

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 23 January 2024	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved West End	
Subject of Report	84 Newman Street, London, W1T 3EU		
Proposal	Use of the basement, part ground, first, second and third floors to an HMO use (Sui Generis) a house in multiple occupation		
Agent	HTP Architecture LLP		
On behalf of	Living Tapes Limited		
Registered Number	23/05695/FULL	Date amended/ completed	16 August 2023
Date Application Received	16 August 2023		
Historic Building Grade	Unlisted		
Conservation Area	East Marylebone		
Neighbourhood Plan	Fitzrovia West Neighbourhood Plan		

1. RECOMMENDATION

Grant conditional planning permission.

2. SUMMARY & KEY CONSIDERATIONS

The application proposes the change of use of the basement and first to third floors from vacant office use to be used as a house in multiple occupation (HMO) whilst providing a semi-independent support service to local authority care leavers, for people aged 16-25, who have left their residential placements. The first, second and third floors will have similar layouts, with a total of 14 bedrooms provided throughout the floors and each floor having its own communal dining/kitchen area, a shared living/lounge area and shared bathroom facilities. The basement provides a leisure and TV room as well a meeting room, a laundry room and a supervisor's room. The HMO will be staffed full time by core staff who will be responsible for the day to day running of the premises. In addition to this, other staff will attend the premises to carry out keywork sessions with young people to provide them with semi-independent living skills on topics such as financial management, household management and self-management. No external works are proposed.

The key considerations in this case are:

- The acceptability of the loss of the existing Office accommodation in this location within the CAZ,
- The acceptability of the proposed residential accommodation in terms of its, size, mix and accessibility.

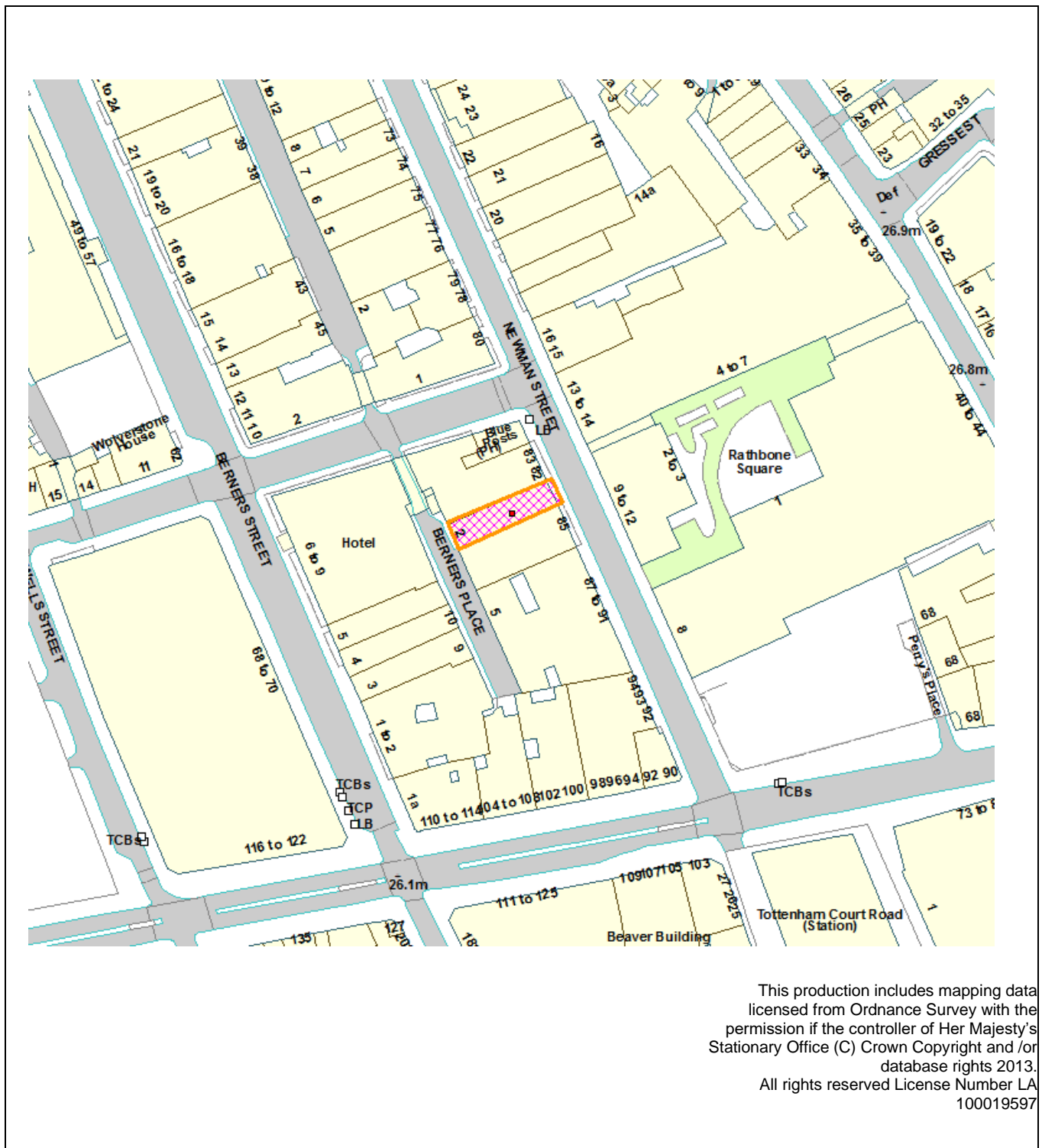
The loss of the existing office use is contrary to Policies E1 and SD4 of the London Plan and City Plan Policy 13 Part D as this area of the CAZ is not predominantly residential in nature and the building was not originally built for residential use.

