho's character and function which to a large degree rely on freedom of expression and behaviour generated by this concentration of entertainment uses. Policy 21 of the City Plan does state that “development in the Soho Special Policy Area will reflect its unique character and function and demonstrate how it

respects, protects and enhances the existing scale and grain of the built environment and the unique mixture of uses present there". However, the Trocadero complex falls outside of the designated Soho Special Policy Area. There are also numerous places of worship of different faiths and denominations in Soho and the surrounding area including St James's Church on Piccadilly, St Anne's Church Dean Street, the Radha-Krishna Temple on Soho Street, Orange Street Congregational Church, The French Church of Notre Dame in Leicester Place, the French Protestant Church in Soho Square, the Catholic Church in Warwick Street and St Patricks in Soho Square; and there are others. Therefore, the use of no.19 Rupert Street as a place of worship is considered compatible with the character and function of the area.

In relation to the requirement for a need for the use (under Policy 17) to be demonstrated, the applicant argues that there is currently a significant shortfall in the amount of prayer space for Muslims living and working in the West End, and also those visiting the capital and carried out a survey of the three closest Mosques to the site, Soho Mosque, Mayfair Mosque and Goodge Street Mosque. The results of the survey showed that all three were at full capacity with the Mayfair Mosque having to turn away individuals due to lack of available space. At both the Goodge Street and Soho Mosques, a lack of capacity forces prayer on the street, directly outside of the premises at peak times. The applicant therefore argues that the proposal would provide an additional place of prayer to address the clear shortfall that currently exists within London's West End.

The Soho Society believe that the results of the survey are out of date, as these surveys (in the Design and Access Statement) were undertaken in 2019. However, additional surveys set out in the Transport Statement carried out in 2022 and 2023 in relation to the mosque at Goodge Street indicate that this mosque operates at full capacity.

Policy 17 also refers to community facilities being designed to accommodate a range of community uses wherever possible. The details submitted indicate that the premises will not only be used for prayer, but also interfaith events, classes and other community uses (for example by the National Theatre, Soho Parish School and the University of Westminster) and the anticipated range of activities as set out in Section 8 above. The Soho Society believe that there should be equality of access to the premises for community use and this is dealt with by condition.

## **9.2 Environment & Sustainability**

The refurbishment of the building allows for the installation of a variety of sustainable design features including heat pump technology, smart metering, better insulation and water efficiency and water recycling measures. A BREEAM report has been submitted with the application to identify and quantify the sustainability improvements to the building. This shows the building will achieve an estimated BREEAM Excellent score of 71.62%. This is welcomed.

The incorporation of the proposed sustainable design features ensures the proposal complies with Policy 38 of the City Plan which requires; 'development will enable the extended lifetime of buildings and spaces and respond to the likely risks and consequences of climate change by incorporating principles of sustainable design...'

### 9.3 Biodiversity & Greening

Given the confined nature of the site, the majority of which is at sub-ground level, it is not considered it is possible to provide urban greening in this instance.

### 9.4 Townscape, Design & Heritage Impact

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

Section 66 of the LBCA Act requires that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72 of the LBCA Act 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.”

Whilst there is no statutory duty to take account of a development’s effect on the setting of a conservation area, Policy 39(K) in the City Plan 2019-2040 requires that the setting of a conservation area, “...will be conserved and opportunities taken to enhance conservation areas and their settings, wherever possible.”

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.

The application site is 19 Rupert Street which is in the Soho Conservation Area. There are several grade II listed buildings forming part of the block of which the site is a part; on Shaftesbury Avenue at 20-24 (formerly the Trocadero restaurant), on Coventry Street at 18-20 (formerly Scott’s Restaurant and Oyster Bar - the list entry notes that it is “now completely altered internally as part of the Trocadero complex”), and 7-14 Coventry Street which were the Lyons Corner House & Lyons Corner House Extension.

These listed buildings all make a positive contribution to the character and appearance of the Soho Conservation Area in which they, and the site, are located. Similarly, the unlisted Vernon House, at the corner of Shaftesbury Avenue and Rupert Street, also makes a positive contribution to the character and appearance of the Soho conservation area.

The four corners of the block are historic and the listed buildings were, until recently, mostly unified by the 1980s redevelopment which created the Trocadero Centre. It was arranged around an atrium accessed primarily from Coventry Street and Shaftesbury Avenue, access was also possible via a subway connected to Piccadilly Circus Underground Station.

The atrium has been infilled and the layout of all the buildings is now much less interconnected. At street level, public access to the remaining commercial units is from the street rather than from within the building, and the largest uses in the building are now a hotel and cinema. This means that the listed buildings at 20-24 Shaftesbury Avenue and 18-20 Coventry Street are now much more less connected to 7-14 Coventry Street than they were.

The part of the building affected by the application, 19 Rupert Street, is set wholly within the 1980s structure that originally united the buildings forming the Trocadero complex, and the spaces to be converted do not have any historic or architectural interest. The interior compromises an area purpose designed as a shell to accommodate a 'Live Theatre'. In the end it was fitted out as a cinema after permission was granted on 6th December 1984. Since closure of the cinema the space has been stripped-out and reverted to a shell.

