

CITY OF WESTMINSTER			
PLANNING APPLICATIONS MAJOR COMMITTEE	Date 28 February 2023	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Little Venice	
Subject of Report	Paddington Green Police Station, 4 Harrow Road, London, W2 1XJ		
Proposal	Demolition of the existing building and redevelopment of the site to provide three buildings of 39, 24 and 17 storeys in height, providing residential units (including affordable units)(Class C3), commercial uses (Class E), a community use (Class F.2), landscaping, tree and other planting, public realm improvements throughout the site including new pedestrian and cycle links, provision of public art and play space, basement level excavation to provide associated plant, servicing, disabled car parking and cycle parking and connection through to the basement of the neighbouring West End Gate development.		
Agent	Turley		
On behalf of	Berkeley Homes (Central London) Ltd		
Registered Number	21/02193/FULL	Date amended	11 January 2023
Date Application Received	Consultation received from the GLA on the Revised scheme received 23 November 2022		
Historic Building Grade	Unlisted		
Conservation Area	Small part of western end of site within Paddington Green Conservation Area.		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

Following the council's resolution, on the 7 September 2021 to refuse the 2021 application, the Deputy Mayor for Planning, Regeneration and Skills, acting under delegated authority issued a direction to the Council that the Mayor will act as the Local Planning Authority for the purposes of determining the Application [under Article 7 of the Town and Country Planning (Mayor of London) Order 2008 and the Powers conferred by Section 2A of the Town and Country Planning Act 1990 (as amended)].

The applicant has submitted revisions to the Mayor, who has consulted the Council for our views.

The committee is asked to agree to object to the 2022 application on the following grounds:

1. To raise objection to the revised height, mass and detailed design of the proposed buildings and the less than substantial harm caused to the designated heritage assets, and it is not considered that the public benefits associated with this proposed redevelopment outweigh this less than substantial harm.
2. To raise objection to the loss of daylight and sunlight to windows serving habitable rooms of neighbouring residential properties.
3. To raise objection to the quality of the proposed residential accommodation in particular the affordable housing in Block J and K in terms of their poor levels of internal of daylight and sunlight and outlook.
4. That in the event the Mayor of London resolves to grant permission following the public hearing, to delegate authority to the Director of Town Planning and Building Control to enter into a S106 agreement to secure the planning obligations which may be agreed by the Mayor of London acting as the local planning authority under article 7 of the Mayor of London Order (2008).
5. To authorise making a draft order pursuant to Section 247 of the Town and Country Planning Act 1990 for the stopping up of Newcastle Place before the development, if approved by the Mayor of London, takes place .That the Director of Town Planning and Building Control and the Director of City Management or other proper officer of the City Council responsible for highway functions, be authorised to take all necessary procedural steps in conjunction with the making of the Order. The applicant will be required to cover all the costs of the Council in progressing the stopping up order.

2. SUMMARY & KEY CONSIDERATIONS

On 7 September 2021, Major Planning Applications overturned officer's recommendation and resolved to refuse planning permission for the redevelopment of the Paddington Green Police Station (known as 2021 scheme) for a total of 556 units (including 210 affordable units) in three blocks ranging from 15, 18 to 32 storeys in height. This scheme also included office accommodation, ground floor commercial Class E uses, flexible community/affordable workspace and new public realm.

The grounds of refusal are listed below:

1: By reason of its excessive height and bulk, Block K would have a detrimental impact on the local townscape, would result in substantial harm to the setting of the Little Venice, Paddington Green, Lisson Grove and Maida Vale Conservation Areas and have a detrimental impact on views from Regents Park and Hyde Park, contrary to policies 38, 39, 40 and 41 of the City Plan 2019 - 2040 (April 2021).

2: The proposed development fails to maximise the number of dual aspect flats within Blocks I and J, resulting in poor levels of natural daylight and outlook due to the proximity of the existing buildings within West End Gate. The proposal therefore fails to provide high quality residential accommodation and is contrary to policy D6 of the London Plan (March 2021) and policy 12 of the City Plan 2019-2040 (April 2021).

3: By reason of the excessive height and bulk of the proposed blocks, the proposed development would result in a significant loss of daylight and sunlight to existing residential properties, contrary to policies D6 (D) and D9 (3) of the London Plan (March 2021) and policies 7, 38 (C) and 41 B of the City Plan 2019 - 2040 (April 2021).

Following the Council's resolution to refuse permission, this application was referred back to the Mayor under Stage 2. On the 22 November 2021 a letter was received from the Mayor saying that the GLA will now act as the Local Planning Authority for the purposes of determining the application.

Following this call in by the GLA, the 2021 planning application has been now been amended. This revised application (now known as 2022 scheme) is due to be heard at a hearing on 17 March 2023 at City Hall. The Mayor (as acting Local Planning Authority) has now consulted the Council for our views. The first revisions included:

1. Changes to the footprint of the residential blocks, increase in the height of each of the three proposed buildings (known as Block I, J and K) from 18 – 15 – 32 storeys in the 2021 scheme (max 146.35 AOD) to 24 – 17 – 39 storeys (max 169.95 AOD) and detailed design changes.
2. The removal of 4,762 sq. m (GIA) office floorspace originally proposed in the 2021 scheme. The revised scheme now includes the provision of a 133 sqm (GIA) community unit: the provision 1,079 sq. m (GIA) of flexible commercial Class E floorspace on the ground floor (9 sqm reduction), and an increase in residential floorspace of 5,352 sqm (GIA), including ancillary areas. The number of residential units remains the same at 556.
3. Increase in total level of affordable housing to 219 units (38% as opposed to 37% by

habitable room in the 2021 scheme). The tenure split has also been amended and is now comprising 59.9%:40.1 split social rent to intermediate compared to 48.6%:51.4% in the 2021 scheme, by habitable room. Increased amount of family sized homes within social rent (44% as opposed to 42%). The affordable housing flats are now located in Block J and the lower floors of Block K

4. Changes to daylight and sunlight impacts to neighbours, as a result of slimming blocks and increasing distances between them, albeit increasing the height of the three blocks.
5. Reconfiguration of residential layouts and increase in number of dual aspect flats from 45% in the 2021 scheme to 55%.
6. Complete stopping up of Newcastle Place and partial pedestrianisation of Newcastle Place with the exception of servicing by small vehicles.
7. Increase in the amount public realm from 3,553 sq.m to 4775 sq.m, decrease in play space provision from 1138 sq.m to 841 sq.m. The revised proposal also includes improvements to the Harrow Road subway .

The applicant submitted further updated information under Regulation 25 of the EIA Regulations in relation to the Environmental Statement which accompanied the application necessitating a further 30 day consultation (11 January – 10 February 2023) on the changes, namely updates to the cumulative views within volume 2 of the Environmental Statement.

It should be made clear that the Committee can either raise objection or no objections as a result of this consultation exercise, as the final decision will now rest with the Mayor of London.

The revisions will be discussed in more detail in the main body of the report. The Council has no objections to the redevelopment of this strategically important site and recognises the contribution of the proposed 556 residential units, including the 219 affordable units, to the Council's housing stock and 5 year land availability. The revised scheme has increased the amount of social rented flats and this is welcomed. Officers do have concerns about the affordability of the 43 shared ownership flats in Westminster, but understand this does meet the London Plan requirements.

In land use terms, the loss of the originally proposed office accommodation is regretted, however the revised 2022 proposal still offers employment generating uses and Class E uses to activate the ground floor and enhance the retail offer in this shopping centre and includes a community space.

It is recognised that the applicant has sought to increase the amount of public realm within the development and that the design of these buildings, which have dual staircases to meet fire safety requirements, is more sustainable compared to the 2021 scheme.

Whilst the applicant has redesigned the footprints of the blocks and sought to increase the distances between them, and improved the amount of public realm, officers consider that these have been negated by the increases in height, especially in respect of Block I which has increased from 18 storeys to 24 storeys, and Block K which has increased from 32 storeys to 39 storeys.

In terms of the impact of the proposal on designated heritage assets. Whilst Committee back in 2021 felt that the lower scheme, at 32 storeys for Block K, resulted in substantial harm, this is a very high test. The revised 2022 scheme has been re-assessed from various key view points and officers

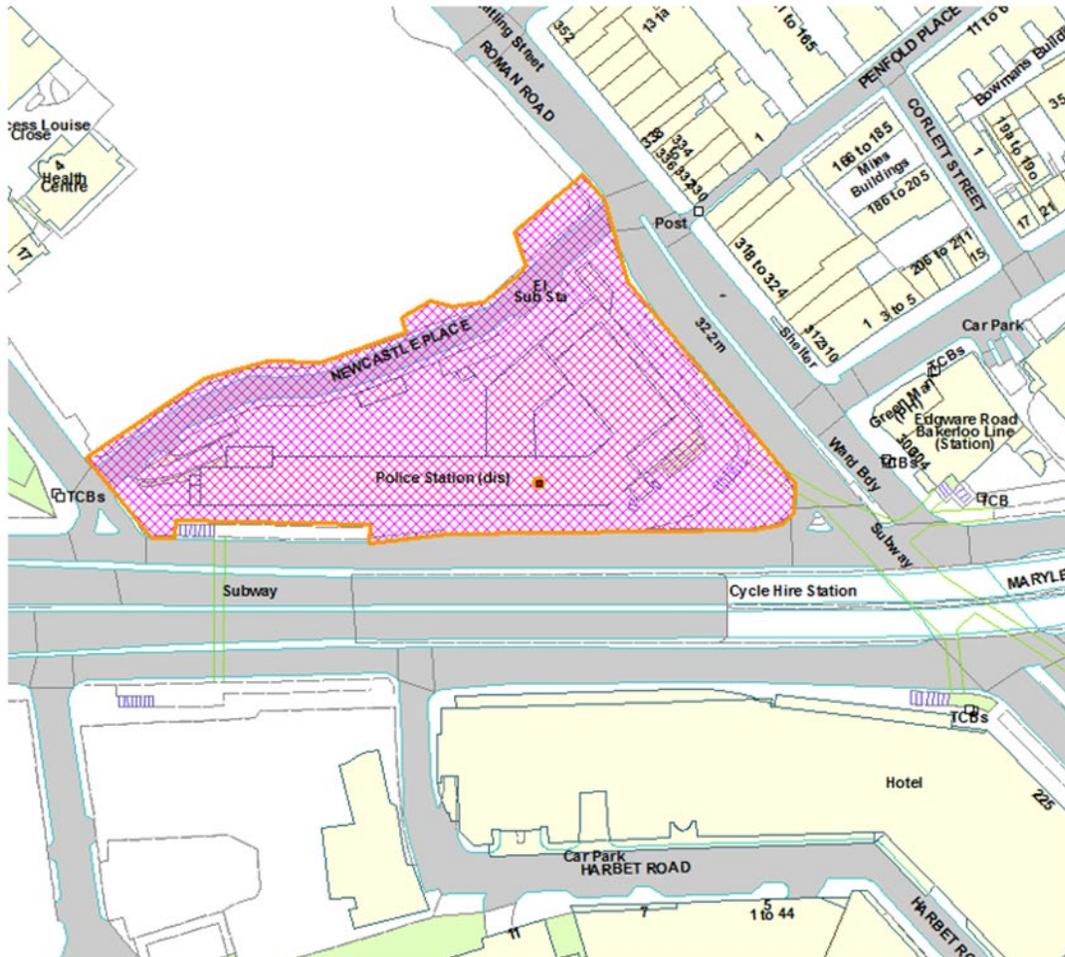
conclude that the proposal will cause less than substantial harm to the Little Venice, Paddington Green, Lisson Grove and Maida Vale Conservation Areas and have a detrimental impact on views from Regents Park and Hyde Park. In weighting up the public benefits, whilst it is recognised that many aspects of this scheme are beneficial, these benefits do not outweigh the less than substantial harm, and therefore it is recommended to raise an objection to the GLA on this ground.

The number of dual aspect flats within the development has now increased from 45% to 55 %, and whilst the Council would prefer to see more dual aspect flats, given proposed layout and the need to maximise residential accommodation on site, it is considered that the revised scheme has now addressed the second reason for refusal cited by Committee in September 2021.

In terms of the impact of the proposal on daylight and sunlight to existing neighbouring buildings, Officers do not consider that the revisions have addressed the losses of daylight and sunlight to adjoining residents and consider that the increase in the height of the buildings has worsened the impact of the development overall, when compared to the 2021 scheme. The City Council therefore maintains its original objection.

Another area of concern relates to the quality of the accommodation being provided in terms of natural daylight and sunlight. A number of the affordable flats, especially those in the Western elevation of Block K and the East and West elevations of Block J, will have exceptionally low levels of light well below the BRE guidelines. Whilst it is recognised that the provision of recessed balconies will affect light levels to these flats, overall it is considered that these flats will have poor levels of light and outlook, and this is very disappointing given these are the affordable housing units. Therefore, it is recommended to also raise an objection on this ground.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Aerial View of Application Site and West End Gate Development



Application Site as Seen from Edgware and Harrow Road Junction.



5. CONSULTATIONS

As the GLA are now the local planning authority, they have undertaken their own consultation on the revised scheme. These responses will be collated and considered by them as part of their assessment of the proposals at Stage 3.

The Council's internal consultee responses on the revised 2022 scheme are summarised below:

TREE SECTION

Tree ownership/removal/relocation/surgery

Clarity is sought on ownership of trees, whether certain trees are to be retained or replaced, the extent of pruning and root protection areas. In the absence of adequate site specific information, objection is raised on the basis of damage to trees.

Numbers, form and size of new trees

The planting proposals are not considered to be adequate. The number of trees proposed does not seem achievable as the spacing of the proposed trees is too tight and there are likely to be constraints on tree planting as a result of new or proposed services or other below ground structures. A number of the trees specified in the DAS are not considered to be optimal or appropriate for this location and should be substituted for alternative species.

Soil Depth and Volume

Sections indicate that none of the proposed basements have any soil volume above them, and there is no detail in the DAS about what soil volume is intended (a minimum of 1m soil plus 0.2m drainage layer will provide sufficient soil volumes to support tree growth and health to maturity. Further details of the proposed soil volume, profile and composition are required. Soils should be interconnected wherever possible, and depths should be provided below finished ground levels to avoid unnecessary clutter of raised planters.

Newcastle Place "Urban Oasis" and "Boulevards"

Tree planting illustrated adjacent to WEG appears to be too close to the building façade to be practical. Tabletop mulberry trees are unlikely to be appropriate (as above), and the layout indicates this space is intended to become private rather than public, as it is enclosed by a hedge for alfresco dining. This area should form part of the wider public realm and its enclosure would not be welcomed.

Large areas of raised planters and multi-stemmed trees are not welcomed. Planting in sufficient soil depth and volume below ground should be required.

Streetscape Edgware Road'

New London plane trees are shown which would be an appropriate species choice but the spacing of the new trees may be a little too close, and so require a reduction in tree numbers. Details of soil depth and volume, a demonstration of how the areas of soil will be interconnected, together with soil profile and composition should be provided at this stage to demonstrate that there is a reasonable prospect of the trees surviving to maturity. The hornbeams in the location shown would not be an appropriate species for the location.

Edgware Road 'Plaza'

Concern is again raised in relation to raised planters and soil depth volumes. Densely planted multi stemmed birch trees are proposed on the Harrow Road frontage which seems a peculiar choice. If this is intended to mask the effects of the adjacent traffic, it is suggested that a solution is sought which provides a foil to the road rather than trying to create a defensive screen. Some of the proposed landscaping appears to be outside the site boundary, so its provision seems uncertain. Further detail is required.

'Streetscape Harrow Road'

The proposed trees in pots would be short lived and would create an unwelcome impermanent appearance to the landscaping. This element of the proposal should be reconsidered. If tree planting cannot be provided in the ground, a rationale should be provided.

Green roofs

The proposed green roofs are very limited in area. They are said to be intensive green roofs with a minimum substrate depth of 150mm, but the ESPD suggests a minimum substrate depth of 200mm for intensive green roofs. It is suggested that revisions are sought to maximise the areas of green roofs provided and to maximise soil depth.

HIGHWAYS:

Car Parking, Cycle Parking and Servicing

The proposals are considered to be acceptable in terms of car parking, cycle parking and servicing (off street). However, it is disappointing that all of the short-stay cycle parking appears to be on public highway, either on Harrow Road or Edgware Road. There should be scope for some, if not most, of this to be located within the development itself.

Stopping Up of Newcastle Place

The stopping-up of Newcastle Place is against policy, as City Plan Policy 28 A clearly states that "Given the increasing demands on existing highway space, the council will resist the loss of highway land, particularly footways". However, the relevant Planning Committee did agree to this previously and I think that if it were to remain open to the public through a Walkways agreement or a similar agreement that allowed cyclist to use it too, it would be difficult to sustain an objection at this stage.

Improving Crossing of Paddington Green

TfL's suggestion of improving the crossing of Paddington Green is supported. A pelican or Zebra Crossing would not be necessary, just something that is better than what is there at the moment, a raised informal crossing for example. The S106 should make provision for this, which the Council's highway engineers could design at a later date.

PLACE SHAPING:

Westminster Place Shaping team have been developing a public realm strategy across North Paddington, covering the area between Royal Oak station and Edgware Road Stations, including Paddington Basin, Warwick Avenue, Bishop's Bridge, the Canal and Paddington Green.

There is a significant lack of cultural and community spaces across the local area. Place

Shaping would like to see this addressed meaningfully through this scheme, facilitated through a programme and facilities, that supports local creative talent, brings world-class culture to the area, and correlates to the adjacent commercial units.

The Paddington Public Realm Strategy comprises of a design strategy and series of site-specific proposals, which seeks to transform the area's fragmented neighbourhoods separated by the Westway into a vibrant, healthy and inclusive area. Proposals seek to rebalance the environment to enable legible and safe pedestrian and cycle movement and to create great public spaces. The Paddington Green Police Station sits within the strategy area.

Various conversations have taken place between WCC Place Shaping and Berkeley Homes regarding the public realm offer on and surrounding the site. Place Shaping support the stopping up of Newcastle Place and improvements to Marylebone Flyover. However, have reiterated that due to the high levels of pollution caused by the Westway, Harrow Road and Edgware Road, challenges of anti-social behaviour and volume of movement at this key interchange, a design for Marylebone Flyover should focus on greening, improved lighting and ease of pedestrian movement. Places to stop and rest are valued but encouraging longer dwelling would not be desirable in this location in its current form, due to the pollution and noise levels. The subway is also considered essential to retain and improve due to the distance between the crossing at Hermitage Street and Marylebone Flyover and increases number of residents generated by West End Gate and the proposed Police Station development. Improved safety and wayfinding are paramount for the Paddington Green subway and the Place Shaping team would welcome investment here. Further confirmation is required to clarify the ownership of this subway to progress design options.

Discussions have also taken place regarding financial contributions toward providing improved play provision for St Mary's Churchyard Gardens, and it is recommended that these continue

ENVIRONMENTAL SCIENCES:

Air Quality Neutral

The applicant has confirmed that, an air quality neutral assessment will be carried out following the methodology outlined in the GLA's 'Sustainable Design and Construction SPG' and the 'Air Quality Neutral Planning 63 Cambridge Environmental Research Consultants, 2019. Air quality neutral guidance has been revised and published therefore the calculations and methodology need to be reviewed against the most recent guidance.