The proposed HMO is acceptable under London Plan Policy H12 and Westminster City Plan 2019-2040 Policy 10, and subject to the operation of the premises being in line with the details set out in the submitted management plan, which will be secured by condition, the use is acceptable.

While there is a policy conflict with the loss of the office space in this location, officers consider that there is a strong argument to be made that the benefits of the proposed use outweigh the policy conflict.

Given that there appears to have been little interest in the office space, which has been marketed for a number of years unsuccessfully, and that there are benefits deriving from the proposed HMO (providing supported living for young people leaving local authority care, including providing them with essential life skills, etc.) which are supported by both the London Plan and Westminster City Plan, as well as the contribution this would make to the housing delivery targets, it is considered that these would outweigh the loss of the office space in this instance. It is therefore recommended that permission be granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

5.1 Application Consultations

FITZROVIA NEIGHBOURHOOD ASSOCIATION

Any response to be reported verbally.

FITZROVIA WEST NEIGHBOURHOOD FORUM

Any response to be reported verbally.

HIGHWAYS PLANNING

No objection subject to conditions.

ENVIRONMENTAL SCIENCES

No objection subject to conditions.

ADULT AND COMMUNITY SERVICES

Any response to be reported verbally

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 56; Total No. of replies: 0

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. While the application does not meet the criteria where the applicant is required to follow this process, they have been encouraged to do so. Their engagement exercise has therefore been kept proportional to the scale of the proposals.

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
Consultation letter outlining proposals posted to five identified residential addresses in close proximity to the site.	17 th April 2023	n/a	One response received – highly supportive in principle on the basis of the scheme being “...socially useful...”. This support was noted as being subject to seeing application details and consultation with developer during any construction phase that falls outside of the planning process.

The applicant's Statement of Community Involvement and other application documents identify that the scheme has not been revised following the comments received as these were supportive in principle.

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 Fitzrovia West Neighbourhood Plan includes policies on a range of matters including promotion of regeneration, provision of housing, entertainment uses, community facilities, provision of small business units, provision of active frontages, open spaces, environmental performance, and servicing.

The plan has been through independent examination and was supported by local residents and businesses in a referendum held on 2 September 2021. It was adopted on 8 October 2021. It therefore forms part of the development plan for Westminster for development within the Fitzrovia West neighbourhood area in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed later in this report.

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 (December 2023) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

The application site is located in the Central Activities Zone (CAZ). The building comprises basement, ground, and five upper floors. The existing fourth and fifth floors

are in residential use as two self-contained flats, while the rest of the building is in office (Class E) use (including, it is believed, the ground floor).

7.2 Recent Relevant History

Planning permission was granted on 01 December 2009 (09/07581/FULL) for “*Erection of new second, third, and fourth storeys at rear for office (Class B1) use and erection of new fourth, fifth and sixth storeys on Newman Street frontage and rear extension at fifth floor to provide 2x2 bed flats with associated roof terraces and plant room.*” An almost identical scheme was granted on 26 October 2010 (RN: 10/07104/FULL) with an altered detailed design. This permission appears to have been implemented as the approved plans reflect the as existing building.

8. THE PROPOSAL

This application seeks planning permission for the change the use of the basement, first, second and third floors of the building from Office Use (Class E) to a House in Multiple Occupation (HMO) (Use Sui Generis). As this will sleep more than 6 people (sleeping 14), it comprises a large HMO (as opposed to a small HMO which sleeps not more than 6, and is Class C4).

The intended user of the HMO is Krossroads, who are a semi-independent service providing support for young people 16+ who are leaving local authority care (including Westminster) by providing affordable accommodation in central London. They aim to provide quality care to young people in safe, nurturing, caring and homely environments.