The proposed internal alterations are characteristic of the use to which it will be put and will be an attractive addition to the building and will be fitted out with modern linings that are entirely in character with the design intent of the space. In heritage asset terms, the proposed use as a place of worship and community centre is in keeping with the wide variety of uses in the conservation area which includes other similar facilities.

Externally, the existing ground floor frontage is painted, has glazed doors and roller shutter beneath a canopy. The alterations will involve repainting the previously painted surfaces which is acceptable (and permitted development), provision of new doors, a new chain-link roller shutter, and refurbishment of the canopy including new lettering. These alterations to the building are insubstantial and remain in character with the street and surrounding area in terms of their detailed design and materials of construction. Therefore, the character and appearance of the Soho Conservation Area will be maintained, and the setting of the neighbouring Chinatown Conservation Area and nearby listed buildings will be preserved.

As such, the proposal is considered acceptable, mindful of policies 38, 39, and 40 of the City Plan 2019-2040 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.

## **9.5 Residential Amenity**

Concerns have been raised concerning the disturbance resulting from the noise and activity associated with the proposed use including noise from worshippers as they are entering and leaving, and as they congregate at the entrance.

The nearest neighbouring residential flats are located at 16A and 22 Rupert Street, opposite the site, and at 5-6 Coventry Street (on the corner with Rupert Street). There are also additional residential properties further north on Rupert Street. The primary considerations with regard to amenity relate to the levels of noise arising from the activities taking place within the building itself, the numbers of people coming and going to and from the premises and congregating outside the premises, and the hours of operation.

The application is supported by an acoustic report which assesses issues of noise associated with people exiting and entering the prayer centre and noise breakout from the prayer centre. With regard to noise breakout, the applicant contends that the proposed use would be relatively quiet, with no amplified music and low levels of internal noise. The applicant also confirms that an external call to prayer is not proposed. Given that the main hall is located at basement level, any noise associated with the use of the site as a prayer centre is expected to be well contained within the building itself and noise breakout is not anticipated.

There is however potential for noise and disturbance to the nearby dwellings resulting from the number of people coming and going to and from the premises and congregating outside the premises. The Soho Society also believe that the proposed capacity of the mosque should be reduced to 250 to limit the noise nuisance to neighbouring residents.

The acoustic report makes reference to a noise assessment for a community centre in Preston where noise levels associated with a group of 20 people outside a mosque was around 47 LAeq at 10m from the group. As Rupert Street is relatively narrow, the report therefore estimates that a group of 20 people talking outside the mosque would be anticipated to be around 47 LAeq at the closest dwellings (some 10m away). As set out below, it is anticipated that queuing is not expected at Rupert Street for Friday prayers. Whilst some worshippers may congregate outside the premises after prayer, the applicant is of the view that a group of 20 outside the mosque is expected to be around the biggest group likely to be outside the mosque at any one time. Concern has been raised on the grounds that Rupert Street is a quiet street for most of the day and there are not high levels of background noise. A noise report (dated 11 March 2020) by Clarke Saunders submitted in relation to plant items installed at the Trocadero measured minimum ambient noise levels during the daytime of 61dB. Environmental Health agree that these levels are representative of the area and given these existing high background noise here consider that consequently, noise from outside the mosque, during daytime hours, will generally be below ambient noise levels in the area, but suggest that an operational management plan is secured requiring, at the end of Friday prayers, a member of staff to be stationed at exit whose job will be to encourage people to leave the area so as not to cause noise nuisance and/or blockage of the highway.

The applicants have indicated that the opening hours for the premises would be between 10.00 and 19.00 hours daily. Given the high background noise levels in the area during these times it is considered that in this location the comings and goings of people associated with the proposed use of the building even when operating at capacity will not result in a significant disturbance or loss of privacy to nearby residential properties.

#### Plant

It is understood that there will not be any new plant associated with the proposed development and that it can utilize existing plant within the Trocadero. Consequently, there is unlikely to be any noise impact associated with plant noise.

The applicant has also confirmed that the centre will not provide a formal kitchen or catering facilities. A condition preventing any primary cooking within this space is proposed.

## 9.6 Transportation, Accessibility & Servicing

### Highway Impact

A Transport Assessment (TA) produced on behalf of the applicant identifies the site as being within a highly accessible location in terms of public transport with a Public Transport Accessibility Level (PTAL) of 6 (Excellent). The site is situated in close proximity to Piccadilly Circus Underground Station and can be accessed directly from the station concourse via an existing underground tunnel network (at basement level). However, that access is not being proposed as part of this application.

The TA suggests that some 1% might arrive by car (a maximum of 5 cars on Fridays).

### Servicing

In terms of servicing, City Plan Policy 29 states that servicing, collection and delivery needs should be fully met within a development site. It is understood that the premises would be able to share the Trocadero's off-street loading bay off Rupert Street. The applicant estimates that the use will generate minimal servicing with quarterly cleaning supplies, bi-annual stationaries deliveries and fortnightly bin collections, depending on waste produced. The Highways Planning Manager believes that the anticipated number of trips is not expected to pose any significant issue to the operation of the shared loading bay and is acceptable and in line with Policy 29.

