

CITY OF WESTMINSTER			
PLANNING (MAJOR) APPLICATIONS SUB COMMITTEE	Date 20 th February 2024	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved. Lancaster Gate	
Subject of Report	Development Site At Olympia Mews And 28 To 34, Queensway, London		
Proposal	<p>Application A Variation of Condition 1 (approved plans) of planning permission dated 11 May 2022 (RN:18-09727-FULL) as amended by two non-material amendments (23/04588/NMA & 23/06258/NMA) for Demolition of existing buildings at Nos 28-34 Queensway and Olympia Mews and redevelopment of site by erection of a six storey, plus basement level, building comprising Class E retail floor space and residential flats (Class C3) and erection of a replacement two storey building for use as Class E office floorspace, together with associated landscaping; NAMELY, to allow amendments to the approved development including reconfiguration of the internal layout of the residential units; internal cores, service risers, evacuation lobbies and escape routes; bays into the rear façade and semi recessed balconies for residential accommodation, reduction in the massing of Olympia Mews to provide external residents amenity space; revised massing; energy and sustainability strategy; landscaping and urban greening approach; external facade materials and form; and relocation and increase in size of the affordable housing units and number of habitable rooms.</p> <p>Application B Minor alterations to the rear boundary wall to Olympia Mews and details of wall treatment.</p>		
Agent	Montagu Evans LLP		
On behalf of	Vabel Queensway Ltd		
Registered Number	Application 1: 23/07119/FULL Application 2: 23/07823/LBC	Date amended/ completed	5 February 2024
Date Application Received	12 October 2023		
Historic Building Grade	Unlisted, apart from rear boundary wall, which is Grade II.		
Conservation Area	Queensway		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

Application A

1. Grant conditional permission, subject to a Deed of Variation to the original S106 legal agreement dated 11 May 2022 (18/09727/FULL) to link this current S73 application to ensure that the obligations, as varied below, are triggered by this application:
 - a) Amendment to highways obligation to reflect reduction in car parking provision in Q Park.
 - b) Amendment to Carbon Off-set contribution to reflect improved on-site carbon reductions and a carbon offset payment for this site (application 3) of £31,404.
 - c) The making of a draft order be authorised pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway.
2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution, then:
 - a) The Director of Town Planning and Building Control shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Town Planning and Building Control is authorised to determine and issue the decision under Delegated Powers; however, if not;
 - b) The Director of Town Planning and Building Control shall consider whether the permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so the Director of Town Planning and Building Control is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

Application B

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

2. SUMMARY & KEY CONSIDERATIONS

This Minor Material Amendment (MMA- S73 application) seeks to amend the 2022 permission for the redevelopment of the site for mixed use purposes, which is part of Bourne Capital's Queensway Regeneration masterplan. The development has already begun on site with some demolition currently underway.

Bourne Capital have instructed Vabel as their delivery partner and as part of this process, amendments are sought to the approved scheme. The amendments include revisions to land use mix, residential accommodation, townscape, architecture & materiality, urban greening, biodiversity & amenity, sustainability & energy. No representations of objection have been received to the proposal.

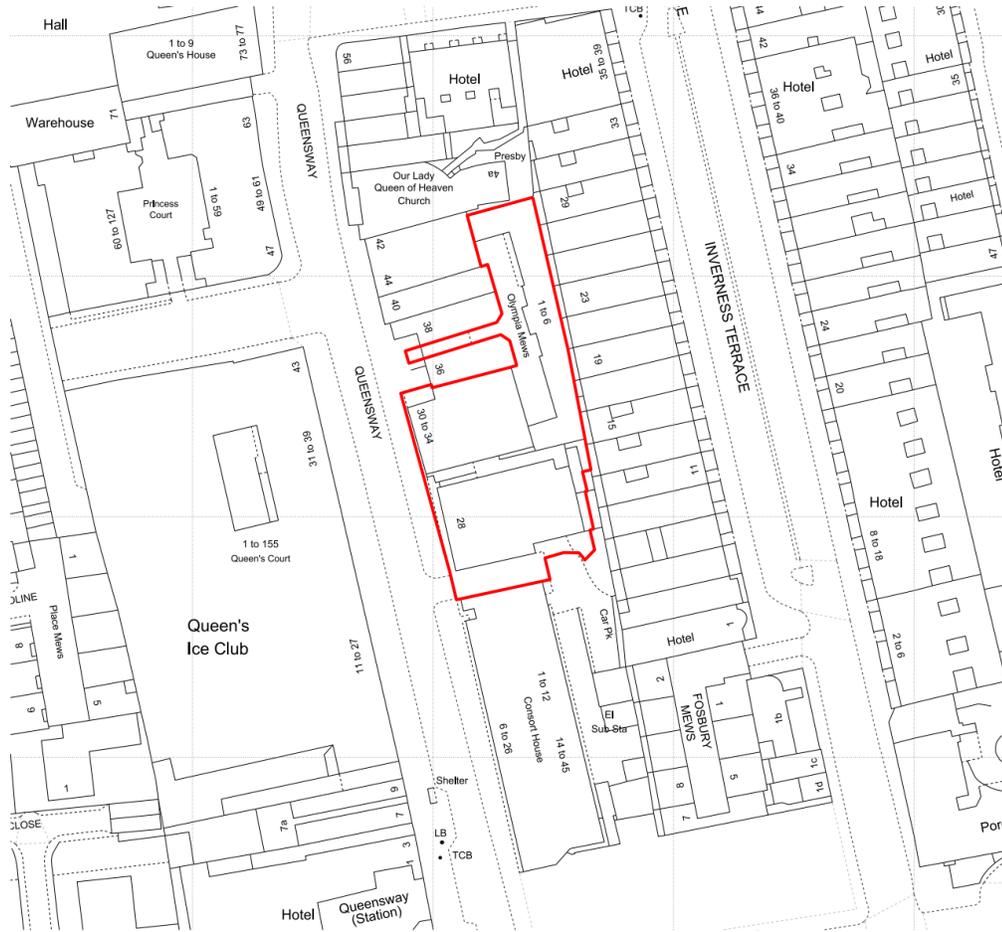
The key considerations in this case are:

- The acceptability of the amendments to the land use mix, resulting in a lower provision of office and retail floorspace.
- The acceptability of the lower provision of new residential units (over an increased floorspace)
- The impact of the design amendments in design and townscape terms.

The lower provision of office and retail floorspace and number of residential units, is a result of an overall reduction in built form and floorspace of the development and reconfiguration of the spaces, when compared to the extant 2022 permission. This allows for the introduction of a resident's communal garden and the provision of urban greening and biodiversity on site together with substantially more sustainable energy efficient designed buildings. It also allows for better quality residential flats (including 3 affordable units) in terms of size, aspect, natural light and amenity space and a courtyard amenity space to the office building. The lower provision of retail floorspace is a result of a reduction in the depth of the units and basement space, not their street frontage prominence and the units are considered to be appropriately sized units for Queensway. No objections have been received from the local Amenity Society or local residents.

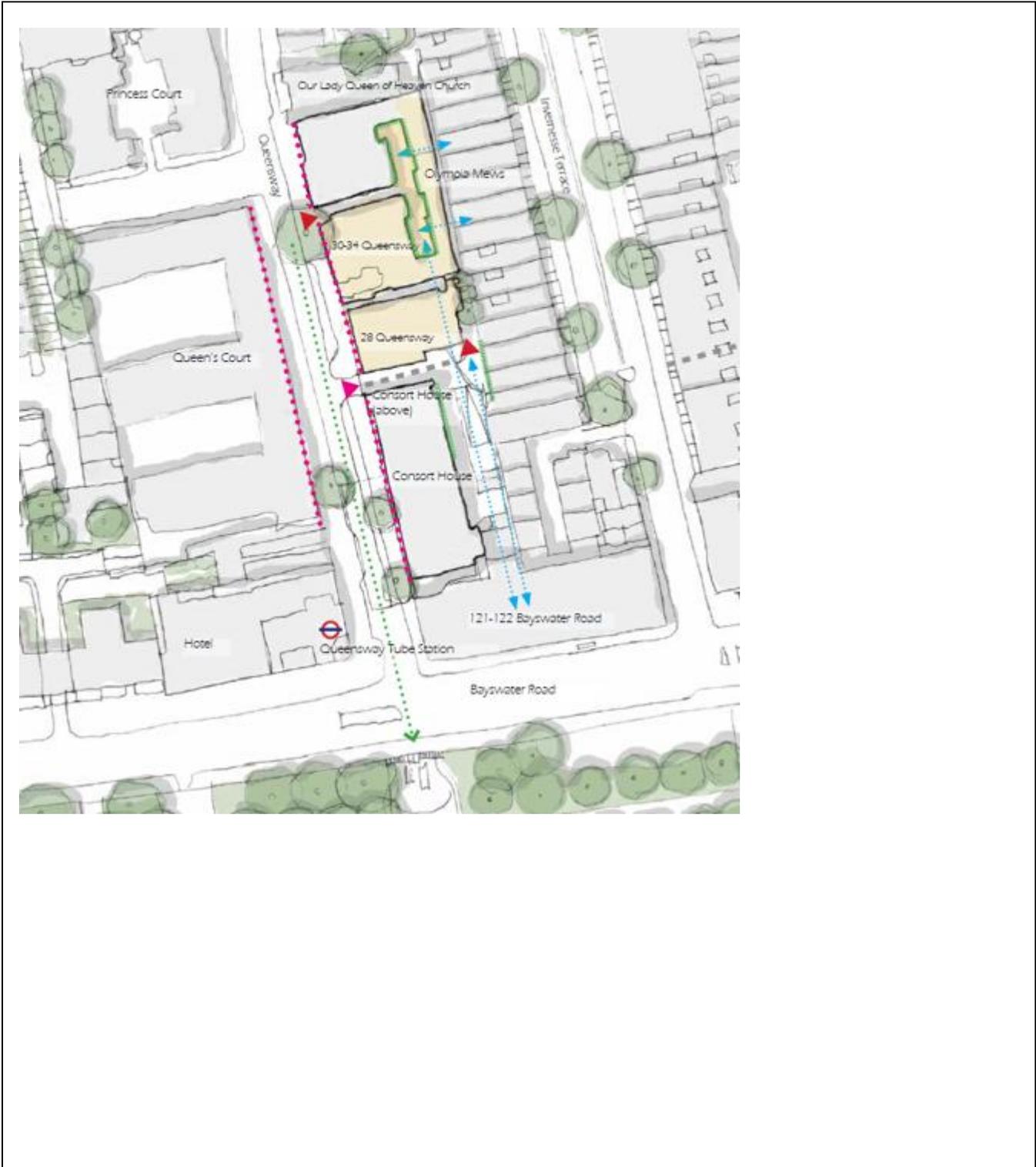
Overall, considering the development holistically, it is considered to provide for a scheme of significantly higher quality when compared to the extant 2022. The obligations secured under the 2022 permission are to be linked to this application together with amendments to reflect further changes. As such a favourable recommendation is made.