Air quality neutral calculations are a requirement to demonstrate compliance with City Plan Policy 32.B

Volume 3(R): Technical Appendices Technical Appendix 7.1(R): Air Quality Legislation Policy and Guidance chapter 3, presents the air quality neutral benchmarks taken from the historic guidance. This section should be revised to reflect the recent changes

Air Quality Positive

The applicant has stated that the "The draft New London Plan introduces the concept that developments should now be demonstrating that they are air quality positive.

However, at the current time no guidance has been provided as to how this should be carried out and therefore it is not proposed to include this as part of the assessment"

Further guidance has now been developed and published that sets out the framework for an air quality positive assessment. It is recommended that an air quality positive statement is submitted to supplement to EIA.

Table 1.5 sets out the parameters that have been used to model impacts associated with the WEG energy centre. CHP and boilers have been modelled at 17 and 10 hours usage per day respectively. Although this is considered a realistic, modelling a worst-case scenario (all equipment operating simultaneously at 100% load 365 days a year) should be considered and discussed further to predict worst case impacts to both off and future receptors.

Modelling Outputs

Table 1.2 of the Technical Appendix 7.5(N): Air Quality Modelling Results sets out the modelled concentration for future receptors. modelling outputs for the lower floors and the and upper floors have been presented. With the CHP located within the existing WEG development discharging a lower level than that of the proposed new development. The applicant needs to confirm that windows at lower levels than modelled will not be impacted by flue gases and a worst-case exposure has been modelled.

BUILDING CONTROL:

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found of sufficient detail. The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on water table has been found to be negligible. The basement is to be constructed using a combination of Contiguous/Secant pile walls faced with 300mm-400mm thick perimeter liner walls. Pile foundations and piled basement slab which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

NATURAL ENGLAND:

No objection, the proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

WESTMINSTER HOUSING

Housing welcomes the provision of affordable housing as part of these revised proposals which includes provision for 219 affordable homes (39% of all homes proposed) to be provided on site as part of the overall 556 homes proposed – an increase of 9 affordable homes over the earlier scheme also for the a total of 556 homes and that was previously considered by Westminster's Planning Committee.

Affordable Tenure Split

The proposed affordable housing tenure split is for 109 homes (49.8% by no of affordable homes and 60% by habitable room) to be provided as social rented housing with rents set in line with the Government's set formula for social rented housing and 110 homes (50.2% by no of homes and 40% by habitable room)) to be provided as intermediate housing, that includes a mixture of both discounted market rent homes and shared ownership units.

The previous proposals were for 84 (40%) of the affordable homes to be provided as social housing let at London Affordable Rents (which are higher than social rents) and 126 (60%) to be provided as intermediate housing, including a mixture of discounted market rent and shared ownership.

The increase in the number of social rented homes let at formula rents under the current proposals is welcomed by housing and will assist the council in addressing its primary affordable housing need.

The applicant has indicated (based on viability) that the offer of 109 social rented homes let at formula rents is dependent upon the intermediate housing offer (110 units) including the proposed levels of discounted market rent and shared ownership and the affordability conditions applied to these intermediate homes being agreed – Otherwise the level of social rent homes would need to be reduced.

Affordable Housing Locations

98 social rented homes will be provided within block J (17 storeys), which is a 100% affordable housing block.

A further 11 social rented homes, 67 discounted market rent units and 43 shared ownership units will be located with the tower building, block K (39 storeys). The social rented homes will be located at 1st floor and part 2nd floor. The intermediate homes will be located from part 2nd floor to part 12th floor. Market housing units will occupy the remaining upper floors.

The affordable housing units will be provided with their own separate access arrangements and separate cores. Homes will be provided with private amenity space in the form of balconies.

Social Rented Units

The proportion of 2bed (46%) and 3bed+(44%) social housing units proposed, broadly reflects the council's social housing need for these sized homes.

1x1bed and 14x2bed social rented homes are proposed to be wheelchair adaptable homes.

Westminster will require 100% nomination rights to all the social rented homes at initial letting with 100% on subsequent lettings, except where voids arising are required by the affordable housing landlord for internal management transfers by existing tenants within the scheme.

Intermediate Housing Units

Of the 59*1bed intermediate homes, 10 are intended to be wheelchair adaptable homes.

In consultation with the GLA, it is proposed by housing officers that for 3 months following completion of these intermediate homes, these homes including the discounted market rent and shared ownership units will be marketed exclusively to eligible households who either live or work in Westminster, with priority given to key workers.

Key worker definitions will be defined as set out in the Appendix to the GLA Housing Policy Practice Note - Allocating Intermediate Homes to London's Key Workers

If following this three-month exclusive marketing period to Westminster eligible households, homes remain unsold or unlet, then they can be marketed to eligible households from across London.

Discounted Market Rent Affordability

There are 67 discounted market rent homes proposed provided as 29*1bed 2 person homes, 18*2bed 3person homes and 20* 2bed 4 person homes and the rents on these homes charged to tenants should not exceed 40% of net household income (28% gross income).

Of these units

- 29*1beds discounted market rent units will be made available to households where eligible household income is capped at £60,000
- 9*2bed 3person homes will be let at London Living Rents (LLR) and where the eligible household income is capped at £60,000.
- 9*2bed 3 person units will initially be capped at LLR rents with a household income cap of £60,000 – However, should these homes be let to a household with 2 earners and 1 is a key worker, then discounted market rent can apply with an overall eligible household income cap of up to £90,000.
- 20*2bed 4 person units will initially be capped at LLR rents with a household income cap of £60,000 – However, should these homes be let to a household with 2 earners and 1 is a key worker, then discounted market rent can apply with an overall eligible household income cap of up to £90,000

During the 3 month period where these homes are being exclusively marketed to Westminster eligible households, WCC housing officers have recommended to the applicant and the GLA that the upper household income cap to be applied to the 9*2bed 3 person and 20*2bed 4prson homes where these are let to a household with 2 earners and one is a key worker should be £70,000 and £75,000 respectively – This is intended to increase the affordability of these homes to Westminster eligible households.

Shared Ownership Affordability

Owing to Housing's concerns over the affordability of shared ownership in a high value area such as Westminster, our preference would be for the 43 studio and 1beds homes proposed as shared ownership to be provided as discounted market rents instead – as affordability can more easily be controlled through rent setting on discounted marketed rents.

Shared ownership is available to eligible households whose household income does not exceed £90,000. This is the income cap that the GLA applies to shared ownership in London.

The tables below demonstrate the minimum annual household income that would be required to afford either a 25% share or a 10% share in a studio or 1bed shared ownership property proposed at PGPS and where the full market value of a studio and 1bed based on present valuation evidence is £733,000 and £791,000 respectively .- The minimum household requirement is linked to a maximum of 40% of net household income (28% of gross income) being expended on shared ownership housing costs as determined by the GLA. Shared ownership housing costs include, mortgage, rent and service charge costs.

The modelling shown in the tables below assume a shared owner will have a deposit level of 10% against the share being purchased, will be paying a mortgage interest rate of 6% and will pay rent on the equity they don't own which ranging from 1.30%-1.55% when a 25% share is purchased and 2% if a 10% share is purchased.

Under the traditional shared ownership lease model, buyers can purchase a minimum share of 25% in the property but are responsible for all internal repairs to their property. Buyers can staircase up in minimum 10% tranches and can eventually purchase outright.

Under the more recent shared ownership lease model, a minimum share of 10% can be bought at initial purchase. Buyers can staircase in smaller 1% increments with reduced fees. In addition, the landlord is responsible for carrying out essential in flat repairs during the first 10 years.

While the current affordability modelling for these shared ownership units indicates minimum incomes of £64,000 to £82,000 will be required where a 10% deposit is provided against the share being purchased, it is likely that these minimum income levels may be reduced where purchasers have higher deposit levels.

The applicant have indicated that the new shared ownership lease allowing minimum shares of 10% to be purchased will operate at PGPS.

6. BACKGROUND INFORMATION

- 6.1** The Committee dated 7 September 2021 sets out the description of the application site and the Planning History, therefore it is not proposed to repeat these in this report.

7. THE REVISED PROPOSAL

The applicant proposes to demolish the existing police station buildings and construct three buildings to accommodate 556 residential units (including 219 affordable units) and approximately 1212 (GIA) of Class E and F.2 floorspace to provide a mix of retail and community uses at ground floor level. The height of all three buildings has been increased, along with a decrease in their footprints, compared to the 2021 scheme. This has also allowed the amount public realm provided to increase by 53%.

As with the 2021 scheme, two basement levels would be excavated beneath the site to provide plant, servicing, disabled car parking and cycle parking spaces. These would be accessed through the West End Gate ("WEG") basement levels. Indeed, the proposed

development would be an extension of the applicant's WEG development and relies on elements of that development for its delivery (10% of the developments long stay cycle parking would be located there and the development would connect to the WEG developments energy centre). The proposed landscaping strategy also links into the landscaping approved at the WEG development.

The applicant again proposes the stopping up of Newcastle Place to provide new public realm areas, including new tree planting and greening. Pedestrian and cycle access would be prioritised, with vehicle access limited to delivery and servicing by small vehicles only.

The proposed buildings are named Blocks, I, J and K, in accordance with the naming convention of the blocks at the WEG development.

Block I

Located at the western end of the site, opposite Paddington Green. This building would be 24 storeys (115m AOD (119m inc. plant). Under the 2021 scheme, this was proposed as an 18 storey (98m AOD) 'Flat iron' style building, responding to the triangular shape of the western end of the site. This has now been simplified in form with the western nose of the building removed to form a quadrilateral building.

The ground floor would contain community space to the west, a residential entrance to the north and flexible commercial units to the north/east/south, along with a substation to the south. The upper floors would comprise of 149 market housing units. Plant machinery and an area of green roof are located at roof level, as is the case for all three buildings.

Block J

This block sits in the middle of the site and is the lowest of the three buildings at 17 storeys (93m AOD (97m inc. plant). Under the 2021 scheme, it was proposed to be 15 storeys tall (91m AOD) and joined to Block K via a three-storey podium at its base, but this has now been removed, so creating an additional north-south pedestrian 'street' separating the two new buildings.

The ground floor would comprise of flexible commercial units to all sides, along with a substation and plant room to the south and residential entrance to the north. The upper floors would comprise 98 of the social rented homes (100% affordable housing block).

Block K

Block K is the largest of the three proposed buildings and would be located to the east of the site. The building would be 39 storeys (166m AOD (170m inc. plant)), whereas previously it had been proposed to be 32 storeys (146m AOD). It would now be detached from Block J and the previously proposed 25 storey (est. 118m AOD) 'shoulder' to the northern side of the tower has now been omitted.

The ground floor would comprise flexible commercial units to all sides, with an estate management office and social housing entrance to the west and entrance to the private accommodation to the north. At first floor level there would be an internal residential amenity area (297m) which would be accessible to the occupiers of the private residential and affordable units. Access for the occupiers of the affordable units would be

on pay-as-you-go basis.

11 social rented units, 67 discounted market rent units, 43 shared ownership units and 188 market housing units are proposed. The social rented homes will be located at first floor and part second floor, the intermediate homes will be located from part second floor to part twelfth floor, and the market housing will be located at part twelfth to thirty eighth floor.

8 DETAILED CONSIDERATIONS

8.1 Changes to the footprint of the residential blocks, increase in the height of each of the three proposed buildings (known as Block I, J and K) from 18 – 15 – 32 storeys in the 2021 scheme (max 146.35 AOD) to 24 – 17 – 39 storeys (max 169.95 AOD) and detailed design changes.

Design, Conservation and Heritage

The site is a disused police station occupying a roughly triangular site set between Edgware Road, Newcastle Place, and Harrow Road. Small clips of the site fall within the Paddington Green conservation area, but for the most part, the site is not within a conservation area, nor does it contain any designated or non-designated heritage assets. The only element of the site which is considered to hold any significance are the concrete sculptural relief panels which face the podium of the site facing Harrow Road. A number of listed buildings are situated on the corner of Church Street and Paddington Green just to the north of the site, separated from the site by the new development of Paddington Green. Also of nearby note is the Grade II* listed Church of St Mary which sits at the centre of the Green to the west.

More widely, there are many listed buildings and several conservation areas which require consideration by this application due to the height of buildings proposed. These are set out in more detail in the original 2021 report.

Since the Council's 2021 resolution to refuse permission, there have been no planning permissions granted or pending which are considered to affect the consideration of the revised proposals' townscape or heritage context. At that time the adjacent Westmark Tower (Building 'A' of the applicants' West End Gate development) was already largely complete and topped out, and was a key consideration of the application site's immediate context. This is discussed again briefly below in relation to cumulative impacts on townscape views and heritage settings.

Legislation, Policy and Guidance

The legislative, policy and guidance basis for determining the heritage and design issues for this application remain the same as when the original application was considered by the City Council in September 2021. This is set out in detail in the original report.

Revised Proposals and their Direct Effects

The application proposals have been revised since the City Council's resolution to refuse permission in 2021, but remain focussed on the base principles of a wholesale site redevelopment following demolition of all existing buildings, based around three new tall buildings. The main way in which the proposals have been revised is a notable increase

in height of all three proposed buildings. This is stated as being due to the also proposed decrease in plan footprint of all three buildings – the proposed accommodation has been shifted into the additional storeys now proposed; and also for townscape reasons, in order to prevent long-distance visual coalescence with other tall buildings in the area (i.e. to make the proposed Block K more prominent). These changes, and other changes to facades and public realm design are explained in detail below.

The developer and architect team remains unchanged from 2021, which in turn was the same as for the already completed 'West End Gate' development immediately to the north on the other side of Newcastle Place. The applicant portrays the Police Station redevelopment proposals to be the culmination of their 'masterplan' for the area and indeed some familial and townscape compatibility can be seen between the two sites. However, it should be noted that this masterplan has never been a formally adopted part of either the City Council's or GLA's strategic planning process and did not form part of the approved application for West End Gate. The applicant acquired the Police Station site after the approval and site commencement of West End Gate, which is now largely complete.

Building Form and Height

The proposals remain essentially three new buildings, as before – Blocks 'I', 'J', and 'K', as a continuation of the applicants' nomenclature for their completed development to the north side of Newcastle Place (Blocks 'A' to 'H').

In response to GLA advice, the applicant has decreased the footprint of each proposed building in order to increase the space between them, particularly at lower levels and in order to create more public realm space at the base (see 'public realm design' below). This has created narrower buildings which are slightly more separated from each other than before.

Block I had previously in 2021 been proposed as an 18 storey (98m AOD) 'Flat iron' style building, responding to the triangular shape of the western end of the site. This has now been simplified in form with the western nose of the building removed to form a quadrilateral building of 24 storeys (115m AOD (119m inc. plant)). As before, it is proposed to be separated from Block J by a new north-south pedestrian 'street' joining Newcastle Place and Harrow Road.

Block J, as before, sits in the middle of the site and is the lowest of three buildings. Previously proposed to be 15 storeys tall (91m AOD), it would now rise to 17 storeys (93m AOD (97m inc. plant)). It was previously proposed to be joined to Block K via a three-storey podium at its base, but this has now been removed, so creating an additional north-south pedestrian 'street' separating the two new buildings.

Block K is again the largest of the three proposed buildings and increases in height to 39 storeys (166m AOD (170m inc. plant)), whereas previously it had been proposed to be 32 storeys (146m AOD). As discussed above, it would now be detached from Block J, but also the previously proposed 25 storey (est. 118m AOD) 'shoulder' to the northern side of the tower has now been omitted so forming a singular and more slender form down to ground.

Table 1 below provides a summary of the 2021 and current proposed building heights.

Table 1: Summary of Changes to Building Heights

Building	2021 Scheme		Current Scheme		Change	
	Storeys	AOD	Storeys	AOD	Storeys	AOD
Block I	18	98m	24	115m	+6	+17m
Block J	15	91m	17	93m	+2	+2m
Block K	32	146m	39	166m	+7	+20m

These changes to building height and form are discussed in more detail below in relation to their impacts on the surrounding and wider townscape and on heritage assets.

Façade design

The designs of the proposed buildings' façades have been rationalised since the Council's 2021 resolution to refuse permission and are now largely the same as each other. Overall, it is hard to summarise these changes as anything other than a regressive simplification of and reduction in the development's overall architectural quality. This in turn reduces the compensatory effects that façade quality can have on what may otherwise be negative townscape effects of a development of this scale. Across the three buildings, the façade system proposed is now effectively the same, and in particular Blocks I and J are essentially the same façade above their bases, wrapped onto different building shapes and heights. Building K's upper levels façade is the same system, but with a different colour of GRC infill. Previously they benefited from differences which made each building individual but with a shared familial strength of character.

The changes made are in some respects subtle, but overall has the effect of making the use of metal and glass more prominent as now proposed than the use of masonry cladding elements. This change has come about primarily by changing the materiality of the visible 'frame' elements to each of the cladding panels which would be manufactured off-site and craned in whole (in itself not an inherently unacceptable method of construction for tall buildings). Previously this would have been a masonry material – Glass Reinforced Concrete (GRC) to upper floors and stone to the bases of Blocks J and K. As now proposed, the framed element would be bronze-coloured aluminium, with masonry reduced to a purely infill element within each panel. This reduces the prominence of the masonry in the overall façade, particularly when viewed obliquely and so further divorces the character of the new buildings from their stated 'Maida Vale mansion block' reference context.

The use of natural limestone does remain a part of the scheme, and is proposed to be the main facing material for the bases (ground to mezzanine) of Blocks J and K, whilst GRC would remain the primary cladding to the base of Block I.

Also proposed is a change from tall full-height windows throughout (as previously proposed in 2021), to square proportioned windows with a metal spandrel beneath. This breaks-down the verticality and rhythm of the façade and results in a very much lower grade of architectural character. This also has the effect of interrupting the horizontal lines across the façade where these were previously consistent across balcony sills – now the sills of the windows are at a visibly different height to those of the recessed

balconies. Furthermore, the vertical arrangement of those balconies has been broken up, whereas previously these are consistently aligned up each of the three buildings' facades.

Public realm design and public art

The amount of public realm proposed now is a welcome increase over that proposed in 2021. In particular, the addition of a second new pedestrian street connecting Newcastle Place with Harrow Road would introduce a greater degree of real permeability which would be highly beneficial to activity levels on both roads.

Between Blocks I and J as well, the space provided is greater, whilst retaining a positive compression of space to define it as a connection and route to somewhere else, so benefiting the wider area over the site itself.

To the western end of the site, the pulling back of the 'nose' of Block I has allowed the creation of an additional pocket of dwell space which, whilst small and a relatively minor contribution to the wider area, is welcome, nevertheless.

The introduction of trees and areas of lawn and planting is, as before, a positive of the scheme which should be weighed against other elements of harm as discussed above and below.

The incorporation of the Police Station's concrete sculptural relief panels as elements of the proposed hard landscaping design and public art is welcome in principle but requires further clarification and detailing as it is currently largely undefined in the submission beyond an intent within the Design and Access Statement.

Effects and Impacts

Impacts on Heritage Assets

As before, there are no real direct effects on heritage assets due to their absence from within the site itself. However, the proximity of the Paddington Green Conservation Area (and its slight boundary overlap with the site) means that its setting impacts are almost direct – the western edge of the proposed development will in effect become the eastern enclosing side of the conservation area. Nevertheless, the impacts on this conservation area, as all other heritage assets affected by the application proposals, is discussed in the next section of this report.

