

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 3 March 2020	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved West End	
Subject of Report	4 to 10 Brewer Street, 7 to 12 Walker's Court and 27, Peter Street, London, W1F 0SD,		
Proposal	Use of part basement and third floor level as additional theatre use (Sui Generis), use of part ground as retail both on the western side of Walker's Court, use of part ground and basement mezzanine level on the eastern side of Walker's Court as a nightclub use (Sui Generis) and associated external alterations including the relocation of the nightclub entrance from Walker's Court to Brewer Street.		
Agent	Gerald Eve		
On behalf of	Soho Estates Limited		
Registered Number	19/06658/FULL	Date amended/ completed	16 January 2020
Date Application Received	22 August 2019		
Historic Building Grade	Unlisted		
Conservation Area	Soho		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

In May 2014 permission was granted for a redevelopment scheme for the majority of Walker's Court. The permitted development comprised a mix of uses, the centre piece being the re vamped Boulevard Theatre on the western side of the court. The development also included other commercial uses namely two restaurants (class A3), three retail units (class A1), two nightclubs (sui generis) and offices (class B1) and six residential flats (Class C3). The permission has been implemented, the works have been completed, the theatre is now open.

Permission is sought to reconfigure some of the uses including minor external changes. This includes relocating the entrance to one of the nightclubs, Madame JoJo's from the permitted location within Walker's Court to Brewer Street

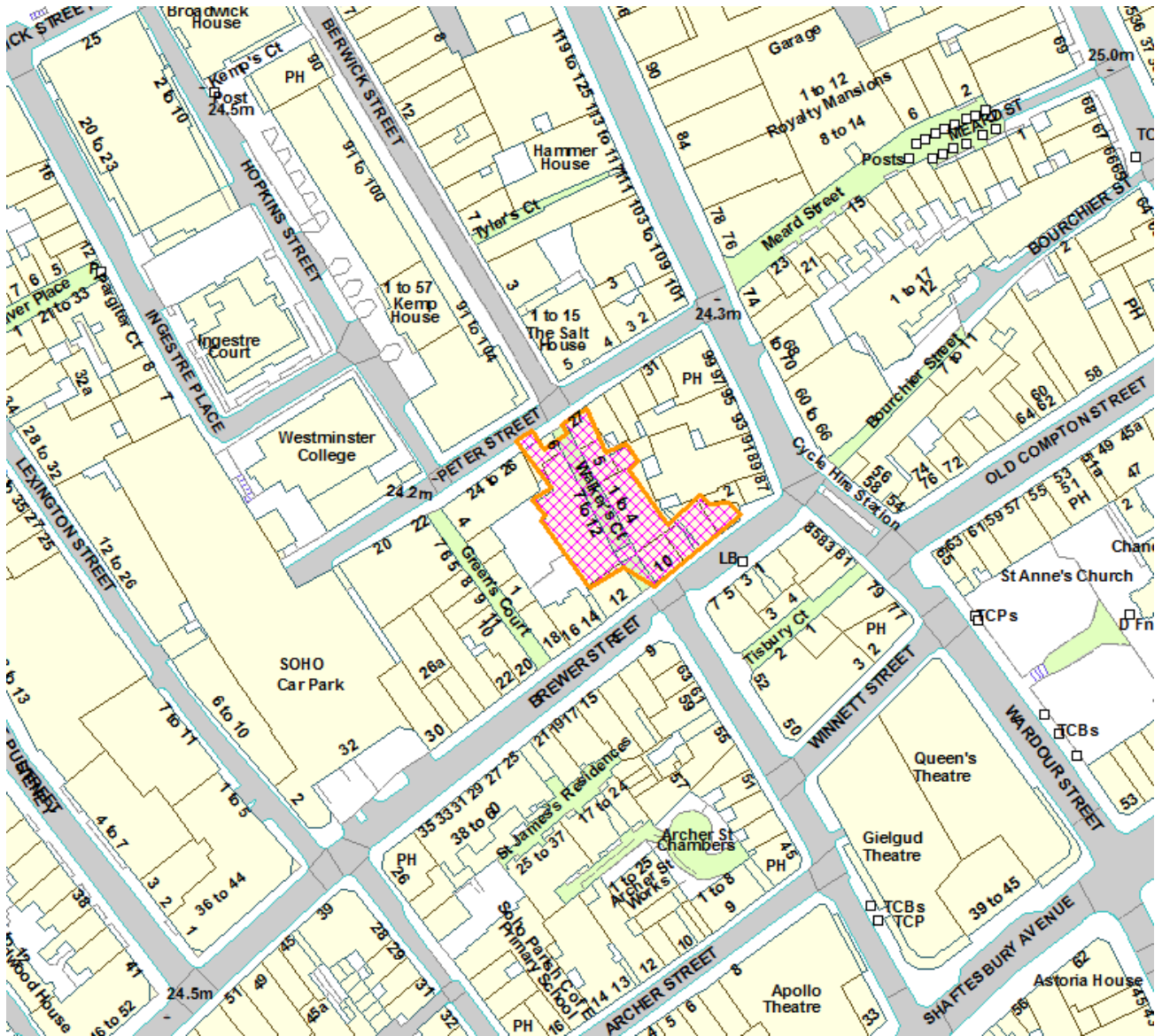
The key issues in this case are:

the acceptability of the proposed changes in land use terms;

the impact of relocating the nightclub entrance on residential amenity and on pedestrian movements.

For the reasons set out in the report the proposal is considered acceptable in accordance adopted UDP and City Plan policies accordingly the application is recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Walker's Court - Brewer Street Frontage



Walker's Court - Peter Street Frontage



View looking south within Walker's Court



View looking north within Walker's Court



5. CONSULTATIONS

SOHO SOCIETY:

Objection to the proposal to change the exit of the Madam JoJo's from Walkers Court to 6 Brewer Street due to noise nuisance and disturbance caused to residents living opposite. The original Madame Jojo's had a capacity of 150, this new nightclub has a capacity of 300 and will be open until 3:30am Monday to Saturday. The potential for noise and other nuisance from queuing is therefore greater than before.

WASTE PROJECT OFFICER

Any response to be reported verbally

HIGHWAYS PLANNING MANAGER

Objection to nightclub entrance on Brewer Street and the impact of any queuing on pedestrian movements/ safety.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 140

Total No. of replies: 6

No. of objections: 4

4 objections on some or all of the following grounds:

Amenity:

Locating the entrance to Madame JoJo's nightclub on Brewer Street will result in significant noise nuisance disturbance to residents on Brewer Street and congestion. The entrance should be in Walker's Court as previously permitted.

No. in support: 1

Endorsing the application, request that further screening is installed to the eastern most second floor window of 27 Peter Street to protect privacy.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Walker's Court comprises a small pedestrian alleyway running north/south linking Brewer Street to the south and Peter Street to the north, in the heart of Soho. It lies almost directly in line with Berwick Street to the north and Rupert Street to the south, which lead through to Oxford Street and Shaftesbury Avenue. The site comprises all the buildings in Walker's Court with the exception of Nos. 5 and 5a (which are not in the Soho Estates ownership) and Nos. 4-10 Brewer Street and 27 Peter Street.

The site is located within the Core Central Activities Zone, the Soho Conservation Area and the West End Stress Area. The area is predominantly commercial and domestic in scale with a tight urban grain and small plot sizes. The architecture within the Soho Conservation Area is

varied, with no continuous or homogenous terraces.

The buildings forming Walker's Court have been part redeveloped and part extended and reclad pursuant to permission granted in 2014. The buildings on the western side of the Court (including No 6 which fronts onto Peter Street along with 27 Peter Street and 6 Brewer Street have been rebuilt including extensions. No's 1-4 Walkers Court on the eastern side have been restored, reclad and extended.

Walker's Court has historically comprised a mix of uses. Prior to the site being redeveloped the prevailing character was derived from ground floor shops on both the eastern and western side of the Court selling sex related products, a sex cinema in basement and a lap dancing club on the first floors of the western side. These uses gave the Court a seedy atmosphere.

The redevelopment permitted six separate uses namely: a theatre/ live performance venue (sui generis), 2 x nightclubs (sui generis), 2 x restaurants (class C3), 3 x retail units (class A1), offices (class B1) and 6 x residential flats (class C3). The development has reached practical completion. The theatre has opened and the residential units are ready to be occupied.

6.2 Recent Relevant History

i) On 20th May 2014 permission was granted for Demolition and redevelopment of Nos. 6-10 Walkers Court, 27 Peter Street and 6 Brewer Street, alterations and extensions to Nos. 1-4 Walkers Court, and Nos. 4, 8, and 10 Brewer Street to provide buildings of basement, ground and up to four upper floors; erection of a single storey extension to existing bridge link across southern end of Walkers Court and a double height glazed bridge link across northern end of Walker's Court ; all in connection with a mixed use scheme comprising offices (Class B1), retail (Class A1), theatre/ live performance venue (Sui Generis), restaurant (Class A3), nightclub (Sui Generis) and six residential studio flats (Class C3).