At this site they are seeking to provide shared accommodation which has been sourced within the remit of the Local Housing Allowance rate so as to alleviate financial pressures on local authorities top up costs and to offer continuity of service and staffing for the young people they support during their transition from the 16+ semi-independent service that Krossroads offers.

The first, second and third floors will have as similar layout and will comprise a total of 14 bedrooms across the floors, together with each floor having communal spaces consisting of a dining/kitchen area with a separate living/lounge area. The basement area will provide additional HMO accommodation and comprise a leisure and TV room, a laundrette/ironing room together with a meeting room and a supervisor’s office and day room.

Table: Existing and proposed land uses.

Land Use	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Office (Class E)	590	0	-590
HMO (Sui Generis)	0	590	+590
Total	590	590	0

No external works are proposed as part of this application.

9. DETAILED CONSIDERATIONS

9.1 Land Use

Loss of Existing Office (Class E) Use

The existing use of the basement to third floors is offices (Class E). The floors subject to this application are just the basement, first, second and third floors. The ground floor is intended to remain as existing and in Class E use and is not part of this application. The fourth and fifth floors are occupied as two residential flats and are also not part of this application.

Given national and international importance of office accommodation within Westminster to local and strategic economic and employment targets, both the recently adopted London Plan and Westminster City Plan have been worded to increase strategic importance of office accommodation. This is evident within E1 and SD4 of the London Plan and Policy 13 of Westminster's City Plan.

The London Plan Policy E1 supports the redevelopment, intensification and change of use of surplus office space to other uses including housing, provided that the scope for the re-use of otherwise surplus large office spaces for smaller office units and/or lower cost and affordable workspace has been explored. Surplus office space includes sites and/or premises where there is no reasonable prospect of these being used for business purposes. As stated in the supporting text, evidence to demonstrate surplus office space should include strategic and local assessments of demand and supply, and evidence of vacancy and marketing (at market rates suitable for the type, use and size for at least 12 months, or greater).

London Plan Policy SD4 identifies the unique international, national and London-wide roles of the CAZ, based on an agglomeration and rich mix of strategic functions and local uses, and identifies that these should be promoted and enhanced. It also identifies that the nationally and internationally significant office functions of the CAZ should be supported and enhanced by all stakeholders, including the intensification and provision of sufficient space to meet demand for a range of types and sizes of occupier and rental values

The Planning Policy Team advised at pre-application stage that they consider HMOs are residential uses and therefore a type of '*residential development*' as they contribute to our housing targets (as per paragraph 10.1 of the City Plan) and fall within the definition of '*specialist housing*' (as per the Glossary definition in the City Plan).

City Plan Policy 13 Part D seeks to protect office use in the Central Activities Zone (CAZ) when the proposed use is a residential one. The Policy states that the loss of office use to a residential one will only be acceptable "... *in those parts of the CAZ that are predominantly residential in character and where the proposal would reinstate an original residential use.*"

The City Plan 2019-2040 (April 2021) Glossary does not describe how to identify an area which would be considered as predominantly residential in character, however it does identify that predominantly commercial neighbourhoods are: "*Areas of the Central*

Activities Zone where the majority of ground floor uses comprise of a range of commercial activity."

Newman Street comprises a mix of commercial uses at ground floor along this portion of the street (between Oxford Street and Eastcastle Street). While the upper floors containing some residential uses (for example the upper floors of the new Rathbone Place development that are opposite the site are all in residential use), the majority of upper floor uses appear to be commercial. On this basis, it is considered that the area is a predominantly commercial neighbourhood based on the definition identified above. The first part of Policy 13 Part D would therefore not be met.

Given that the building appears to have been purpose built as commercial accommodation, it is not considered that the second part of the policy (reinstating an original residential use) would be met either.

The applicant advises that the office part of the property had been empty for a long period and, despite marketing since April 2019, there has been no interest in occupation. An Officer site visit in October 2023 confirmed that the office floors are unoccupied. While this is noted, the policy does not take into consideration such vacancy and no marketing assessment has been provided with this current application.

On the basis of the above, the loss of the existing use would not comply with Policies E1 and SD4 of the London Plan and City Plan Policy 13 Part D.

Proposed HMO (Sui Generis) Use

The proposals are for the use of basement, part ground, and all of first, second and third floors as a HMO (Sui Generis).

In terms of planning policy, London Plan Policy H12 supports the provision of supported and specialised housing which meets an identified need. Section 1 of this policy identifies care leavers (which the proposed use will provide for) as requiring a possible form of specialised accommodation.