### Trip Generation

It is accepted that the site is well serviced by public transport and that the majority of the overall trips to the site will either be via public transport, walking or cycling. In order to assess likely modal split, the applicants undertook a survey of the 46 Goodge Street Mosque in December 2022. The Goodge Street location also has a PTAL rating of 6b and is therefore considered comparable. The figures in the Transport Statement suggest that 69% (271) of worshippers will walk the full route to the site, 13% will arrive by bus (51 worshippers) and 11% by tube. Those that travel by underground (42 worshippers) will pass through the tube station, exit to ground level and approach the site via Rupert Street. The applicant argues that there will be a very small number of people driving to the site (1% by car and 1% by motorcycle), but this will be dependent upon the limited availability of on-street parking and willingness to pay high central London parking costs as well as the ULEZ and congestion charges. In reality, despite the concerns raised, it is considered highly unlikely that anyone would choose to drive to this location.

The Highways Planning Manager accepts this methodology, and agrees that all worshippers, whether they come by car, bus, or via the underground would complete the final leg of their journey on foot.

### Impact on Rupert Street

The main highways issue therefore is the effect of the development on the western footway of Rupert Street, which is not particularly wide, at 2.8m. There is therefore little space for people to gather without causing an obstruction and potentially causing other pedestrians to need to walk in the carriageway. This was the main concern about the previous application.



The busiest time at the Mosque will be at lunchtime (12:00-14:00) on a Friday when up to a maximum of 390 people will attend Friday prayers. All of these attendees will access the site via the Rupert Street entrance.

In order to demonstrate that both the footpath can accommodate the predicted increase during the maximum usage period, the applicant has undertaken surveys of the Goodge Street Mosque and has also carried out pedestrian surveys of Rupert Street.

### **Comparison with Goodge Street Mosque**

The applicant contends that Goodge Street Mosque operates in a similar way to which the proposed mosque is expected to operate, with relatively swift visits by worshippers in their lunchbreak. The peak congregation at Friday lunchtime is approximately 800 worshippers, approximately double the number proposed at 19 Rupert Street.

Officers have undertaken a site visit to the Goodge Street Mosque and observed that all 800 worshippers do not arrive and depart simultaneously or stay for the entire service. Rather, the congregation arrives gradually, ablutions within the Mosque take place very swiftly and departures after the prayers take place relatively quickly with very few congregating on the street.

The applicant has also undertaken further video surveys of Friday prayers at the Goodge Street Mosque on three Fridays between 12:00 and 14:00: 9th December 2022, 16th December 2022 and 6th January 2023. These dates avoided the school holidays, during which fewer people may have been working in central London. No queuing was observed on any of the survey dates.

The Soho Society believe that the proposed capacity of 390 would result in increased pavement congestion and argue that the capacity should be reduced to 250. However, the results from the Goodge Street survey indicate that no queuing would be expected at Rupert Street for Friday prayers as a result of the significantly lower number of attendees than at Goodge Street, the internal space available within the new mosque and due to the fact that arrivals are expected to be spread across the preceding hour.

### **Pedestrian surveys on Rupert Street**

The applicant has undertaken a pedestrian assessment with pedestrian counts undertaken via video on Friday 25 February 2022, between 12.00 and 15.00, the predicted peak time at the place of worship. The surveys were undertaken in line with the methodology set out in TfL's Pedestrian Comfort Level (PCL) Assessment guidance. Counts were done at the site entrance and along Rupert Street. This reveals that the busiest period on the western footway to be the hour between 13:00 and 14:00, when the proposed mosque will also be at its busiest. These flows equate to around three to four pedestrians per minute. This baseline was then used to undertake a pedestrian comfort assessment for two scenarios, with and without a place of worship.

The tests show that under normal circumstances the additional pedestrian movements could be accommodated with relatively low additional impacts on the Rupert Street footway. In addition, upon entering the site, there are number of internal corridors and stairwells leading to the prayer rooms. This internal route is estimated to be around 50m in total length, providing sufficient space for visitors to queue.

The police have however required the installation of Vehicle Security Barriers (VSB) on Rupert Street. A Hostile Vehicle Mitigation (HVM) scheme would be designed to protect both the front entrance of the site and worshippers if they congregate on street post prayer. On the basis of the Council's experience of other HVM schemes in Westminster, the Highways Planning Manager advises that such bollards would need to be set back 450mm from the kerb edge and would be some 150mm wide themselves, and so 600m or so of the already relatively narrow footway would therefore be lost. This would effectively reduce the footway to some 2.2m in width. This would still be in line with government guidance in maintaining a minimum clear footway width of 2.0m on any footway, which is sufficient to allow e.g. a wheelchair to pass a pushchair, without either of them having to drop into the carriageway. The Highways Planning Manager believes that a limited number of bollards would still retain sufficient footway for the passing and re-passing of pedestrians on this part of Rupert Street. Full details of the HVM scheme would be secured by condition, in consultation with the Metropolitan Police. As these works involve land outside the ownership of the applicant, a 'Grampian' style-condition is required (ie. a negatively-worded condition that prohibits the use from commencing until these works are first carried out.)