Views and Wider Townscape and Heritage Impacts

For a detailed analysis of the application proposals impacts on townscape views and the setting of heritage assets, the council's original report from September 2021 is considered to remain largely valid. There are no views from which the proposals would no longer be visible as a result of the revisions made. In most of the assessed views, the revised proposals would be more visible and more prominent and impactful due to their increase in height.

As before, the application is accompanied by a detailed Townscape and Visual Impact Assessment (TVIA) which sets out the applicant's assessment of how their proposals would affect the townscape and the setting of heritage assets. It is considered that this is a largely sound assessment, and the provided views can be relied upon for accuracy,

whilst still allowing for the inherent limitations in representing the true human experience of the city from purely static imagery.

The current TVIA includes 48 viewpoints, whereas previously the 2021 TVIA included 37. Some of these additional viewpoints are effectively progressions of others already assessed, whilst others are wholly new.

Views with no increased impact (or where new views, no impact)

-Views 1, 2, 8, 10, 11, 12, 15, 20, 33, 37, 38, 40, 41

No harm to the setting of heritage assets were previously found in these views. Despite the increase in height of Block K in these views, this assessment remains the same for the revised proposals. The increased height does increase prominence of the tower, but this would not change the effects from an overall neutral impact.

-View 42 – Lords Cricket Pavilion

This view is from within the northern stands of the world-famous Lords Cricket Ground, with the Grade II* listed Pavilion to the right of the view and is within the St John's Wood Conservation Area. The view beyond the ground is already defined by several taller blocks of flats in the immediate area to the south of the ground. Block K would sit at the centre of the view rising moderately above the skyline of one of those blocks of flats, but not overall breaking the maximum appreciated height of the skyline. It is not considered that this visibility would harm the significance of the conservation area or setting of the listed Pavilion, now would it negatively affect the general amenity of the local townscape in this view.

Views from which the façade changes would be appreciable

-Views 3, 4, 8, 13, 14, 30, 31

From closer positions, such as Views 3, 4, 8 the lesser architectural quality of the revised proposals over the 2021 submission would be noticeable and would reduce the mitigating and compensatory effects that this previously had.

View 13 does show something of the improved definition between Block K and the existing Westmark Tower. Whilst it would now be more prominent and dominant in this view (whereas previously it was visible at the same height as it), this would aid legibility between the two buildings, and lead to Block K replacing the Westmark as the landmark element in this location.

Views with an increased impact

-View 5 – Sussex Gardens / Sale Place

In this view the increased height of the proposed Block K would be more harmful than it was before to the setting of the Grade II listed buildings which sit in the foreground of the view.

-View 6 and 36 – Westbourne Terrace Road Bridge, Little Venice – KEY VIEW

These are key views, from which Block K would become significantly more prominent in the view, so increasing the visual impact on the setting of Maida Vale Conservation Area and the Grade II listed 2 Warwick Crescent. The applicant's view is that this increase in

height helps mitigate potential visual coalescence with the already built Westmark Tower. Officers do not share this view. Whilst it is understood that, in some respects the tower would not be visibly separate from the Westmark, the clear preference would remain a less impactful height. Furthermore, Block I would now also be visible in this view whereas previously it was tucked in line with the tree line, so increasing the clustering effect in this view.

-Views 7 and 35 – Blomfield Road and Little Venice

Whilst in View 7 the proposal would remain largely obscured from view by the treeline on the island, it would become more visible as one moves eastwards towards View 35. This would be more pronounced in winter when the foliage on the island trees thins out.

From View 35, the tower would now rise quite prominently above the roofline of the Warwick Avenue listed houses which sit behind the canal's treeline and would therefore increase the less than substantial harm caused to their significance.

-Views 14, 14.1 and 14.2 – Bell Street

In this series of views from within the Lisson Grove Conservation Area and setting of the Grade II* listed Christ Church, it was advised previously that the scale of the original application proposals would degrade the quality of the townscape in the view, detracting also from the prominence of the listed Church, slightly harming its significance. Due to the notable increase in height in this view, this impact would now be greater. Also, the further refined positioning of View 14.2 has shown a more significant impact on the setting of the Church than had previously been understood. The development would be close enough to be able to judge the reduced quality of its architecture which would provide less compensation than before for the impact of its scale.

For these reasons, the impacts on the setting of Lisson Grove Conservation Area, and on the setting of the Grade II* listed Christ Church would remain well within the scope of 'less than substantial', but that this would now be more towards the middle of that scale than it was before, due to the buildings' increased height and appreciably lower mitigating or compensating design quality.

-Views 16 and 16.1 - Broadley Street Gardens

The originally submitted View 16 from Broadley Street has now been supplemented by 16.1 which is from within the Gardens. As predicted by officers previously, the view from within the gardens is very much more impactful than from the street, as is the winter view from the street, and the proposed greater height to Block K would now increase that further than previously, dominating the gardens setting.

-Views 17, 18, 32 and 46 – Paddington Green – KEY VIEWS

This series of views has been expanded since 2021, and now includes four positions which variously present the character of the Paddington Green Conservation Area as it is now and would be, including the central contribution which the Grade II* listed Church of St Mary makes to the area. As before, this is the most significant single location to be assessed due both to its proximity to the development site (which is relatively immediate), and the influence that the site's existing urban setting has on informing conclusions about the scale of impact seen.

As before, the development proposals would have a significant impact, partly mitigated

in summer by tree growth, but undoubtedly otherwise a notable change. The increase in height of Blocks I and K would be discernible, leading to an increase in the already prominent presence that they would bring to the Green. In the case of View 46 (a new view), this would be a new impact whereas before the height of Block K would not have broken the roofline of St Mary's Church in the winter version of the view.

The additional height of the development now proposed is particularly pronounced with Building I despite the pulling back of its western 'nose' from the Green, which rather than lessening its impact on the Green, in fact leads to a significant loss of identity and conclusion to the spatial character of this eastern corner, which would now as proposed somewhat 'bleed' out to the more ill-defined and linear character of the flyover. The previous 'Flatiron' form of Building I was considered to be a positive component of the scheme's design, introducing a new element of local identity and a strong termination to this side of the Green.

Similarly, due to its immediate proximity, the lessened architectural quality and individuality of the proposed facades would be evident from this location, whereas previously it had been considered to provide some compensatory effects.

It is considered that the developments effects on the setting of the Paddington Green Conservation Area and its constituent listed buildings would remain as 'less than substantial harm', but that it would rise up within that scale to become more significant and due to the lessened design quality, less well mitigated or compensated for.

-Views 19, 21, 22 and 45 – Kensington Gardens and Hyde Park

This collection of views from the Grade I Registered parks (and Royal Parks Conservation Area) of Hyde Park and Kensington Gardens would all be more prominently affected by the taller height of Block K, and also now by the increased height of Block I which would previously have not infilled a gap between the Westmark and the 1960s towers of the Hyde Park Estate.

View 21 looking north from the Serpentine Bridge would be particularly more greatly affected, with the taller tower now projecting clear above the tree canopy which defines this view.

Individually the views 19, 21 and 22 are considered to cause less than substantial harm to the setting of the respective Grade I Registered Parks, and the Royal Parks Conservation Area.

-Views 23.1, 24, 25, 26, 27 and 28 – Regent's Park and Primrose Hill

Similarly, to the other two Royal Parks, the prominence of the development from the various views around Regent's Park (Grade I Registered Park), and from the LVMF Viewpoint at the top of Primrose Hill (Grade II Registered Park and LVMF Protected Panorama), would generally increase. In some of these views Block I at 24 storeys would now also be visible as well as Block K becoming more prominent due to its additional seven storeys. The cumulative impact of the development with other nearby approved and built towers would also increasingly add to the feeling of a cluster on the horizon, although with the proposed Block K becoming the equal in dominance to the as yet unbuilt Merchant Square tower.

However, as before (see 2021 report), the effect here would remain within the definition of less than substantial harm, but would sit further up that scale due to the increased height and bulk of Block K.

-View 31 – Lisson Street, to east of KSA OYS

Previously, a small degree of less than substantial harm was found to the setting of the Grade II* listed KSA School, due to the intersection of the Block K tower with the School's distinctive pyramidal roof. Due to the increase in height, it is reasonable to consider this impact to have increased somewhat, although it remains at the low end of less than substantial due to its accidental (rather than designed) context. From this position, the lower architectural quality of the scheme can also be appreciated, and as such this reduces the mitigation which architectural quality formerly brought to the scheme's impacts of scale.

-View 34 – Dorset Square (SE corner)

From this view within the Dorset Square Conservation Area, and incorporating the rooflines of several listed buildings, the proposed Block K would become both notably taller and more bulky, due to its greater floorplate size. It would become quite prominent in the view, detracting from the roofline of the listed buildings and conservation area and causing an increased degree of less than substantial harm.

Views with a new impact (or previously were not identified)

-View 9- Lanark Road

In view 9, the revised Block K and a small element of Block I would now be visible, whereas the 2021 proposal would not have been. This causes a slightly negative impact on the setting of the Maida Vale Conservation Area, from within which this viewpoint is located. This is due to the increased presence of a cluster of tall buildings in this view.

-View 39 – Westbourne Grove

This location, within the Westbourne Conservation Area, looking across the Queensway Conservation Area and into the Bayswater Conservation Area, is a new view, not previously assessed. The Hallfield Estate Conservation Area and Grade II listed Hallfield Estate blocks are visible to the right of centre in the view. The view shown in the current TVBHIA demonstrates that from this position, the 2021 proposal would not have been visible, but the top of Block K now proposed would rise moderately above the summer treeline that encloses this view from the sky. If built, the Merchant Square tower would also sit similarly to the right of Block K, whilst other approved but not yet built developments around Paddington Central would partly sit in front of it. This would represent a notable cumulative built addition to the skyline of this location.

-View 43 – Melcombe Place

This view sits just to the western side of the station approach area in front (south) of the Grade II listed Marylebone Station, with the station's linking canopy to the also listed former station hotel of 222 Marylebone Road just behind the viewer. The viewing position is within the Dorset Square Conservation Area but looks out of it into a brief gap along Harewood Row with the historic terraces of the Lisson Grove Conservation Area visible at the end of the view. It is a view of medium townscape quality, degraded slightly by some modern buildings including notably Burne House.

The proposed Block K tower would rise centrally and quite aggressively in the view, dominating the roofline of the Lisson Grove terraces which otherwise currently terminate the view. Cumulatively Block K would be joined by the Merchant Square tower (if built). This view does detract somewhat from the setting of the Lisson Grove Conservation Area, and from the outlook from the Dorset Square Conservation Area, causing a low degree of less than substantial harm to the significance of both. No harm is caused to the setting of the Station and Hotel listed buildings.

-View 44 – Lisson Grove, junction with Ashmill Street

This view was prepared after the 2021 officer report was written but was advised upon verbally during the meeting. It shows now, as then, Block K rising prominently above the roofline of the unlisted buildings which sit centrally to this view outwards of the Lisson Grove Conservation Area from which the viewer is standing. The short row of older buildings on the left side of the street are Grade II listed. This view of the development is considered to cause a low degree of less than substantial harm to the setting of those listed buildings, and more so than it did when Block K was lower in 2021.

-View 45 – West Carriage Drive

This view was again advised upon verbally at the committee meeting in 2021, after the view was produced in basic form post publication of the officer report. At that time, it was numbered View 38. It shows the linear view north up the Western Carriage Drive which divides Hyde Park (to the right) from Kensington Gardens (to the left), both of which are Grade I Registered Parks. It is currently a relatively unspoilt designed parkland view, dominated by trees, the skyline of which is currently unbroken by modern taller developments.

The proposed Block K tower would break this treeline and sit centrally and quite prominently at the closing point of the view. This is more prominent than the 2021 proposal, which would also have broken the skyline, but by a less prominent degree. This causes less than substantial harm to the landscape and historic significance of both of the Registered Parks.

Conclusion

For a detailed discussion of the overall impacts of the development proposals, reference is made substantially to the conclusions in the 2021 officer report. However, it can be summarised again here that the 2022 scheme does increase the impacts of the proposed development's height on various townscape areas and heritage assets. In some locations the impacts on views would be quite notably increased, including one or two locations which had not previously been affected by the earlier lower heights of the 2021 scheme.

In relation to designated heritage assets, and the question of 'less than substantial' or 'substantial' harm, it is worth revisiting this again here.

Officers advised in 2021 that the harm caused to designated heritage assets was in every case less than substantial, and in most of those cases at the lower end of that scale. Members at the time however felt that in some cases, particularly with regards to Paddington Green and parts of Maida Vale Conservation Areas, the harm caused would be substantial.

Officers' advice now is again that the harm caused to designated heritage would not exceed less than substantial harm. This is because in each case, the impacts caused are 'only' to the setting of those assets – the assets themselves would remain intact, and their architectural, landscape or historic significance would remain largely preserved. This is not to undermine the importance of setting; indeed, the NPPF and Sections 66 and 72 of the Act require that 'great weight' or 'special regard / special attention' must be paid to these issues. But it is necessary to remain conscious of the very high bar that is 'substantial harm', for which one would need to see the significance of the affected asset largely or at least substantively degraded. This has been the regular subject of caselaw, as has that 'less than substantial' harm can remain a perfectly valid reason for refusal, even of major developments.

A particularly regrettable aspect of the current proposals is the lesser architectural quality and individuality of the revised proposals, which consequently lessen the degree by which this might have previously ameliorated or compensated for the impacts that might have been caused by the buildings' scale and bulk. The facades are now quite generic in design, and do not speak at all well for the local context – the concept of 'Maida Vale mansion blocks' as was previously stated as an influence, cannot now be appreciated.

However, it must be acknowledged that there are some townscape benefits of the current scheme over that from 2021 scheme. Principally in relation to the street level public realm which would be larger and more functional than the 2021 scheme. The additional north-south pedestrian street connection between Blocks J and K is particularly welcomed. Further clarity and detail remain necessary about Public Art, including the extent of reuse of the existing building's concrete sculptural relief panels, and as such assurances through conditions and legal agreements would be sought with the GLA / Mayor were they minded to grant permission.

Overall, it is recommended that the City Council maintain its objection in design and townscape terms. It is not considered that the public benefits associated with this development will outweigh this less than substantial harm to these designated heritage assets.

- 8.2 The removal of 4,762 sq. m (GIA) office floorspace originally proposed in the 2021 scheme. The revised scheme now includes the provision of a 133 sqm (GIA) community unit: the provision 1,079 sq. m (GIA) of flexible commercial Class E floorspace on the ground floor (9 sqm reduction), and an increase in residential floorspace of 5,352 sqm (GIA), including ancillary areas. The number of residential units remains the same at 556.

Land Use

Table 2: Floor Areas

USE	FLOORSPACE (Sq m GIA)		
	EXISTING	PROPOSED (2021)	PROPOSED (2022)
POLICE STATION (Sui Generis)	-13,148	0-	0
OFFICE (Class E)	-1,316	-	0
RESIDENTIAL (C3)			
Private Sale	-	+34,230	+38,143
Intermediate	-	+9,555	+8,985
Social Rent	-	+8,437	+11,110
Ancillary Areas	-	+2,408	+1,744
		(54,630)	(59,982)
NON-RESIDENTIAL			
Flexible Community / Affordable Workspace (Class E / F.1)	-	+328	+133*
Flexible Commercial (Class E)	-	+1088	+1,079
Office (Class E)	-	+4,762	-
Ancillary Areas to Non-Residential.	-	+280	-
Car Park, Communal Circulation & Plant	-	+2,916	+4,580
TOTAL	-14,464	+64,004	+65,774

*Community Space (Class F2)

Table 3: Housing Mix

TENURE	NUMBER OF BEDROOMS					TOTAL
	STUDIO	ONE	TWO	THREE	FOUR	
Private Sale	22 (38)	77 (101)	139 (105)	93 (102)	6 (0)	337 (346)
Intermediate	13 (0)	59 (82)	38 (44)	0 (0)	0 (0)	110 (126)
Social Rent	0 (0)	11 (8)	50 (41)	46 (34)	2 (1)	109 (84)
TOTAL UNITS	35 (38)	147 (191)	227 (190)	139 (136)	8 (1)	556 (556)
TOTAL (%)*	6.3 (6.8)	26.4 (34.4)	40.8 (34.2)	25 (24.5)	1.4 (0.2)	

*Total not 100% due to rounding

**2021 data in parentheses

Uplift in Residential Floorspace (Class C3)

It is noted that the increase in residential floorspace of 5,352 sqm (GIA) is mainly due to the additional stair cores introduced for evacuation purposes, and that there will be no change to the total number of homes (556) being provided. The principle of further increasing the residential floorspace is considered to be acceptable and in line with Policy 8 of the City Plan and policies GG4 and H1 of the London Plan.

Policy 10 of the City Plan requires that 25% of all new homes be 'family sized' (i.e., with 3 bedrooms or more) and limits studio flats to no more than 10% of new homes. In this instance 26.4% of the proposed units would be family sized with 6.3% being studios. Accordingly, the residential mix remains consistent with policy H5 of the City Plan.

10.6% of the units would be wheelchair accessible with the remaining 89.4%% of units being wheelchair adaptable, consistent with policy 12 of the City Plan and policy D5 of the London Plan. Block I accommodates 13.6%, Block J 28.8% and Block K 57.6% of the wheelchair units.

The quality of accommodation is discussed in section 8.5 below.

Removal of Previously Proposed Office Floorspace and Reduction in flexible commercial floorspace (Class E)

Given the location of the site within the CAZ, where commercial growth is supported under City Plan Policies 1, 13 and 14, the removal of 4,780 sqm of previously proposed office space (4,762 sqm) is considered to be regrettable and could undermine the overall success of the scheme as a mixed-use development. However, it is also acknowledged that the site falls within the Church Street/ Edgware Road Housing Renewal Area, where housing led development is supported under City Plan Policy 6 and retains ground floor commercial uses that provide active frontages, which respond to the character of the adjacent Church Street/ Edgware Road District Centre. Furthermore, the site is in a somewhat peripheral area of the CAZ where demand for high quality new office development may be lower than core commercial areas of the CAZ such as the West

End and Opportunity Area.

The ground floor flexible commercial floorspace will consist of ten units of varying sizes, and there is no objection to the small loss of 9sqm of floorspace. Although the uses currently proposed are supported (retail, café/restaurants, offices and professional services open to visiting members of the public), Class E does allow for several other uses that would not be supported in this location due to their impact in terms of highways, air quality and noise. Should permission be granted, a condition is recommended that limits the uses to those currently proposed by the applicant.

Additionally, as any new Class E floorspace provided through the proposal falls outside of the areas covered by the councils 2 Article 4 Directions that remove permitted development rights from Class E to residential. Should permission be granted, it is also recommended that conditions are attached to ensure the Class E floorspace cannot be converted to residential at a later date without planning permission. This will help secure the long-term provision of active frontages.

Provision of Community Use (Class F2)

In accordance with City Plan Policy 17, the proposed development includes the provision of a community unit (Use Class F2) measuring 133 sqm, located in the ground floor block of Block I. This is instead of the 328 sqm of Flexible Community/ Affordable Workspace (Class E / F1) that was previously proposed. It is regrettable that the community floorspace has been reduced.

Should permission be granted by the Major, it is recommended that the parameters of the occupation and operation of the unit are defined in the S106 agreement, to ensure it serves the local community appropriately.

