

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 18 February 2020	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Warwick	
Subject of Report	55-57 Eccleston Square, London, SW1V 1PH		
Proposal	Retention of one external air condenser unit and new ducting on rear ground floor flat roof; installation of full height extract duct to rear and internal works at basement level.		
Agent	Miss Emma Penson		
On behalf of	Dukes Education Group Limited		
Registered Number	19/08800/FULL 19/08801/LBC	Date amended/ completed	13 November 2019
Date Application Received	13 November 2019		
Historic Building Grade	Grade II		
Conservation Area	Pimlico		

1. RECOMMENDATION

1. Grant conditional planning permission and listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision notice.

2. SUMMARY

Nos. 55-57 Eccleston Square are three interconnected grade II listed townhouse. The properties are linked internally and have been in educational use for many years (class D1 non-residential institution). Until recently they were occupied as an English language school. The applicant has recently taken over the properties for use as a primary school.

Planning permission and listed building consent are sought for the retention of one external air condenser unit and the installation of new ductwork including a full height extract duct to the rear, in order to provide extract and ventilation for the school's basement kitchen.

The key issues for consideration are:

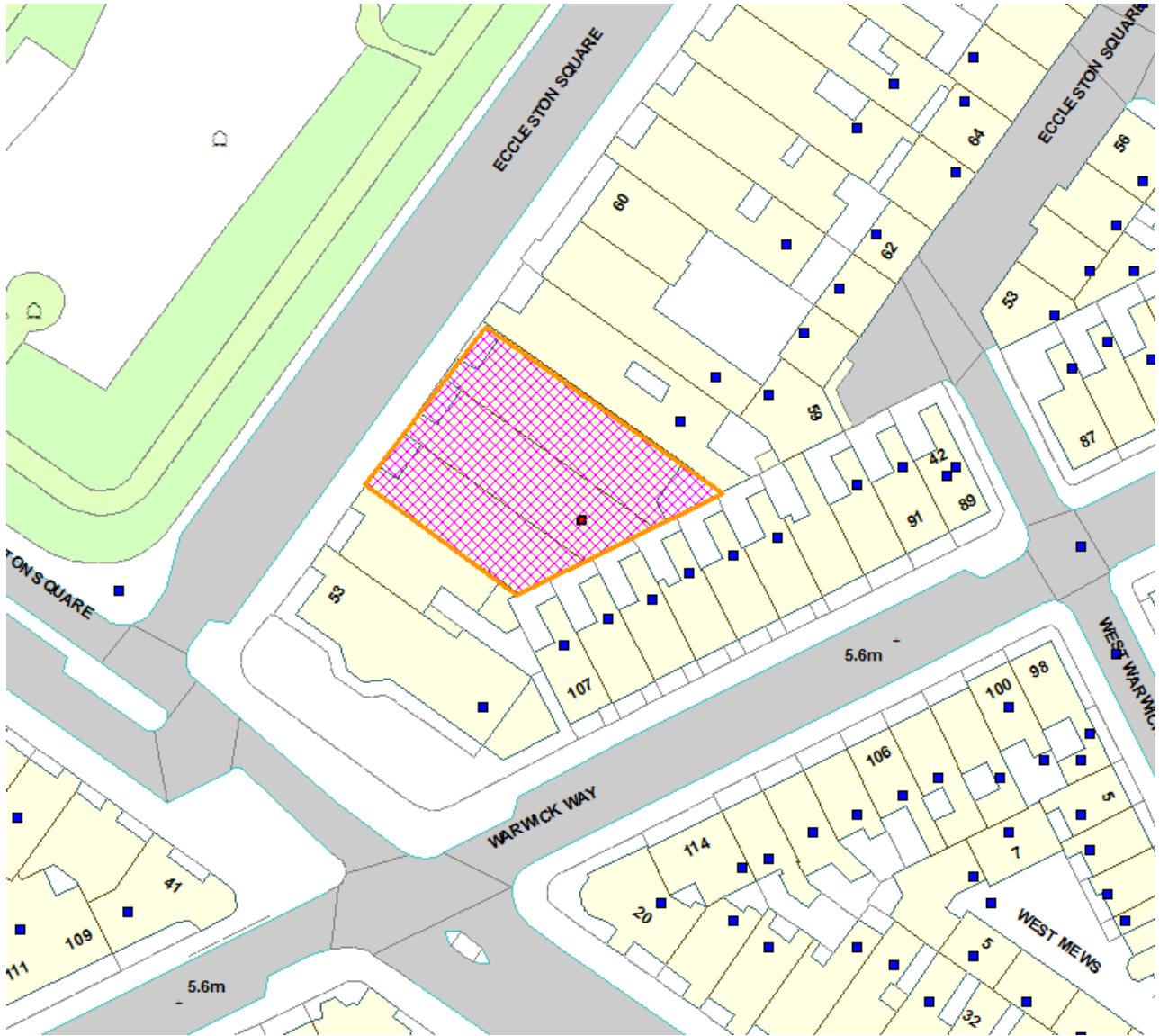
- The impact of the proposals on the special interest of the listed building and on the character and appearance of the Pimlico Conservation Area.
- The impact of the proposals on neighbouring residents' amenity.