Westminster City Plan 2019-2040 Policy 10 addresses the provision of housing for specific groups. Part D of the policy relates to specialist housing and states that:

"The council supports the provision of well-managed new housing which meets an identified specialist housing need."

Para. 10.7 of the City Plan sets out that the "... encouragement of new, accommodation that meets an identified need is therefore particularly important to ensure inclusivity and maintain Westminster's rich diversity."

The Fitzrovia West Neighbourhood Plan Policy PR2 part 5 states:

"In order to sustain and expand the diversity of the local population, adequate provision should be made for accommodation to meet the needs of all age groups and those with special needs;"

The principle of a HMO is generally considered acceptable in this location. Given that the accommodation is specifically for care leavers, this meets the identified specialist housing need requirement in Policy 10 of the City Plan given the definitions set out in the London Plan.

Para. 10.11 of the City Plan states that:

“Where new specialist housing is proposed, a management plan will be required and secured via legal agreement or planning condition to ensure the new use does not have negative impacts on the amenity of neighbouring residents. The management plan will address parking pressures, noise and other potential impacts on neighbouring residents or vulnerable uses, such as schools.”

The submission documents set out that the HMO is intended to be occupied by Krossroads, who provide a semi-independent service for people aged 16-25 who are leaving local authority care (including for Westminster) and who have left their residential placements.

The first, second and third floors will have similar layouts, with a total of 14 bedrooms provided throughout the floors (4 on the first floor, 5 on both of the other floors). Each floor will have its own communal dining/kitchen area, a shared living/lounge area and shared bathroom facilities. The basement provides a leisure and TV room as well a meeting room, a laundry room and a supervisor’s room.

The applicant has submitted a detailed Management Plan for the HMO with this application. The plan sets out that when referrals to accommodation are received to Krossroads from local authorities (including Westminster), all referrals are risk assessed against other residents within the HMO. This risk assessment will consider matching the young persons with other residents to minimise disturbance, and the young persons’ history and readiness for more independent living. Where no risks are identified the young person is invited to interview for further assessment and to identify their capability to live in a more independent environment, to identify any skills that may be required for further development, and to identify what level of keywork support may be required. It goes on to set out the moving in process for the young person should they be accepted, and the support from staff and social works provided for this process.

The Management Plan sets out that the site will be staffed 24/7, 365 days a year with core staff, split on a shift structure. The day shift will have two staff between the hours of 08:00-20:00, and the night shift, between 20:00-08:00, will also have two staff. The core staff will be responsible for the day to day running of the premises.

In addition to this, there will be staff attending the premises carrying out keywork sessions with young people to provide them with semi-independent living skills on topics such as financial management (budgeting, opening bank accounts, etc.), household management (cooking, household management and maintenance, cleaning, etc.) and self-management (using public transport, form filling, making appointments, personal care, etc.). Keyworkers will be responsible for the recording of keywork sessions and support plans as well as providing progress reports to social workers.

The young people living at the site will be free to come and go as any other young adult

would be, as well as having the knowledge that they have a support network available at the site.

The Management Plan also details that all residents will receive a handbook on arrival which will outline the rules and regulations of the placement at the site as well as the support that they can expect from the core staff and keyworkers. Consequences for anti-social behaviour and noise will also be set out in the handbook.

The submitted Management Plan is detailed in how the HMO will be managed and, where possible, impacts on existing surrounding occupiers will be minimised. The Management Plan shall be secured by way of a condition to ensure that the premises are operated in line with this document.

Environmental Sciences Officers have assessed the proposals and advise that they have no objections to the proposed accommodation subject to a condition to ensure that future occupiers are not exposed to noise levels beyond those set out in Council guidance.

The applicant notes that as the majority of the young people at this site will be coming out of care and be either in education or claiming universal credit, there will be no requirement for vehicles and no provision is therefore made for any. The Highways Planning Manager accepts that the majority of trips associated with the proposed use of the site (excluding servicing activity) will be via public transport or other sustainable modes (e.g. walking, cycling). Taking into consideration the proposed quantum of use a travel plan is not required.

Subject to the conditions identified above, the proposed use as a HMO in this location is considered acceptable and in accordance with London Plan Policy H12 and Westminster City Plan 2019-2040 Policy 10

Land Use Balance

While the loss of the existing office use is contrary to Policies E1 and SD4 of the London Plan and City Plan Policy 13 Part D, the proposed HMO is acceptable under London Plan Policy H12 and Westminster City Plan 2019-2040 Policy 10, and officers consider that there is a strong argument to be made that the benefits of the proposed use outweigh the policy conflict.