- 8.3 Increase in total level of affordable housing (38% as opposed to 37% by habitable room), comprising 59.9%:40.1% split social rent to intermediate compared to 48.6%:51.4% in the 2021 scheme, by habitable room. Increased amount of family sized homes within social rent (44% as opposed to 42%).**

Affordable Housing

Affordable Housing Provision and Location

Policy 9 of the City Plan requires that at least 35% of new homes will be affordable within Westminster. Policies H4 and H5 of the London Plan and the Mayor's Affordable Housing and Viability SPG (August 2017) ("the Affordable Housing SPG") seek to maximise the delivery of affordable housing, setting a strategic target of 50% across London. Policy H4 sets out that to achieve the strategic target of 50%, public sector land should deliver at least 50 % affordable housing on each site and public sector landowners with agreements with the Mayor should deliver at least 50% affordable housing across their portfolio.

In this instance, the application site is public sector land by virtue of it having been released from public ownership by the Metropolitan Police. It is also subject to a portfolio agreement with the Mayor, where it has been agreed to deliver 50% affordable housing across a portfolio of MOPAC sites. In accordance with Policy H5 of the London Plan and in light of the portfolio agreement, a 35% affordable housing threshold is

applicable to this site, enabling it to follow the Fast-Track route (not required to submit a viability assessment or be subject to a late stage viability review).

Under the revised proposals the applicant proposes 219 affordable units on site, an increase in 9 units from the previous 2021 scheme. This equates to 39% of the 556 units proposed, which an increase of 1%. By habitable room this represents 38%, compared to the previous 37%. The uplift is welcomed and, as with the 2021 scheme, the overall proportion of affordable housing proposed is consistent with Policies 9 of the City Plan and H5 of the London Plan is again considered a significant public benefit of the proposed development.

98 of the social rented homes will be provided within block J (17 storeys), which is a 100% affordable housing block.

A further 11 social rented homes, 67 discounted market rent units and 43 shared ownership units will be located within Block K (39 storeys). The social rented homes will be located at first floor and part second floor. The intermediate homes will be located from part second floor to part twelfth floor.

The affordable housing units will be provided with their own separate access arrangements and separate cores. Homes will be provided with private amenity space in the form of balconies.

As previously, the applicant has stated that, in order to meet the requirement of the portfolio agreement with the Mayor, the development will facilitate 68 additional affordable housing units, on other MOPAC sites in order to ensure 50% is delivered across the portfolio. The additional affordable homes are likely to be intermediate units (Shared Ownership) to be located on MOPAC sites in the London Borough of Barnet and the overall affordable housing provision on these sites is expected to exceed 50%. Nomination rights are proposed to be extended to Westminster residents and it is recommended that this is secured as far as possible in the section 106 agreement, should permission be granted.

In accordance with the Affordable Housing SPG, an early-stage viability review mechanism would be triggered if an agreed level of progress on implementation has not been made within two years of any planning permission

Affordable Tenure Split

City Plan Policy 9 part (E) states that 60% of the affordable units will be “intermediate” affordable housing for rent or sale and 40% will be social rent or London Affordable Rent. The previous scheme proposed 126 (60%) of the affordable housing units as intermediate housing and 84 (40%) as social housing. By habitable room, this is 51.4% intermediate and 48.6% Social.

Since then the Council has begun a partial review of the City Plan 2019-2040, which is necessary to bring it more into line with the recently published Fairer Westminster Strategy (October 2022), which sets out intentions to prioritise social rent over intermediate products in the future. Whilst the Council is at an early stage in this, the Regulation 18 consultation closed in mid-November 2022, the revised scheme responds positively to these recently announced intentions, proposing 110 (50.2%) Intermediate

housing units, which include a mixture of both discounted market rent homes and shared ownership units, and 109 Social units (49.8 %), with rents set in line with the Government's set formula for social rented housing. By habitable room, this is 40.1% intermediate and 59.9 Social%.

Under the 2021 scheme, the social housing was to be let at London Affordable Rents (which are higher than social rents). The increase in the number of social rented homes let at formula rents, under the current proposals, is welcomed and will assist the Council in addressing its primary affordable housing need.

Dwelling Sizes

The mix of dwelling sizes and their location are set out below:

Table 4: Social Units

Size/Block	Studio	1bed2p	2bed 3p	2bed 4p	3bed 5p	3bed 6p	4bed 6p	Total
Block J	0	6	16	28	35	11	2	98
Block K	0	5	3	3	0	0	0	11
Total	0	11	19	31	35	11	2	109

Table 5: Intermediate Units

Discounted Market Rent/Shared ownership	Studio	1bed2p	2bed 3p	2bed 4p	3bed 5p	3bed 6p	4bed 6p	Total
Discounted Market Rent	0	29	18	20	0	0	0	67
Shared Ownership	13	30	0	0	0	0	0	43
Total	13	59	18	20	0	0	0	110

The proportion of 2 bed (46%) and 3bed+ (44%) social housing units proposed, broadly reflects the council's social housing need for these sized home, as set out in Westminster's Annual Affordable Housing Statement (October 2021), which City Policy 9G signposts to.

Shared Ownership Affordability

In line with paragraph 9.5 of the City Plan and section 3.4 of the Draft Planning Obligations and Affordable Housing SPD (March 2022), concern is raised about the affordability of the 43 Shared Ownership Units. Low cost home ownership is generally unaffordable in a high value area like Westminster to households registered with the Council's Intermediate Housing Service, either because their incomes are not high enough or households do not have sufficient deposits.

The table below demonstrates the minimum annual household income that would be required to afford either a 25% share or a 10% share in a studio or 1 bed shared ownership property proposed at PGPS, where the full market value of a studio and 1bed based on present valuation evidence is £733,000 and £791,000 respectively. The minimum household requirement is linked to a maximum of 40% of net household income (28% of gross income) being expended on shared ownership housing costs as

determined by the GLA. Shared ownership housing costs include, mortgage, rent and service charge costs.

Table 6: Cost of Shared Ownership Unit

Share	Property	Market Value £	Initial Equity %	Initial Equity £	Retained Equity £	Rent %	Rent PA £	Mortgage £	Service Charge PA £	Total Cost PA £	Household Income £
10%											
	Studio	733,000	10	73,300	659,700	2.00%	13,194	5,100	1,830	20,124	64,000
	1 Bed	791,000	10	79,100	711,900	2.00%	14,238	5,508	2,115	21,861	70,000
25%											
	Studio	733,000	25	183,250	549,750	1.30%	7,147	12,756	1,830	21,733	70,000
	1 Bed	791,000	25	197,750	593,250	1.55%	9,195	13,764	2,115	25,074	82,000

Whilst the applicant has stated that the viability of offering 109 social rented homes, let at formula rents, is dependent upon the intermediate housing offer including the proposed level of shared ownership, the Council would prefer to see the shared ownership changed to intermediate rent.

Should permission be granted, it is recommended that the affordable units, tenure split, affordability levels, early stage review mechanism and off-site nomination rights be secured through a section 106 agreement.

8.4 Changes to daylight and sunlight impacts to neighbours, as a result of slimming blocks and increasing distances between them.

A number of changes made to the blocks would change the daylight and sunlight impacts upon neighbouring properties, these include:

- Removal of Block I bullnose and movement of block footprint 8m east;
- Reduction of Block J footprint width by 10m;
- Increase in distance between Block I and Block J from 9m to 10m;
- Removal of Block K shoulder element;
- Removal of podium element (now three standalone blocks linked at basement level);
- Increase in height of all three blocks to 25 ,15 and 39 storeys respectively .

Loss of light

The applicant has submitted a Daylight and Sunlight Report by GIA (“the Light Study”) as part of the Environmental Statement (“ES” – Chapter 10, Vol.1 and Technical Appendices), based on the relevant tests set out in the BRE guidance (2022), which provides an assessment of the schemes potential impact to surrounding properties.

Consistent with the approach taken on the previous 2021 scheme, the same “Existing Baseline v Proposed” scenario which considers the proposed development against the application site and the surrounding buildings at the time of writing (which includes WEG

Blocks A to F built out and occupied) and a “Future Baseline v the Proposed” scenario, with all the development at the WEG site and Merchant Square complete (WEG blocks A to H and 14 -17 Merchant Square).

Under the Existing Baseline v Proposed scenario, the same 46 existing residential buildings were considered:

- 1 Corlett Street
- Penfold Place 11-64; 96-130; 131-365.
- 1-32 Gilbert Sheldon House
- 17 Bell Street
- 1-80 Hall Tower
- 19a-19o Corlett Street
- 3 Penfold Street
- 33 Bell Street
- Edgware Road 310-312; 314; 316; 326; 328; 330; 332; 334-336; 338; 340; 342; 344; 346; 348; 350; 352; 354-356; 358; 360; 362; 364; 368; 372; 374; 376; 378; 380.
- Green Man Public House
- Paddington Green 18
- Network Homes Residential Block A; B.
- Blocks A, B, C, D, E-F at the WEG development.

In addition to the above, the following properties are also considered under the Future Baseline v Proposed scenario:

- Blocks G and H at the WEG development (14-17 Paddington Green);
- 1 Merchant Square; and
- 6 Merchant Square.

Residential properties beyond these do not breach the 25 degree test within the BRE Guide and/or are considered too distant from the subject property to result in potentially unacceptable light loss (the spatial scope extends to approximately 180m from the site boundary)

Daylight

In assessing daylight levels, the Vertical Sky Component (VSC) is the most commonly used method. It is a measure of the amount of light reaching the outside face of a window. If the VSC achieves 27% or more, the BRE advise that the window will have the potential to provide good levels of daylight. The BRE guide also recommends consideration of the distribution of light within rooms served by these windows. Known as the No Sky Line (NSL) method, this is a measurement of the area of working plane within these rooms that will receive direct daylight from those that cannot. With both methods, the BRE guide specifies that reductions of more than 20% are noticeable.

To determine the magnitude of daylight impact on nearby residential properties, the ES sets the impact criteria contained within Table 7 below:

Table 7: Daylight Magnitude of Impact Criteria.

Magnitude of Impact	Criteria
Negligible	VSC or NSL losses up to 20% from the existing scenario.
Low/Minor	VSC or NSL losses between 20-30% from the existing scenario.
Medium/Moderate	VSC or NSL losses between 30-40% from the existing scenario.
High/Major	VSC or NSL losses greater than 40% from the existing scenario.

For the Existing Baseline v Proposed scenario, a total of 1957 (1785) windows servicing 1257 (1164) rooms were assessed within 46 existing residential buildings. Those residential properties that would not meet BRE Guidance and the magnitude of the impact are summarised in Table 8 below. The corresponding results from the previous 2021 scheme have also been included for comparison, in parentheses.

Table 8: Summary of Daylight Losses and Impact – Existing Baseline v Proposed Scenario.

Address	Total No. Windows	VSC			Total Below BRE	Total No. Rooms	NSL			Total Below BRE
		Reduction (%)					Reduction (%)			
		20-29.9	30-39.9	>40			20-29.9	30-39.9	>40	
11-64 Penfold Place	28	1 (0)	0 (0)	0 (0)	1 (0)	23 (23)	2 (2)	1 (2)	0 (0)	3 (4)
131-365 Penfold Place	75 (45)	33 (25)	0 (0)	0 (0)	33 (25)	50 (20)	16 (1)	3 (3)	4 (0)	23 (4)
1-32 Gilbert Sheldon House	64 (64)	0 (0)	0 (0)	0 (0)	0 (0)	47 (47)	1 (1)	0 (0)	0 (0)	1 (1)
96-130 Penfold Place	85 (85)	0 (0)	0 (0)	0 (0)	0 (0)	45 (45)	1 (1)	0 (0)	0 (0)	1 (1)
19a-19o Corlett Street	24 (24)	4 (2)	2 (2)	2 (2)	8 (6)	24 (24)	5 (1)	2 (3)	3 (0)	7 (4)
310-312 Edgware Road	9 (9)	6 (6)	0 (0)	0 (0)	6 (6)	6 (6)	0 (0)	0 (0)	0 (0)	0 (0)
314 Edgware Road	3 (3)	3 (0)	0 (3)	0 (0)	3 (3)	3 (3)	0 (1)	0 (2)	0 (0)	0 (3)
316 Edgware Road	6 (6)	1 (0)	5 (6)	0 (0)	6 (6)	3 (3)	1 (0)	1 (1)	1 (2)	3 (3)
326 Edgware Road	6 (6)	0 (0)	5 (0)	1 (6)	6 (6)	3 (3)	0 (0)	2 (2)	1 (1)	3 (3)
328 Edgware Road	5 (5)	0 (0)	5 (0)	0 (5)	5 (5)	3 (3)	0 (0)	2 (2)	1 (1)	3 (3)
330 Edgware Road	2 (2)	0 (0)	2 (0)	0 (2)	2 (2)	1 (1)	0 (0)	0 (0)	1 (1)	1 (1)
332 Edgware Road	1 (1)	0 (0)	0 (1)	1 (0)	1 (1)	1 (1)	0 (0)	0 (0)	1 (1)	1 (1)

334-336 Edgware Road	5 (5)	0 (0)	1 (0)	4 (5)	5 (5)	5 (5)	0 (0)	0 (0)	5 (5)	5 (5)
338 Edgware Road	2 (2)	0 (0)	2 (2)	0 (0)	2 (2)	2 (2)	0 (1)	1 (0)	1 (1)	2 (2)
340 Edgware Road	2 (2)	0 (0)	2 (2)	0 (0)	2 (2)	2 (2)	0 (1)	0 (0)	2 (1)	2 (2)
342 Edgware Road	6 (6)	0 (0)	6 (6)	0 (0)	6 (6)	4 (4)	0 (0)	0 (1)	4 (3)	4 (4)
344 Edgware Road	4 (4)	0 (0)	4 (4)	0 (0)	4 (4)	2 (2)	0 (0)	0 (0)	2 (2)	2 (2)
346 Edgware Road	6 (6)	3 (5)	3 (1)	0 (0)	6 (6)	3 (3)	0 (0)	0 (0)	3 (3)	3 (3)
348 Edgware Road	6 (6)	6 (6)	0 (0)	0 (0)	6 (6)	3 (3)	0 (0)	0 (0)	3 (3)	3 (3)
350 Edgware Road	4 (4)	4 (1)	0 (0)	0 (0)	4 (1)	2 (2)	0 (0)	0 (0)	2 (2)	2 (2)
Green Man Public House	11 (11)	2 (2)	0 (0)	0 (0)	2 (2)	6 (6)	0 (0)	0 (0)	0 (0)	0 (0)
18 Paddington Green	22 (22)	0 (0)	0 (0)	0 (0)	0 (0)	20 (20)	0 (0)	1 (1)	0 (0)	1 (1)
Network Homes Residential Block A	44 (44)	0 (0)	1 (1)	0 (0)	1 (1)	30 (30)	0 (0)	0 (0)	0 (0)	0 (0)
Network Homes Residential Block B	69 (69)	0 (0)	0 (0)	0 (0)	0 (0)	42 (42)	12 (13)	1 (0)	0 (0)	13 (13)
WEG Block A	720 (629)	12 (19)	53 (36)	279 (203)	344 (258)	450 (419)	31 (21)	29 (8)	49 (60)	109 (89)
WEG Block B	134 (128)	42 (46)	9 (2)	36 (36)	87 (84)	71 (69)	9 (13)	9 (5)	5 (8)	23 (26)
WEG Block C	170 (170)	0 (2)	0 (0)	0 (0)	0 (2)	128 (128)	0 (0)	0 (0)	0 (0)	0 (0)
WEG Block D	48 (48)	4 (13)	4 (1)	0 (0)	8 (14)	30 (30)	0 (0)	0 (0)	0 (0)	0 (0)
WEG Block E-F	177 (177)	14 (10)	24 (12)	6 (13)	44 (35)	114 (114)	14 (5)	15 (2)	5 (0)	34 (7)
TOTAL	1957* (1785)	135: 6.9% (137: 7.7%)	127: 6.5% (84: 4.7%)	329: 16.8% (267: 14.9%)	591: 30.2% (488: 27.3%)	1257 (1164)	92: 7.3% (59: 5.1%)	67: 5.3% (32: 2.7%)	90: 7.2% (97: 8.3%)	249; 19.8% (188: 16.1%)

*Includes windows to properties that would meet BRE guidance.

For the Existing Baseline v Proposed Scenario, 1366 (69.8%) of the windows assessed and 1008 (80.2%) of the rooms assessed meet BRE guidance, compared to 1297 (72.7%) windows and 976 (83.9%) rooms for the 2021 scheme. Representing an overall decrease in compliance with BRE guidance.

In terms of VSC, the percentage of Minor losses would decrease from 7.7% in the 2021 scheme to 6.9% in the current scheme, however, the percentage of Moderate losses

would increase from 4.7% to 6.5% and Major losses from 14.9% to 16.8%.

In terms of NSL, the percentage of Minor losses would increase from 5.1% to 7.3%, Moderate losses from 2.7% to 5.3%, however Major losses would decrease from 8.3% to 7.2 the 2021 scheme and the current proposals.

The greatest losses, both in terms of VSC and NSL, would be experienced at WEG Blocks A,B,D and E-F, which is also where the highest percentage of Major losses are found.

For the Future Baseline v Proposed scenario there would be no noticeable change to the majority of properties, compared to the current baseline scenario.

Under the Future Baseline v Proposed scenario, a total of 2495 windows servicing 1608 rooms were assessed, compared to 2492 windows servicing 1600 rooms under the 2021 scheme. Properties at 1 Corlett Street; 17 Bell Street; 1-80 Hall Tower; 3 Penfold Street; 33 Bell Street; 352 -380 Edgware Road (even numbers); 18 Paddington Green; Network Homes Block A; and WEG Block D do not experience VSC or NSL losses beyond 20% due to the screening effect of WEG Blocks G and H.

Those residential properties that would not meet BRE Guidance and the magnitude of impact under the Future Baseline V Proposed Scenario are summarised in Table 9 below.

Table 9: Summary of Daylight Losses and Impact – Future Baseline v Proposed Scenario.

Address	VSC					NSL				
	Total No. Windows	Reduction (%)			Total Below BRE	Total No. Rooms	Reduction (%)			Total Below BRE
		20-29.9	30-39.9	>40			20-29.9	30-39.9	>40	
131-365 Penfold Place	75 (75)	33 (33)	0 (0)	0 (0)	33 (33)	50 (50)	18 (16)	3 (3)	4 (4)	25 (23)
96-130 Penfold Place	85 (85)	1 (0)	0 (0)	0 (0)	1 (0)	45 (45)	1 (1)	0 (0)	0 (0)	1 (1)
Network Homes Residential Block B	69 (69)	0 (0)	0 (0)	0 (0)	0 (0)	42 (42)	12 (14)	8 (4)	0 (0)	20 (18)
WEG Block A	720 (629)	12 (18)	45 (29)	287 (211)	344 (258)	450 (419)	33 (23)	32 (10)	51 (63)	116 (96)
WEG Block B	134 (128)	45 (46)	16 (11)	38 (36)	99 (93)	71 (69)	11 (14)	6 (6)	11 (11)	28 (31)
WEG Block C	170 (170)	5 (5)	2 (3)	4 (8)	11 (16)	108 (128)	10 (6)	3 (3)	7 (12)	20 (21)
WEG Block E-F	177 (177)	1 (2)	1 (3)	5 (2)	7 (7)	114 (114)	1 (0)	1 (0)	2 (0)	4 (0)
WEG Block G	118 (117)	0 (2)	0 (12)	47 (38)	47 (52)	63 (64)	0 (0)	3 (0)	15 (5)	18 (5)
WEG Block H	153 (209)	7 (10)	16 (8)	88 (142)	111 (160)	85 (97)	12 (10)	5 (7)	35 (50)	52 (67)
1 Merchant Square	152 (240)	15 (12)	11 (24)	35 (25)	61 (61)	127 (190)	12 (17)	4 (0)	5 (15)	21 (32)

6 Merchant Square	115 (141)	0 (0)	0 (0)	0 (0)	0 (0)	76 (85)	2 (3)	4 (3)	5 (1)	11 (7)
TOTAL*	2495 (2492)	149: 5.9% (142: 5.7%)	128: 5.1% (123: 4.9%)	512: 20.5% (477: 19.1%)	789: 31.6% (742: 29.8%)	1608 (1600)	121: 7.5% (94: 5.9%)	78: 4.9% (49: 3.1%)	162: 10.1% (186: 11.6%)	361: 22.5% (329: 20.6%)

* Includes results from Table 8 that would not change from the Existing Baseline v Proposed scenario.