Subject to a section S 106 agreement to secure:-

- i) Residential being provided at Wardour Street or an alternative site in the vicinity prior to the occupation of office accommodation at Site A.
- ii) A financial contribution of £106,145 towards public realm.
- iii) A financial contribution of £147,260 towards Crossrail.
(13/09185/FULL)

ii) On 4 November 2015 permission was granted for the approval of a construction management plan pursuant to condition 6 of permission dated 20th May 2014 (RN 15/08257/ADFULL).

iii) On 10 November 2015 permission was granted for Variation to Condition 1 of planning permission dated 20 May 2014 (RN: 13/09185) for the development as set out above in point i), namely approval of submitted revised drawings relating to design alterations to the theatre entrance on Walker's Court and Peter Street and theatre design, relocation of internal plant from second floor level to roof level, replacement of 6 residential studio flats (Class C3) with 3 x 1 residential bedrooms (Class C3) lowering basement at the eastern side of Walkers Court to allow installation of a part basement mezzanine and alterations to land use including reduction in retail (Class A1) accommodation floorspace, increase in the theatre/live performance venue (Sui Generis) floorspace, loss of nightclub (Sui Generis) floor space, increase in office (Class B 1) accommodation floorspace and loss of restaurant (Class A3) and residential (Class C3) floorspace (RN 15/00565/FULL).

iv) On 19 May 2017 permission was granted to vary condition 1 on permission dated 10 November 2015 for the development set out in point iii) above namely to vary the approved drawings to allow double-height glass window to be replaced with a facade, the entrance to The Box nightclub to be retained in its existing location, fins the southeast facade to be replaced with brick cladding, changes to the heights of the bridges, relocation of the theatre of the auditorium from the first and second to second and the third floors, alterations to the amount of retail floorspace and residential layout (RN 17/00550/FULL).

v) On 20 March 2018 amendments to planning permission dated 19 May 2017 (RN: 17/00550) as set out in point iv) above were approved as Non Material Amendments. Namely reduction in size of a basement plant room/ utility area, reconfiguration of Brewer Street entrances, changes to facades at No's 6, 8 and 10 Brewer Street. (RN 18/00357/NMA)

vi) On 27 August 2019 advert consent was granted for the display of 8 signs in relation to the theatre use, including 4 non illuminated fascia signs measuring 2.82m x 0.61m, 2.28m x 0.33m, 2.89m x 0.68m, and 0.99m 1.07m, menu box measuring 0.33mx 0.77m, internally illuminated projecting sign measuring 0.79m x 0.18m, a non illuminated logo and a vinyl sign 19/06128/ADV

vii) On 16 January 2020 permission was granted for a detailed operational management statement for the theatre/live performance (sui generis) use, pursuant to part of condition 12 of planning permission dated 19th May 2017 (RN: 17/00550/FULL)

CONSIDERATIONS:

7. THE PROPOSAL

	Original permitted May 2014	NMA amendment	Proposed	Change
Retail (Class A1)	260	484	423	-61
Restaurant (Class A3)	692	262	26	-236
Offices (Class B1)	1,116	788	684	-104
Residential (Class C3)	266	245	244	-1
Nightclub (sui generis)	1,355	1,214	1,302	+88
Theatre (sui generis)	717	1,359	1,658	+299
Substation	22	61	76	+15
Total	4,428	4,413	4,413	0

The scheme proposes reconfiguration of uses on the site and minor external alterations. No additional area is proposed, the permitted envelope remains unchanged. The land use table above summarises the changes.

The scheme proposes additional back of house space for the theatre replacing previously permitted basement retail and 3rd floor office floorspace. Three retail units were permitted as part of the original proposal. It is now proposed to provide a 4th on the western side of the court. This would replace a restaurant (Class A3). There were 2x nightclubs (sui generis) permitted as part of the redevelopment proposals. The Box will continue to operate from the west side, whilst Madame Jojo's will re-open as a cabaret nightclub. The access to Madame JoJo's nightclub is to be relocated from the centre of the western side of Walker's Court to Brewer Street, a secondary emergency escape and customer smoking area for the club will be retained within Walker's Court.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Theatre

The new Boulevard Theatre is a 155 seat venue located on the first to third floors on the western side of the court. The entrance is located on the eastern side with access at first floor across a bridge into the theatre. The theatre includes a revolving auditorium at 2nd and 3rd floors. At first floor is the theatre restaurant.