3. LOCATION PLAN



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4. PHOTOGRAPHS





Aerial photograph of the site



Photograph of existing front elevation to buildings on Queensway



Photograph of existing Olympia Mews to rear of Queensway

5. CONSULTATIONS

5.1 Application Consultations

HISTORIC ENGLAND (Listed Buildings and Conservation Areas)

No comment.

THE ROYAL PARKS

No comment does not impact on the park.

HEALTH AND SAFETY EXECUTIVE

Comment. Not a relevant building.

THAMES WATER UTILITIES LTD

No comment.

TRANSPORT FOR LONDON- Infrastructure Planning

No comment.

TRANSPORT FOR LONDON -Spatial Planning

No comment.

UK POWER NETWORKS

Any response to be reported verbally.

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

No objection.

WARD COUNCILLORS FOR LANCASTER GATE

Any response to be reported verbally.

SOUTH EAST BAYSWATER RESIDENTS' ASSOCIATION

Any response to be reported verbally.

BAYSWATER RESIDENTS' ASSOCIATION

Any response to be reported verbally.

HIGHWAYS PLANNING TEAM

Unacceptable, but could be made acceptable.

Whilst change in building line not fully supported, is acknowledged that it is similar to the original planning permission.

Details of the alterations to Consort Mews should be required by condition to ensure vehicle flow.

Recommend same conditions as imposed on the original planning permission.

WASTE PROJECT OFFICER

No objection, subject to condition.

BUILDING CONTROL

No comment.

LOCAL FLOOD AUTHORITY

No objection

SUSTAINABILITY

No objection, significant improvements in comparison to the 2022 permission.

ENVIRONMENTAL SCIENCES

No objection subject to conditions.

AFFORDABLE HOUSING SUPPLY MANAGER

Any response to be reported verbally.

DESIGNING OUT CRIME

No objection.

EMPLOYMENT AND SKILLS

Any response to be reported verbally.

ARBORICULTURAL MANAGER

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 462
 Total No. of replies: 0
 No. of objections: 0
 No. in support: 0

PRESS NOTICE/ SITE NOTICE:

Yes

5.2 Applicant’s Pre-Application Community Engagement

Engagement was carried out by the applicant with the local community and key stakeholders in the area prior to the submission of the planning application in accordance with the principles set out in the Early Community Engagement guidance. The engagement activities undertaken by the applicant (as listed in the submitted Statement of Community Involvement) are summarised in the table below:

Engagement Method/Event/Activity	Date	Attendance	Summary of Discussions
Digital consultation website	August-September 2023	58	Looks good to me The brickwork is better, cleaner and more attractive
Public Exhibition	04.09.2023	18	In general, residents were positive about the proposals, agreeing they were an improvement on the previously the consented scheme. Residents wanted to be sure that the apartments would not be left empty. People wanted retail units to not be occupied by ‘Candy stores or

			<p>souvenir shops. While people were supportive of the creation of a residents' garden, some concern was raised regarding the landscaping. Residents requested that a plan for long term maintenance be put in place and strictly adhered to ensure that the garden remained green. There was strong support for the increased provision of family-sized affordable units. Residents were keen to understand the price range of the private apartments, wanting to be sure that they were not out of reach for local residents.</p>
Meeting	May 2023	SEBRA	<p>Comments concerning site logistics, vehicle routes and the importance of retail shopfront security and robustness. incorporated wherever possible in the proposals. • <i>Exterior: the appearance of the new build is sympathetic to the 19th century facades to the North. Its height and roofline provide an appropriate transition to the excessive bulk of the red-brick building to the South.</i></p> <p><i>Interior: the plan to provide fewer but larger apartments is supportive of potential family use. I was reassured that space for prams and bikes would be provided. The consultation would have been improved by showing sample floor layouts and some figures on floor areas.</i></p> <p><i>Conclusion: On the basis of what was shown, I would be happy to support the proposals.</i></p> <p><i>I was impressed by the scope and style of the proposed project, particularly its environmentally friendly plan for solar panels on the roof and a heat pump. I was also pleased to see that a garden was planned for the rear of the building and that there will be some retail and office space, my hope is that the retail space will attract retailers of use to the community rather than just souvenir shops. I am pleased that there will be mixed housing of size and residency but would have liked to see more affordable units.</i></p>
Letters	August 2023	To over 500 addresses inviting to exhibition & provision of freephone number	N/A

The applicant engaged Concilio to undertaken and manage pre-application consultations with the local community, including Ward Councillors, South Est Bayswater Residents Association, Bayswater Residents Association, Queensway Residents Association . In summary, across the range of engagement undertaken by the applicant the principal issues raised are set out in the table above and amount generally to comment.

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (December 2023) and should be afforded full weight in accordance with paragraph 225 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 Neighbourhood Planning

The application site is not located within an area covered by a Neighbourhood Plan.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (December 2023) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

The application relates to three building groups within the Queensway Conservation Area:-

- 28-30 Queensway, which forms the northern portion of 'Consort House', a 1970's brutalist design.
- 32 to 34 Queensway, a short row traditional detailed modern buildings.
- Olympia Mews, a small 1980's-1990's modern mews.

To the rear (east), are the backs of the Grade II listed terraced houses which line Inverness Terrace. Opposite on the west side of Queensway is Queens Court Mansion block. Abutting to the site to the north is 36-44 Queensway.