Under the Future Baseline v Proposed scenario, a total of 1,706 (68.4%) of the windows and 1,247 (77.5%) of the rooms assessed meet BRE guidance, compared to 1750 (70.2%) windows and 1,271 (79.4%) rooms for the 2021 scheme. Again, representing an overall decrease in compliance with BRE guidance.

In terms of VSC, the percentage of windows that would experience Minor losses would increase from 5.7% to 5.9%, the Moderate losses would increase from 4.9% to 5.1% and Major Adverse losses would increase from 19.1% to 20.5%, compared to the 2021 scheme.

In terms of NSL, the percentage of windows that would experience Minor losses would increase from 5.9% to 7.5%, Moderate losses would increase from 3.1% to 4.9% but Major losses would decrease from 11.6% to 10.1%, compared to the 2021 scheme.

The greatest amount of losses, both in terms of VSC and NSL, would be experienced at WEG Blocks A,B,G and H, which is also where the highest percentage of Major losses are found.

The overall magnitude of impact for WEG Blocks A and H would be Major Adverse (significant), for Blocks B and G the impact would be Moderate Adverse (significant).

For sites outside of the WEG development, the overall magnitude of impact to 330 and 332 Edgware Road would be Major Adverse (Significant). Both would have retained levels of VSC lower than 11%

Sunlight

The BRE Guide only requires assessment of rooms with a main window facing within 90 degrees of due south. The BRE guidelines state that rooms will appear reasonably sunlit provided that it receives 25% of Annual Probable Sunlight Hours (APSH), including at least 5% of Winter APSH. A room will be adversely affected if the resulting sunlight level is less than the recommended standards and reduced by more than 20% of its former values and if it has a reduction in sunlight received over the whole year greater than 4% of APSH.

To determine the magnitude of sunlight impact on nearby residential properties, the ES sets the impact criteria contained within Table 10 below, the results for the 2021 scheme are also shown in parentheses.

Table 10: Sunlight Magnitude of Impact Criteria.

Magnitude of Impact	Criteria
Negligible	APSH losses up to 20% from BRE target values.
Low/Minor	APSH losses between 20-30% from BRE target values.
Medium/Moderate	APSH losses between 30-40% from BRE target values.
High/Major	APSH losses greater than 40% from BRE target values.

For the Existing Baseline v Proposed scenario, a total of 1191 rooms were assessed. Those residential properties that would not meet BRE Guidance and the magnitude of impact under the Existing Baseline v Proposed Scenario are summarised in Table 8 below.

Table 11: Summary of Sunlight Losses and Impact – Existing Baseline v Proposed Scenario.

Address	Total No. Rooms	Rooms Not Meeting BRE Guidance	Below Threshold for Total APSH			Below Threshold for Winter APSH		
			Reduction (%)			Reduction (%)		
			20-29.9	30-39.9	>40	20-29.9	30-39.9	>40
11-64 Penfold Place	23 (23)	2 (1)	1 (0)	1 (1)	0 (0)	0 (0)	0 (0)	0 (0)
131-365 Penfold Place	50 (20)	7 (2)	0 (2)	7 (0)	0 (0)	0 (0)	1 (1)	6 (1)
19a-19o Corlett Street	24 (24)	10 (7)	5 (1)	1 (3)	4 (3)	0 (0)	0 (0)	0 (0)
33 Bell Street	5 (5)	4 (2)	3 (1)	0 (0)	1 (1)	0 (0)	0 (0)	0 (0)
326 Edgware Road	3 (3)	0 (3)	0 (0)	0 (0)	0 (3)	0 (0)	0 (0)	0 (0)
328 Edgware Road	3 (3)	0 (3)	0 (0)	0 (0)	0 (3)	0 (0)	0 (0)	0 (0)
330 Edgware Road	1 (1)	1 (1)	0 (0)	1 (0)	0 (1)	0 (0)	0 (0)	0 (0)
332 Edgware Road	1 (1)	1 (1)	0 (0)	1 (1)	0 (0)	0 (0)	0 (0)	0 (0)
334-336 Edgware Road	5 (5)	5 (5)	0 (0)	0 (0)	5 (5)	0 (0)	0 (0)	0 (0)
338 Edgware Road	2 (2)	2 (2)	0 (0)	0 (0)	2 (2)	0 (0)	0 (0)	0 (0)
340 Edgware Road	2 (2)	2 (2)	0 (0)	0 (0)	2 (2)	0 (0)	0 (0)	0 (0)
342 Edgware	4	4	0	0	4	0	0	0

Road	(4)	(4)	(0)	(0)	(4)	(0)	(0)	(0)
344 Edgware Road	2 (2)	2 (2)	0 (0)	0 (0)	2 (2)	0 (0)	0 (0)	0 (0)
346 Edgware Road	3 (3)	3 (3)	0 (0)	0 (2)	3 (1)	0 (0)	0 (0)	0 (0)
348 Edgware Road	3 (3)	3 (3)	0 (0)	0 (1)	3 (2)	0 (0)	0 (0)	0 (0)
350 Edgware Road	2 (2)	2 (2)	0 (0)	0 (2)	2 (0)	0 (0)	0 (0)	2 (2)
352 Edgware Road	3 (3)	3 (3)	0 (3)	3 (0)	0 (0)	0 (0)	2 (2)	1 (1)
354- 356 Edgware Road	12 (12)	1 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1 (0)
358 Edgware Road	5 (5)	5 (0)	0 (0)	0 (0)	0 (0)	0 (0)	2 (0)	3 (0)
360 Edgware Road	4 (4)	4 (0)	0 (0)	0 (0)	0 (0)	0 (0)	3 (0)	1 (0)
362 Edgware Road	4 (4)	1 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1 (0)	0 (0)
364 Edgware Road	4 (4)	1 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1 (0)
Network Homes Residential Block A	4 (4)	1 (1)	1 (1)	0 (0)	0 (0)	0 (0)	0 (0)	1 (1)
Network Homes Residential Block B	37 (37)	2 (1)	0 (0)	0 (0)	0 (0)	0 (0)	2 (0)	0 (1)
WEG Block A	438 (409)	157 (131)	0 (0)	0 (0)	139 (113)	0 (0)	0 (0)	145 (105)
WEG Block B	71 (69)	31 (23)	4 (2)	4 (0)	21 (19)	0 (0)	0 (0)	26 (21)
WEG Block C	128 (128)	0 (1)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (1)
WEG Block D	30 (30)	1 (0)	0 (0)	0 (0)	1 (0)	0 (0)	0 (0)	1 (0)
WEG Block E-F	114 (114)	11 (11)	8 (0)	1 (0)	1 (5)	0 (0)	0 (0)	4 (0)
TOTAL	1191 (1100)	266: 22.3% (208: 18.9%)	22: 1.8% (10: 0.9%)	19: 1.6% (10: 0.9%)	190: 16.0% (166: 15.1%)	0: 0% (0: 0%)	11: 0.9% (3: 0.3%)	192: 16.1% (133: 12.1%)

For the Existing Baseline v Proposed scenario, 925 (77.7%) of the rooms that were assessed meet BRE Guidance, compared to 892 (81.1%) for the 2021 scheme: which is an overall reduction in BRE compliance. With increased losses over all magnitudes of impact for both Total ASPH and Winter ASPH, other than Minor losses for winter ASPH which remains 0%.

The majority of losses beyond BRE Guidance would be experienced at WEG Blocks A,B,C, D and E-F, which also experience the majority of Major losses. It should also be noted that additional losses to properties on Edgeware Road (354 – 364, even numbers), Network Homes Residential Block B and WEG Block D, now occur under the 2022 scheme.

Under the Future Baseline v Proposed scenario, a total of 1314 rooms were assessed. Those residential properties that would not meet BRE Guidance and the magnitude of impact under the Future Baseline v Proposed Scenario are summarised in Table 12 below (all other properties remain unchanged from Existing Baseline v Proposed Scenario).

Table 12: Summary of Sunlight Losses and Impact – Future Baseline v Proposed Scenario.

Address	Total No. Rooms	Rooms Not Meeting BRE Guidance	Below Threshold for Total APSH			Below Threshold for Winter APSH		
			Reduction (%)			Reduction (%)		
			20-29.9	30-39.9	>40	20-29.9	30-39.9	>40
WEG Block A	438 (409)	159 (136)	0 (0)	0 (0)	146 (122)	0 (0)	0 (0)	147 (129)
WEG Block B	71 (69)	31 (23)	0 (0)	1 (0)	28 (21)	0 (0)	0 (0)	26 (21)
WEG Block G	47 (53)	25 (29)	0 (2)	3 (7)	22 (18)	0 (0)	0 (0)	16 (28)
WEG Block H	76 (79)	38 (62)	0 (0)	0 (0)	38 (62)	0 (0)	0 (0)	17 (59)
TOTAL*	1314 (1232)	316: 24.0% (298: 24.2%)	9: 0.7% (10: 0.8%)	18: 1.4% (17: 1.4%)	262: 19.9% 252: 20.5%	0: 0% (0: 0%)	9: 0.7% (3: 0.2%)	221: 16.8% 243: 19.7%

* Includes results from Table11 that would not change from the Existing Baseline v Proposed scenario

Under the Future Baseline v Proposed scenario, 998 (76%) of the rooms assessed meet BRE Guidance, compared to 934 (75.8%), representing a small increase from the 2021 scheme in percentage terms. This improvement can be seen across all magnitudes of impact for both Total APSH and Winter APSH, other than Moderate adverse impact for APSH (1.4%) and Minor adverse impact for WAPSH (0%) which remain the same.

Again, the majority of losses beyond BRE Guidance would be experienced at WEG Blocks A,B,G and H which also experience the majority of Major losses.

The overall impact to WEG Blocks A, B and G would be Major Adverse (significant) for both Total APSH and Winter APSH, the impact to Block H would be Moderate Adverse (significant).

Daylight and Sunlight Conclusion

The 2021 scheme was recommended for refusal on the grounds that by reason of the excessive height and bulk of the proposed blocks, the proposed development would result in a significant loss of daylight and sunlight to existing residential properties. Whilst the footprint of each proposed block has been decreased, in order to increase the space between them, the overall heights of the blocks have also increased.

The result is that, in terms of daylight, overall compliance with BRE guidelines has decreased in terms of VSC and NSL, under both the Existing and Future Baseline scenarios, compared to the 2021 scheme. For VSC, Moderate and Major losses would increase in both scenarios, compared to the 2021 scheme. For NSL, Minor and Moderate losses would both increase, with Major losses falling under both scenarios.

In terms of sunlight, the Existing Baseline scenario would also see a decrease in overall compliance with BRE guidance compared to the 2021 scheme in terms of Total and Winter ASPH within all categories of impact (other than Minor losses for Winter ASPH which remains 0%). However, under the Future Baseline scenario there is an increase in overall compliance, with a reduction in Major losses.

The worst impacted buildings are WEG Blocks A, B, G and H, which is where a very high percentage of the major losses are found. All of these properties would experience significant impacts in terms of daylight and sunlight. Whilst the applicant argues that where significant losses occur, the levels of light remaining in most instances are acceptable given the inner-city location and the additional impact of having inset/projecting balconies at these premises to provide amenity space. Officers do not consider that the revisions have addressed the losses of daylight and sunlight to adjoining residents, and the increase in the height of the buildings has worsened the impact of the development compared to the 2021 scheme.

Overshadowing

The BRE Guide recommends the Sunlight Hours on Ground (SHOG) assessment to determine overshadowing impacts. The BRE Guide states overshadowing of an amenity space or garden may be noticeable if more than half (i.e., 50%) of the area is prevented by buildings from receiving two hours of sunlight on the 21st March and the area which can receive some sun on the 21st March is less 0.8 times its former value (i.e. a loss of 20%).

The ES has assessed the proposed developments impact on nearby amenity areas.

Under the Existing Baseline v Proposed Scenario, the overshadowing assessment considers the impact on the following amenity areas (the numbering of these areas has been kept consistent with the 2021 scheme for clarity).

- Area 1: Paddington Green;
- Area 2: WEG Communal Amenity Area;
- Area 4: 1-32 Gilbert Sheldon House Communal Amenity Area;
- Area 5: Marylebone Road/Edgware Road Green Wall Public Square

Under the Future Baseline v Proposed Scenario, the overshadowing assessment also considers the impact on the following amenity area:

- Area 3: 14-17 Paddington Green Amenity Area.

All other amenity areas and gardens are too far from the application site to be impacted by overshadowing. This is the same approach as the one taken on the 2021 scheme.

To determine the magnitude of overshadowing impact on nearby amenity areas, the ES sets the impact criteria contained within Table 13 below.

Table 13: Overshadowing Magnitude of Impact Criteria.

Magnitude of Impact	Criteria
Negligible	The area which can receive two hours of sun on 21 March is reduced by up to 20%.
Low/Minor	The area which can receive two hours of sun on 21 March is reduced by 20-30%.
Medium/Moderate	The area which can receive two hours of sun on 21 March is reduced by 30-40%.
High/Major	The area which can receive two hours of sun on 21 March is reduced by more than 40%.

As with the 2021 scheme, the overshadowing assessment finds that Areas 4 and 5 are not overshadowed by the proposed development in either scenario.

For Area 1 (Paddington Green), as with the 2021 scheme 100% of the area would receive two or more hours of sunlight on the 21 March under both scenarios, meeting BRE guidance having a negligible impact in terms of overshadowing.

For Area 2 (WEG communal Amenity Area), 74.4% of its area would receive two or more hours of direct sunlight under the Existing Baseline v Proposed scenario, meeting BRE guidance and having a negligible impact. This is an improvement over the 2021 scheme which would have received 65.2%. Under the Future Baseline V Proposed Scenario, the area would be heavily overshadowed by the introduction of WEG blocks G and H, which would reduce the area receiving two of more hours of direct sunlight to 4.8%. The proposed development would further reduce it to 0%, but given that the area would already have such low levels, this is not considered to be contentious and the impact would be Negligible (not significant).

For Area 3 (14- 17 Paddington Green Amenity Area), this area is already overshadowed by Blocks G and H and does not meet BRE Guidance before the introduction of the proposed development, with only 5.8% of its area receiving two or more hours of direct sunlight. The proposals would not change this, so are considered to have a Negligible impact. For the 2021 scheme, the area reduced from 5.2% to 3.7% with the development in situ, which was considered to be a Minor adverse effect (not significant).

The proposals are considered to be acceptable in terms of overshadowing.

8.5 Reconfiguration of residential layouts and increase in number of dual aspect flats to increase natural daylight and outlook from proposed flats.

Internal Daylight/Sunlight Levels of the New Flats

The revised 2022 scheme includes an assessment on internal lighting levels based on the new BRE guidance which came into force in June last year. This new edition of the BRE guidelines contains amended methodologies for appraising the daylight and sunlight quality within new developments.

The Illuminance Method is used to predict daylight illuminance using sun and sky conditions derived from standard metrological database. One of the methodologies which can be used is Spatial Daylight Autonomy (sDA) and the target illuminance levels are:

- 100 lux for a bedroom
- 150 lux for living rooms
- 200 lux for living/kitchens/diners and studios

In respect of sunlight, the minimum duration of sunlight exposure in at least one habitable room of a dwelling should be 1.5 hours on the 21 March. Whilst the BRE advice is not mandatory and needs to be applied with an element of flexibility in such Central London locations, it does provide advice on the quality of new residential accommodation in terms of internal levels of natural daylight and sunlight for future occupants. This revised proposal has also been assessed in the light of the Council's adopted policies 7 and 12 in the City Plan.

The applicant advises that the 2022 scheme performs better than the 2021 scheme in terms of daylight. Whilst officers and the Committee raised no objections to the internal levels of daylight to the new flats in 2021 scheme, this revised scheme is for additional height to all three blocks and the affordable housing, which was originally in Block I, has now moved to be in the middle block J and up to Level 12 in Block K. Therefore, in addition to the changes in the BRE guidelines, officers have re-assessed the residential quality, internal daylight and sunlight levels for the new flats.

It is accepted that the 2022 scheme has sought to increase the number of dual aspect flats from 45% to 55%, with no single aspect north facing flats, and the remaining single aspect flats face either south, east and west. It would have been preferable for this number to be increased to 60%, however, it is considered on balance that the revised submission has addressed the Committee's objection to the 2021 scheme, and no objections are being raised on this ground.

However, the proposed changes to the footprint of the proposed blocks, the proposed increases in height and the detailed design changes have now highlighted concerns regarding the levels of daylight and sunlight to a number of the proposed new flats, in particular the affordable housing flats in Blocks J and the lower floors of Block K.

In respect of daylight, the applicant's submitted Daylight and Sunlight Report identifies that out of 1606 habitable rooms, 148 (72%) will meet levels of sDA or exceed the BRE

recommendation for their room use; 376 (72%) of the 521 proposed main living spaces are considered to offer good daylight levels for inner city location as they either meet the BRE recommended level or are only marginally below the recommendation. All 35 studios fall short of the recommended sDA levels for rooms with a kitchen, but 9 would either meet the BRE recommended level for living rooms (four studios) or bedrooms (five studios)

In respect of bedrooms, 897 (85%) are considered to offer good daylight levels given the inner-city location or are marginally below the BRE recommendation. According to the applicant where shortfalls occur, they are either located behind a recessed balcony in order to provide outdoor amenity space or face another block within another block within the proposed development, West End Gate, 14-17 Paddington Green. The applicant concludes that the 2022 scheme makes the most of available daylight and performs well for a large scale residential development, considering overheating and fabric efficiency constraints have reduced daylight ingress, and external balconies also affect the daylight performance.

Whilst officers accept there has to be a trade-off between the need to provide outdoor amenity space for the new flats, and that this will affect light to the new flats, concerns remain regarding the number of flats which fall well short of the BRE recommendations.

Of the 458 rooms that fail, 197 are open plan living/kitchen, 27 are living rooms with separated kitchens and 35 are studios and 199 bedrooms. The worse affected of these units are the affordable housing flats within Block J and on the lower floors of Block K.

The proposed flats in the eastern, southern and western façades of Block J will have exceptionally low levels of daylight and sunlight, the worse affected are those on the lower levels with very low lux levels, for example on Level 01 425 and 430–0 lux for living room/kitchen/diner, 412-1.2 lux for Living Room, 416- 12 lux for living/kitchen/diner. The proposed bedrooms are also low 419 -6.2 lux, 420-2.6 lux, 421- 7.5 lux, 431 -10 lux and 432- 8.8 lux. These low level of lights are repeated on the upper floors in this block.