There appears to have been little interest in the office space which has been marketed for a number of years unsuccessfully, although this has not been demonstrated with a marketing report that has been independently assessed. However, given that there are significant benefits of the proposed HMO (providing supported living for young people leaving local authority care, including providing them with essential life skills, etc.) which are supported by both the London Plan and Westminster City Plan, as well as the contribution this would made to the housing delivery targets, it is considered that these would outweigh the loss of the office space in this instance.

9.2 Environment & Sustainability

The proposal is not considered to raise environmental or sustainability implications.

9.3 Biodiversity & Greening

There is no provision of additional biodiversity or greening as the proposals do not include any external works.

9.4 Townscape, Design & Heritage Impact

No external works are proposed. There are therefore no townscape, design and heritage considerations.

9.5 Transportation, Accessibility & Servicing

Highway Impact

The Highways Planning Manager has assessed the proposals and provided comment on the following topics.

Servicing and Waste & Recycling Storage

Policy 29 of the City Plan requires off-street servicing and freight consolidation. A limited off-street servicing area is retained. The site is located within a Controlled Parking Zone, which means that single and double (where restrictions permit) yellow lines allow loading and unloading to occur. The largest regular service vehicle expected to be associated with this development in this location is the refuse collection vehicle. This will service the proposal in a similar fashion to the existing use on site.

Given the nature and size of the proposal it is not expected that the site will generate an increase in servicing or have a significant adverse impact on the function of the surrounding public highway.

Waste storage is shown on the proposed drawings and shall be secured by condition.

Cycling & Cycle Storage

Cycle parking for staff will help reduce reliance on less sustainable transport modes. Cycle parking provision under the London Plan (LP) for C4 equates to 1 space per 1-person bedroom. Given the proposed number of bedrooms at the site, the proposed provision of 14 spaces is considered acceptable. This provision shall be secured by condition.

Parking

No car parking is provided as part of the proposals. Policy 27 of the City Plan supports development without car parking provision. The site has a high level of public transport accessibility and is also within a Controlled Parking Zone which means anyone who does drive to the site will be subject to those controls.

Given size and nature of the proposal combined with the areas public transport accessibility and parking restrictions it is considered that the proposal is unlikely to have a significant impact on on-street car parking.

9.6 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. Additionally, the new residential accommodation proposed will support the local economy through increased local spending, thereby supporting local employment and services.

9.7 Other Considerations

None.

9.8 Environmental Impact Assessment

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

9.9 Planning Obligations & Pre-Commencement Conditions

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

10. Conclusion

This report has considered the material planning issues associated with the proposed development in conjunction with all relevant national, regional and local planning policy. While the loss of the existing office use is contrary to Policies E1 and SD4 of the London Plan and City Plan Policy 13 Part D, the proposed HMO is acceptable under London Plan Policy H12 and Westminster City Plan 2019-2040 Policy 10. Given the apparent lack of interest in the existing office space and the benefits of the proposed HMO (providing supported living for young people leaving local authority care, including providing them with essential life skills, etc.) which are supported by both the London Plan and Westminster City Plan, and the contribution this would made to the housing delivery targets, it is considered that these would outweigh the loss of the office space in this instance.