The Grade II listed Church of Our Lady of Heaven lies further north of the site and adjoins 44 Queensway and the northern most part of Olympia Mews. To the south of the site is Consort House tower.

The site lies within the Queensway Conservation Area and adjacent to the Bayswater Conservation Area. It also forms part of the Queensway/Westbourne Grove Major Shopping Centre.

7.2 Recent Relevant History

Original Planning Permission granted on (committee on 22.06.2021) 11.05.2022-18/09727/FULL(Application 3)

Conditional planning permission was granted on 11.05.2022 for the “Demolition of existing buildings at Nos.28-34 Queensway and redevelopment of site by erection of a six storey, plus basement level, building comprising to provide Class A1 retail floorspace at basement and ground levels and 35 residential flats (Class C3) to the rear at ground level and on the upper floors. Demolition of existing buildings in Olympia Mews and redevelopment of site by erection of a replacement two storey building for use as Class B1 office floorspace 18/09727/FULL ('Application3)’”.

The application is the subject of a s106 legal agreement which links this and three related applications together (Applications, 1,2 & 4) and which secured the following obligations related to this application:-

- a) In the event that Application 3 or 4 is implemented, the provision of 8 flats as Intermediate (London Living Rent) Affordable Housing units prior to the occupation of the market flats.
- b) Early and Late Stage Affordable Housing Reviews in order to secure further affordable housing contributions, should the development become viable in the future.
- c) Lifetime (25 years) Car Club Membership for each of the 35 residential units
- d) Car and Cycle parking within Q Park Queensway Car Parking on an unallocated basis
- e) Highways works associated with and required to facilitate the development including reinstatement of redundant vehicle accesses, modification to existing vehicle access where required and adjoining footway and associated work (legal, administrative and physical).
- f) Employment and skills contribution of £25,775 index linked and payable on commencement of development.
- g) Carbon Offset Payment of £126,207 index linked and payable on commencement of 1st of the four linked applications.
- h) Monitoring costs

The Sub-Committee also authorised the making of a draft order pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway to enable this development to take place.

1st Non Material Amendment Agreed 13.07.2023 -23/04588/NMA

Amendments to planning permission dated 11th May 2022 (RN 18/09727/FULL) for the demolition of existing buildings at Nos.28-34 Queensway and redevelopment of site by erection of a six storey, plus basement level, building comprising to provide Class A1 retail floorspace at basement and ground levels and 35 residential flats (Class C3) to the rear at ground level and on the upper floors.

Demolition of existing buildings in Olympia Mews and redevelopment of site by erection of a replacement two storey building for use as Class B1 office floorspace ('Application 3'). NAMELY, to amend the description of development (Demolition of existing buildings at Nos 28-34 Queensway and redevelopment of site by erection of a six storey, plus basement level, building comprising Class E retail floor space and residential flats (Class C3). Demolition of existing buildings in Olympia Mews and redevelopment of site by erection of a replacement two storey building for use as Class E office floorspace ('Application 3').

2nd Non Material Amendment Agreed 11.10.2023- 23/06258/NMA

Amendments to planning permission dated 11th May 2022 (RN:18/09727/FULL) for Demolition of existing buildings at Nos.28-34 Queensway and redevelopment of site by erection of a six storey, plus basement level, building comprising to provide Class A1 retail floorspace at basement and ground levels and 35 residential flats (Class C3) to the rear at ground level and on the upper floors. Demolition of existing buildings in Olympia Mews and redevelopment of site by erection of a replacement two storey building for use as Class B1 office floorspace ('Application 3'). Namely, to amend the wording of the description of development to:-Demolition of existing buildings at Nos 28-34 Queensway and Olympia Mews and redevelopment of site by erection of a six storey, plus basement level, building comprising Class E retail floor space and residential flats (Class C3) and erection of a replacement two storey building for use as Class E office floorspace, together with associated landscaping.

Wider masterplan permissions

The above application was one of four permissions granted by the Planning Applications Sub-Committee, linked by a S106 legal agreement. The proposals all being part of a masterplan for the entire estate which seek to regenerate Queensway.

Application 1 – Planning permission granted on 11.05.2022 -18/09557/FULL

8-26 Consort House and 36-44 Queensway-

Installation of new shopfronts to Nos.8-26 Queensway and Nos.36-44 Queensway, use of ground and mezzanine level shop unit at No.10 for Class A3 use and use of ground and mezzanine level shop unit at No.22 Queensway for Class A1 use .

Application 2 Planning permission granted on 11.05.2022-18/09765/FULL.

Queens Court & Princess Court Open Street Level Car park

Change of use of rear part of Queensway Market to dual/ alternative A1/ A2/ B1/ D1/ D2 use and 5 residential units facing Princes Court, reconfiguration of retail units along Queensway including introduction of Class A1 uses at Nos.23 and 33 (current entrances to Queensway Market) and use of Nos.25 and 41-43 Queensway as Class A3 uses, installation of new shopfronts to Nos.23 to 43 Queensway, erection of infill extension to rear at ground floor level, erection of two new pavilion structures for Class A1 use and associated new hard and soft landscaping on land between Queens Court and Princes Court, installation of green roofs, rooflights and mechanical plant within enclosures to first floor level roofs between projecting rear wings of Queens Court installation of kitchen extract ducts to rear elevations, and associated cycle parking, waste storage, plant and other ancillary alterations

Application 4 – Planning permission granted on 11.05.2022 - 18/09766/FULL.

