

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 14 May 2019	<b>Classification</b> For General Release	
<b>Report of</b> Executive Director of Growth Planning and Housing		<b>Ward(s) involved</b> Lancaster Gate	
<b>Subject of Report</b>	<b>Holiday Villa Hotel, 35-39 Leinster Gardens, London, W2 3AN,</b>		
<b>Proposal</b>	Conversion to 32 flats and associated internal works; rebuilding of mansard roof level; external works, including alterations to rear fenestration.		
<b>Agent</b>	Rolfe Judd Planning Limited		
<b>On behalf of</b>	Leeds Property Limited		
<b>Registered Number</b>	19/02067/FULL and 19/02068/LBC	<b>Date amended/ completed</b>	1 April 2019
<b>Date Application Received</b>	19 March 2019		
<b>Historic Building Grade</b>	Grade 2 Listed		
<b>Conservation Area</b>	Bayswater		

## 1. RECOMMENDATION

1. Grant conditional permission, subject to a section 106 agreement to secure:
  - a) A financial contribution of £554,958.00 (index linked and payable on commencement of development) toward the City Council's affordable housing fund; and
  - b) Payment of cost of monitoring the agreement.
2. If the S106 legal agreement has not been completed within 6 weeks then:
  - a) The Executive Director of Growth Planning and Housing shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Executive Director of Growth Planning and Housing is authorised to determine and issue the decision under Delegated Powers; however, if not;
  - b) The Executive Director of Growth Planning and Housing shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Executive Director of Growth Planning and Housing is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.
3. Grant conditional listed building consent; and

4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision notice.

## 2. SUMMARY

The application site is located on the western side of Leinster Gardens. It contains five, seven storey, Grade 2 listed buildings located within the Bayswater Conservation Area. These buildings have been laterally converted historically and are currently used as a single hotel premises (Use Class C1).

Planning permission and listed building consent are sought for conversion of the existing hotel (Use Class C1) into 32 residential units (Use Class C3). To facilitate the proposed conversion, internal alterations, including relocation of walls and reinstatement of party walls are proposed. Reconstruction of the existing mansard roof level and rationalisation of roof top plant are also proposed. Fenestration alterations to the rear elevation are also proposed.

The key considerations are:

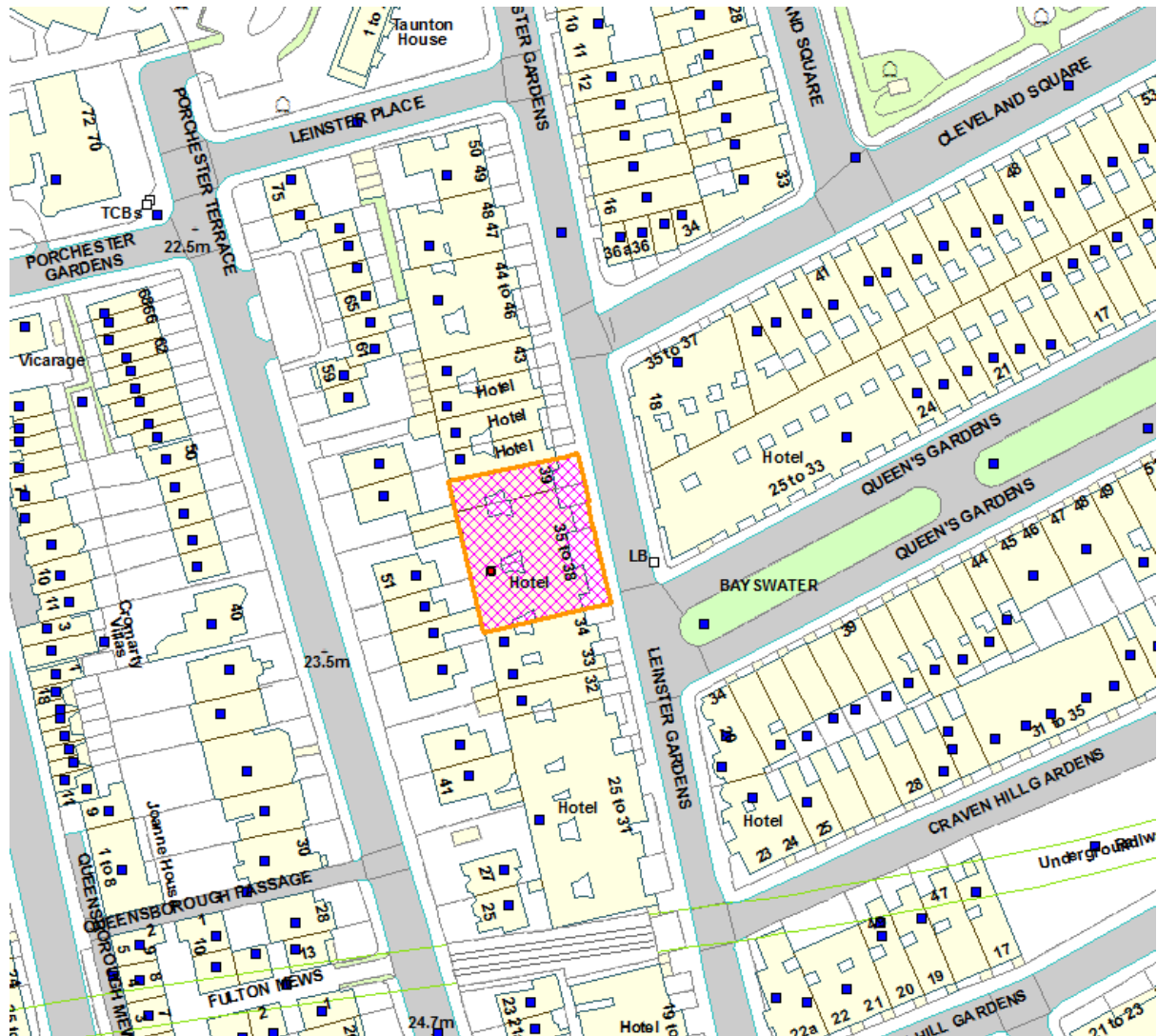
- Provision of residential units and affordable housing contribution in light of the previously refused development;
- Impact on the special architectural and historic interest of this listed building and the character and appearance of the Bayswater Conservation Area; and
- Impact on on-street parking.

Given anticipated parking demand associated with the development and that on-street parking stress levels do not exceed 80%, the proposed development will not result in an unacceptable impact on on-street parking levels.

The applicant has demonstrated that the development cannot accommodate affordable housing on-site or off-site. Since the previous application for this development on this site was decided nearly two years ago, hotel values have increased markedly whilst residential values have decreased. This has significantly impacted the viability position of this development. Officers and the City Council's independent viability consultant consider that the £554,958.00 payment in lieu offered by the applicant is the maximum reasonable affordable housing contribution that this development can make. Given the specific circumstances of this application and that the City Council is soon to formally consult on the revised City Plan, acceptance of this payment in lieu would not set a precedent for similar development elsewhere in Westminster.