In respect of sunlight, the results for the 2022 scheme shows that 1606 proposed habitable rooms ,666 (42%) will receive sun exposure on 21 March that either meet or exceed the BRE recommendation of 1.5 hours. This is worse than the 2021 scheme of 751 (48%) meeting the requirements. This reduction is most regrettable, and it means that 40% of the living/kitchen/diners would not meet the recommendation.

It is recognised that the applicant is seeking to optimise the use of land, and whilst there are improvements from increasing the distances between the blocks, this benefit is outweighed by the proposed increases in height. It is considered by officers that the 2022 scheme results in a lesser quality of residential accommodation, and those flats most affected are the affordable housing units. It is also considered that levels of daylight and sunlight to a number of units will be poor which are located on the west façade of Block K, and the east and west side facades of Block J, and this detracts from the benefits of the number of affordable housing units being provided. It is recommended that, in addition to objecting to this revised application on the loss of light to existing residential properties, that an objection is also raised to the low levels of daylight and sunlight to a number of the affordable housing flats.

Sense of Enclosure

Members did not raise an objection to the 2021 scheme on increased sense of enclosure grounds to neighbouring residents. The 2022 scheme has sought to set the new buildings back further from the existing flats in West End Gate, and the distances now range between 11m to 32 m, and there is a 10 m gap between Block I and J and 11 .5 m gap between Blocks J and K .It is considered that the increase in height will have slightly more impact on enclosure but this is not considered a ground to formally object to the Mayor of London.

8.6 Complete stopping up of Newcastle Place and partial pedestrianisation of Newcastle Place, with the exception of servicing by small vehicles.

Stopping up of Newcastle Place and Highways Impact

As with the 2021 scheme, the applicant is proposing to stop up Newcastle Place. Stopping up would result in it ceasing to be public highway. It is understood that the applicant wishes to do this so they can carry out the public realm works proposed, manage the maintenance of the area and ensure the continued connection to the wider WEG development. Committee previously raised no objections to the principle of this Stopping Up Order.

City Plan Policy 28 (A) states that given the increasing demands on existing highway space, the council will resist the loss of highway land, particularly footways.

Whilst the stopping up may redirect more traffic to the Church Street Junction, which could have a negative impact on the TLRN on Edgware Road as well as on Church Street, given the extremely low existing traffic levels of Newcastle Place, the impact is likely to be low. Should permission be granted, it is recommended that continued access for pedestrians and cyclists is secured in the S106 legal agreement.

The suggestion of improving the crossing at Paddington Green, through the creation of an informal crossing, is supported and this provision should also be secured via the S106.

The application site is located within the CAZ and within an area has a very high PTAL of 6b. Accordingly, policies T6.1 of the London Plan and policy 27 of the City Plan specify that the development should be car free, except for the provision of disabled spaces

The proposed development has no parking on-site, other than 17 disabled spaces for residents and users of the commercial units, located at basement level. These spaces also include compliant electric vehicle charging points, which is welcomed.

No objection is raised to accommodating the 10% shortfall of long stay cycle spaces (104 spaces) within the WEG basement development. However, it is disappointing that all of the short-stay cycle parking appears to be on public highway, either on Harrow Road or Edgware Road, and the applicant is encouraged to relocate this within the development itself.

Servicing levels will be unchanged from the 2021 scheme, and will again take place primarily off-street, through the proposed connection to the WEG basement (large scale servicing including waste collection), with a small amount of on-street servicing on Newcastle Place for small delivery vehicles.

8.7 Increase in the amount public realm from 3,553 sq.m to 4775 sq.m, decrease in play space provision from 1138 sq.m to 841 sq.m. The revised proposal also includes improvements to the Harrow Road subway.

Public Realm

City Plan Policy 43 (Public Realm) states that development will contribute to a well-designed, clutter-free public realm with use of high quality and durable materials capable of easy maintenance and cleaning, and the integration of high-quality soft landscaping as part of streetscape design.

The application site sits within the Paddington Public Realm Strategy area, and it is noted that there has been dialogue between the applicant and the Council's Place Shaping Team regarding the public realm offer on and surrounding the site.

The proposals would provide 5000 sqm of public realm to the site, comprising 69% of the application site, which is an increase of 53% from the 2021 scheme. This is due to the reduction in size of the footprint of the buildings, the removal of the previously proposed office podium element between block J and K, in addition to the part pedestrianisation of Newcastle Place.

The site currently suffers from a poor quality public realm that is dominated by vehicular traffic. The applicant has provided a Landscape Masterplan, which includes a series of public and semi-public open spaces, including features such as seating, lighting, a water feature, planting, play and wayfinding elements. The works also include improvement works to the A40 pedestrian subway system and works linked to TfL's Rain Garden Scheme on Edgware Road. These proposals are welcomed in principle.

In relation to the proposed improvement works to the A40 pedestrian subway system which runs beneath Harrow Road, the applicant is advised that due to the high levels of pollution, the challenges of anti-social behaviour and volume of movement at this key interchange, the improvement works should focus on lighting, ease of pedestrian movement, improved safety and wayfinding provision.

Should permission be granted, it is recommended that the improvement works to the A40 pedestrian subway system and public realm works linked to TfL's Rain Garden Scheme are secured within the 106 agreement. Delivery and management plans should also be secured, along with measures to ensure the open space remains publicly accessible (including a walkway and cycling route).

Urban Greening and Biodiversity

An updated Biodiversity Net Gain Assessment has been undertaken in respect of the 2022 revised scheme, Biodiversity Net Gain will soon be a legal requirement under the Environment Act which comes into force later this year and requires a mandatory 10%

gain in biodiversity for new developments.

This proposal development will achieve a 224% increase in bio diversity net gain as a result of the proposed new landscaping, planting of hedgerows, roof gardens, rain gardens and new tree planting, it will also achieve an Urban Greening Factor (UGF) of 0.37. The scheme falls just under 0.4 target in the London Plan for Urban Greening Factor, and again it is considered that there is scope for this to be improved through the design development of the new landscaping.

The Council's Arboricultural Officer has raised concern regarding the acceptability of the proposed landscaping proposals on the basis of the number of trees being planted too close together and too close to buildings and whether the location of underground services will further constrain new tree planting. Concern has also been raised to the use of large planters and the soil depth for new planting areas.

In general terms, no objections are raised to the proposed landscaping and greening, which will accord with policy 34 in the City Plan, but again the detailed design will need to be controlled via conditions and a Habitat Management Plan secured. Given the slight shortfall in meeting the UGF, the applicant should be encouraged to make a financial contribution which could be used for street tree planting and/or bio diversity improvements in nearby parks.

Play Space

Policy S4 of the London Plan requires development proposals to make provisions for play and informal recreation based on the expected child population generated by the scheme. Policy S4 and the Mayor's Play and Informal Recreation SPG (2012) expect a minimum of 10 sqm. per child to be provided in new developments. Play space provision should normally be provided on-site. However, off-site provision may be acceptable where it can be demonstrated that this addresses the needs of the development and can be provided nearby within an accessible and safe walking distances. In these circumstances contributions to off-site provision should be secured by Section 106 agreement.

The revised proposals would provide 841 sqm of new play space, which is less than the 1,138sqm that the 2021 scheme would have delivered, and less than the 2309sqm required by policy.

Whilst it is recognised that there are a number of parks and open spaces in both the immediate vicinity of the site (Paddington Green) and the wider context (Maida Vale, Hyde Park and Regents Park). Should permission be granted, it is recommended that the shortfall is mitigated through a S106 contribution to secure additional facilities for children near the application site and that discussions are continued with the Council's Place shaping team regarding providing improved play provision for St. Mary's Churchyard Gardens. Conditions are also recommended to secure details and provision of on-site facilities and to secure open access across all tenures on the on-site play space.

8.8 Environment and Sustainability

Demolition of existing buildings

It has been previously accepted by Committee in 2021 that the demolition of the existing Police Station buildings, and it is not possible to generate the quantum of residential units by retaining and extending the existing buildings.

Sustainable Design

An Energy Statement and a Sustainable Statement have been prepared with this submission. A low carbon strategy has been adopted across the proposal with highly insulated and airtight building fabric, energy efficient MEP systems and the provision of renewable sources such as Air Source Heat Pumps and PVs as part of an all-electric strategy.

Overall, the proposed development is considered to be a highly sustainable design, and includes sustainable features such as SUD's, low energy lighting, recycled content where possible responsible sourcing, rainwater harvesting, green roofs, rain gardens and new landscaping within the new areas of public realm.

All the commercial areas are expected to achieve BREEAM Excellent and will achieve at least 66% on site carbon reduction. Compared to the 2021 scheme, the proposal will be required to make a much smaller carbon off-setting contribution in order to achieve carbon zero.

The energy strategy has been designed in accordance with the GLA energy hierarchy and it is considered overall that the 2022 scheme is an improvement over the 2021 scheme. Again, if the Mayor is minded to improve the City Council requests the normal conditions to secure these measures, in addition to be the Been Lean monitoring within any legal agreement.

8.9 Environmental Impact Assessment

This major planning application is a Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and there is a requirement for the submission of an Environmental Impact Assessment (EIA) based on the likelihood of environmental effects arising from the proposed development.

In dealing with the 2021 planning application which Members resolved to refuse, the City Council had instructed EIA consultants Avison Young to review the submitted documents. Additional information was received, and Avison Young confirmed that the Environmental Statement was sufficiently sound and accurately presented the environmental impacts of the proposed development.

A full update of the EIA has been undertaken by the applicants to assess the likely significant effects of the 2022 amended proposal, as a result of the changes to the footprint of the proposed three buildings, the increases in height of the three blocks, changes to the detailed design and the complete stopping up and partial pedestrianisation of Newcastle Place. In land use terms, the number of residential units remains the same as the 2011 scheme, albeit the office accommodation has been removed and now included is a small community space in place of the affordable workspace. The topics included in the EIA are Socioeconomics, Air Quality, Noise and

Vibration, Wind Microclimate, Daylight, Sunlight, Overshadowing and Solar Glare, and Townscape, Visual and Built Heritage. The ES submitted includes a Non- Technical Summary, Volume 1: Environmental Statement Main report, Volume 2: Townscape, Visual and Built Heritage Impact and Volume 3: Technical Appendices.

Given that the City Council is no longer the local planning authority in dealing with this revised 2022 scheme, the final assessment on the EIA submitted on this revised application now rests with the GLA, however officers have reviewed the submitted documents and have the following observations to make . It should be noted that earlier sections of this committee report have fully assessed the impact of the proposal on Daylight, Sunlight and Overshadowing and Townscape, Visual and Built Heritage and it is not the intention to repeat these in detail and just to deal with the conclusions, whilst summarising the key issues of the other environmental issues set out in the ES.

Demolition and Construction Works

This is a phased development over a seven year period, and it is recognised that there will be significant adverse impacts during the demolition and construction to neighbouring properties. Given the construction works which have taken place over the last five years within West End Gate and works now taking place at 14-17 Paddington Green, residents and businesses in the immediate vicinity in Paddington Green, Edgware Road and Church Street will suffer from further construction noise and traffic and disturbance, and this also applies to those residents now living in West End Gate development itself.

In terms of mitigation, the applicant is proposing a Construction Environmental Management Plan (CEMP) together with the Code of Construction Practice (CoCP) , Construction Logistics Plan (CLP) and a Site Waste Management Plan (SWMP) which can be secured by conditions, together with hours of building works .The applicant is committed to Community Liaison during construction with local stakeholders .The City Council requests that such mitigation measures are secured by conditions or by a legal agreement in order to safeguard amenity and to mitigate the impact of demolition and construction .

Air Quality

Policy 32 in the City Plan states that major developments should be Air Quality Neutral. Major developments in the Opportunity Areas and the Housing Renewal Areas and those subject to the EIA must additionally demonstrate how local air quality can be improved across the proposed development as part of an air quality positive approach.

The main impacts will be during demolition and construction from dust and particulate matter and from heavy goods vehicles. Predicted generation of HDV movements during demolition and construction are estimated to increase local traffic flows by a maximum of 5 vehicles a day, and such an increase would have an insignificant impact on air quality. It is considered that because of the mitigation measures in the CEMP, CoCP and the CLP, that the proposal will not result in significant effects on local air quality.

The proposed development will be car free with the exception of disabled parking, together with the predicted levels of servicing, there are no objections to the level of trip generations associated with the development. The proposed closure of Newcastle Place will result in a small number of displaced trips however this is not considered to effect air

quality.

In respect of the completed development, the site faces onto the busy Harrow Road and Edgware Road and the proposed flats up to the 3rd floor of Block I, up to the 4th floor Block J and K are predicted to be slightly above the 2005 WHO guidelines. The ES recommends that prior to commencement an up to date assessment is carried out to establish the design and required noise levels, and this could be secured by condition. Overall subject to conditions, no significant effects are predicted.

The EIA has also addressed the cumulative effects of approved developments within 350m of the proposal and again concludes that the impacts are not significant.

Overall, the proposal is considered to be Air Quality Neutral and mitigation measures such as ground floor landscaping and screening will also deliver air quality benefits within the new areas of public realm.

Environmental Health have requested further information including the submission of an Air Quality positive supplement to the EIA, and the City Council requests that this aspect is addressed by the GLA.

Noise and Vibration

During demolition and construction, there will be construction, plant noise, traffic noise and vibration sources and this will have a significant impact on the closest residential buildings within West End Gate and 14-17 Paddington Green due to the proximity of the piling and excavation works. The ES recommends the adoption of additional mitigation measures, including the use of appropriate piling structures, secured via the CEMP to reduce to non-significant adverse effects and an additional condition survey of the two closest buildings before works commence. The City Council requests that this is secured by condition.

In terms of the completed development, the closure of Newcastle Place will result in vehicles using the loop road around the northern façade at Block A at West End Gate and noise modelling of the additional traffic shows that the volume of traffic would not increase noise levels by more than 1 dB.

In terms of fixed plant associated with the new buildings, subject to standard conditions, no significant effects are predicted. The residential buildings are designed to address the existing traffic noise from the Harrow Road, and standard conditions can protect the future occupiers from existing external noise levels. The new areas of public realm along the Harrow Road and to the west facing Paddington Green will be affected by traffic noise, but the new areas of public realm behind the blocks will be much quieter.

Socio-Economic

The EIA identifies that the demolition and constructed works associated with the 2022 proposal will result in 450 jobs to the local area during the construction phase and will make s106 contributions to Westminster Employment Service and Employment Skills Plan, to maximise local recruitment as well as local provision of skills training. The completed development will deliver 556 new homes and approximately 1,100 sq. m Class E uses on the ground floor. Whilst it is regrettable that the office element in the 2021 scheme is no longer proposed, nevertheless the non-residential floorspace could

create 50 to 67 gross direct jobs and the new residential community will generate additional spend in the local area including the Church Street/Edgware Road Shopping Centre. In the context of the local economy this proposed development would have a beneficial effect.

The new residential development of approximately 1,254 residents will generate a demand for the equivalent of 0.7 of a full time GP. It is recognised there is a deficit in the capacity of GP surgeries in the local area and the 2022 scheme will add further pressure. The City Council requests that the GLA take into account any representations received by the NHS Health Authority for any requirement under the HDU model and secure this in the S106 legal agreement.

In respect of local school spaces, the revised proposal would give rise to an estimated child yield of 231, with a demand for 77 primary school places and 36 secondary school places. There is a current surplus of both primary and secondary school places in the local area, albeit it is accepted that this proposal would contribute towards further demand.

The EIA recommends that financial contributions for healthcare and education should be made and accordingly the residual effects on both healthcare and education would be neutral. No comments have been received to date from the NHS or the Council's Education Department.

Wind Microclimate

Wind tunnel modelling of the existing baseline and the 2022 scheme have been undertaken. When complete the majority of the site would have suitable wind conditions. There are 23 measured locations (two entrance locations to Block K, one bus stop south of Block K and 20 seating areas within the new public realm) which will have conditions windier than suitable for their intended uses. Additionally there are two locations with strong wind exceedances (locations 58 and 169 to the south of Block K) which would pose safety concerns.

It is considered that with the proposed landscaping scheme and the addition of recessed entrances (1.2m) to Block K the wind conditions would improve and be within acceptable levels. It is recognised that recessed entrances do pose issues in terms of designing out crime and the detailed design of these entrances will need to be reserved to ensure that the security of future residents is not compromised, whilst ensuring adequate levels of pedestrian comfort. The ES identifies the existing bus stop would have a bus shelter integrated within its design to provide additional shelter to waiting passengers and this will need to be secured by the Section 106 legal agreement.

The six seating areas to the south of Block K would not be ideal for seating on windier days and have standing conditions. It is considered to have a long term minor adverse effect and additional landscaping mitigation is proposed for these areas. The applicant highlights there are other seating locations within the newly created public realm which can be used and offer better levels of pedestrian comfort. It is regrettable that the proposed design could not improve wind conditions to this newly created area of public realm, however subject to conditions to reserve landscaping and wind mitigation measures, the impact is considered on balance acceptable, and no objections are raised.

Daylight, Sunlight, Overshadowing and Solar Glare

As set out in Section 8.4 of this report, officers do not consider that the revised scheme has overcome the Council's objections on loss of daylight and sunlight to adjoining buildings. The benefits of the proposed design to increase the amount of public realm and distances between the proposed blocks has been outweighed by the proposed increases in height.

The Non-Technical Summary of the ES identifies that Blocks A and B within West End Gate plus G and H at 14-17 Paddington Green will experience significant adverse effects. The applicant argues that where significant losses occur, the levels of light remaining are in most instances are acceptable given the inner city location. Officers do not consider that the revisions have addressed the losses of daylight and sunlight to adjoining residents, and the increases in height have made matters marginally worse than 2021 scheme.

Proposed conditions in terms of internal daylight and sunlight levels for a number of the affordable housing units especially those located on the western façade of Block J and the east and west facades on Block J are exceptionally low, and it is recommended that the impact on the future occupiers of this development will be significant, and an objection is raised on this ground

Solar Glare

The potential for solar glare from the facades of the 2002 revised scheme on surrounding road junctions been assessed. Out of the 29 viewpoints, there will be no significant adverse impact, however viewpoints 17 and 18 at Harrow Road would experience moderate adverse effects. Officers request that the GLA ask the applicant for more information on how this is to be mitigated.

Townscape, Visual and Built Heritage

The submitted ES concludes that in terms of the built heritage, the heritage receptors would experience none to beneficial but no significant effects. As already set out in this report, officers consider that the proposed development will have less than substantial harm to a number of surrounding conservation areas and views from Hyde Park and Regent's Park, but this harm is not outweighed by the public benefits. Therefore, the City Council is objecting on this ground.

Cumulative Effects

The EIA has also assessed the proposal in the light of other consented schemes in the vicinity, but it is not considered to result in any significant effects .

Other matters

Flood Risk

The proposed development is located within Flood Zone 1. SUD's are proposed, together with green roofs, landscaping and attenuation tanks. The proposals therefore comply with policy 35 in the City Plan, and these measures can be secured by condition.

Statement of Community Involvement

There have a series of virtual meetings since August 2020 with a wide range of stakeholders. As this revised proposal has developed, further public consultation was

undertaken in the autumn of 2020 with local stakeholders, including the local amenity societies, and a general consultation process involving a public exhibition, online webinars, an updated consultation exercise and other engagements. It is understood that the applicant also ran further consultation events with local stakeholders and local amenity societies at the end of 2022, in the lead up to this submission.