### **Management of worshippers**

In order to ensure safety for visitors and avoid congestion on Rupert Street, volunteer marshals will be used to manage arrivals and use of the building during the busiest times, namely Friday prayers and Ramadan. For the first three months of operation, marshals will use "clickers" to count the number of attendees to Friday prayers, and when this reaches 390, the building doors will be closed and any late attendees will not be able to take part in that prayer session.

If attendee numbers are regularly at or close to 390, the marshals will continue to count attendees after the first three months to ensure capacity is not exceeded. If after this time, attendees are much lower, "clicker" counts will only be used at special occasions or particular times of year if numbers are anticipated to be higher.

### **Cycle Parking**

The London Plan requires 1 space per 8 staff long-stay and 1 space per 100 sqm floorspace for visitors (10 spaces). One long-stay space is proposed at basement level in accordance with London Plan standards and this is accessible by lift. Six new Sheffield stands are proposed on Rupert Street, directly opposite the site entrance on a wider section of footway between two loading areas.

The Highways Planning Manager has concerns that the use of this space for cycle parking might conflict with either tables and chairs associated with nearby premises or with utilities plant which there appears to be underground in that location. Given this conflict, the possibility of cycle spaces here needs to be subject to further investigation, and if acceptable would be secured by S278 agreement.

### **Refuse/Recycling**

Sufficient measures for the storage of waste and recycling matters are shown at upper basement level and the Waste Projects Office raises no objections to the proposals.

### **Accessibility**

A lift provides access from the ground floor level on Rupert Street to the basement

washing areas, with separate men's and women's disabled toilets. A second internal lift is provided to the main prayer area.

## **9.7 Economy including Employment & Skills**

Whilst the development is of insufficient scale to require an employment and skills plan, it will contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending.

## **9.8 Other Considerations**

### **1. Crime and security**

Both the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) set out guidance for creating safe and accessible communities. In particular, paragraphs 97 of the NPPF recommends that planning decisions should promote public safety and take into account wider security and defence requirements by anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Paragraph 130 states that planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The government has also developed a Publicly Accessible Locations (PAL) strategy, that replaces the former guidance known as the Crowded Places Model.

Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder.

London Plan Policy D11 states that development proposals should contribute to the minimisation of potential risks, and development should include measures to design out crime that, in proportion to the risk, deter terrorism, assist in the detection of terrorist activity and help defer its effects.

Policy 38 of the City Plan states that "all development will place people at the heart of design, creating inclusive and accessible spaces and places, introducing measures that reduce the opportunity for crime and anti-social behaviour, promoting health, well-being and active lifestyles through design and ensuring a good standard of amenity for new and existing occupiers."

The last application attracted strong concerns from the Metropolitan Police, primarily due to conflict from queuing and reliance on the use of the subway tunnel as a main exit/entry to the premises which they believed would increase the opportunities for anti-social behaviour and crime, including robbery.

A security statement has been submitted which sets out a range of security measures that have been made to ensure the safety of users of the site, including the provision of

a Security Control Room, CCTV, employment of staff/greeters to monitor arrival of guests, entry points to be fitted with electronic access control (to enable a dynamic lockdown procedure) and entry points designed to forced entry resistance standards. The security statement has been subject to detailed review by the Metropolitan police who now raise no objections to the proposal subject to the incorporation of the measures set out within the security statement, the restriction on capacity and the restriction on hours of use.

## 2. Means of escape

Whilst the subject of fire safety is covered by Part B of the Building Regulations, the NPPF refers to the fact that planning decisions should “take into account wider security and defence requirements by anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate.” Policy D11 of the London Plan also states that “Development proposals should contribute to the minimisation of potential physical risks, including those arising as a result of fire, flood and related hazards.” The plan advises that new development should incorporate fire safety solutions and represent best practice in fire safety planning in both design and management. The London Fire and Emergency Planning Authority (LFEPA) should be consulted early in the design process to ensure major projects and venues have solutions to fire engineering built-in.

Policy D12 of the London Plan states that in the interests of fire safety and to ensure the safety of all building users, development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space:
  - a) for fire appliances to be positioned on
  - b) appropriate for use as an evacuation assembly point
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
- 3) are constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The Plan advises that to ensure that development proposals achieve the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and providing suitable and convenient means of escape which all building users can have confidence in, applicants should consider issues of fire safety before building control application stage, taking into account the diversity of and likely behaviour of the population as a whole. Developments, their floor layouts and cores need to be planned around issues of fire safety and a robust strategy for evacuation from the outset, embedding and integrating a suitable strategy and relevant design features at the earliest possible stage, rather than features or products being applied to pre-determined

developments which could result in less successful schemes which fail to achieve the highest standards of fire safety.