Item No.

3

Subject to conditions, the proposals are considered acceptable in design, heritage and amenity terms, in accordance with Westminster's City Plan (adopted in 2016) and the Council's Unitary Development Plan (adopted in 2007). The proposals are therefore recommended for approval.

3. LOCATION PLAN



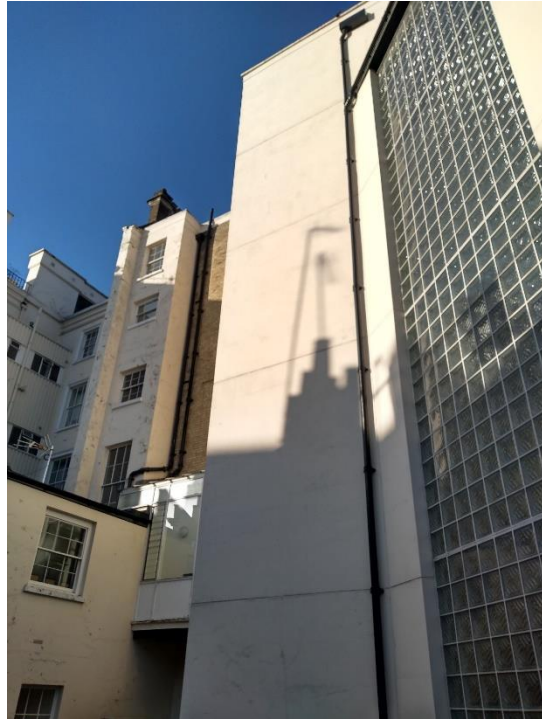
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4. PHOTOGRAPHS



55-57 Eccleston Square

Proposed location of kitchen extract ducting



5. CONSULTATIONS

ORIGINAL SUBMISSION

WESTMINSTER SOCIETY

Any response to be reported verbally.

PIMLICO NEIGHBOURHOOD FORUM

Any response to be reported verbally.

PIMLICO FREDA

Any response to be reported verbally.

ENVIRONMENTAL HEALTH

Additional information required.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 16

No. of replies: 4

Four letters of objection received, including one on behalf of Wilton Court Residents Association, Eccleston Square, on the following grounds:

Design

- The proposed ductwork would directly face living rooms and kitchens of properties on Warwick Way and result in a permanent visual nuisance.
- The proposals would alter the historical aspect of the grade II listed terrace.

Amenity

- Noise and vibration from the plant and ducting equipment would cause undue harm to the amenity of surrounding residential occupiers.
- Odour and smells from the extraction equipment.

Other

- Concerned that the extraction equipment would be poorly maintained.