9. Planning Obligations

The draft 'Heads' of agreement are proposed to cover the following issues:

- Affordable Housing (219 affordable homes: 109 homes to be provided as Social Rent; 43 London Shared Ownership Housing Units; 67 Discounted Market Rent Housing Units and/or London Living Rent Units
- Income and affordability caps in respect of intermediate products to be secured in agreement with the GLA and Westminster's Affordable Housing Manager
- Provision of an early-stage viability review mechanism, in accordance with policy H5 of the London Plan and the Mayor's Affordable Housing and Viability SPG.
- Developer undertaking to use best endeavours to secure nomination rights to 68 intermediate affordable homes in Barnet
- Securing a minimum of 68% carbon emissions reduction against Part L 2021 for residential and a minimum of 8% carbon emissions reduction against Part L 2021 for non-residential
- Be Seen energy monitoring obligations
- Carbon offset payment of £470,302, index linked
- Bus stop contribution of £32,000, index linked
- Cycle Improvements Contribution of £200,000, index linked
- Play space contribution of £137,992, index linked, to be focused on St Mary's Gardens improvements
- Employment and Skills Contribution of £401,793, index linked, and associated Employment and Skills Plan
- Legible London contribution of £20,000, index linked
- Improvement works to the A40 pedestrian subway system which runs beneath Harrow Road north south, and/or an additional landscaping contribution, together capped at £250,000
- Parking permit restrictions
- Travel plan
- Highway obligations
- Stopping up of Newcastle Place and associated costs
- Publicly accessible open space (including a walkway and cycling route) obligations, including delivery and management plans
- Public realm works, linked to TfL SUDs works
- Community space provision in Block I, with accompanying Community Space Strategy
- Pipework to futureproof connection of the development to a combined heat and power plant on Church Street

- Public Art including a scheme for the relocation of the existing concrete relief panels from the southern flank walls
- The cost of monitoring the s106 agreement

Community Infrastructure Levy (CIL)

Taking into account social housing relief, the estimate CIL figures are:

WCC CIL: £15,899,000

MCIL: £2,767,000

Total: £18,666,000

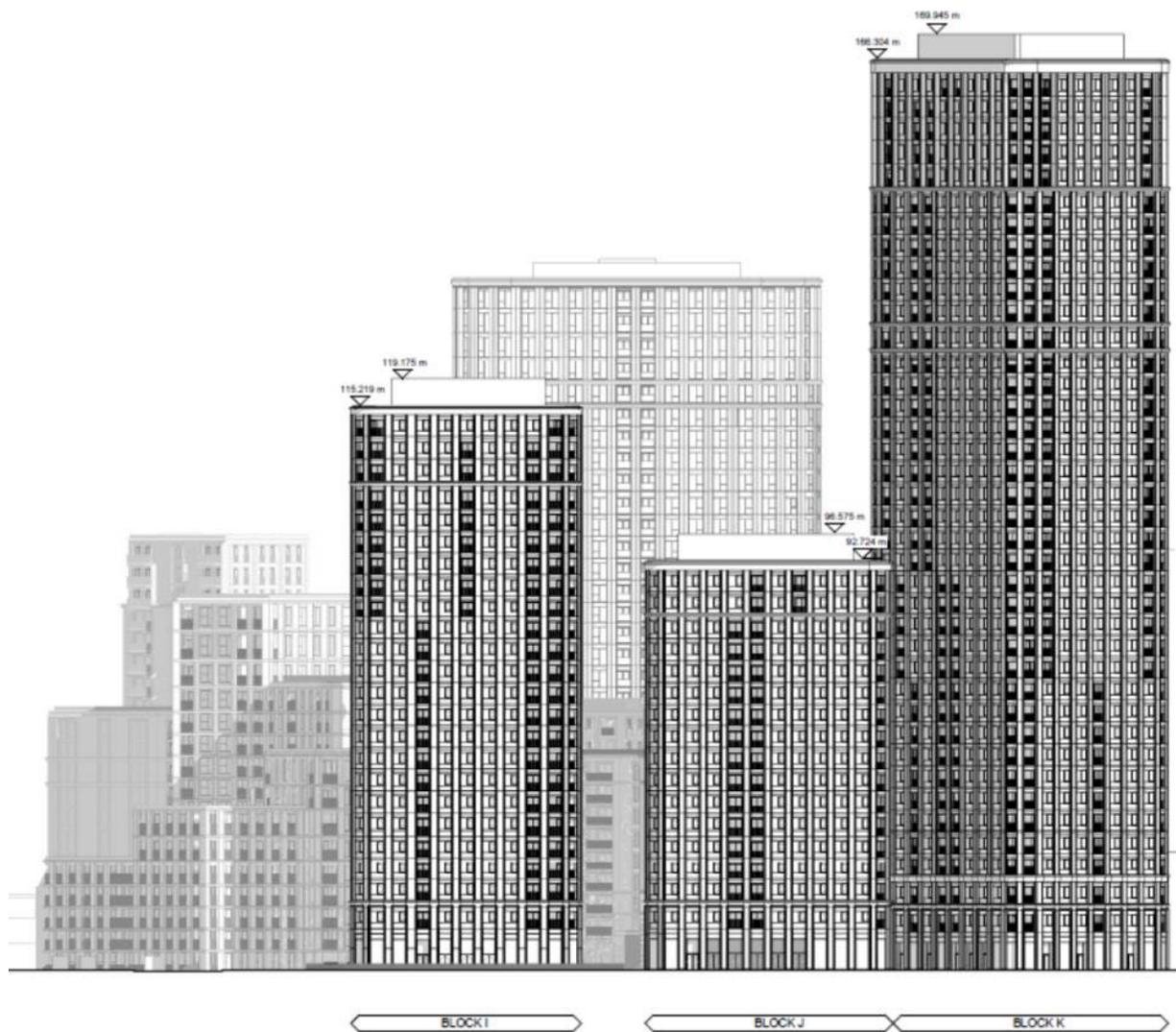
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: IAN CORRIE BY EMAIL AT icorrie@westminster.gov.uk

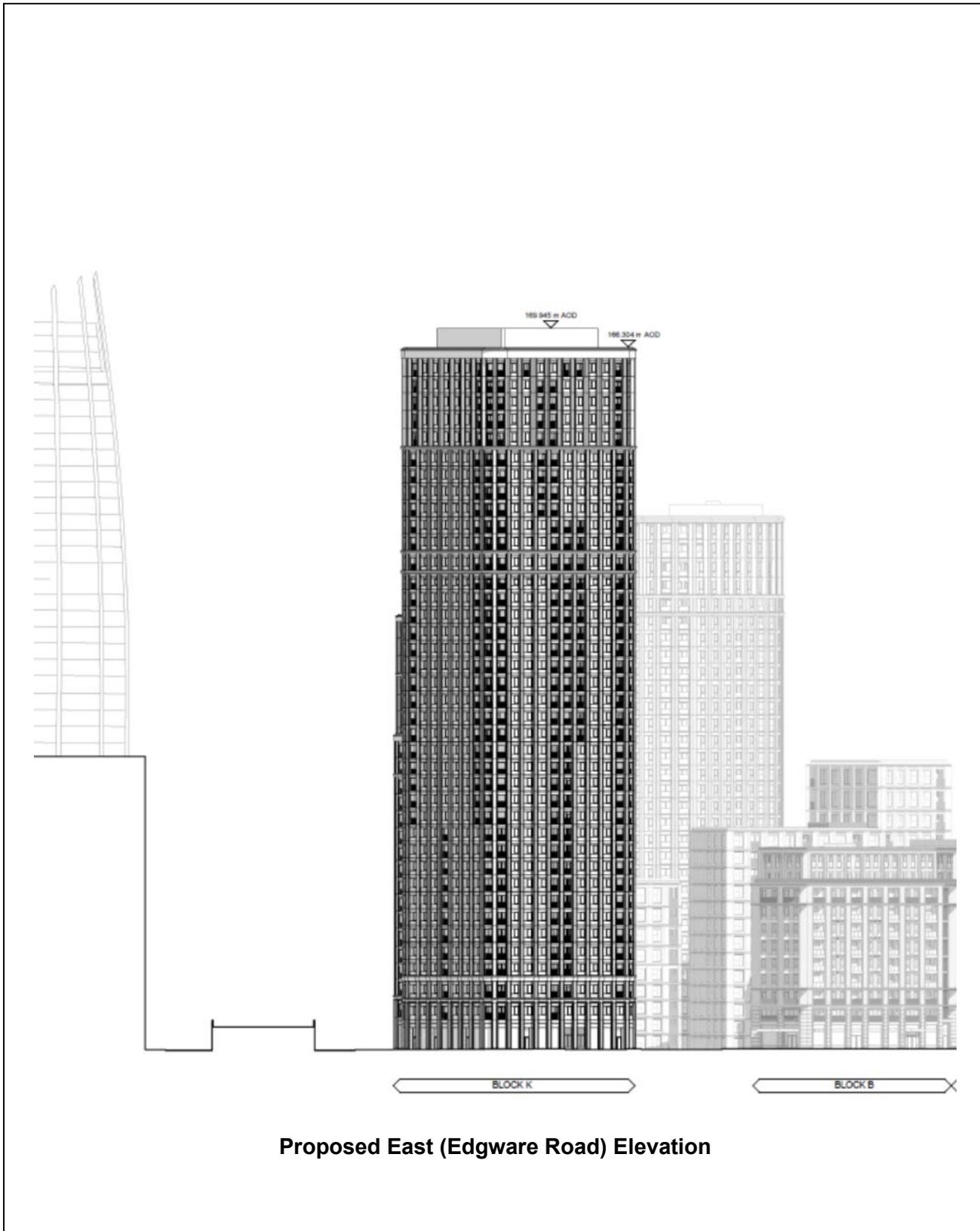
6. KEY DRAWINGS



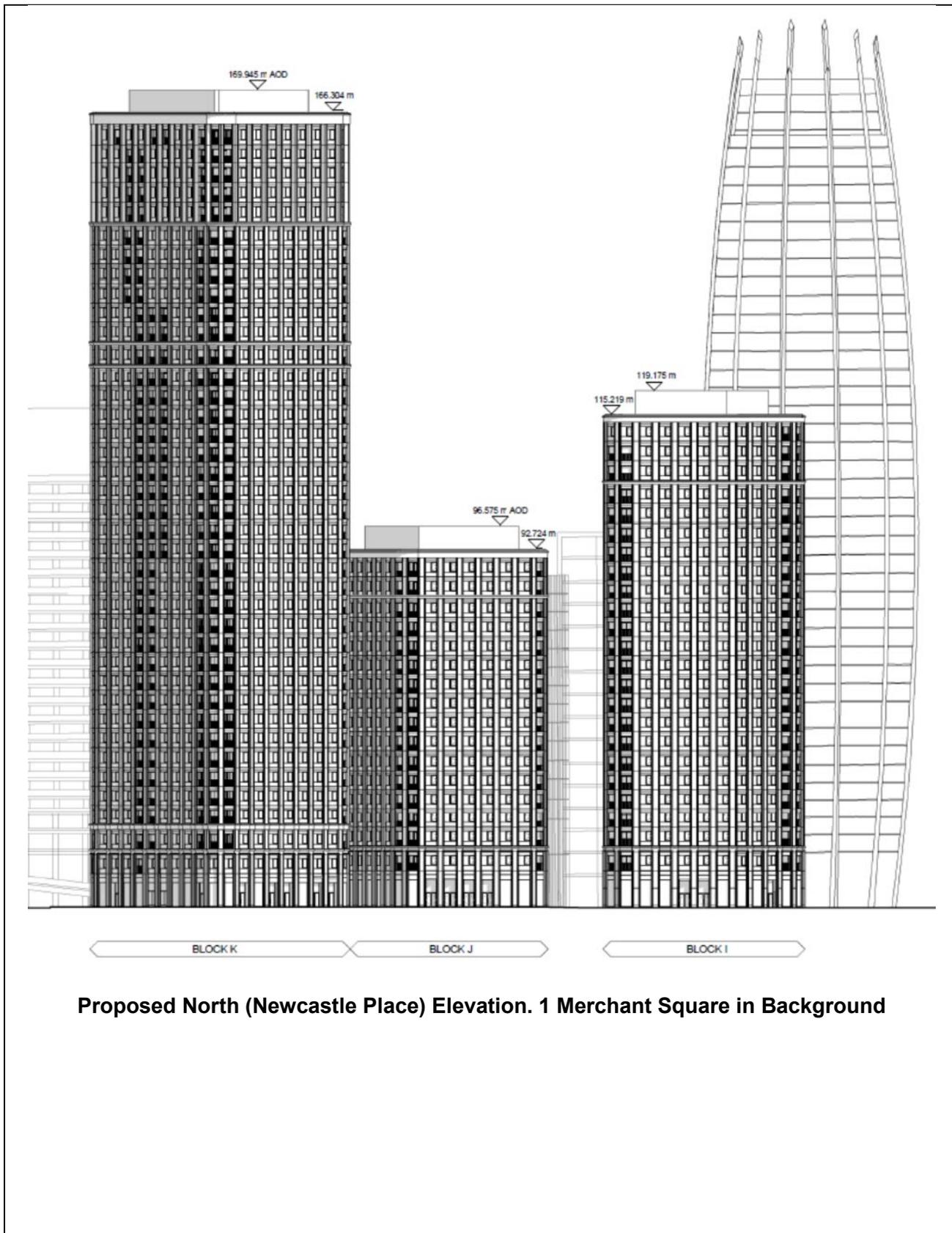
Applicants Aerial Visualisation of Proposed Development. Yet to be built 1 Merchant Square Left Foreground



Southern (Westway) Elevation of Application Site with WEG Blocks to Rear



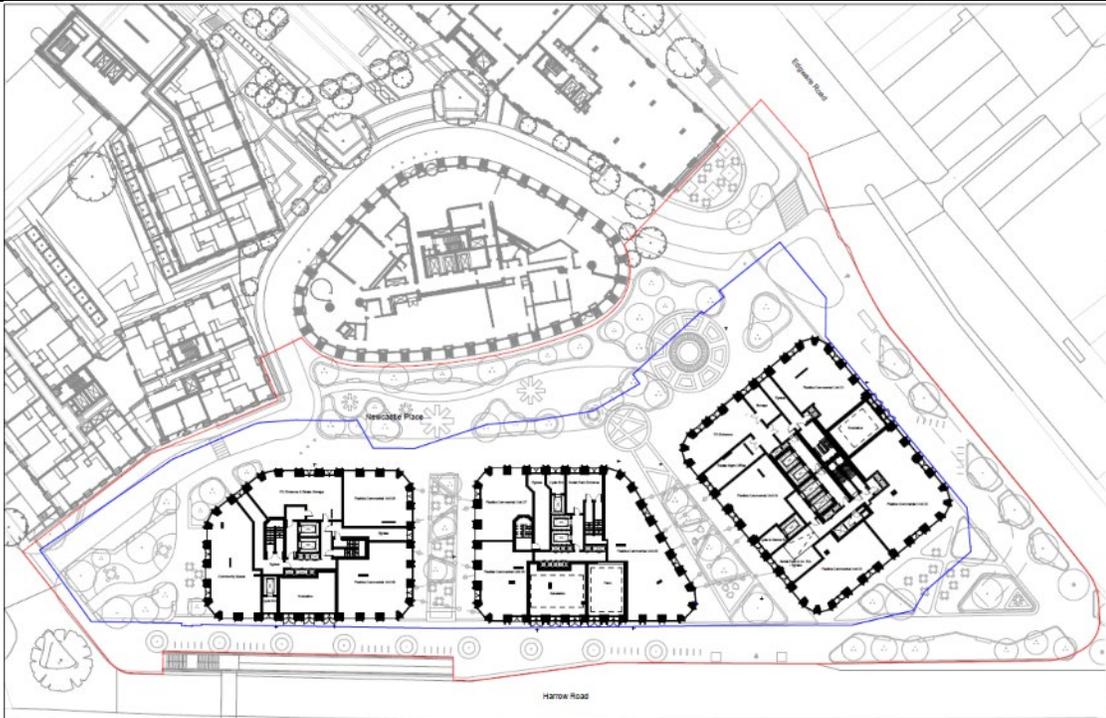
Proposed East (Edgware Road) Elevation



Proposed North (Newcastle Place) Elevation. 1 Merchant Square in Background



Proposed West (Paddington Green) Elevation. WEG Block A Centre Background. Yet to be Built WEG Blocks G and H in Foreground