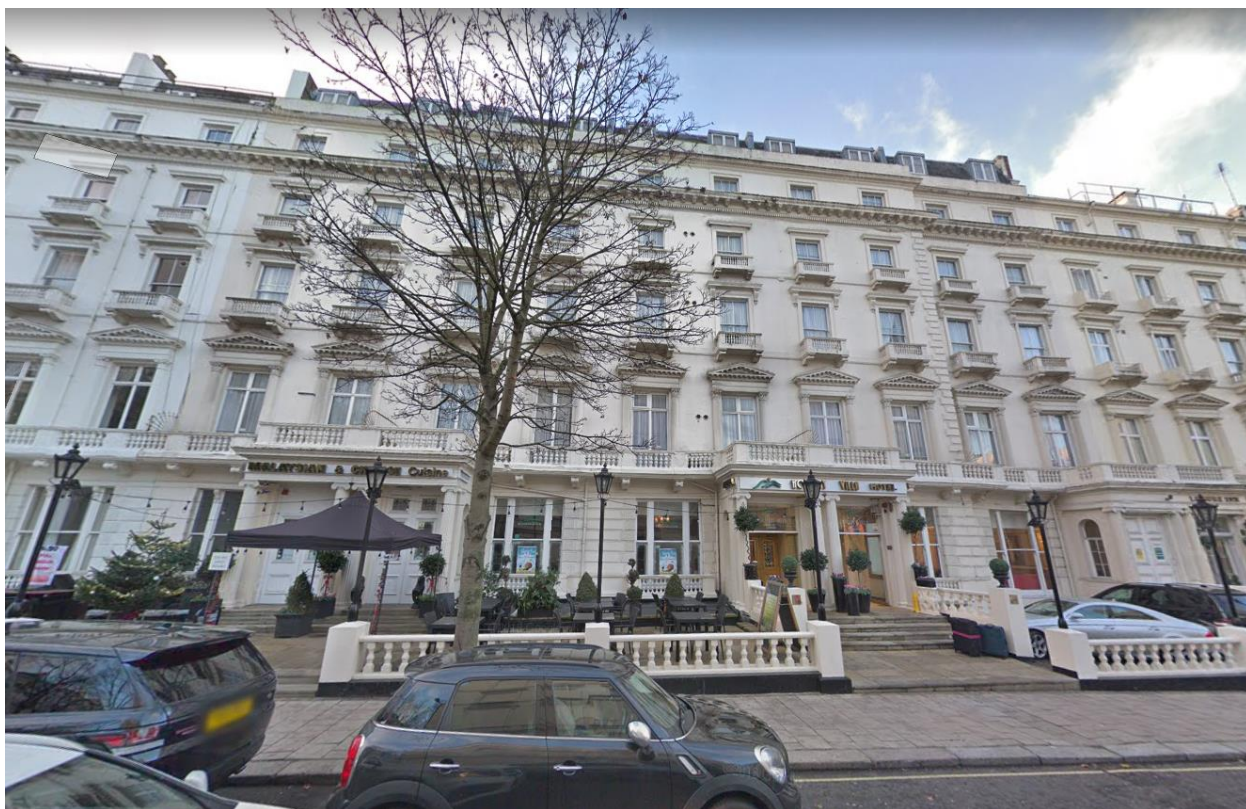
In light of the above, and the development meeting the development plan in all other respects, it is recommended that these applications are approved.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



Front of Application Site from Leinster Gardens

## 5. CONSULTATIONS

### WARD COUNCILLORS FOR LANCASTER GATE

Any response to be reported verbally.

### WARD COUNCILLORS FOR BAYSWATER

Any response to be reported verbally.

### HISTORIC ENGLAND

Any response to be reported verbally.

### SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

No objection in principle to converting the hotel to residential use and welcome the plan for a mix of smaller units. It makes a change from the over-sized, over-expensive units in developments in this area in recent years.

Note that the Transport report assesses that there will only be about 11 cars between the 32 flats and that therefore there will be no problem accommodating them on existing residents parking. They understand how the applicant arrived at this figure, but consider that a more conservative figure should be used. We believe that the additional parking will be significant and will affect the ease of existing residents being able to park near their homes, particularly on Leinster Gardens and in Cleveland Square.

They consider that the design and access statement is incomplete and raise general concern that the planning application files on the City Council's website are not in a sensible sequence.

### THE GEORGIAN GROUP

No response received.

### SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

No response received.

### TWENTIETH CENTURY SOCIETY

No response received.

### THE VICTORIAN SOCIETY

No response received.

### ANCIENT MONUMENTS SOCIETY

No response received.

### COUNCIL FOR BRITISH ARCHAEOLOGY

No response received.

### ENVIRONMENTAL HEALTH OFFICER

Any response to be reported verbally.

### HIGHWAYS PLANNING MANAGER

No objection, subject to conditions. Comments discussed below.

**BUILDING CONTROL OFFICER**

Any response to be reported verbally.

**WASTE PROJECT OFFICER**

Object. Insufficient waste storage proposed and details vague. Comments discussed below.

**AFFORDABLE HOUSING SUPPLY MANAGER**

Any response to be reported verbally.

**DESIGNING OUT CRIME OFFICER**

Any response to be reported verbally.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED**

No. Consulted: 43

Total No. of replies: 1

No. of objections: 1

No. in support: 0

In summary, the objector raises the following issues:

- The parking survey is out of date;
- The parking survey does not include other large developments in the vicinity;
- The area of the parking survey is too large;
- The average ratio of cars to units in the survey is too low;
- The development will increase traffic congestion in Leinster Gardens; and
- If approved, the development should include a ban on parking permits for the new flats.

**PRESS ADVERTISEMENT / SITE NOTICE**

Yes

**6. BACKGROUND INFORMATION**

**6.1 The Application Site**

The application site is located on the western side of Leinster Gardens. It contains five, seven storey, Grade 2 listed buildings located within the Bayswater Conservation Area. These buildings have been laterally converted historically and are currently used as a single hotel premises (Use Class C1).

**6.2 Recent Relevant History**

16/04404/FULL

Conversion to 32 flats and associated internal works; rebuilding of mansard roof level; external works, including alterations to rear fenestration.

Permission was refused on 13 September 2017 for the following reason:

1. The proposed development fails to provide an appropriate on-site affordable housing contribution and the applicant has failed to demonstrate why they cannot provide affordable housing off-site or failing that an appropriate financial affordable housing contribution. Accordingly, the proposed development would be contrary to policy 3.12 of the London Plan (adopted March 2016), policy S16 of the City Plan (adopted November 2016), policy H4 of the Unitary Development Plan (adopted January 2007), the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance (adopted August 2017) and the Interim Note on the Affordable Housing Policy (April 2015).

This decision has been appealed and is scheduled for a public inquiry starting on 4 June 2019.

16/04405/LBC

Conversion to 32 flats and associated internal works; rebuilding of mansard roof level; external works, including alterations to rear fenestration.

Granted - 13 September 2017

## 7. THE PROPOSAL

Planning permission and listed building consent are sought for conversion of the existing hotel (Use Class C1) into 32 residential units (Use Class C3). To facilitate the proposed conversion, internal alterations, including relocation of walls and reinstatement of party walls are proposed. Reconstruction of the existing mansard roof level and rationalisation of roof top plant are also proposed. Fenestration alterations to the rear elevation are also proposed.