PRESS ADVERTISEMENT / SITE NOTICE

Yes

REVISED SUBMISSION (repositioning of proposed ductwork)

ENVIRONMENTAL HEALTH

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 16

No. of responses: 4

3 letters received, one maintaining their original objections and two on behalf of the Buddhist Society, Eccleston Square on the following grounds:

Land use

- The extract duct appears to be oversized for the size of the dining room and number of diners.
- The applicant has other similar educational facilities nearby who may also use the dining room. Casts doubt on whether the dining room will remain ancillary to the D1 use.

Amenity

- The current level of back ground noise is very low at the back of these houses
- Noise and vibration disturbance to the Buddhist's Meditation Hall and Shrine which has mediation lessons every weekday between 10am – 2pm, would compromise its use.
- The discharge of foul air will be in close proximity to windows in adjoining buildings that are in residential, hotel and other sensitive uses.

Other

- The revisions to the application are an altogether different scheme and the application is poorly detailed.
- Concerns raised regarding the maintenance of the proposed plant equipment.

One letter of support

- Support any actions taken by the school to be fully functional.

6. BACKGROUND INFORMATION

6.1 The Application Site

Nos. 55-57 Eccleston Square are three interconnected mid-nineteenth century grade II listed townhouses located within the Pimlico Conservation Area. The properties comprise basement, ground and four upper floors and have been in educational use for many years (Class D1 non-residential institution). Until recently were occupied as an English language school. The applicant has recently taken over the properties for use as a primary school which forms part of Eaton Square School.

6.2 Recent Relevant History

There is no relevant planning history.

7. THE PROPOSAL

Planning permission and listed building consent are sought for the retention of one external air condenser unit and new duct work on the rear ground floor flat roof; installation of a full height extract duct to the rear and internal works at basement level.

The application as originally submitted proposed to install the full height extract duct on the north-east-facing flank of the rear closet-wing to no. 57 Eccleston Square. However, this was considered unacceptable on the historic brick façade and the proposals have therefore been revised to relocate the full height extract duct to the rear south-east-facing elevation of no. 56 Eccleston Square, with low level ductwork wrapping around the rear building face at ground floor level to connect to the basement kitchen via existing penetration points

The ducting would be manufactured in galvanised steel and powder-coated to match the adjacent buildings paintwork finish (cream).

8. DETAILED CONSIDERATIONS

8.1 Land use

The properties are in educational use (Class D1 non-residential institution) occupied by Eaton Square school for use as a primary school (nursery to year 4).

The applicant has confirmed that the school currently accommodates 200 pupils and 30 staff and whilst there are no immediate plans to increase the pupil numbers the building has a capacity to accommodate up to 250 pupils. The ventilation ducting is required in order to provide pupils with hot lunches. The dining room can cater for a maximum of 120 pupils at a time and lunches are therefore staggered between year groups.

One letter of objection has been received on the grounds that the proposed ventilation plant has been over-designed for the the size of the dining room and number of diners, and questions whether the dining room will also be used by the applicants' other educational facilities nearby, which would intensify the use.

The applicant has confirmed that the size and scale of the ductwork proposed is necessary to provide a fully operational kitchen that meets the required standards to serve the number of pupils on site.

The scale of the dining room with facilities to provide hot school lunches will remain ancillary to the educational use. The applicant is willing to accept conditions restricting hours of use (see section 8.3 'Amenity' below) and that no hot food is taken off-site for consumption in the applicants other school sites.

8.2 Townscape and Design

To the rear of the properties a modern single storey extension exists at lower ground floor level and at No. 56 a large full height extension with diagonal glass brick wall houses a large internal circulation staircase which serves the institutional use of the connected properties.

External works comprise the installation of attenuated ducting, including air intake and high level extract, and the retention of an existing condenser unit at the rear of Nos. 56 and 57. The works are required in conjunction with the recently commenced use of the property as a primary school, in order to provide extract and ventilation for the school's basement kitchen. The attenuated ducting, air intake and air condenser unit would be located at ground floor level on the roof of the single storey lower ground floor extension, with the extract duct being affixed to the face of the modern extension to the rear of No. 56 and discharging at high level.