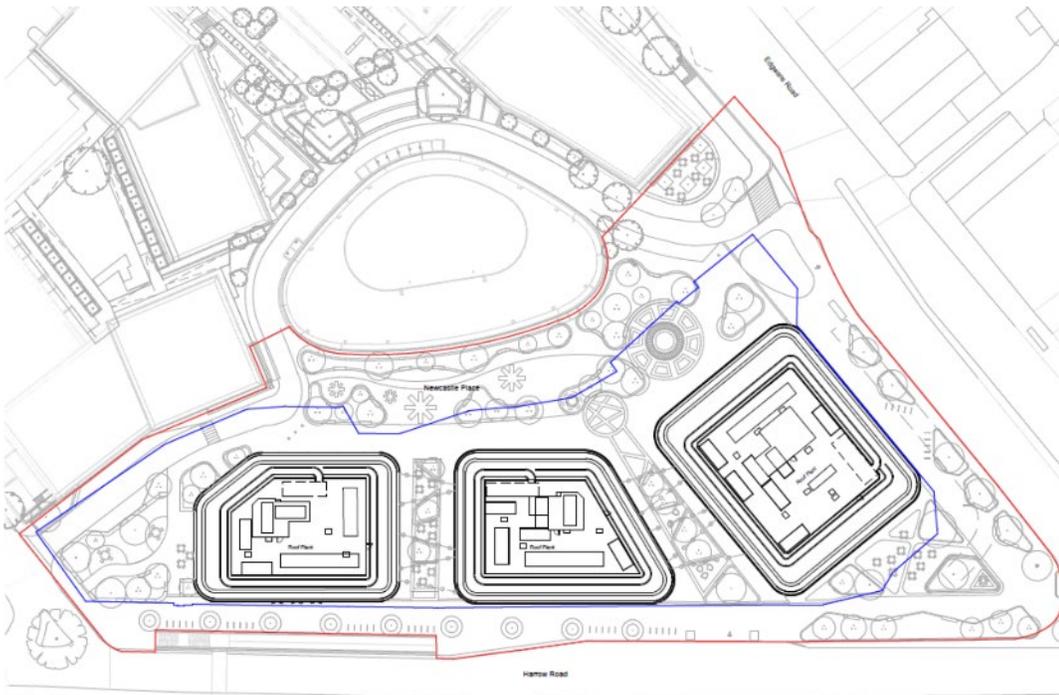
Proposed Site and Ground Floor Plans



Proposed Typical Floor Plan



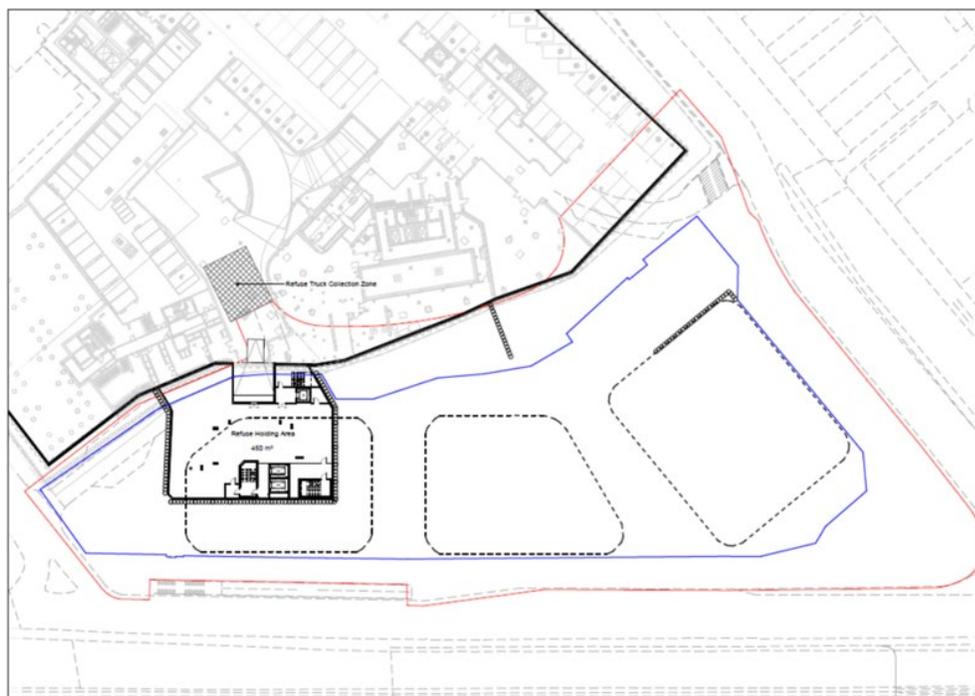
Proposed Typical Upper Floor Plan



Proposed Roof Plan



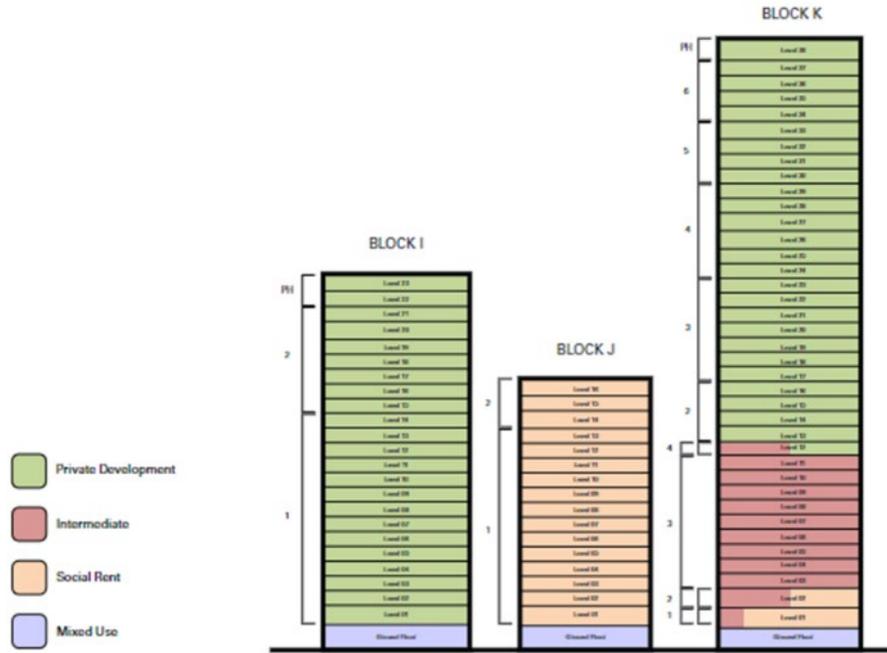
Proposed Basement Level B1 Plan



Proposed Basement Level B2 Plan



Illustrative Landscape Masterplan



Proposed Tenure Mix Diagram



Applicants Visualisation from next to Edgware Road Station Looking Westward, Block K Centre



Applicants Visualisation from Harrow Road looking Eastward. Block I Centre



Applicants Visualisation from South Side of Westway. Block J Centre



Applicants Visualisation of Newcastle Place 1



Applicants Visualisation of Newcastle Place 2

Address: Paddington Green Police Station, 4 Harrow Road, London, W2 1XJ

Proposal: Demolition of the existing building and redevelopment of the site to provide three buildings of 39, 24 and 17 storeys in height, providing residential units (including affordable units)(Class C3), commercial uses (Class E), a community use (Class F.2), landscaping, tree and other planting, public realm improvements throughout the site including new pedestrian and cycle links, provision of public art and play space, basement level excavation to provide associated plant, servicing, disabled car parking and cycle parking and connection through to the basement of the neighbouring West End Gate development.

Reference: 21/02193/FULL

Plan Nos: SITE DRAWINGS

Existing location plan	SQP-ZZ-ZZ-DP-A-PL01001 -P2
Proposed location plan	SQP-ZZ-ZZ-DP-A-PL01101-P2
EXISTING DRAWINGS	
Existing Basement 1 Plan	SQP-ZZ-B1-DP-A-PL01002-P2
Existing ground floor plan	SQP-ZZ-00-DP-A-PL01003-P2
Existing roof plan	SQP-ZZ-RF-DP-A-PL01004-P2
Existing site levels plan	SQP-ZZ-ZZ-DP-A-PL01005-P2
Existing north elevation	SQP-ZZ-ZZ-DE-A-PL01300-P2
Existing east elevation	SQP-ZZ-ZZ-DE-A-PL01301-P2
Existing south elevation	SQP-ZZ-ZZ-DE-A-PL01302-P2
Existing west elevation	SQP-ZZ-ZZ-DE-A-PL01303-P2
DEMOLITION DRAWINGS	
Demolition roof plan	SQP-ZZ-RF-DP-A-PL01006- P2
Demolition basement plan	SQP-ZZ-RF-DP-A-PL01007- P2
Demolition north elevation	SQP-ZZ-ZZ-DE-A-PL01304-P2
Demolition east elevation	SQP-ZZ-ZZ-DE-A-PL01305-P2
Demolition south elevation	SQP-ZZ-ZZ-DE-A-PL01306-P2
Demolition west elevation	SQP-ZZ-ZZ-DE-A-PL01307-P2
PROPOSED GENERAL ARRANGEMENT PLANS	
Proposed basement -2 plan	SQP-ZZ-B2-DP-A-PL01102-P2
Proposed basement -1 plan	SQP-ZZ-B1-DP-A-PL01103-P2
Proposed ground floor plan	SQP-ZZ-00-DP-A-PL01104-P3
Proposed typical floor plan	SQP-ZZ-ZZ-DP-A-PL01107-P3
Proposed typical upper floor plan	SQP-ZZ-ZZ-DP-A-PL01108-P2
Proposed roof plan	SQP-ZZ-RF-DP-A-PL01109-P2
Proposed north elevation	SQP-ZZ-ZZ-DE-A-PL01400-P3
Proposed east elevation	SQP-ZZ-ZZ-DE-A-PL01401-P3
Proposed south elevation	SQP-ZZ-ZZ-DE-A-PL01402-P3
Proposed west elevation	SQP-ZZ-ZZ-DE-A-PL01403-P3
Proposed section	A-A-SQP-ZZ-ZZ-DS-A-PL01650-P2
Proposed section	B-B-SQP-ZZ-ZZ-DS-A-PL01651-P2
Proposed section	C-C-SQP-ZZ-ZZ-DS-A-PL01652-P2
Proposed section	D-D-SQP-ZZ-ZZ-DS-A-PL01653-P2

BLOCK I DRAWINGS

Block I - Proposed Ground Floor Plan	SQP-01-00-DP-A-PL01110-P3
Block I - Proposed floor plan- levels 01-14	SQP-01-ZZ-DP-A-PL01111-P3
Block I - Proposed floor plan- levels 15-22	SQP-01-ZZ-DP-A-PL01112-P3
Block I - Proposed floor plan- level 23	SQP-01-23-DP-A-PL01113-P1
Block I - Proposed roof plan	SQP-01-RF-DP-A-PL01114-P1
Block I - Proposed south elevation	SQP-01-ZZ-DE-A-PL01404-P3
Block I - Proposed west elevation	SQP-01-ZZ-DE-A-PL01405-P4
Block I – Proposed north elevation	SQP-01-ZZ-DE-A-PL01406-P4
Block I - Proposed east elevation	SQP-01-ZZ-DE-A-PL01407-P4
Proposed Elev - Block I - Typ Bay Study 01	SQP-ZZ-ZZ-DB-A-PL01700-P3
Proposed Elev - Block I - Typ Bay Study 02	SQP-ZZ-ZZ-DB-A-PL01701-P2
Proposed Elev - Block I - Typ Bay Study 03	SQP-ZZ-ZZ-DB-A-PL01702-P2
Proposed Elev - Block I - Typ Bay Study 04	SQP-ZZ-ZZ-DB-A-PL01703-P2
Block I - WCH User Typical 01 Apt Plan	SQP-01-ZZ-DP-A-PL01200-P1

BLOCK J DRAWINGS

Block J - Proposed Ground Floor Plan	SQP-02-00-DP-A-PL01115-P1
Block J - Proposed floor plan- levels 01-14	SQP-02-ZZ-DP-A-PL01116-P2
Block J - Proposed floor plan- levels 15-16	SQP-02-ZZ-DP-A-PL01117-P1
Block J - Proposed roof plan	SQP-02-RF-DP-A-PL01118-P1
Block J - Proposed Floor Plan - Levels 01-03	SQP-02-ZZ-DP-A-PL01131-P1
Block J - Proposed south elevation	SQP-02-ZZ-DE-A-PL01408-P4
Block J - Proposed west elevation	SQP-02-ZZ-DE-A-PL01409-P2
Block J – Proposed north elevation	SQP-02-ZZ-DE-A-PL01410-P2
Block J - Proposed east elevation	SQP-02-ZZ-DE-A-PL01411-P2
Proposed Elev - Block J - Typ Bay Study 01	SQP-ZZ-ZZ-DB-A-PL01704-P3
Proposed Elev - Block J - Typ Bay Study 02	SQP-ZZ-ZZ-DB-A-PL01705-P2
Proposed Elev - Block J - Typ Bay Study 03	SQP-ZZ-ZZ-DB-A-PL01706-P2
Proposed Elev - Block J - Typ Bay Study 04	SQP-ZZ-ZZ-DB-A-PL01707-P2
Proposed Elev - Block J - Typ Bay Study 05	SQP-ZZ-ZZ-DB-A-PL01708-P2
Block J - WCH User Typical 02 Apt Plan	SQP-02-ZZ-DP-A-PL01201-P1
Block J - WCH User Typical 09 Apt Plan	SQP-02-ZZ-DP-A-PL01208-P1

BLOCK K DRAWINGS

Block K - Proposed Ground Floor Plan	SQP-03-00-DP-A-PL01119-P1
Block K - Proposed Floor Plan - Level 01	SQP-03-01-DP-A-PL01120-P1
Block K - Proposed Floor Plan - Level 02	SQP-03-02-DP-A-PL01121-P1
Block K - Proposed Floor Plan - Level 03-11	SQP-03-ZZ-DP-A-PL01122-P1
Block K - Proposed Floor Plan - Level 12	SQP-03-12-DP-A-PL01123-P1
Block K - Proposed Floor Plan - Level 13-16	SQP-03-ZZ-DP-A-PL01124-P1
Block K - Proposed Floor Plan - Level 17-23	SQP-03-ZZ-DP-A-PL01125-P1
Block K - Proposed Floor Plan - Level 24-29	SQP-03-ZZ-DP-A-PL01126-P1
Block K - Proposed Floor Plan - Level 30-33	SQP-03-ZZ-DP-A-PL01127-P1
Block K - Proposed Floor Plan - Level 34-37	SQP-03-ZZ-DP-A-PL01128-P1
Block K - Proposed Floor Plan - Level 38	SQP-03-38-DP-A-PL01129-P1
Block K - Proposed roof plan	SQP-03-RF-DP-A-PL01130-P1
Block K- Proposed south east elevation	SQP-03-ZZ-DE-A-PL01412-P3
Block K- Proposed south west elevation	SQP-03-ZZ-DE-A-PL01413-P2

Block K- Proposed north west elevation	SQP-03-ZZ-DE-A-PL01414-P2
Block K- Proposed north east elevation	SQP-03-ZZ-DE-A-PL01415-P3
Proposed Elev - Block K - Typ Bay Study 01	SQP-ZZ-ZZ-DB-A-PL01709-P3
Proposed Elev - Block K - Typ Bay Study 02	SQP-ZZ-ZZ-DB-A-PL01710-P2
Proposed Elev - Block K - Typ Bay Study 03	SQP-ZZ-ZZ-DB-A-PL01710-P2
Proposed Elev - Block K - Typ Bay Study 04	SQP-ZZ-ZZ-DB-A-PL01710-P2
Proposed Elev - Block K - Typ Bay Study 05	SQP-ZZ-ZZ-DB-A-PL01710-P1
Proposed Elev - Block K - Typ Bay Study 06	SQP-ZZ-ZZ-DB-A-PL01710-P1
Block K - WCH User Typical 03 Apt Plan	SQP-03-ZZ-DP-A-PL01202-P1
Block K - WCH User Typical 04 Apt Plan	SQP-03-ZZ-DP-A-PL01203-P1
Block K - WCH User Typical 05 Apt Plan	SQP-03-ZZ-DP-A-PL01204-P1
Block K - WCH User Typical 06 Apt Plan	SQP-03-ZZ-DP-A-PL01205-P1
Block K - WCH User Typical 07 Apt Plan	SQP-03-ZZ-DP-A-PL01206-P1
Block K - WCH User Typical 08 Apt Plan	SQP-03-ZZ-DP-A-PL01207-P1

ILLUSTRATIVE DRAWINGS

Block I – Proposed mix and tenure plan	SQP-01-ZZ-DP-A-PL01250-P3
Block J – Proposed mix and tenure plan	SQP-01-ZZ-DP-A-PL01250-P3
Block K – Proposed mix and tenure plan	SQP-01-ZZ-DP-A-PL01250-P3
Proposed Basement Waste Strategy Plan	SQP-ZZ-B1-DP-A-PL01160-P2
Proposed Basement Cycle and Refuse Plan	SQP-ZZ-B1-DP-A-PL01160-P2
Block K - Typical 1B1P Apartment	SQP-03-ZZ-DP-A-PL01300-P2
Block K - Typical 1B2P Apartment	SQP-03-ZZ-DP-A-PL01301-P2
Block K - Typical 2B4P Apartment	SQP-03-ZZ-DP-A-PL01302-P2
Block K – Typical 3b6p Apartment	SQP-03-ZZ-DP-A-PL01303-P2
Proposed Ground Floor Uses Plan	SQP-ZZ-00-DP-A-PL01150-P3
Proposed Ground Floor Access Plan	SQP-ZZ-00-DP-A-PL01153-P3

SUPPORTING DOCUMENTS

Accommodation Schedule - November 2022 - GLA0711 Rev P02 Partners
Commercial & Community Unit Areas - November 2022 - GLA0711
Unit Mix Summary - January 2023 - GLA0711 AMND Rev 02 January 2023
Design and Access Statement-January 2023 - GLA0711 AMND Rev 01 January 2023
PGPS Application Form - November 2022 - GLA0711
CIL Form - November 2022 - GLA0711
PGPS CIL Cover Letter - November 2022 - GLA0711
PGPS Planning Cover Letter - November 2022 - GLA0711
PGPS Planning Statement – Jan 2023- GLA0711 AMND Rev 01
PGPS Submission of Amendments - GLA0711 AMND Rev 01
Economic Impact Assessment - November 2022 - GLA0711
Drainage Strategy Report – November 2022 – GLA0711
Fire & Life Safety Strategy - November 2022 - GLA0711
Fire Statement (London Plan Req) - January 2023 - GLA0711 AMND Rev 01
January 2023 A
Fire Statement (National Req) - January 2023 - GLA0711 AMND Rev 01 January 2023
Fire Safety LPG Form 3 - January 2023 - GLA0711 AMND Rev 01 January 2023
Concept Qualitative Design Review Report - November 2022 - GLA0711 A
Internal DSO Report - November 2022 - GLA0711

Statement of Community Involvement - November 2022 - GLA0711
 Structural Method Statement (Part 1) - November 2022 - GLA0711
 Sustainability Statement-Jan 2023-GLA0711 AMND Rev 01 Jan 23
 Energy Statement - Jan 2023 - GLA0711 - AMND Rev 01 Jan 23
 Circular Economy Statement - November 2022 - GLA0711
 Be Seen Evidence - November 2022 - GLA0711
 GLA Be Seen Spreadsheet - November 2022 - GLA0711
 Carbon Emissions - January 2023 - GLA0711 AMND Rev 01 Jan 23
 GLA CES spreadsheet - November 2022 - GLA0711
 GLA WLC spreadsheet - November 2022 - GLA0711
 BREEAM Pre- Assessment - November 2022 - GLA0711
 Pre-Redevelopment Waste Audit - January 2023 - GLA0711 AMND Rev 01 January 2023
 Transport Assessment - January 2023 - GLA0711 AMND Rev 01 January 2023
 Operational Waste Management Plan - November 2022 - GLA0711
 Site Waste Management Plan - November 2022 - GLA0711
 Arboricultural Development Report - November 2022 - GLA0711
 Code of Construction Practice Appendix. A - November 2022 - GLA0711
 Clean Water Capacity Report - November 2022 - GLA0711
 Heritage Statement - November 2022 - GLA0711
 Ventilation Statement - November 2022 - GLA0711
 WCC Drainage Proforma - January 2023 - GLA0711 AMND Rev 01 January 2023
 Replacement Environmental Statement (Volume 1R)- January 2023 - GLA0711 Part1 AMND Rev 01 Jan 23
 Replacement Environmental Statement (Volume 2R) - January 2023 - GLA0711 AMND Rev 01 Jan 23
 Replacement Environmental Statement (Volume 3R) - November 2022 - GLA0711
 Replacement Non Technical Summary - November 2022 - GLA0711
 Replacement Biodiversity Net Gain Assessment Report - November 2022 - GLA0711
 Replacement Health Impact Assessment - November 2022 - GLA0711

Case Officer: Ian Corrie

Direct Tel. No. 020 7641
07866038370

Recommended Reasons for Refusal:

Reason:

By reason of its excessive height and bulk, Block K would have a detrimental impact on the local townscape, would result in less than substantial harm to the setting of the Little Venice, Paddington Green, Lisson Grove and Maida Vale Conservation Areas and have a detrimental impact on views from Regents Park and Hyde Park, contrary to policies 38, 39, 40 and 41 of the City Plan 2019 - 2040 (April 2021). It is not considered that the public benefits outweigh the less than substantial harm to the designated heritage assets .

Reason:

By reason of the excessive height and bulk of the proposed blocks, the proposed development would result in a significant loss of daylight and sunlight to existing

residential properties, contrary to policies 7, 38 (C) and 41 B of the City Plan 2019 - 2040 (April 2021).

Reason:

The proposed development will result in poor levels of natural daylight and outlook to a number of the affordable housing flats in Block J and the lower floors of Block K , due to the proximity and heights of the new buildings, contrary to policy 12 of the City Plan 2019-2040 (April 2021).

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.