The application seeks to relocate the kitchens and back of house space to the basement at the north western part of the site. This will replace space which was permitted as retail (Class A1). In addition to this the application seeks to provide theatre rehearsal room at 3rd floor level on the western side of the court where offices (Class B1) have been permitted. The applicant advises that the addition of a rehearsal room and extended theatre restaurant will help improve the function and viability of one of the first new theatres to open in the West End for several decades.

The additional theatre floorspace accords with UDP policies CENT 1 and TACE 7 and Policy S22 of the adopted City Plan.

Retail

Three retail units were permitted as part of the original proposal. It is now proposed to provide a 4th on the western side of the court. This would replace a restaurant (Class A3). Most of the ground floor will now be in retail use, which will result in large stretches of active frontages along the court.

There would be a small loss of retail (61 m²) compared against the most recent permission. The additional unit at ground floor level would result in a better disposition of retail floorspace which would adequately compensate for the loss of retail at basement level. The proposal meet UDP policy SS5 and City Plan policy S21 which seek to ensure there is adequate retail provision throughout the City.

Restaurant

There are no policies which prevent the permitted ground floor restaurants changing to retail units. This aspect of the application is considered to be acceptable.

Offices

The loss of 3rd floor office floorspace is acceptable as the scheme seeks to convert this to an alternative commercial use (theatre). Office use is not protected by the adopted City Plan unless it is proposed to be changed to residential. This aspect of the scheme is policy compliant.

Nightclub

Two nightclubs were permitted as part of the redevelopment proposals. The Box nightclub will operate from the west side. Madam Jojo's will re-open as a cabaret nightclub. Access is now proposed to be from Brewer Street rather than within Walker's Court. Objections have been received from The Highways Planning Manager, the Soho Society and individual residents to this aspect of the application. Consideration of this issue is discussed in detail in section 8.6 (Access) of this report.

Madame Jojo's would increase in size by 88m² primarily in relation to an additional staircase at basement mezzanine. The capacity of the nightclub (300) would not increase from that previously permitted by the planning permission and licensing. The change in the layout and floorspace of the nightclub is considered acceptable in land use terms.

Overall there would be a reduction in 'entertainment uses' as defined within the UDP, as the reduction in restaurant floorspace would be greater than the increase in nightclub.

Residential

No change is proposed to the permitted residential accommodation on Brewer Street.

The proposed reconfiguration of uses will result in a land use package which remains acceptable.

8.2 Townscape and Design

External alterations are very minor. Changes are proposed to shopfronts on the western side of the court, to entrances on Brewer Street and a new window is provided at 3rd floor level (on the western side of the court) to provide daylight to the theatre rehearsal space. Due to the narrowness of the court positioned between the two bridge links the window will not be visible from street views. The proposed works are considered acceptable in design terms and will not in any way dilute the quality of the approved scheme. The minor works will not detract from the appearance of the buildings or the wider Soho Conservation Area.

8.3 Residential Amenity (Daylight/ Sunlight/ Privacy)

The permitted envelope will remain unchanged. The application therefore raises no Daylight and Sunlight issues.

A proposed new window at 3rd floor level on the western side of the court will provide daylight to proposed rehearsal space. The window is situated opposite office accommodation on the eastern side of the court and would not result in overlooking issues.

A letter of support has been received from a resident at the Salt House 5 Peter Street which is a residential block on the northern side of Peter Street. Although endorsing the application a request is made that the eastern most window at 2nd floor level of No 27 Peter Street is screened. The window in question serves the theatre. The application however proposes no changes to the northern Peter Street elevation of the site. In the circumstances the provision of additional screening cannot reasonably be justified.

8.4 Transportation/Parking

The reconfiguration of the land uses will have no material impact upon servicing arrangements. A condition has previously been imposed requiring the approval of a servicing management plan (SMP) and that the uses are carried out in accordance with this plan. This condition is again recommended.

8.5 Economic Considerations

Any economic benefits generated by the development are welcomed.