Queens Court

Erection of two storey roof extension to Queens Court to provide 26 residential units (Class C3) with associated waste and recycling storage ('Application 4').

8. THE PROPOSAL

This Minor Material Amendment (MMA/S73) application seeks to vary the 2022 permission for the redevelopment of the site for mixed-use purposes, which is part of Bourne Capital's Queensway Regeneration masterplan. The development has already begun on site with some demolition currently underway. Bourne Capital have instructed Vabel as their delivery partner and as part of this process, amendments are sought to the 2022 permission.

The 2022 permission comprised of the following key elements:

- Full demolition of existing buildings at Nos.28-34 Queensway
- 6 storey, plus basement level building.
- Ground and basement retail to Queensway
- 35 residential flats including 3 affordable units.
- Full demolition of existing buildings in Olympia Mews & 2-storey building for use as office floorspace.
- Gas boilers energy strategy.
- No urban greening or biodiversity.

The key changes include amendments to the following aspects of the proposed development:-

- Demolition of existing buildings with whole life carbon strategy to retain existing sub-structure (piling) and re-use foundations, concrete frame, some steel elements, materials from pre-demolition audit.
- Regulated & operational Carbon strategy for full electric energy via Air Source Heat pumps, bio solar roof, BREEAM Excellent for office.
- A reduction in footprint and mass and associated reduction in the overall quantum of proposed floorspace.
- Lower provision of office and retail floorspace.
- Lower provision of residential units (30 rather than 35) (including 3 affordable units) but within increased floorspace.
- Residential layout & mix changes.
- Townscape, architecture & materiality changes.
- Introduction of urban greening, biodiversity with communal garden, bio diverse green roofs and planters across the site.

Further information has been submitted during the course of the application in relation to energy and sustainability, environmental and highways matters in order to seek to address technical queries raised by officers.

Table 1: Consented (Extant 2022 Planning permission) and proposed land uses.

Land Use Mix	Consented (sqm)	Proposed (sqm)	Difference (sqm)	Percentage difference
Retail (GIA)	798	250.2	-547	-69%
Office (GIA)	993	483	-510	-51%
Residential Private (Combined unit GIA)	2428	2958	+536	+22%
Residential Affordable (Combined unit GIA)	183	278.5	97	+53%
Total	4402	3978.3	-423.7	-9.63%

9. DETAILED CONSIDERATIONS

9.1 Land Use

Land Use Overview

The 2022 permission provided a mixed-use scheme of residential, retail and office floorspace within Queensway/Westbourne Grove Major Shopping Centre, and this remains the case in this amended proposal.

However, this proposal seeks to provide a higher provision of residential floorspace (albeit less units), but a lower provision of retail and office floorspace. Whilst the lower provision of commercial floorspace within the Major shopping centre and lower number of residential units is regrettable, the reasoning and justification of this lower provision is accepted by officers in order to support the delivery of an overall better quality development when compared to the extant 2022 planning permission. The reasons for this are explained under the relevant land use headings below. The mixed-use development remains acceptable in principle in this location by providing replacement purpose built sustainable commercial space (retail & office) together with good quality residential accommodation above.

Commercial Uses

Office

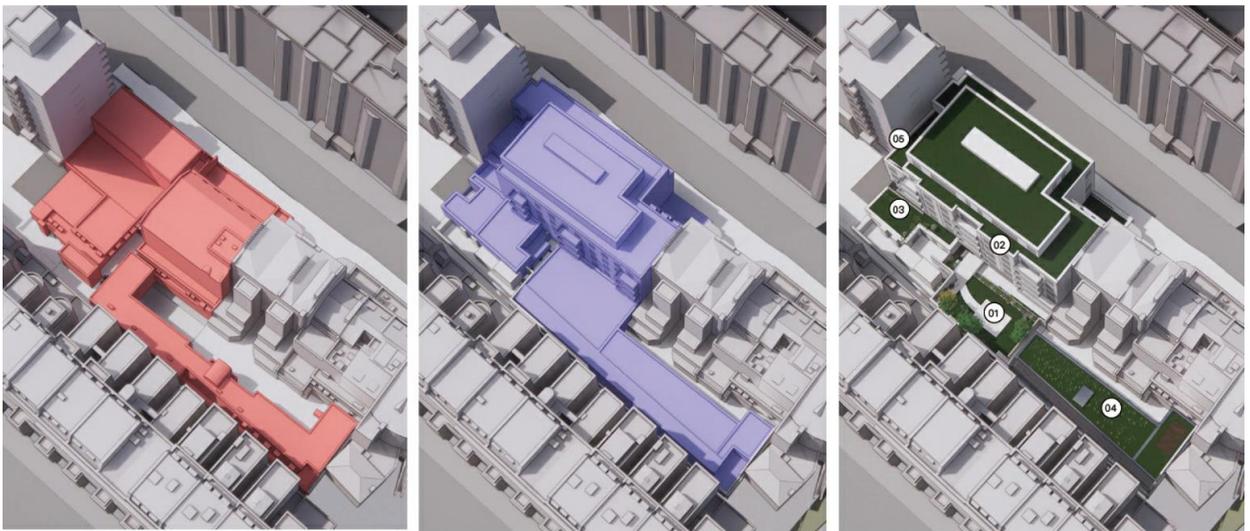
The lower provision of office floorspace (483m²) compared to the consented development (993m²) is regrettable in land use terms. However, as can be seen in visual 1 below, the existing office building has a large footprint in a back land location, extending behind 30-34 Queensway. The consented development maximised built form, with little separation and breathing space between buildings, and with additional massing in the form of a two storey building at the rear of 30-34 Queensway, which inevitably comprises the rear of that building.