The proposed conversion would result in the following changes to floorspace on-site:

USE	EXISTING GIA (sqm)	PROPOSED GIA (sqm)	CHANGE
Hotel	3695	-	-3695
Residential Units	-	3563	+3563

The proposal would provide the following mix of units:

Unit Type	No. of Units
1 Bed	17
2 Bed	4
3 Bed	9
4 Bed	2
<b>TOTAL</b>	<b>32</b>

The proposed development is identical to that refused permission under application RN: 16/04404/FULL and granted consent under application RN: 16/04405/FULL. However,

the viability position of the development has changed and the application includes an amended affordable housing contribution. This is discussed further below.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

#### **8.1.1 Loss of Hotel Use**

Policy TACE1 of the Unitary Development Plan (January 2007) (“the UDP”) and policy S23 of the City Plan (November 2016) (“the City Plan”) allow for the loss of existing hotels outside the CAZ, CAZ Frontages and the PSPA, in areas of over-concentration of hotels, such as Bayswater and Pimlico where existing hotels are causing adverse effects on residential amenity. The policy application wording notes that “hotels that are not purpose built and do not have adequate provision for servicing, especially for coaches, are more likely to give rise to adverse effects on local resident’s amenity and environmental quality”. Paragraph 8.12 of the UDP identifies that such premises are appropriate candidates for conversion to residential use and that this will be encouraged.

The application site does not have any provision for off-street servicing and nor could this be provided given the impact this would have on the special architectural and historic interest of these grade 2 listed buildings or the character and appearance of the Bayswater Conservation Area. The buildings were originally built as five large townhouses and not as a purpose-built hotel premises. Being listed, the layout and accommodation that can be provided by the premises is compromised by the impact that internal alterations would have on the special interest of the building. As such, the principle of returning the building to permanent residential use is supported in land use terms.

Accordingly, loss of the hotel use is supported by policies TACE 1 of the UDP and policy S23 of the City Plan.

#### **8.1.2 Residential Use**

Policies H3 of the UDP and S14 of the City Plan seek to encourage the provision of more residential floorspace including the creation of new residential units and encourage changes of use from non-residential uses to residential use. Accordingly, the provision of residential flats on this site is supported in principle.

#### Affordable Housing

Policy 3.12 of the London Plan states that the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes, having regards to several factors, including the need to encourage rather than restrain residential development and the specific circumstances of individual sites. The latter includes development viability.

The proposal would result in new residential floorspace exceeding 1,000 square metres of Gross Internal Area (GIA). As such, policy S16 of the City Plan requires an affordable housing contribution.



Policy S16 requires this affordable floorspace to be provided on-site. Only where the Council considers that this is not practical or viable, affordable housing should be provided off-site in the vicinity. Off-site provision beyond the vicinity will only be acceptable where the Council considers that the affordable housing being offered is greater and of a higher quality than would be possible on or off-site. A financial contribution in lieu will only be acceptable where the above options are not possible.

Based on the total residential floorspace of approximately 3563 square metres GIA and the City Council's Interim Guidance Note on Affordable Housing (November 2013) ("the Interim Note"), there is a requirement for 880 square metres (or 11 units) of affordable floorspace to be provided. This equates to a financial contribution of £4,447,520, should it be accepted that the other options in the policy cascade are not appropriate.

In this instance, the applicant proposes no affordable housing on-site, off-site in the vicinity or off-site within the City. They have instead offered a financial contribution of £554,958.00, contending that any contribution higher than this would make the development unviable. This offer is an increase from the £381,505.00 contribution offered under the previously refused application (RN: 16/04404/FULL).

#### *On-site or Off-site Provision*

Unlike the previously refused application, the applicant has provided evidence to demonstrate that it would not be feasible to provide affordable housing on-site. The viability report that accompanied the application and the City Council's review of the same (discussed in further detail below) conclude that the £554,958.00 financial contribution proposed could translate into a maximum of two affordable units on-site. This would be comprised of one social unit and one intermediate unit. No additional affordable units could be provided on-site without making the development unviable, thereby preventing the entire 32 residential units coming forward.

The applicant has provided a marketing report from Affordable Spaces, an estate agency that specialises in marketing affordable housing units to housing associations and providers. Despite approaching over 90 housing associations and providers, none are interested in taking on these units. Feedback from these housing associations and providers indicates that the small number of units proposed makes them unattractive to these housing associations and providers. Octavia Housing in particular also advised that their pipeline of small affordable units is full and they have no interest in them at the present time. Affordable Spaces and the City Council's own review also note that the high value of these affordable units, the listed status of this building and the high service charge contributions associated with this, make these units unattractive to housing associations and providers.

Given the above, the applicant has demonstrated that an on-site affordable housing contribution would not be appropriate. The above rationale also applies to off-site provision within Westminster and as it relates specifically to this development. It should also be noted that the applicant does not own any other sites within Westminster within which to accommodate these units. Accordingly, the applicant has satisfactorily demonstrated that provision of an affordable housing contribution on-site or off-site would not be possible in this particular instance.

### *Payment in Lieu*

As noted above, the applicant has provided a viability appraisal that demonstrates that the development could provide a financial contribution of £554,958.00 toward the City Council's affordable housing fund. This appraisal has been reviewed on behalf of the City Council by Avison Young (formerly GVA) who also reviewed the viability appraisal submitted with the previously refused application. Avison Young conclude that the £554,958.00 financial contribution offered by the applicant is the maximum that the development can viably provide.

It should be noted that this financial contribution is considerably lower than the £3,344,001.00 contribution that Avison Young concluded as viable under the refused development. However, that assessment took place nearly two years ago. In the intervening period, hotel values have increased markedly whilst residential property values have decreased within Westminster. This impacts the viability assessment in two key ways. The cost of the development (i.e. acquiring the hotel) for the applicant has increased whilst income from the development (i.e. the value of the flats created) for the applicant decreases. This results in the residual sum from the development diminishing from the £3,344,001.00 calculated two years ago, to the £554,958.00 figure calculated today.

Given the above, the £554,958.00 financial contribution offered by the applicant is considered the maximum viable contribution that the development can provide, having regard to guidance within the NPPF and PPG. Accordingly, and having regard to the specific circumstances in this instance, the applicant has overcome the reason for refusing the previous application.

### *Precedent*

It is a long-standing principle in planning that each case must be assessed on its merits, having regard to the specific development proposed, the specific circumstances of the site and the state of the development plan at the time the application is considered. As these three factors will be very rarely, if ever, the same for developments on different sites, it is very rare that precedents are set in planning. In this instance, approval of this application in light of the specific circumstances of this application and site would not set a precedent for developers elsewhere seeking to reduce their affordable housing obligations.