The London Fire Authority raised strong concerns to the last application, particularly as that also relied on an escape strategy via the underground tunnel. This application is supported by a detailed Fire Risk Assessment which sets out the means of escape from the premises and measures to control fire spread. Three means of escape are proposed via existing accesses onto Rupert Street. The strategy is not reliant on using the underground tunnel and the London Fire Authority raise no objections to the proposal. The full details will be dealt with at Building Control stage.

### **3. Construction noise**

An objection has been received to construction noise and the objector comments that Trocadero tenants have shown little adherence to these time limits in the past. A condition is recommended to protect the amenity of the surrounding area by ensuring that core working hours are kept to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturday. The condition states that noisy work must not take place outside these hours except as may be exceptionally agreed by other regulatory regimes such as the police, by the highway's authority or by the local authority under the Control of Pollution Act 1974. An informative is also recommended to advise the applicant to join the considerate constructor's scheme. Through the use of the above conditions and informative, it is considered that the impact of the development on surrounding occupiers is being suitably controlled and mitigated as far as practicable under planning legislation.

## **9.9 Environmental Impact Assessment**

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

## **9.10 Planning Obligations & Pre-Commencement Conditions**

The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 requires the City Council to obtain the applicant's written agreement before imposing pre-commencement conditions (i.e. conditions which must be discharged before works can start on site) on a planning permission. Pre-commencement conditions can only be imposed without the written agreement of the applicant where the applicant fails to provide a substantive response within a 10-day period following notification by the Council of the proposed condition, the reason and justification for the condition.

During the course of this application a notice was served relating to the proposed imposition of a pre-commencement condition to secure hostile vehicle mitigation measures on the public highway in Rupert Street. The applicant has agreed to the imposition of the condition. The full details of these works would be secured by legal agreement and this would also ensure the provision of a commuted sum is secured to cover maintenance and to fund their removal if that is ever required.

## **10. Conclusion**

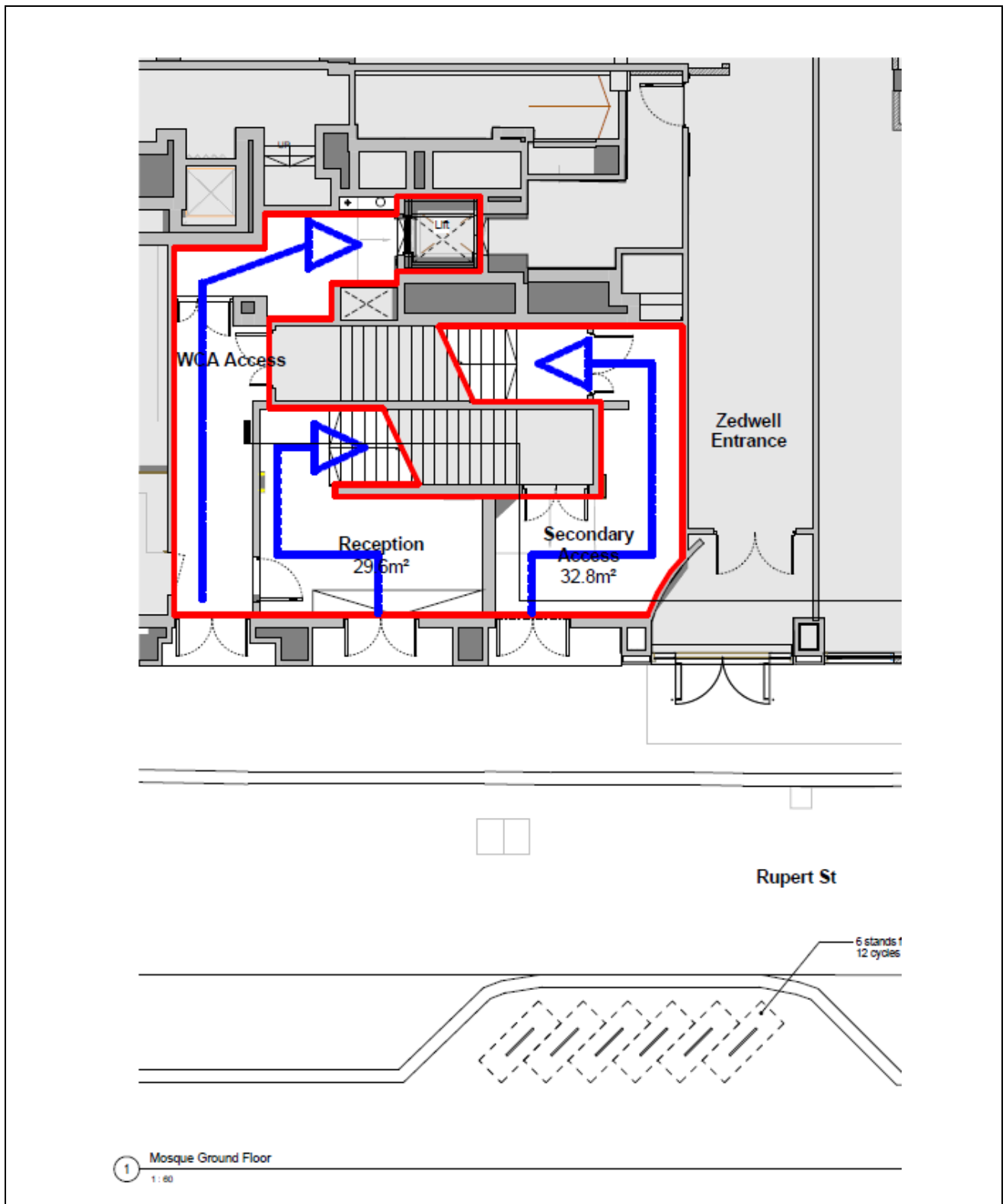
The proposed use of the unit is considered acceptable with regard to the relevant