To the rear, plant and service pipe and ductwork has arisen in an ad hoc state across the flat roof of the lower ground floor extension. Overall the existing appearance is considered somewhat degraded providing an opportunity for improvement and rationalisation. A number of options have been considered by the applicant in terms of the location for the ductwork. The applicant has confirmed that it is not possible to locate the duct internally within the building.

The revised proposals involve the installation of ductwork with attenuating enclosures across the roof of the lower ground floor extension and the mounting of a high level extract duct on the modern extension to the rear of No.56. All ductwork and enclosures are proposed to be polyester powder coated to match the colour (cream) of the existing building. As no drawings of the acoustic enclosures surrounding the mechanical parts of the ductwork have been provided it is recommended that these details are secured by condition, along with samples of the finished ductwork in the RAL colour specified.

The high level extract will be set closely against the rear elevation wall of the modern extension and given its reduced depth and a condition requiring a sample of the colour of its finished state to match the building to which it will be affixed, is considered acceptable. The ductwork and enclosures across the roof of the lower ground floor extension are similarly considered regretful accretions to the rear of this building, however will be tidily arranged and limited to lower levels with the high level extract duct primarily impacting only the appearance of the more modern extension to the listed buildings.

In terms of Paragraph 196 of the NPPF, the proposals are considered to be at the lower end of less than substantial harm and it is considered that in this instance the harm arising can be off set against the benefit of providing children attending the school with hot lunches.

Overall, subject to the recommended conditions, the works are considered to be acceptable in design, historic building and conservation area terms.

8.3 Residential Amenity

Eccleston Square is predominantly residential in character. The neighbouring property at No. 58 Eccleston Square comprises 3 residential units (at lower ground, second, third and fourth floor level) and The Buddhist Society (class D1) operating at part lower-ground, ground and first floor levels. The properties immediately to the rear in Warwick Way are in residential use.

Policies ENV 13 of the UDP and S29 of the City Plan seek to protect and safeguard residential amenity, with particular focus on daylight/sunlight levels, privacy, outlook and sense of enclosure. Policies ENV 6 and ENV 7 of the UDP and S32 of the City Plan seek to reduce noise pollution and protect noise sensitive receptors from noise.

The proposed low level ductwork and condenser unit on the ground floor flat roof to the rear of Nos. 56 and 57 will be below the height of the boundary wall with No.58 Eccleston Square. The proposed full height extract duct will be set against the existing building with a projection of 0.6m and will be approximately 8m away from the rear windows in Warwick Way. It is not therefore considered that the proposed condenser unit or ductwork will result in a loss of light or cause a sense of enclosure to neighbouring residents.

Objections have been received from neighbouring residents and the Buddhist society on the grounds that the proposed plant will result in noise and vibration disturbance.

The applicant has submitted an acoustic report in support of their application. Environmental Health have confirmed that with the acoustic measures proposed (inlet and exhaust attenuators fitted to the supply and extract systems and acoustic enclosures fitted around the supply and extract fans) the plant is likely to comply with the Council's standard noise and vibrations conditions, provided that the extract system is only operated during daytime hours. The kitchen extraction system is required to serve the school kitchen in order to provide hot lunches to students. The applicant has confirmed that it will only be used during term time on weekdays only (Monday to Friday) and is willing to accept a condition that it shall only be in use between 07.00 and 18.00 Monday to Friday. It is recommended that these measures be secured by condition.

The Buddhist Society have commented that the Acoustic report has not taken into consideration their first floor rear window which serves their meditation hall. The applicant's acoustic consultant has confirmed that the rear second floor window was chosen to be tested as this window is in direct view of the proposed plant and would represent the worst case scenario, as the first floor window is behind the boundary wall which itself would provide some noise attenuation.

The proposed extract duct will terminate 1m above the eaves of the main roof to ensure adequate dispersal of cooking odours away from neighbouring windows.