It should also be noted that the development plan will change in the very near future. The City Council will soon begin formal consultation on a revised City Plan 2019-2040 that will include new policies on affordable housing provision. Once this consultation begins, weight can be attributed to the revised City Plans policies. As per paragraph 57 of the NPPF, developers will be expected to meet the affordable housing obligations set out in the up to date policies of the City Plan and viability arguments will only be acceptable in exceptional circumstances. As such, the development plan will be different for future applications. Notwithstanding the circumstances of this application, this important change to the development plan in the near future will preclude use of this application as a precedent for developers elsewhere seeking to reduce their affordable housing obligations.

### Residential Mix and Standard of Residential Accommodation

Policy H5 of the UDP requires 'one third' of the units to be family sized units (i.e. with 3 bedrooms or more), as specified in policy H5 of the UDP. In this instance, approximately 34% of the proposed units would be family sized which would be consistent with policy H5 of the UDP.

The proposed flats would all meet the size requirements of the Nationally Described Space Standard (March 2015) and policy 3.5 of the London Plan (March 2016). Accordingly, the proposed flats would provide an acceptable standard of accommodation.

## **8.2 Townscape and Design**

### Roof Level Alterations

The existing mansard structures are a more recent addition to the building, and their reconstruction will not therefore remove historic fabric. The new mansards are to be faced in natural slates, and are designed generally in line with the City Council's guidance on mansard roof extensions, with one exception that the party wall upstands are not fully expressed. Were the development otherwise acceptable, an amending condition would be recommended requiring that the party walls are expressed externally between each building to avoid the appearance of a continuous structure above buildings designed originally as distinct and separate terraced houses. To the front the dormer windows are more appropriately sited lower down the roofslope than the existing, and are more traditionally detailed. To the rear the existing mansard has a particularly unattractive modern rear elevation and the change to a traditional mansard would be a marked improvement.

There are numerous pieces of plant equipment scattered to roof level, and though there are no clear details of when these were authorised, many appear relatively longstanding features of the building. The roofline of the building would be rationalised with a new lift overrun and a single plant enclosure in place, with other equipment removed. The lift overrun and larger plant enclosure are located more towards the north end of roof level and will thus be off axis from the long view west on Queen's Gardens and as such will not likely be visible from street level to the east. To the west they may be visible from several viewpoints on Porchester Terrace though these are generally more glimpsed views and/or through tree cover. Overall, the works will tidy up the roof of the building, which is welcomed in design terms.

### Entrance Doors

The existing entrance doors are generally of poor quality, and their replacement with new entrance doors in a traditional panelled arrangement with fanlight above would notably improve the character of the frontage of the building.

### Front Elevation

Flues are to be removed to first, second and third floor levels on the front elevation of the building, which is welcomed in design terms and would give a less cluttered appearance to the front elevation.

The front lightwells would be largely restored to more like their original form, which would restore a good sense of the original relationship between building and front garden. Were the development otherwise acceptable, further details of the balustrading for these newly opened areas of lightwell would be secured by condition, as would details of the privacy screens within the lightwells to ensure they are not visible above the top of the lightwells. The new doors facing onto this area are not assured in design, and an amending condition would also be recommended to secure a more appropriate design.

### Rear Elevation

The rear elevation has been heavily altered over the years, with much of its original character significantly altered. The scheme sees the installation of new windows to the rear in a more traditional pattern of white framed sash windows, and would notably improve the appearance of this modernised elevation.

The rear areas of these buildings are also to have lightwells reinstated back to more like their original form, revealing the original rear elevation lines as open to the lightwells, which is welcomed in design terms.

### Internal Alterations

The original staircases are to be retained, and to one section a new staircase would be restored back to a location from where it has been removed in the past. Overall, the party walls between the properties would have a similar degree of openings as at present. Although the works internally are extensive, they are affecting buildings already greatly altered in design terms. Internally, secondary glazing is also proposed to be added to the windows, which is acceptable in itself.

Overall and given the above, the proposed development would preserve the special architectural and historic interest of this listed building and the character and appearance of the conservations area. Accordingly, the proposed development would be consistent with policies S25 and S28 of the City Plan and policies DES 1, DES 5, DES 6, DES 9 and DES 10 of the UDP.

## **8.3 Residential Amenity**

The proposed flats would result in less people coming and going to the site in comparison to the existing hotel. Accordingly, the proposed use would result in less potential noise and disturbance for the occupiers of neighbouring properties from the occupants of the development.

The proposed mansard extension would occupy a similar volume to the existing mansard extension. Accordingly, it would not result in significant or unacceptable losses of light or sense of enclosure.

The fenestration alterations proposed would have a comparable degree of outlook to the existing windows within the hotel. Accordingly, the proposed development would not result in unacceptable loss of privacy through overlooking.

The proposal includes mechanical plant. Conditions are recommended to control mechanical plant noise to protect the occupiers of neighbouring sites amenity.

Given the above, the proposed development would be consistent with policy S29 of the City Plan and policies ENV 7 and ENV 13 of the UDP.

#### **8.4 Transportation/Parking**

SEBRA and the objector is concerned that the proposed development will increase on-street parking stress and traffic congestion within the area. The objector also identifies several concerns with the Transportation Assessment supporting the development.

The Highways Planning Manager has reviewed the proposed development. The proposed development includes no on-site car parking. Census information also indicates that 31% of households within this ward own at least one car. It is therefore likely that approximately one third of this development's residents would own cars (i.e. 11 cars).

Policy TRANS23 of the UDP details an 80% on-street car park occupancy threshold above which the provision of additional vehicles to the on-street parking environment will result in an unacceptable level of deficiency.

The City Council's most recent day and night time parking surveys indicate that on-street parking occupancy is 68% and 78% respectively. It should be noted that this survey is more up to date than the 2011 information relied upon by the applicant and if anything, shows a reduction in on-street parking demand from the 2011 survey. As such, any additional on-street parking generated by the proposed residential units can be absorbed into the surrounding street network. Therefore, the proposed development would be consistent with policy TRANS23 of the UDP and an objection to parking congestion associated with the development cannot be sustained.

The Highways Planning Manager also notes that at least 47 secured and covered cycle spaces would be required for the proposed flats under policy 3.16 of the London Plan (March 2016). However, only 36 are proposed. Were the development otherwise acceptable, a condition would be imposed to secure the required 47 spaces.

Sufficient on-site waste storage has been provided on-site, consistent with policy TRANS20 of the UDP.

#### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size

#### **8.6 Access**

All flats would be accessible by lift and have been designed to meet Lifetime Homes Standard. Given the constraints of this listed building, the applicant has made adequate provision for access.

#### **8.7 Other UDP/Westminster Policy Considerations**

None

#### **8.8 Westminster City Plan**

The City Council is currently working on a complete review of its City Plan. Informal consultation on the first draft of Westminster's City Plan 2019-2040 took place between Monday 12 November 2018 and Friday 21 December 2018. Following this informal consultation, any representations received are being considered and the draft plan will be revised in advance of formal consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012. Given the very early stage of the consultation process and having regard to the tests set out in para. 48 of the NPPF, the policies of the emerging draft City Plan are given little to no weight at the present time.

#### **8.9 London Plan**

This application raises no strategic issues.

#### **8.10 National Policy/Guidance Considerations**

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

Further to the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the City Council cannot impose a pre-commencement condition (a condition which must be discharged before works can start on site) on a planning permission without the written agreement of the applicant, unless the applicant fails to provide a substantive response within a 10 day period following notification of the proposed condition, the reason for the condition and justification for the condition by the City Council.