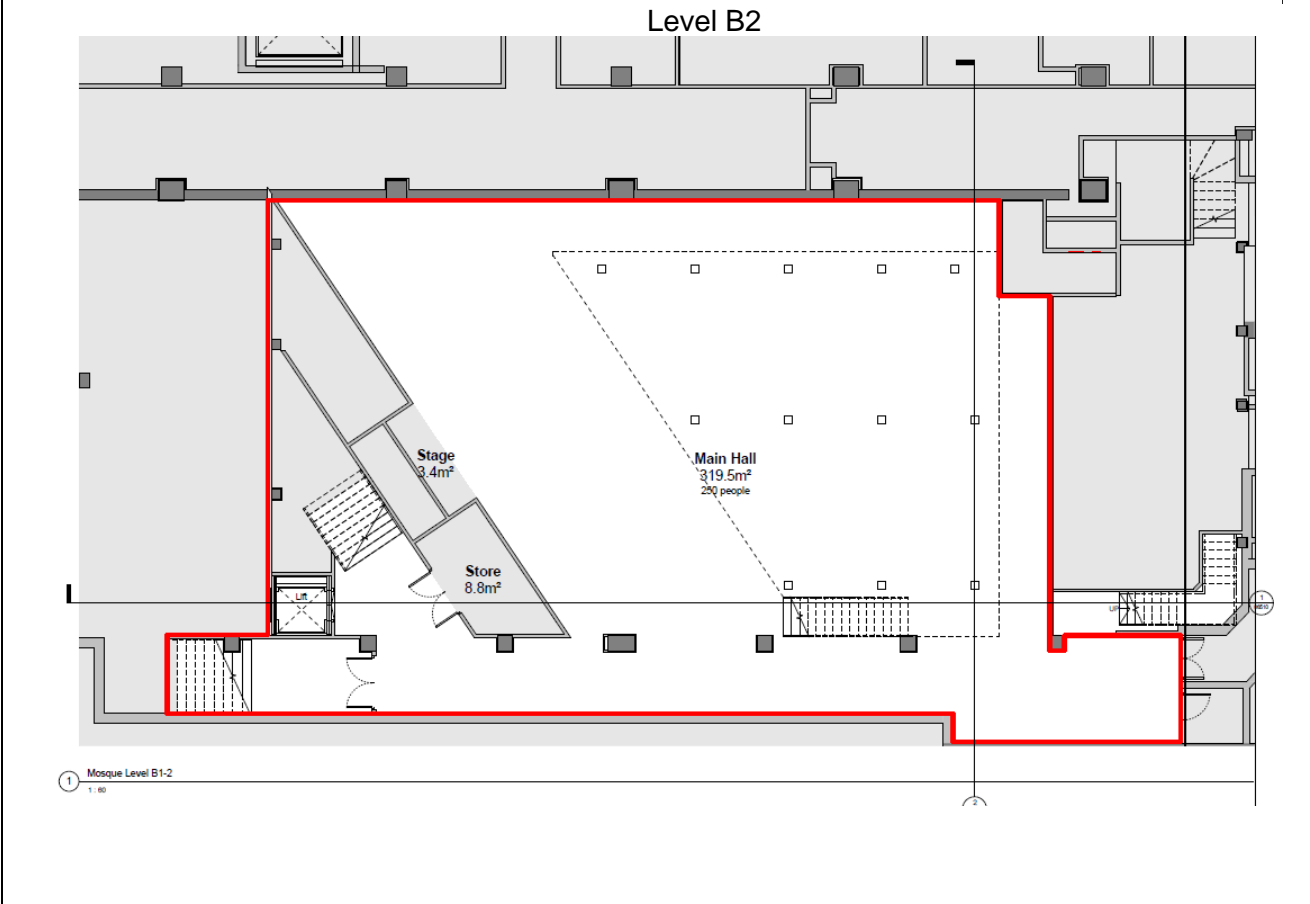
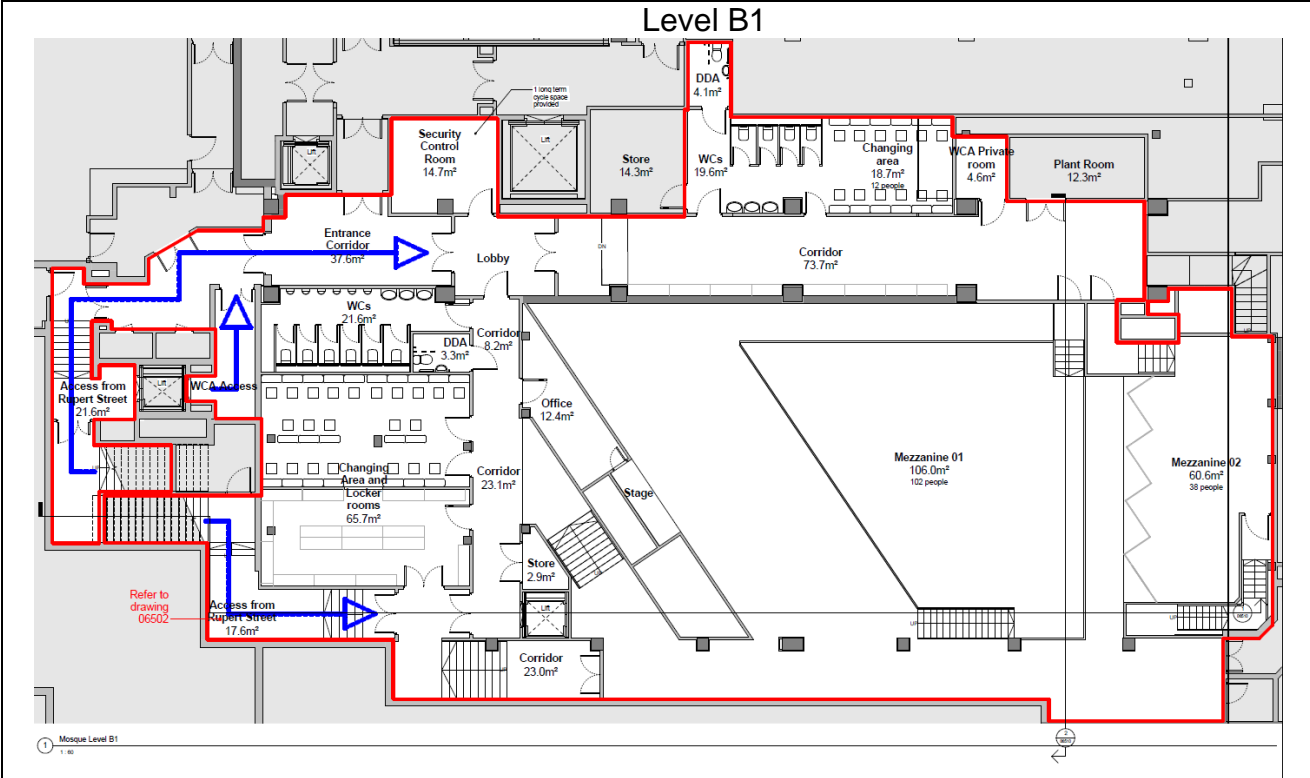
policies of the City Plan and with the inclusion of relevant safeguarding conditions therefore, a recommendation to grant conditional permission would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(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: JO PALMER BY EMAIL AT [jpalme@westminster.gov.uk](mailto:jpalme@westminster.gov.uk)