Subject to the imposition of conditions the proposed plant is considered acceptable in amenity terms, in accordance with Policies ENV 6 and ENV 7 of the UDP and S32 of the City Plan.

8.4 Transportation/Parking

Not applicable.

8.5 Economic Considerations

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

8.6 Access

Not applicable.

8.7 Other UDP/Westminster Policy Considerations

None relevant.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Formal consultation on Westminster's City Plan 2019-2040 was carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between Wednesday 19 June 2019 and Wednesday 31 July 2019 and on the 19 November 2019 the plan was submitted to the Secretary of State for independent examination. In the case of a draft local plan that has been submitted to the Secretary of State for Examination in Public, under Regulation 22(3) of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.9 Neighbourhood Plans

None applicable to this application.

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.12 Planning Obligations

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

8.13 Environmental Impact Assessment

Not applicable to this application.

8.14 Other Issues

None.

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

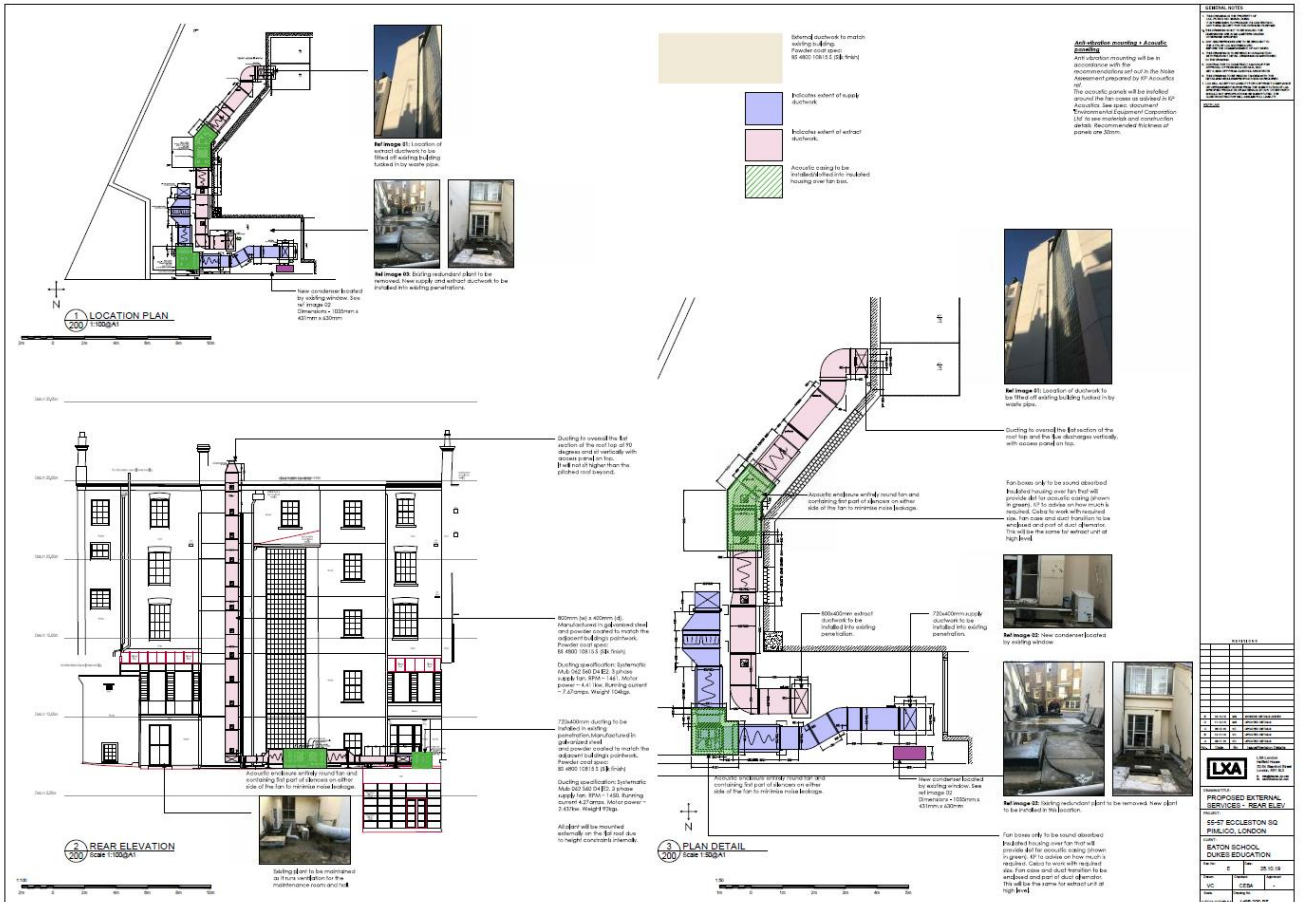
Item No.