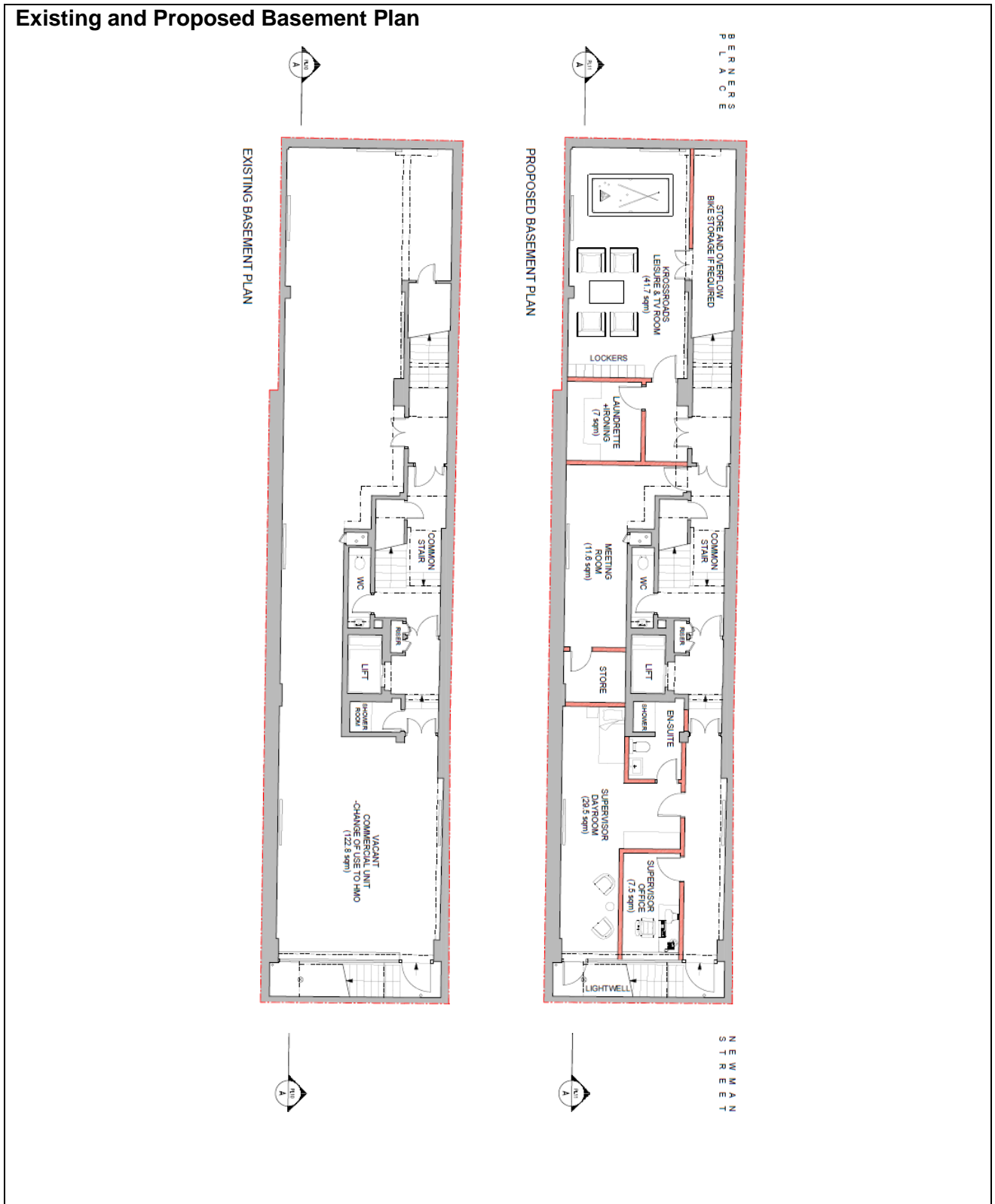
It is recommended that planning permission is granted, subject the conditions listed at the end of this report, which are necessary to make the development acceptable.