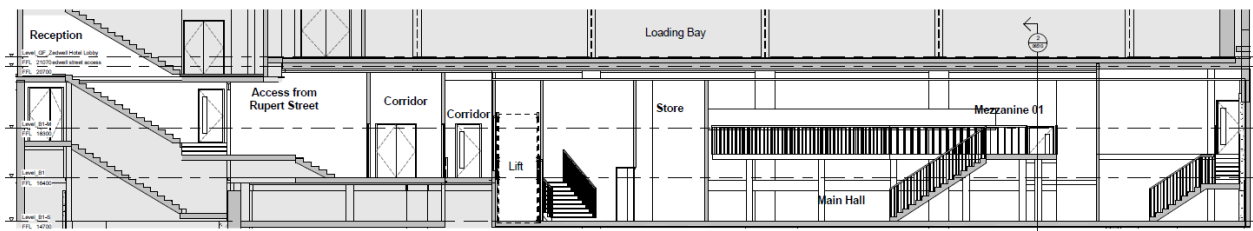
11. KEY DRAWINGS



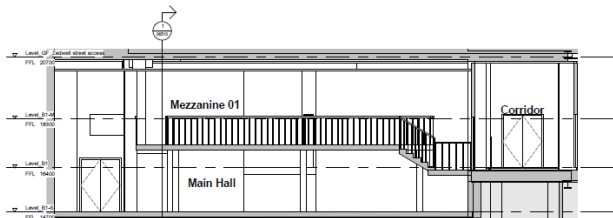




Proposed sections.