During the course of this application a notice was served relating to the proposed imposition of a pre-commencement condition to secure the applicant's adherence to the City Council's Code of Construction Practice during the demolition/excavation and construction phases of the development. The applicant has agreed to the imposition of the condition.

#### **8.11 Planning Obligations**

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

As the proposal results in a decrease in floorspace and the existing use is still operational, no CIL payment is applicable.

## **8.12 Environmental Impact Assessment**

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

## **8.13 Other Issues**

### **8.13.1 Construction Impact**

Given the scale of the proposed development, conditions are recommended to control construction hours and require compliance with the City Council's Code of Construction Practice. Subject to these conditions, the proposed development would adequately mitigate the impact of construction arising from its implementation.

### **8.13.2 City Council's Website**

SEBRA's comments with the order documents appear on the City Council's website is noted and will be addressed as part of the ongoing planning review. However, all documents that accompanied the application, including the full design and access statement, were made available on the City Council's website. Accordingly, no further consultation is necessary.

(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: NATHAN BARRETT BY EMAIL AT [nbarrett@westminster.gov.uk](mailto:nbarrett@westminster.gov.uk)

9. KEY DRAWINGS



Existing Front Elevation



Proposed Front Elevation





Existing Rear Elevation



Proposed Rear Elevation



Existing Lower Ground Floor Plan

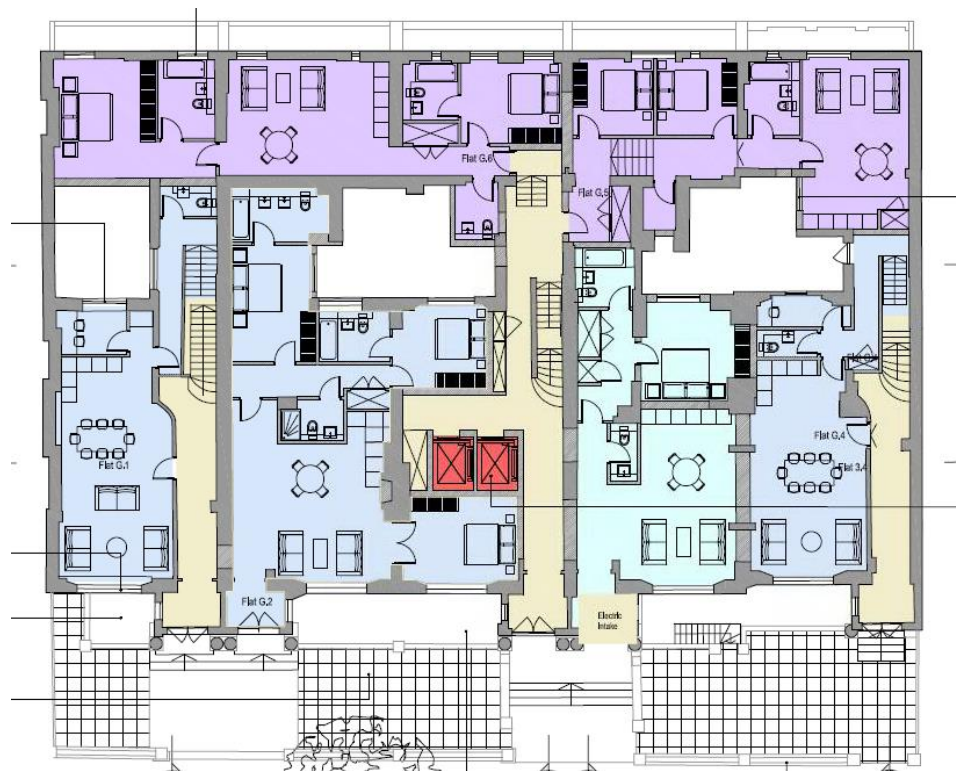


Proposed Lower Ground Floor Plan





Existing Ground Floor Plan



Proposed Ground Floor Plan



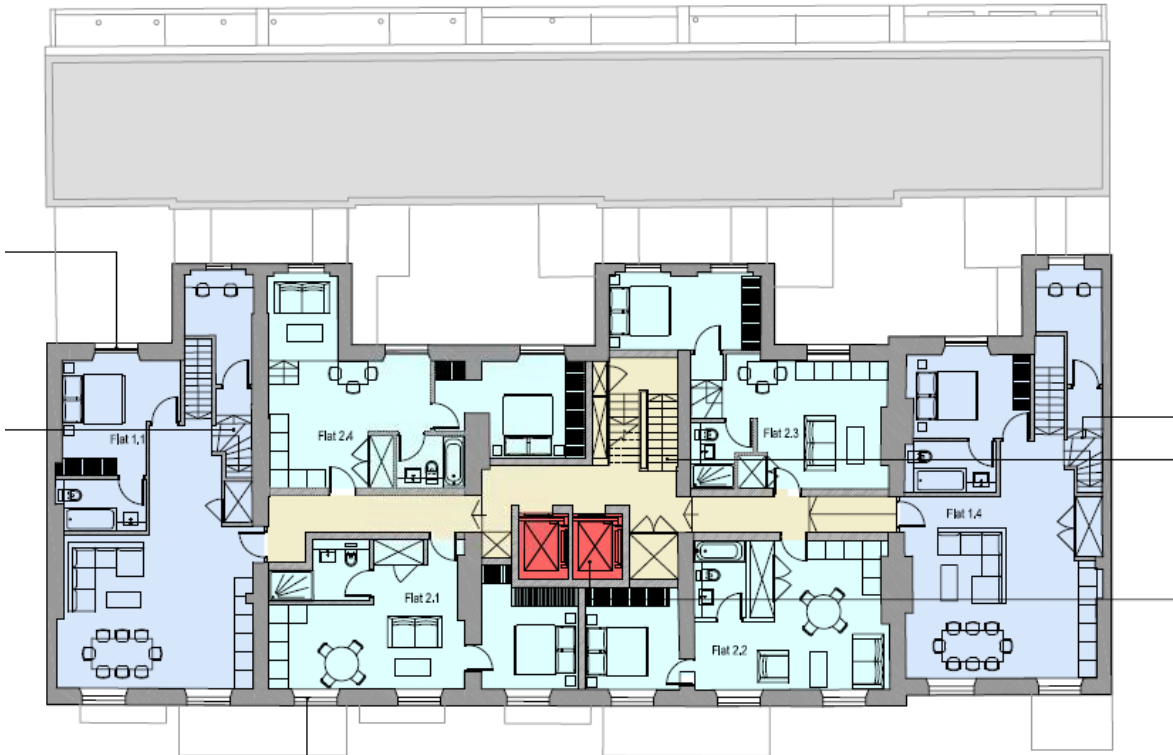
**Existing First Floor Plan**



**Proposed First Floor Plan**



**Existing Second Floor Plan**

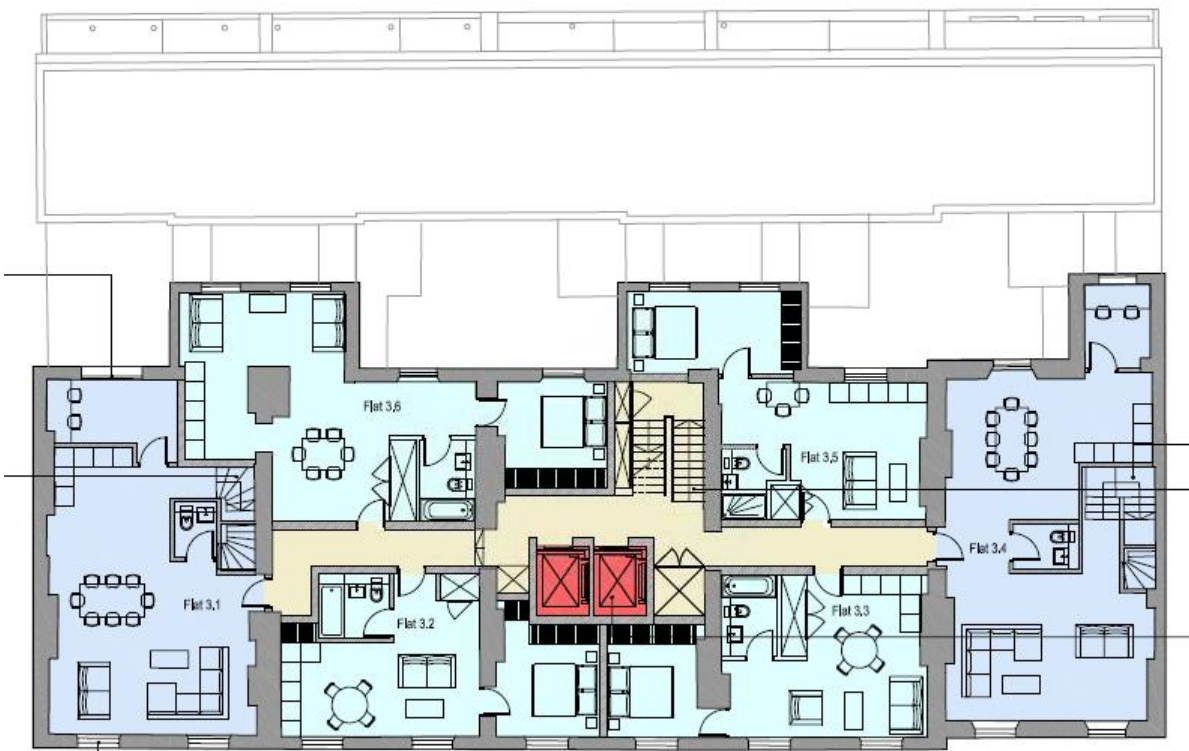


**Proposed Second Floor Plan**

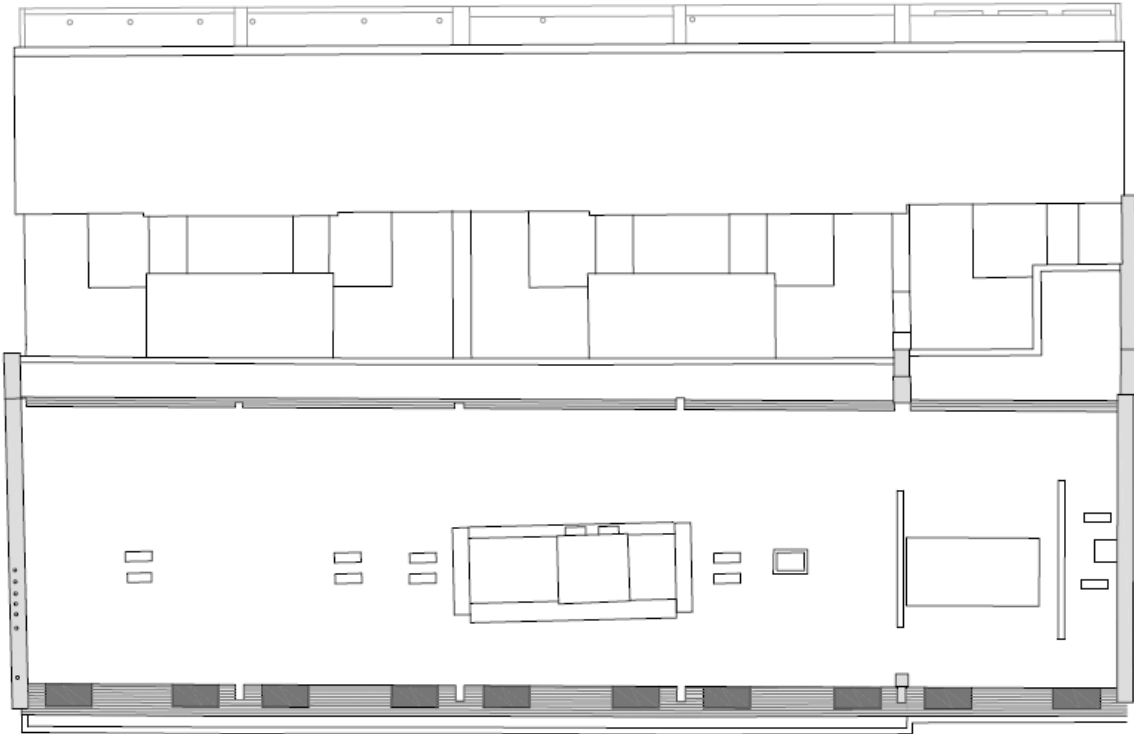




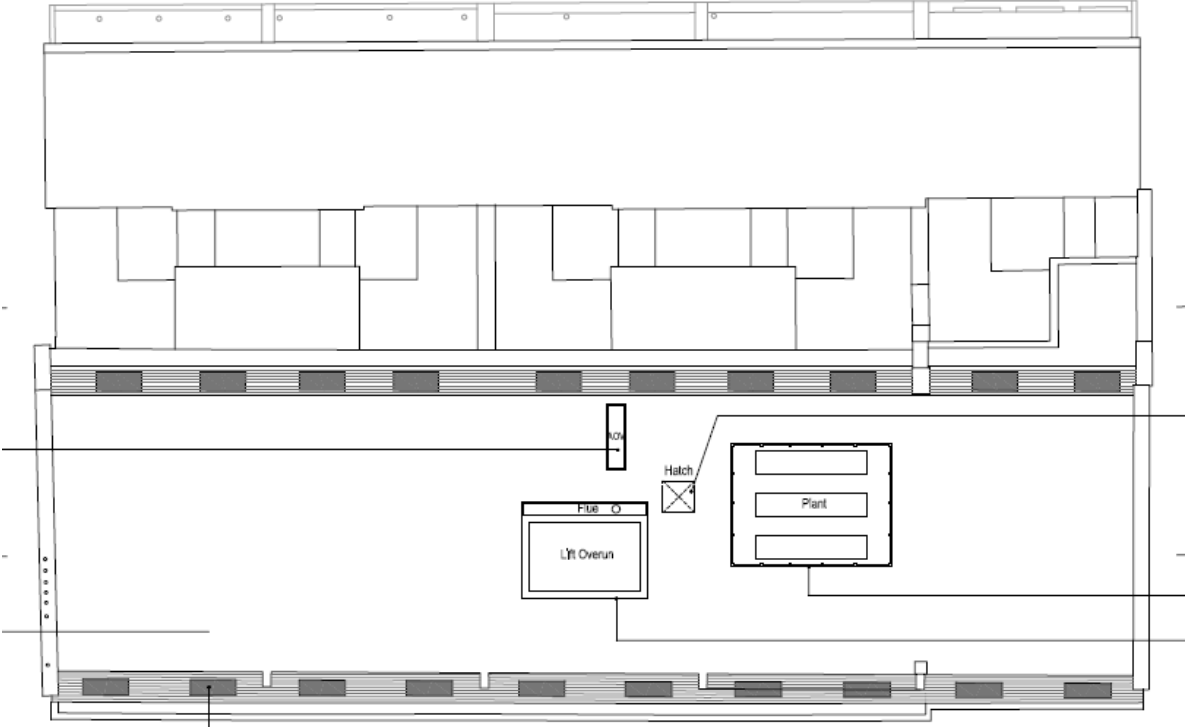
**Existing Third Floor Plan**



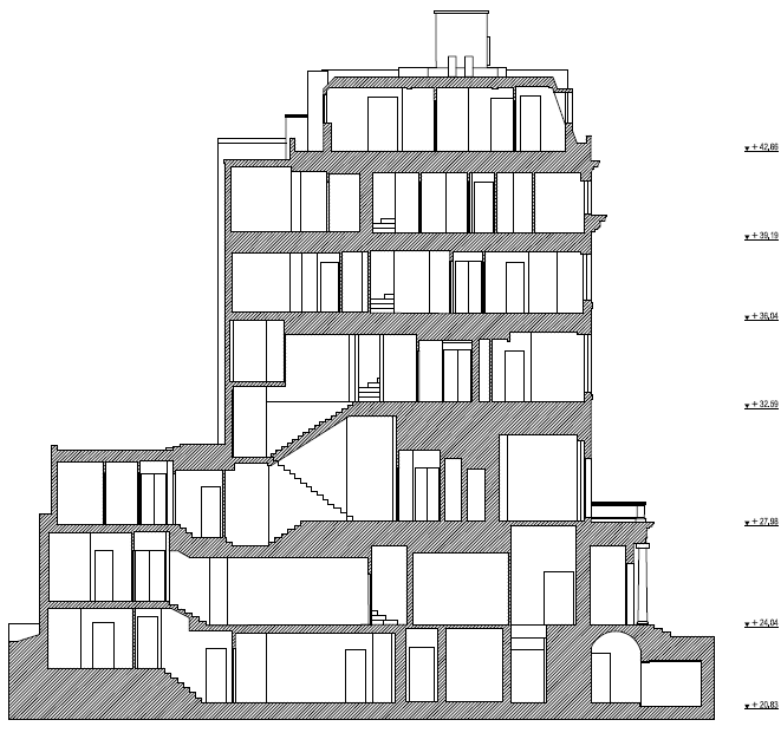
**Proposed Third Floor Plan**



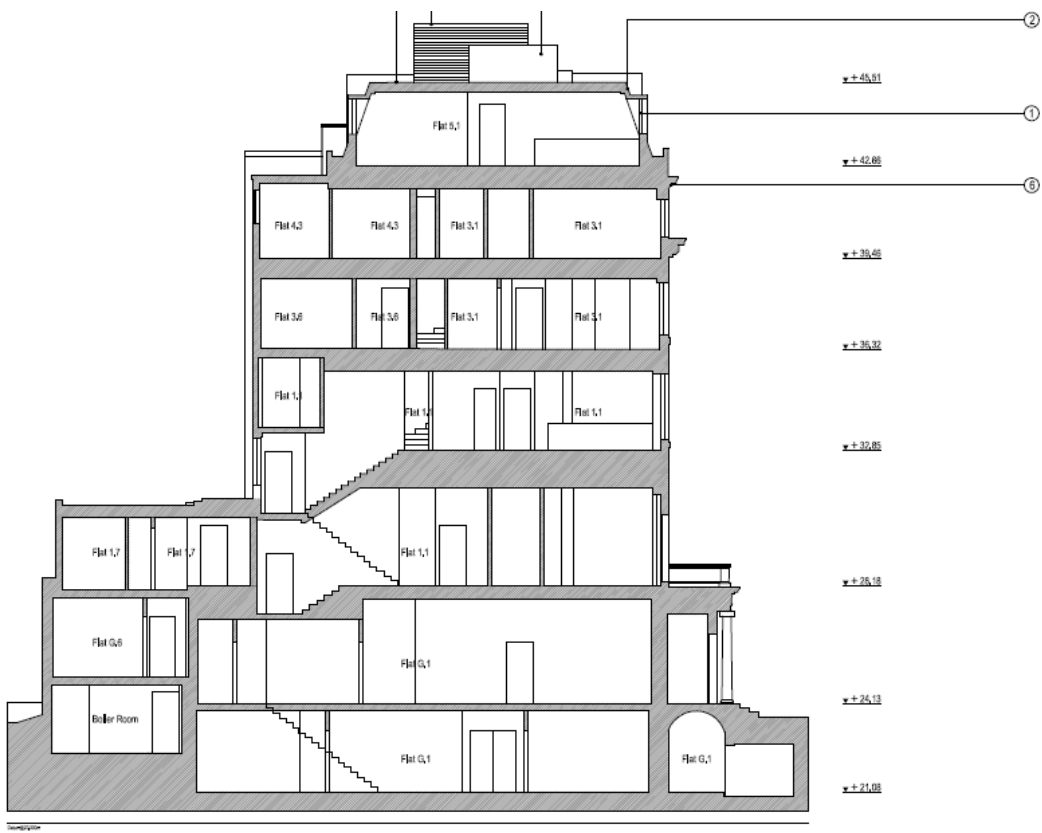