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IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT JASGHAR@WESTMINSTER.GOV.UK
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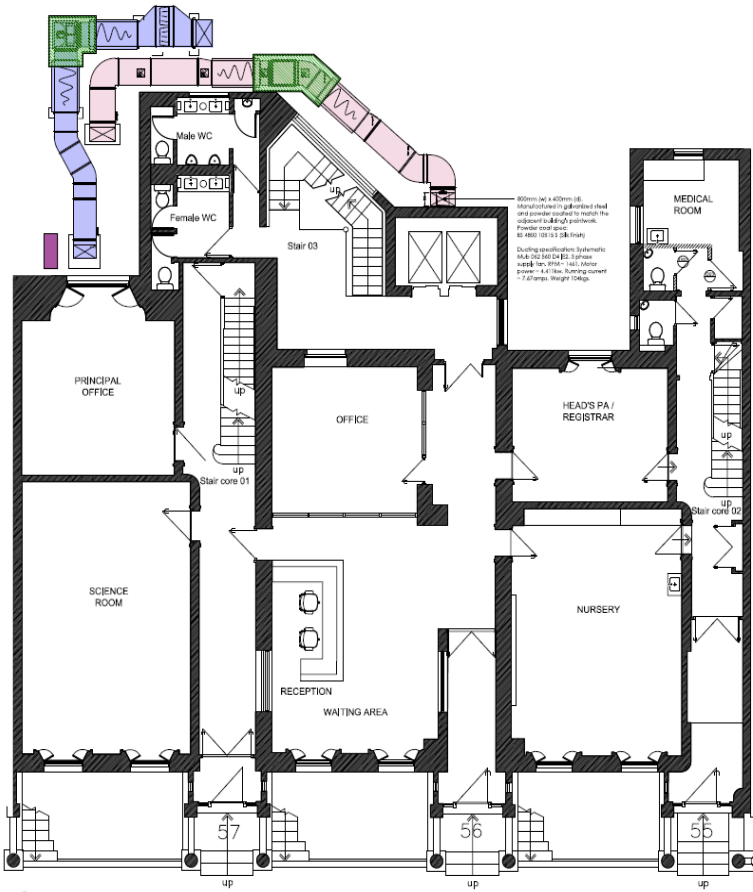
9. KEY DRAWINGS

Proposed rear elevation



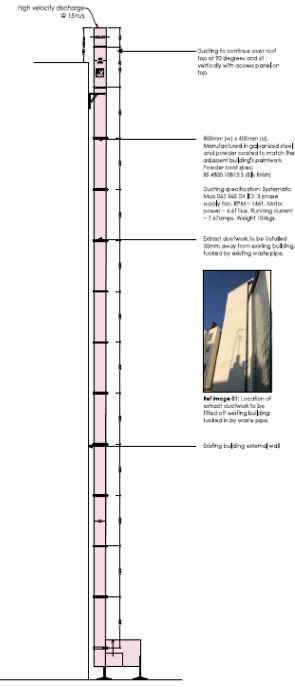
LXA			
PROPOSED EXTERNAL ELEVATION - SCALE 1:1000			
56-57 BOSTON SQ PHILAGO, LONDON			
BATON SCHOOL, DUNDEE ELEVATION			
DATE	28.03.24	SCALE	1:1000
PROJECT		CLIENT	
DRAWN BY		CHECKED BY	
SCALE		PROJECT NO.	