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

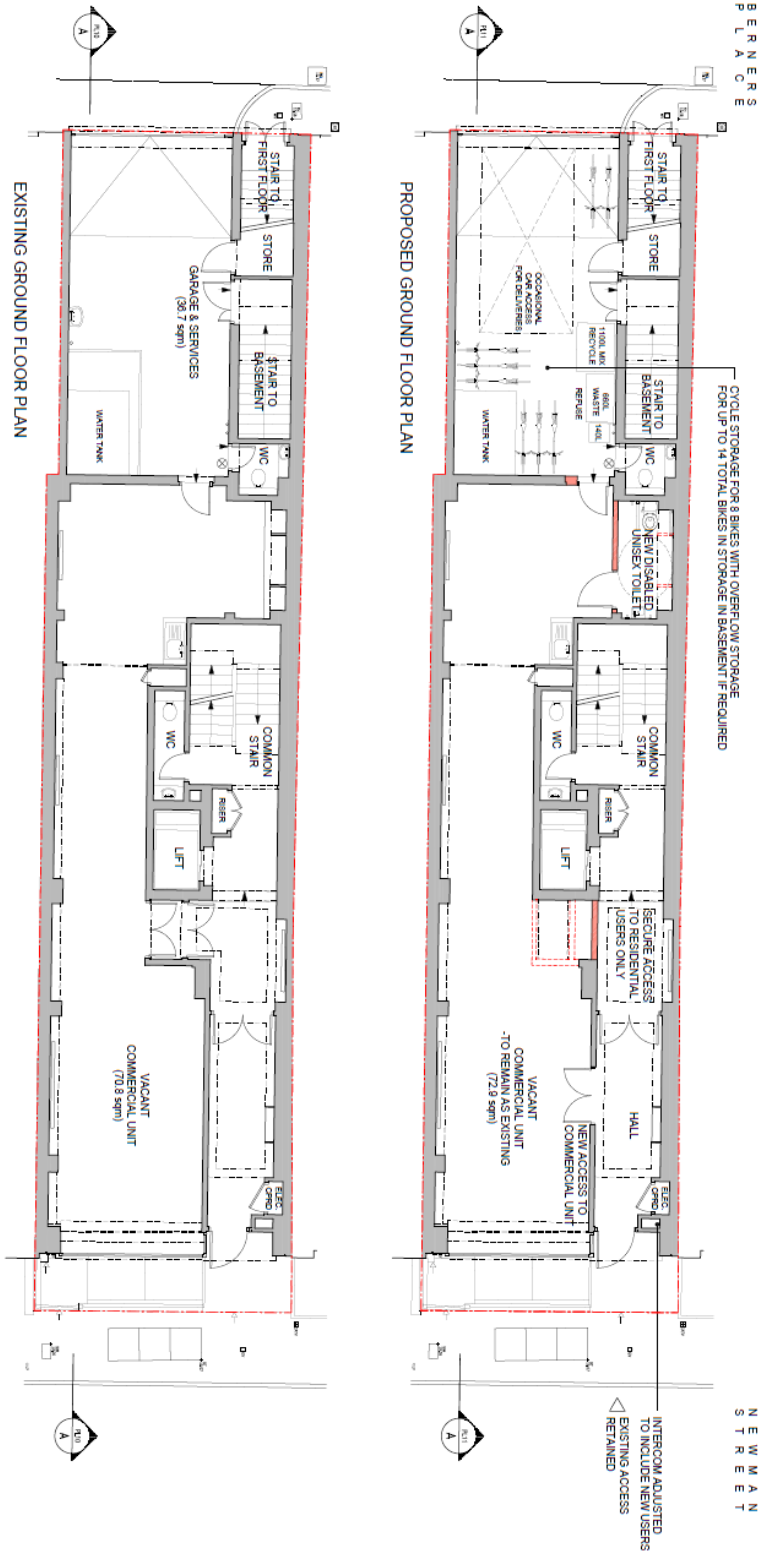
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: PAUL QUAYLE BY EMAIL AT pquayle@westminster.gov.uk