**Existing Roof Plan**



**Proposed Roof Plan**



Existing Section



Proposed Section



**DRAFT DECISION LETTER**

**Address:** Holiday Villa Hotel, 35-39 Leinster Gardens, London, W2 3AN,

**Proposal:** Conversion to 32 flats and associated internal works; rebuilding of mansard roof level; external works, including alterations to rear fenestration. (Linked to 19/02068/LBC)

**Reference:** 19/02067/FULL

**Plan Nos:** 1422-0100 Rev A, 1422-0101 Rev A, 1422-0102 Rev A, 1422-0103 Rev A, 1422-0104 Rev A, 1422-0106 Rev A, 1422-0107 Rev A, 1422-0200 Rev A, 1422-0201 Rev A, 1422-0202 Rev A, 1422-0203 Rev A, 1422-0204 Rev A, 1422-0205 Rev A, 1422-0206 Rev A, 1422-0300 Rev A, 1422-0301 Rev A, 1422-0302 Rev A, 1422-1107 Rev G, 1422-1110 Rev E, 1422-1125 Rev D, 1422-1126 Rev D, 1422-1143 Rev E, 1422-1151 Rev C, 1422-1154 Rev E, 1422-1162 Rev E, 1422-1200 Rev D, 1422-1201 Rev D, 1422-1202 Rev D, 1422-1203 Rev E, 1422-1204 Rev E, 1422-1205 Rev E, 1422-1206 Rev E, 1422-1300 Rev D, 1422-1301 Rev D, 1422-1302 Rev D, 1422-0900, 1422-0901, 1422-0902, 1422-0903, 1422-0904, 1422-0905, 1422-0906, 1422-0907, 1422-0910, 1422-0911, 1422-0912, 1422-0913