8.6 Access

The proposed relocation of the entrance to Madame JoJo's nightclub from within Walker's Court onto Brewer Street has resulted in strong objections. The objections from the Soho Society and residents are made on the grounds that the size of the club will inevitably lead to queuing on Brewer Street. This will lead to congestion and noise and disturbance to residents living above and opposite. Furthermore, the pavement outside the proposed entrance on Brewer Street is narrow any queuing would be harmful to pedestrian movements. The Soho Society refer to the fact that the original Madame JoJo's had a capacity of 150, this new nightclub has a capacity of 300 and will be open until 3:30am Monday to Saturday. The potential for noise and other nuisance from queuing is therefore greater than before. The Soho Society further comment that the applicants operational management statement which proposes that the smoking zone will be within Walker's Court as it provides a contained and managed environment which will keep noise and disruption to neighbours on Brewer St and the surrounding areas to a minimum is clear evidence that Walker's Court should be retained as the entrance and exit.

The Highways Planning Manager also raises concerns to any potential queuing on Brewer Street where the footway is 1.7m wide. Commenting that locating the entrance to the club on Brewer Street could result in a situation where pedestrians need to walk into the carriageway in order to get around a queue of people on the footway. It is suggested that the issue may be able to be dealt with via an Operational Management Statement.

Madame JoJo's operated on Brewer Street for 27 years before closing to allow the redevelopment of Walker's Court. Prior to Madam JoJo's the site was used as a nightclub since the 1950s. Once re-open Madame JoJo's will provide cabaret, dance, circus and drag style performances as well as late-night dancing. Each evening there will typically be a cabaret show at 8:40pm, before which 175 guests will have a three-course meal, and then a further show at 10pm. At 11pm late night entertainment would begin and new guests would be admitted up to a maximum capacity of 300. The permitted hours of operation are 19.00 to 03.30 Mondays to Saturdays (the following morning) and 19.00 to 01:00 on Sundays.

The premises were previously accessed from Brewer Street, less than 10 metres away, as was Escape Nightclub which was located on the corner of Walker's Court and Brewer Street. The Escape club was changed to a retail unit as part of the redevelopment scheme. Both the Escape club and Madame JoJo's had entrances on Brewer Street with associated smoking and queuing.

The applicant argues that the changing the location of the entrance would retain the connection of Madam JoJo's with the cultural heritage of Brewer Street as well as with the Raymond Revuebar illuminated sign. It would also ease any congestion within Walker's Court where there are already entrances to The Box nightclub (capacity of 288) and The Boulevard theatre (capacity of 480) and it is considered to be a more appropriate location in terms of minimising crime, disorder and nuisance.

In response to the objections raised that applicant highlights that the following measures are incorporated in an Operational Management Statement.

- Security staff will be at the front of the club on Brewer Street at all times when the club is open and 30 minutes after closing to ensure that any queue is managed and to ensure that guests leave in an appropriate manner and away from residential parts of Soho;
- The premises will have a box office style entrance off Brewer Street which will be used for security and general entrance procedures to ensure that some of the queue will be able to be accommodated internally;
- The total width of the pavement at this section of Brewer Street ranges from 1.31m to 1.62m. A barrier would be deployed on the pavement when a queue is expected to form to contain the queue against the building line leaving sufficient width for pedestrians to pass;
- A noise survey has been undertaken which concludes that noise from within the premises would not be audible within nearby residential flats.
- There would be a designated smoking area on Walker's Court. No customers would be allowed to smoke / loiter on Brewer Street.

An Operational Management Statement for Madam JoJo's night club was submitted to the Council in January 2020 to discharge condition 12 on the permission dated 19 May 2017 (RN: 17/00550/FULL ref history section 6.2 of this report). This OMS is included as a background paper to this report.

In addition, a premises licence was granted on 5 December 2019. The following conditions were applied.

- All windows and external doors shall be kept closed at any time when regulated entertainment takes place, except for the immediate access and egress of persons;
- A door supervisor is to remain 30 minutes after the cessation of licensable activities to actively ensure that customers immediately disperse away from Brewer Street and the vicinity of the premises;
- The entrance door and inner lobby door shall be kept closed at all times when regulated entertainment is provided except for the immediate access and egress of patrons;

- The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway;
- A minimum of 4 SIA licensed door supervisors shall be on duty at the premises for the first 100 customers, and an additional 1 for every additional 50 customers or part thereof while the premises remains open for business;
- The licence holder shall use best endeavours that the queue in Brewer Street shall not exceed 30 people at any one time;
- A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity;
- There shall be no new entry or re-entry save for smokers in Walker's Court after 02:00;
- The premises shall operate as a cabaret/burlesque based entertainment venue with substantial food and live music. The premises shall not be used primarily as a nightclub.