The proposed development takes a different approach and seeks to reduce the amount of built form at the rear of the site, to create an improved design and townscape, to provide a resident's garden as well as a better design solution for the rear elevation of 30-34 Queensway which provides improved opportunities for outlook and daylight & sunlight. It also allows for an improved office building within Olympia Mews from a townscape perspective.

The proposed purpose built office floor space is proposed to be provided within the new modern mews building in Olympia Mews and is flexibly designed to accommodate

between 1-4 tenants to cater for small/ medium enterprises. The offices are subject to the new sustainable energy strategy, to meet BREEAM excellent, with the use of Air Source heat pumps, cycle parking, biodiverse roof and courtyard space. Overall, whilst less office floorspace is proposed, it is considered to be of sustainable design and would allow for improvements to the development in other aspects.

Policy 13. Supporting economic growth, supports new and improved office floorspace within the Town Centre Hierarchy and whilst the net loss of office floorspace from the CAZ is protected, it does not afford the same protection to the loss of office floorspace within a Major shopping Centre. Therefore, the loss of office floorspace is considered to be acceptable in this instance, in order to provide a better overall development which would still provide a mix of office and retail uses for local employment opportunities.



Visual 1:-Existing/consented/proposed.

Retail

Within the extant 2022 permission a significantly more retail floorspace (798m²) over what existed (553m²) was proposed at ground and basement levels to Queensway. The current proposal seeks to reduce the size of the retail units by removing basement space and reducing the depth of the units, to provide three retail units (79m², 72.4m² and 98.9m²) on a single level at ground floor which would serve visiting members of the public with important active frontages to Queensway.

The applicant has provided a statement from Savills Central London Retail and Leisure Team with respect to the retail offering. This states that the retail market has experienced seismic changes over the past few years as a result in the Covid -19 Pandemic, together with economic matters (inflation and interest rate increases) which has led to a weakening of the market with companies looking to focus on areas with residential communities (like Queensway) rather than business and tourist custom alone. They consider that this location would be favourable to retailer uses which compliment residential population, appealing to convenience led retailers and cafes, but that these operators generally have a greater sensitivity to overall operational costs, thus seeking smaller sites with lower rents and overall costs. They give an example of a large unit

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(520m² over basement, ground and first floor) at 93-97 Queensway (previously Barclays Bank) which they are marketing and that has had received limited interest, and state that options to divide the space into smaller units is now being considered. It concludes by stating that they consider the concentration of demand for the application site would be from more localised retailers with a preference for smaller space and that the proposed amendments to reduce the retail units to three units between 72.4m² and 98.9m² would therefore be in keeping with the changing occupier demand.

The justification given is considered reasonable and it is considered that the scale, type and format of the retail units reflects the Westbourne Grove/Queensway major shopping centre and are likely to attract operators that are more likely to meet resident's day to day shopping needs. Furthermore, all three retail units would have good street presence with active frontages. For these reasons the proposal is considered to meet Policy 14. Town centres, high streets and the CAZ.

Other uses (other than office and retail) within Class E may have different and potentially more harmful amenity, transportation and or air quality impacts than the proposed uses. For example, creche, leisure, gym, and some sport uses (or a combination of these uses) could cause significant harm to the amenity of these nearby residents, in environment, residential amenity and transport and highways terms. The applicant has not provided any information to demonstrate that the impact of these other uses within Class E would be adequately mitigated in the event of a change of use. Accordingly, a condition is recommended to prevent changes of use within Class E without planning permission which the applicant has agreed to.

Conditions 4,5 & 24 are recommended to control to these uses (to retail and office only within Class E), to prevent supermarket use and deliveries and to require a shop window display. These conditions are not intended to be too restrictive, but just to require proposals for any alternative Class E uses, including a supermarket, deliveries and amendments to the active street frontage, to apply for planning permission so that full details of the potential implications of the proposal and a full assessment can be made at that time.

Residential Use

The principle of providing new residential accommodation (of less than 200m² per unit) as part of this mixed use development within the Major shopping Centre is remains supported by Policy 8. Housing delivery and Policy 14. Town centres, high streets and the CAZ.

The 2022 permission proposed 35 units (32 private residential units and 3 affordable units). It is proposed to increase the amount of floorspace given over to residential use by just over 500m², but provide a lower number of units (5 less private units), 30 units (27 private residential units and 3 affordable units).

Due to the various changes to the proposed development and in order to seek to improve the quality of accommodation provided, the residential layout is proposed to be reconfigured. This has resulted in the overall reduction in the number of units. Whilst the optimisation of residential floorspace is required by policy 8, this must be balanced with the quality of accommodation to be provided in terms of unit sizes, layout and quality of internal and external residential environment.

Residential Mix

The residential mix of unit sizes is proposed to be amended as set out in table 2 below. The revised mix of unit sizes omits the studio and 4 bedroom units, and provides a mix of one, two and three bedroom units, maintaining a provision of 28% of family units within the development (rather than the 31% proposed under the extant permission). This meets with the requirement under Policy 10. Housing for specific groups to provide 25% family sized homes within new residential developments.