**Case Officer:** Nathan Barrett

**Direct Tel. No.** 020 7641 5943

**Recommended Condition(s) and Reason(s)**

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
- o between 08.00 and 18.00 Monday to Friday;
  - o between 08.00 and 13.00 on Saturday; and
  - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of residents and the area generally as set out in S29 of

Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 Prior to the commencement of any
- (a) demolition, and/or
  - (b) earthworks/piling and/or
  - (c) construction

on site you must apply to us for our written approval of evidence to demonstrate that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval through submission of details prior to each stage of commencement. (C11CD)

Reason:

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

- 4 The pitched roofs of the new mansard structures to fifth floor level shall be clad in natural slates, and the dormers shall be clad in lead to sides, cheeks and roofs

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 You must put up the plant screen to roof level shown on the approved drawings before you use the machinery contained within. You must then maintain it in the form shown for as long as the machinery remains in place. (C13DA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 6 The plant enclosure to main roof level shall be painted or otherwise treated and permanently maintained in a mid to dark grey or black colour, and shall be maintained in that colour thereafter

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 7 The new windows shall be formed in glazing and white painted timber framing

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 8 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:-

Doors to the front elevation at lower ground floor level designed as single width doors without side lights

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 9 You must apply to us for approval of a sample of the stone you will use to pave the front lightwells and front forecourt. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 10 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:-

Party wall upstands externally expressed to the front, rear and roof between each of the original

buildings comprising nos. 35-39 Leinster Gardens

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 11 The new party wall upstands shall be faced in render and painted and permanently maintained in a colour to match the colour of the render to the front elevation

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 12 You must apply to us for approval of detailed drawings (including confirmation of materials and colour of finish) of the new balustrading to the front forecourt of the building at ground floor level. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 13 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 14 You must apply to us for approval of plan, elevation and section drawings showing the privacy screens to the front lightwell and their relationship with the height of the front lightwell (including any balustrading adjacent) and with the ground floor entrance porch structures. You must not

start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 15 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
  - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
  - (c) Manufacturer specifications of sound emissions in octave or third octave detail;
  - (d) The location of most affected noise sensitive receptor location and the most affected window of it;
  - (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
  - (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement

methodology and procedures;

(g) The lowest existing L A90, 15 mins measurement recorded under (f) above;

(h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;

(i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46AB)

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

Reason:

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

- 17 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the flats. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 18 You must apply to us for approval of details of secure cycle storage for the use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2016 (R22FA)

- 19 You must not use the roof of the building for sitting out or for any other purpose. You can

however use the roof to escape in an emergency. (C21AA)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, neighbourhood plan (where relevant), supplementary planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
  
- 2 **HIGHWAYS LICENSING:**  
Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560.  
  
**CONSIDERATE CONSTRUCTORS:**  
You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
  
- BUILDING REGULATIONS:**  
You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website <https://www.westminster.gov.uk/contact-us-building-control>
  
- 3 You are advised that with regards to condition 14, the details should show privacy screens not visible from the pavement outside the site.

**DRAFT DECISION LETTER**

**Address:** Holiday Villa Hotel , 35-39 Leinster Gardens, London, W2 3AN

**Proposal:** Conversion to 32 flats and associated internal works; rebuilding of mansard roof level; external works, including alterations to rear fenestration (Linked to 19/02067/FULL).

**Reference:** 19/02068/LBC

**Plan Nos:** 1422-0100 Rev A, 1422-0101 Rev A, 1422-0102 Rev A, 1422-0103 Rev A, 1422-0104 Rev A, 1422-0106 Rev A, 1422-0107 Rev A, 1422-0200 Rev A, 1422-0201 Rev A, 1422-0202 Rev A, 1422-0203 Rev A, 1422-0204 Rev A, 1422-0205 Rev A, 1422-0206 Rev A, 1422-0300 Rev A, 1422-0301 Rev A, 1422-0302 Rev A, 1422-1107 Rev G, 1422-1110 Rev E, 1422-1125 Rev D, 1422-1126 Rev D, 1422-1143 Rev E, 1422-1151 Rev C, 1422-1154 Rev E, 1422-1162 Rev E, 1422-1200 Rev D, 1422-1201 Rev D, 1422-1202 Rev D, 1422-1203 Rev E, 1422-1204 Rev E, 1422-1205 Rev E, 1422-1206 Rev E, 1422-1300 Rev D, 1422-1301 Rev D, 1422-1302 Rev D, 1422-0900, 1422-0901, 1422-0902, 1422-0903, 1422-0904, 1422-0905, 1422-0906, 1422-0907, 1422-0910, 1422-0911, 1422-0912, 1422-0913

**Case Officer:** Julian Bennett

**Direct Tel. No.** 020 7641 5943

**Recommended Condition(s) Reason(s)**

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

Reason:

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

- 2 All new work and improvements inside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraphs 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 The solid elements to the new entrance doors to the front elevation shall be formed in painted timber

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary



Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 The pitched roofs of the new mansard structures to fifth floor level shall be clad in natural slates, and the dormers shall be clad in lead to sides, cheeks and roofs

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 You must put up the plant screen to roof level shown on the approved drawings before you use the machinery contained within. You must then maintain it in the form shown for as long as the machinery remains in place. (C13DA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 6 The plant enclosure to main roof level shall be painted or otherwise treated and permanently maintained in a mid to dark grey or black colour, and shall be maintained in that colour thereafter

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 7 The new windows shall be formed in glazing and white painted timber framing

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 8 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

-Doors to the front elevation at lower ground floor level designed as single width doors without side lights.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 9 You must apply to us for approval of a sample of the stone you will use to pave the front lightwells and front forecourt. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 10 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

-Party wall upstands externally expressed to the front, rear and roof between each of the original buildings comprising nos. 35-39 Leinster Gardens.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 11 The new party wall upstands shall be faced in render and painted and permanently maintained in a colour to match the colour of the render to the front elevation

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 12 You must apply to us for approval of detailed drawings (including confirmation of materials and colour of finish) of the new balustrading to the front forecourt of the building at ground floor level. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary

Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 13 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 14 You must scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 15 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 16 You must apply to us for approval of plan, elevation and section drawings showing the privacy screens to the front lightwell and their relationship with the height of the front lightwell (including any balustrading adjacent) and with the ground floor entrance porch structures. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

#### **Informative(s):**

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (July 2016), and the City of Westminster

Item No.
<b>1</b>

Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You are advised that with regards to condition 16, the details should show privacy screens not visible from the pavement outside the site.

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.