The reasons for objection are understood. However, the relocation of the nightclub entrance onto Brewer street would result in the nightclub entrance being very close to its former historical location. Furthermore, the premises licence recently granted permits the entrance in the proposed location.

The OMS is considered to be robust and includes Neighbour Relations and Security and Local Neighbour Liaison. It is recommended that any permission is subject to a condition that the nightclub use is carried out in accordance with this OMS. Compliance with this OMS is considered to provide the necessary assurance that the club will operate without detriment to the locality and therefore permission should not be withheld.

8.7 Other UDP/Westminster Policy Considerations

Not applicable

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

There is no adopted neighbourhood plan for the area.

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

The Planning obligations in the original redevelopment scheme have all been complied with. This proposal does not generate a requirement for any planning obligations.

8.13 Environmental Impact Assessment

The application is insufficient scale to warrant an Environmental Assessment.

8.14 Other Issues

Not applicable.

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

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MIKE WALTON BY EMAIL AT mwalton@westminster.gov.uk

9. KEY DRAWINGS



ground floor plan
approved



- A1 - retail
- A3 - restaurant
- B1 - business
- C3 - residential
- D2 - assembly & leisure
- SG - sui generis
- SGT - sui generis theatre
- shared

ground floor plan
proposed



- A1 - retail
- A3 - restaurant
- B1 - business
- C3 - residential
- D2 - assembly & leisure
- SG - sui generis
- SGT - sui generis theatre
- shared

third floor plan
approved



- A1 - retail
- A3 - restaurant
- B1 - business
- C3 - residential
- D2 - assembly & leisure
- SG - sui generis
- SGT - sui generis theatre
- shared

third floor plan
proposed



- A1 - retail
- A3 - restaurant
- B1 - business
- C3 - residential
- D2 - assembly & leisure
- SG - sui generis
- SGT - sui generis theatre
- shared

DRAFT DECISION LETTER

Address: 4 To 10 Brewer Street , 7 To 12 Walker's Court And 27, Peter Street, London, W1F 0SD,

Proposal: Use of part basement and third floor as additional theatre use (sui generis), use of part ground floor as retail both on the western side of Walkers Court, use of part ground and basement mezzanine level on the eastern side of Walkers Court as nightclub use and associated external alterations including relocation of nightclub entrance from Walkers Court to Brewer Street. ,

Reference: 19/06658/FULL

Plan Nos: 000/18,199/18,200/18,203/18,400/18,402/18, Operational Management Statement (Madam Jojo's, 6 Brewer Street received January 2020.

Case Officer: Mike Walton **Direct Tel. No.** 020 7641 07866039922

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 basement excavation work, you must carry out any building work which can be heard at the boundary of the site only;, * between 08.00 and 18.00 Monday to Friday;, * between 08.00 and 13.00 on Saturday; and, * not at all on Sundays, bank holidays and public holidays., , You must carry out basement excavation work only;, * between 08.00 and 18.00 Monday to Friday; and, * not at all on Saturdays, Sundays, bank holidays and public holidays., , Noisy work must not take place outside these hours. (C11BA)

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 The uses hereby permitted (this excludes the nightclub at the first and second floor levels to the east of Walkers Court) shall not commence until a servicing management

plan has been submitted to and approved approved by the City Council as local planning authority. Thereafter all sevicng must be carried out in accordance with the approved plan

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 4 The night club (Sui Generis use) at 6 Brewer Street hereby approved shall be carried out in accordance with the Operational Management Statement (Madam Jojo's, 6 Brewer Street received January 2020.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 5 Customers shall not be permitted within the new night club at 6 Brewer Street before 09.00 or after 03.30 the following morning on Mondays to Saturdays or before 09.00 or after 01.00 the following morning on Sundays.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and TACE 10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 6 Customers shall not be permitted within the theatre at the 1st 2nd 3rd and 4th floors of 6-10 Walkers Court (including bridge over to 27 Peter Street at 1st and 2nd floors) before 09.00 or after 04.00 the following morning on Mondays to Saturdays or before 09.00 or after 00.30 the following morning on Sundays.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and TACE 10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 7 The theatre use hereby approved at 6-10 Walkers Court including the bridge link over to 27 Peter Street must be carried out in accordance with the Operational Management Statement dated Jaunaury 2020 approved by the City Council on 16 January 2020 (RN 20/00076/ADFULL)

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set

out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

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.

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.

Item No.
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