Table 2 Residential mix

Unit Mix	Consented	Proposed	Difference
Studio	1	0	-1
1 Bedroom	15	8	-7
2 Bedroom	8	14	6
3 Bedroom	10	8	-2
4 Bedroom	1	0	-1
Total	35	30	-5

Residential Quality

The increase in residential floorspace proposed under this application is used to increase the floorspace to individual units as set out in the table 3 below. This provides for better proportioned flats, incorporating better space and room layouts, more space for storage and second bathrooms in the family units.

Table 3 – residential unit floorspace

Unit	Technical housing minimum standards	Consented – range of floorspace	Proposed- range of floorspace
Private Studio	37m2 with shower	38m2	n/a
Private 1 bed	39- 50m2	50-64m2	67-93m2
Private 2 bed	61-70m2	61-82m2	91-115m2
Private 3 bed	74-95m2	79-139m2	148-198m2
AH 1 bed	39-50m2	51.5-56m2	n/a
AH 2 bed	61-70m2	76.3m2	93.6m2
AH 3 Bed	74-95m2	n/a	90.2-94.7m2

The quality of the of the residential units is also improved with respect to aspect and the amount of daylight and sunlight that the residential units would receive. Under the consented scheme, 55% of rooms would achieve daylight (illuminance) levels recommended for their room use and 46% would achieve recommended sunlight levels. Under the proposed scheme these figures are 63% and 46% respectively and indicate an improvement in the amount of daylight that the flats would receive. This assessment is based on the 2022 BRE guidelines which is more stringent than the earlier guidelines that were relevant at the time of assessment of the extant permission.

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Whilst it is regrettable that the proposed scheme does not provide flats with rooms that all meet the BRE guidelines, given the extant permission, the improvements in daylight are a welcome improvement.

Further improvements include the provision of external amenity space to all units through balconies and the provision of a fully accessible communal garden, the introduction of urban greening and biodiversity, and a sustainable energy strategy for the building. The development is also expected to meet with Secure By Design Accreditation, as advised by the Designing Out Crime Officer, and a condition is recommended to secure this for the residential use as well as the other uses within the development.

Overall, for the aforementioned reasons, the proposed residential accommodation is considered to be of significantly improved quality when compared to the consented 2022 permission and more fully meets the requirements of Policy 12. Housing quality.

Affordable Housing

The 2022 extant permission secured three affordable housing units on site, and this remains the case under this application. The quantum of affordable housing floorspace is increased from 183.8m² to 278.50m² and the mix of unit sizes is revised from 1x1 bed, 1x2bed and 1x3bed, to 1x2 bed and 2x3beds. The location of the ground floor unit remains in the same location, but is now of improved size, layout and better position of external amenity space. Two other units are now proposed at first and second floor accessed via Consort House and are considered to be an improvement. This increase in quantum of affordable housing floorspace and the provision of better quality units is welcomed.

With respect to the viability of the proposal to provide affordable housing. Under the 2022 extant permission, viability was considered collectively across the four linked applications for four separate sites within the applicants' masterplan (see history section of this report).

A single viability report was provided by Montague Evans in relation to the collective viability of the proposals of all four applications, which was independently assessed at the time on behalf of the City Council. The conclusion was clear in that the development (all 4 applications) could not viably provide any affordable housing.

Notwithstanding the agreed findings of the viability assessment, the applicant proposed ex gratia, to provide 8 affordable housing units as part of the collective development. Without prejudice, 3 affordable housing units were proposed within 28-34 Queensway (as part of Application 3- this site) and 5 affordable housing units were proposed at rear ground floor level to Queens Court (As part of Application 2). Originally offered as shared ownership and affordable rent respectively, during the course of the earlier 2022 permission it was considered that all 8 affordable housing would better meet the City Council's need, if provided as London Living Rent affordable housing units.

As part of this application to revise Application 3, the viability of the scheme as part of the wider linked masterplan proposal, was reconsidered, resulting in the same advice from the City Council's independent consultants.

Consequently, the affordable housing provision remains the same and the provision of 8 London Living Rents affordable units, 3 of which are provided within this application (Application 3) is welcomed in land use terms in accordance with policy 9 (Affordable Housing) of our City Plan to help meet the need for affordable housing in the City.

The provision of on-site affordable housing is already secured by way of a S106 legal agreement relating to the extant 2022 permission and which links all four applications together and is the subject of early and late stage Affordable Housing Reviews in order to secure further affordable housing contributions, should the development become viable in the future. This application is proposed to be linked to the original S106 legal agreement by way of a Deed of Variation.

9.2 Environment & Sustainability

Sustainable Design

The current proposal incorporates some crucial enhancements to the sustainability of the proposed development. The key improvements include:-

- Introduction of Whole Life Carbon strategy to reuse a proportion of foundations and concrete frame, some steel elements and some materials identified from pre-demolition audit.
- Substituting the initially proposed gas fired system with Air Source Heat Pumps (ASHP) for space heating and hot water supply.
- Heat network compatible with one centralised connection point for the entire development.
- Bio solar roof – 18 kW
- Operational energy modelling for retail and office space.
- BREEAM excellent for Office building

This accords with Policy 38(D). Design principles.

Whole Life Carbon/Circular Economy

At the time of the initial planning permission, Whole Life Carbon Assessments (WLCA) were not a mandatory requirement, and thus, the Applicant did not submit one. However, recognising the evolving landscape of planning regulations, such assessments have now become a requisite part of the documentation for planning applications. In compliance, the Applicant has submitted a Whole Life Carbon assessment. This assessment highlights the carbon efficiency gains in the revised scheme compared to the originally approved plan.