Proposed ground floorplan



101 GROUND FLOOR
Scale 1:500A1

- GENERAL NOTES**
- ALL WALLS NOTED TO BE MADE GOOD AND PAINTED WHITE - REF: DGS/12/001
 - DO NOT DAMAGE MESH
 - NEW PARTITION WALLS TO BE BUILT OF ONE SHEET PLASTERBOARD AND ONE SHEET OF GYPSUM BOARD
 - BALCONY TO BE ADAPTED FOR HEALTH AND SAFETY SPEC. TO MATCH EXISTING EXTERIOR WALL
 - ALL UNLARGED WALLS AND FLOOR FINISHES TO BE MADE GOOD
 - ALLOW FOR BRASS KICK PLATES ON DOORS



102 SIDE ELEVATION - EXTRACT DUCTING
Scale 1:500A1

GENERAL NOTES	
101	GROUND FLOOR PLAN
102	SIDE ELEVATION - EXTRACT DUCTING
<p>103</p> <p>104</p> <p>105</p> <p>106</p> <p>107</p> <p>108</p> <p>109</p> <p>110</p> <p>111</p> <p>112</p> <p>113</p> <p>114</p> <p>115</p> <p>116</p> <p>117</p> <p>118</p> <p>119</p> <p>120</p> <p>121</p> <p>122</p> <p>123</p> <p>124</p> <p>125</p> <p>126</p> <p>127</p> <p>128</p> <p>129</p> <p>130</p> <p>131</p> <p>132</p> <p>133</p> <p>134</p> <p>135</p> <p>136</p> <p>137</p> <p>138</p> <p>139</p> <p>140</p> <p>141</p> <p>142</p> <p>143</p> <p>144</p> <p>145</p> <p>146</p> <p>147</p> <p>148</p> <p>149</p> <p>150</p> <p>151</p> <p>152</p> <p>153</p> <p>154</p> <p>155</p> <p>156</p> <p>157</p> <p>158</p> <p>159</p> <p>160</p> <p>161</p> <p>162</p> <p>163</p> <p>164</p> <p>165</p> <p>166</p> <p>167</p> <p>168</p> <p>169</p> <p>170</p> <p>171</p> <p>172</p> <p>173</p> <p>174</p> <p>175</p> <p>176</p> <p>177</p> <p>178</p> <p>179</p> <p>180</p> <p>181</p> <p>182</p> <p>183</p> <p>184</p> <p>185</p> <p>186</p> <p>187</p> <p>188</p> <p>189</p> <p>190</p> <p>191</p> <p>192</p> <p>193</p> <p>194</p> <p>195</p> <p>196</p> <p>197</p> <p>198</p> <p>199</p> <p>200</p>	



PROJECT: GROUND FLOOR PLAN
 CLIENT: SHERIFF COLLEGE
 ADDRESS: 1000 COLLEGE
 DATE: 10/10/18
 DRAWN: [Name]
 CHECKED: [Name]
 SCALE: 1:500A1

DRAFT DECISION LETTER

Address: 56 Eccleston Square, London, SW1V 1PH,

Proposal: Retention of one external air condenser unit and new ducting on rear ground floor flat roof and installation of full height extract duct to rear (Nos. 55-57 Eccleston Square).