11. KEY DRAWINGS

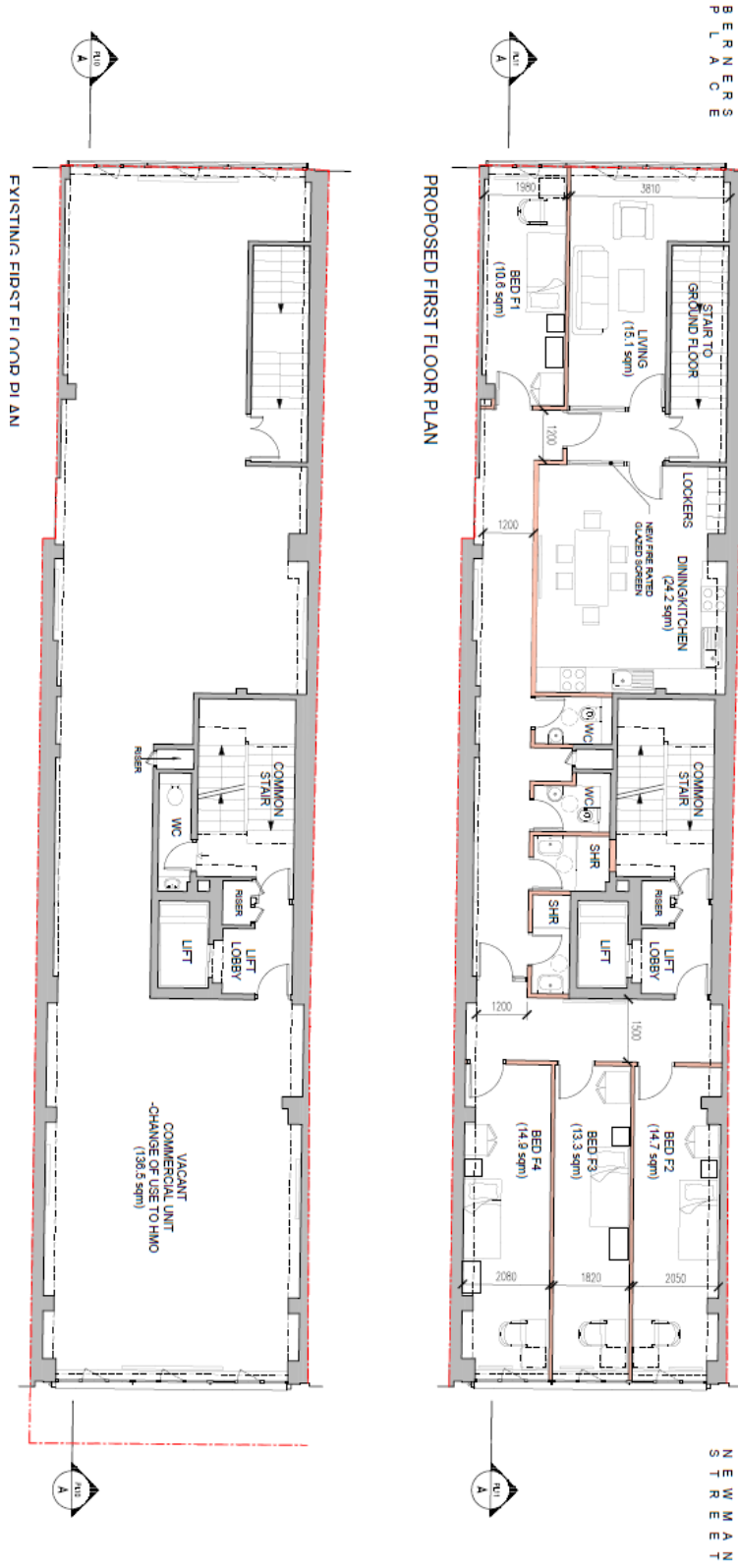
Existing and Proposed Basement Plan



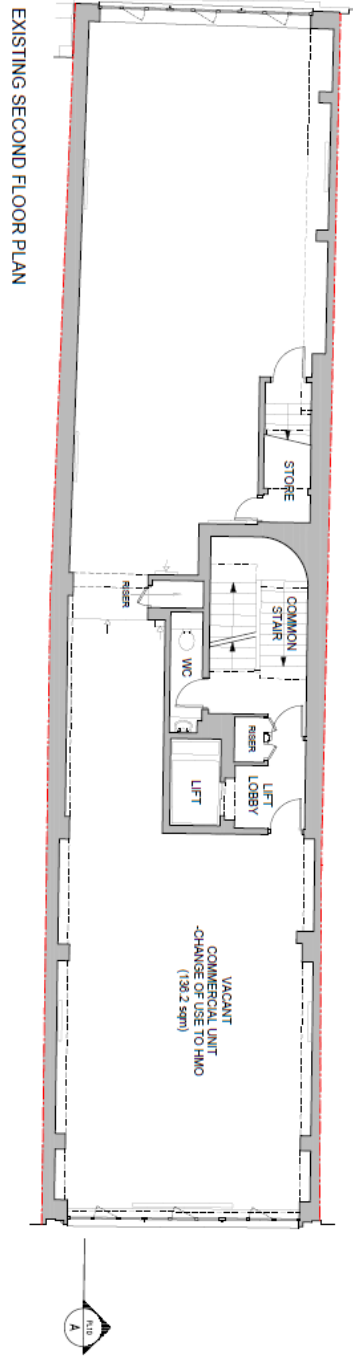
Existing and Proposed Ground Floor Plan



Existing and Proposed First Floor Plan



Existing and Proposed Second Floor Plan



Existing and Proposed Third Floor Plan



DRAFT DECISION LETTER

Address: 84 Newman Street, London, W1T 3EU,

Proposal: Use of the basement, part ground floor, first, second and third floors to an HMO use (Sui Generis) a house in multiple occupation

Reference: 23/05695/FULL

Plan Nos: PL02_01 ; PL03_01 ; PL04_04 ; PL05_03 ; PL06_04 ; Document titled “ Krossroads (London) Management Plan & Statement of Purpose; 84 Newman Street, London, W1T 3EU”, dated 09 August 2023.

Case Officer: Adam Jones

Direct Tel. No. 020 7641
07779431391

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 You must carry out the measures included in the approved “Krossroads (London) Management Plan & Statement of Purpose; 84 Newman Street, London, W1T 3EU”, dated 09 August 2023” at all times that the HMO use (Sui Generis) 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, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05GC)

- 3 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on the approved drawings 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 HMO (Sui Generis) .

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)

- 4 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)

- 5 The design and structure of the building shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. (C49AA)

Reason:

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise as set Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R49AB)

- 6 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 This permission does not allow any work which would change the outside appearance of the property. (I18AA)
- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is also a condition of the London Building Acts (Amendment) Act 1939, and

there are regulations that specify the exact requirements. For further information on how to make an application for street naming and numbering, and to read our guidelines, please visit our website: www.westminster.gov.uk/street-naming-numbering. (I54AB)

- 4 This building is a House in Multiple Occupation. Under the HMO Licensing Scheme, the building requires an increased level of fire precaution and is subject to the City of Westminster Standards for Multiple Occupation. Please use the following link for further information concerning the requirements of the Houses in Multiple Occupation Licensing Scheme Housing Act 2004: www.westminster.gov.uk/private-sector-housing.

The applicant should contact the Residential Environmental Health Officer for the area for information concerning the requirements of the Houses in Multiple Occupation Licensing Scheme Housing Act 2004.

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.