Proposed section 1  
1/50



Proposed section 2  
1/50

Front elevation



Existing elevation



**DRAFT DECISION LETTER**

**Address:** Rupert House, 19 Rupert Street, London, W1D 7PA

**Proposal:** Use of upper and lower basements and ground floor as a place of worship and community centre.

**Reference:** 23/01606/FULLM

**Plan Nos:** 0008-CCL-A-06502 Rev P2, 06501 Rev P2, 06500 Rev P2, 08500 Rev P2; 0008-AAM-A-06520 Rev P2, 06510 Rev P2; 2203 CCL-B1-00-DR-A-0600 Rev 00; Security Statement V1.8

**Case Officer:** Jo Palmer

**Direct Tel. No.** 020 7641  
07866040238

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

- 3 You must not open the premises to visitors/worshippers, and you must not allow visitors/worshippers on the premises, outside the following times: between 10.00 and 19.00 hours on Mondays to Fridays.

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets Policy 38 of the City Plan 2019 - 2040 (April 2021). (R07AC)

- 4 You must not allow more than 390 visitors/worshippers into the property at any one time. (C05HA)

Reason:

In the interests of public safety as set out in Policies 25 and 38 of the City Plan 2019 - 2040 (April 2021). (R24BD)

- 5 You must not occupy the premises as a place of worship/community centre until points i) to iii) below have all been complied with:

- i) the works to fit out the premises have been completed in accordance with the Security document entitled Master Version V1.8 ;
- ii) the City Council has been notified in writing that the fit out works are complete;
- iii) access has been arranged to 19 Rupert Street for the Design Out Crime Officer to inspect the new accommodation and has confirmed, in writing, that the accommodation has been completed to their satisfaction.

Thereafter the premises shall operate in accordance with the measures set out in your Security document entitled Master Version V1.8

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets Policy 38 of the City Plan 2019 - 2040 (April 2021). (R07AC)

- 6 **Pre Commencement Condition.** You must not start work on the site until we have, in consultation with the Metropolitan Police, approved in writing appropriate arrangements to secure the following.

- hostile vehicle mitigation measures on Rupert Street

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements. (C19AB)

Reason:

To make sure that the development provides the planning benefits that have been agreed, as set out in Policy 38 of the City Plan 2019 - 2040 (April 2021). (R19AD)

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

- 8 There shall be no primary cooking on site such that you must not cook raw or fresh food on the premises.

Reason:

We do not have enough information to decide whether it would be possible to provide extractor equipment that would deal properly with cooking smells and look suitable. This is as set out in Policies 7, 33, 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R05DD)

- 9 You must apply to us for approval of a management plan to show how you will:

- 1) operate the premises to ensure that a range of community uses are provided;
- 2) prevent visitors/worshippers who are arriving and/or leaving the building from causing noise nuisance and/or blockage of the highway. You must not start the place of worship/community use until we have approved in writing what you have sent us.

You must then carry out the measures included in the approved management plan at all times that the place of worship/community use is in use.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R05GC)

- 10 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 2203 CCL-B1-00-DR-A-0600 Rev 00 prior to occupation and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone using the premises. (C14FC)

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). (R14CD)

- 11 You must use the property only for a place of worship and community centre. You must not use it for any other purpose, including any within Class F1 of the Town and Country Planning (Use Classes) Order 1987 as amended September 2020 (or any equivalent class in any order that may replace it). (C05AC)

Reason:

We cannot grant planning permission for unrestricted Class F use because servicing and/or vehicular activity would have an adverse impact on the local highway network and would not meet Policy 29 of the City Plan 2019 - 2040 (April 2021). (R05KA)

- 12 You must provide each cycle parking space shown on the approved drawings prior to occupation of the development. Thereafter the cycle spaces must be retained and the space used for no other purpose. (C22FC)

Reason:

To provide cycle parking spaces for people using the development in accordance with Policy 25 of the City Plan 2019 - 2040 (April 2021). (R22FB)

- 13 The design and structure of the building shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. Inside bedrooms 45 dB L Amax is not to be exceeded more than 15 times per night-time from sources other than emergency sirens. (C49BB)

Reason:

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development, as set out Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R49BB)

**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 the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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 In order to discharge Condition 6, a Unilateral Undertaking under section 106 of the Town and Country Planning Act 1990 will be required to secure funding of the bollards by the applicant and provision to fund their removal should they not be required in the future. The exact number, location, and specification of the VSBs should first be determined by the completion of a Vehicle Dynamics Assessment (VDA) in consultation with the Metropolitan Police (Counter Terrorism Security Advisor). This should be completed by a Hostile Vehicle Mitigation (HVM) specialist listed on the Register of Security Engineers and Specialists (RSES).
  
- 3 In relation to the discharge of condition 9 (the operational management plan), you are advised to include details of the following:
  - The provision of publicity advising that no parking is available and to provide information on the good public transport to the site,
  - At end of the Friday prayer session at least one member of staff to be stationed at exit whose job will be to encourage people to leave the area so as not to cause noise nuisance.
  - To ensure that bicycles are not left on the pavement for the duration of services
  - Management of attendees to ensure that the total capacity does not exceed 390
  
- 4 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [sitenquiries@ccscheme.org.uk](mailto:sitenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

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.