Plan Nos: Plan nos: 1485-000, 1485-011 Basement, 1485-013 Basement, 1485-101-GF Rev A, 1485-201 EXG, 1485-200 RE Rev E, LXA-1485-101-FF Rev A, LXA-1485-101-SF Rev A, LXA-1485-101-THF Rev A, LXA-1485-101-FOF Rev A, 89335-10 Rev A, 89335-11 Rev B; and Acoustic report dated 10.12.19 Ref:20013.PCR.01.Rev B. Information Only: Covering letter dated 13 November 2019 (ref no. 14113); Environmental Equipment Corporation Ltd acoustic specifications; Options analysis (ref no. 14113; 13/12/2019); Letter from KP Acoustics dated 8 January 2020 (ref. 20013.200108.L1)and 17 January 2020 (ref. 20013.200108.L1 Rev C); Letter from applicant dated 24 January 2020.

Case Officer: Hayley White **Direct Tel. No.** 07866038640

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

4 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing LA90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
 - (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(2) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46BB)

5 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration. (R48AA)

6 The kitchen extract system hereby permitted shall not be operated except between 07:00 hours and 18:00 hours Monday-Friday.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R46CB)

7 The noise control measures outlined in Section 6 of your Acoustic Report dated 10.12.19 Ref: 20013.PCR.01.Rev B (inlet and exhaust attenuators fitted to the supply and extract systems and acoustic enclosures fitted around the supply and extract fans) shall be fully installed prior to the first operation of the approved equipment and thereafter retained and maintained for as long as the equipment remains in place.

Reason:

To ensure that the plant will operate in accordance with the noise standards set out in condition 4, and in accordance with the requirements of Policies ENV6 and ENV7 of our Unitary Development Plan (adopted in January 2007) and Policy S32 of Westminster's City Plan (November 2016).

8 The kitchen extract duct must terminate 1m above the eaves.

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

9 You must apply to us for approval of details of the following parts of the development:

(i) Detailed drawings and sections at scale 1:10 of Acoustic enclosures including RAL

colour and sample of the external finish (to be viewed on site).

- (ii) RAL Colour and sample of external finish to the duct work (to be viewed on site).

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

10 No hot food cooked on the premises shall be taken off-site for consumption in other Eaton Square School premises.

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

Informative(s):

1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, neighbourhood plan (where relevant), supplementary planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

2 In relation to condition 9 you are advised that polyester powder coating (matt or silk) to match the existing building is likely to be considered an acceptable external finish to the approved duct work and acoustic enclosures.

3 Conditions 4, 6 and 7 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)

4 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (including date decision and planning reference number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

5 Please contact Environmental Sciences by email to environmentalsciences2@westminster.gov.uk if you have any queries about your obligations under the Control of Pollution Act 1974 or the Environmental Protection Act 1990.

DRAFT DECISION LETTER

Address: 56 Eccleston Square, London, SW1V 1PH,

Proposal: Nos. 55-57 Eccleston Square. Retention of existing external air condenser unit, installation of ducting at the rear of the property and internal works to the basement. (Linked to 19/08800/FULL) [Amended description]

Reference: 19/08801/LBC

Plan Nos: Approved Plans:

Plan nos: 1485-000, 1485-011 Basement, 1485-013 Basement, 1485-101-GF Rev A, 1485-201 EXG, 1485-200 RE Rev E, LXA-1485-101-FF Rev A, LXA-1485-101-SF Rev A, LXA-1485-101-THF Rev A, LXA-1485-101-FOF Rev A, 89335-10 Rev A, 89335-11 Rev B.

Information Only: Covering letter dated 13 November 2019 (ref no. 14113);
Environmental Equipment Corporation Ltd acoustic specifications;
Options analysis (ref no. 14113; 13/12/2019);
Letter from applicant dated 24 January 2020.

Case Officer: Hayley White

Direct Tel. No. 020 7641 7327

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must apply to us for approval of details of the following parts of the development:

(i) Detailed drawings and sections at scale 1:10 of Acoustic enclosures including RAL colour and

sample of the external finish (to be viewed on site).

(ii) RAL Colour and sample of external finish to the duct work (to be viewed on site).

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.
- 2 In relation to conditions 3 and 4 you are advised that polyester powder coating (matt or silk) to match the existing building is likely to be considered an acceptable external finish to the approved duct work and acoustic enclosures.

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.