Embodied carbon figures show a 36% improvement in the revised scheme over the original, attributed to a 34% reduction in construction-related carbon. Following this, the comparative analysis of operational energy reveals a 53% decrease in total operational carbon emissions for the updated scheme compared to the original, highlighting significant operational savings alongside the embodied carbon reductions. In summary, the updated/proposed scheme exceeds the GLA benchmarks for whole life carbon.

Energy Performance

The revised energy strategy marks a substantial enhancement over the previously approved scheme, particularly in terms of reducing operational carbon emissions.

The key improvement involves the replacement of the initially proposed combined heat and power (CHP) system with heat pumps, which will be used for both space heating and hot water provision. These heat pumps will be partially powered by solar PV panels.

Table 4: Regulated carbon dioxide savings from each stage of the energy hierarchy.

	Regulated Carbon Dioxide Savings	
	Tonnes CO ₂ per Annum	%
Be Lean: Savings from energy demand reduction	4.48	13.7%
Be Clean: Savings from heat network.	0.0	0%
Be Green: Savings from renewable energy	19.54	55.2%
Cumulative on-site savings	24.37	68.9%
Carbon shortfall	331	-
	Tonnes CO ₂	
Cumulative savings for offset. payment	331	
Cash-in-lieu contribution	£31,404	

The overall target of achieving an on-site regulated carbon emissions reduction of 35% over Part L 2021 have been met for both the residential and non-residential part of the development. In addition to this, the scheme meets the Greater London Authority's (GLA) carbon reduction target of 50% for residential units. Operational energy modelling indicates residential spaces far exceed GLA's efficiency standards, with space heating demand at 7 kWh/m²/year for residences and 24 kWh/m²/year for commercial spaces.

Overall, the scheme records 89 kWh/m²/year and 81 kWh/m²/year for residential and commercial areas respectively, slightly missing GLA's benchmarks but still showing good performance. The excess energy usage primarily stems from unregulated sources, beyond the design team's influence.

In the 'Be Lean' phase, the applicant has employed passive architectural and engineering strategies, allowing the structure to reduce its dependence on heating, cooling, and ventilation systems, as well as artificial lighting.

The development exceeds Building Regulations 2021 by implementing high insulation levels and high-performance glazing. This approach lowers energy consumption and

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ensures year-round comfort by maintaining optimal indoor temperatures and reducing thermal asymmetry.

The design minimises thermal bridging, surpassing historic Accredited Details standards, to enhance the building's thermal performance.

The design integrates natural ventilation with thermal mass to stabilize indoor temperatures, reduce overheating risks, and decrease dependency on mechanical cooling. Mechanical ventilation with heat recovery is employed in areas limited by natural ventilation, ensuring high air quality along with a high target for air-permeability.

In the 'Be Clean' stage, the applicant has provided schematics showing that the heating system has been designed to allow for future DHN connection.

Space heating and hot water provision in residential units will be facilitated by a centralised, high-efficiency air-source heat pump system, paired with heat interface units (HIUs) and underfloor heating. To minimise energy consumption for domestic hot water (DHW), water-efficient fixtures will be employed alongside lower hot water temperatures. The deployment of HIUs eliminates the need for hot water storage, enabling operation at reduced temperatures thereby enhancing the efficiency of the air-source heat pumps. The building will incorporate a high-efficiency mechanical ventilation system equipped with heat recovery and a summer bypass feature for leveraging night-time cooling of the building's thermal mass. A demand-driven control system will be installed in commercial spaces to regulate ventilation based on CO2 concentrations, ensuring optimal indoor air quality (maintaining CO2 levels below 1000ppm) while minimising energy use.

A very energy efficient heat recovery system is planned, offering significant improvements over conventional methods specified in the consented scheme. This system will utilize the excess heat from the cooling process as a preliminary heat source for the heating system, particularly efficient during the summer months for preheating domestic hot water. This approach enables the recovery of over half of the rejected heat, resulting in a system that is highly efficient, surpassing baseline efficiency values outlined in Part L.

In line with the City Plan 2019-2040 Policies, the commercial part of the development is targeting a BREEAM score of Excellent.

Finally, the development envisaged the installation of a photovoltaics system with a total installed capacity of 18 kWp which are estimated to generate a 8278 kWh/year of electricity potentially offsetting 1.09 tonnes of CO2/year.

Overall, for the aforementioned reasons the proposal is considered to accord with Policy 36. Energy and 37 Waste Management.

Air Quality

The air quality neutral assessment and supporting additional information submitted during the course of the application concludes the development is air quality neutral for both building and transport emissions which satisfies policy 32 (Air Quality).

Flood Risk & Sustainable Drainage

An updated rainwater and sustainable drainage strategy has been provided for the

development which now includes rainwater harvesting and SuDS attenuation storage. The City Council's Lead Local Flood authority Officer welcomes these additional measures and is satisfied with the proposal in accordance with Policy 35. Flood risk.

Light Pollution

Given the nature of the proposal and relationship with surrounding properties, it is not considered to raise issues with respect to light pollution in accordance with Policy 33(B). Local environmental impacts.

Noise & Vibration

A noise assessment has been submitted in support of the proposal. The City Council's Environmental Health (EH) Officer has confirmed that the plant is expected to meet out standard noise and vibration requirements. As such the plant is considered to be acceptable, subject to conditions to ensure future compliance in accordance with policy.

Odour

As part of the submission an odour assessment was submitted as part of the air quality assessment. It makes note that existing restaurant premises in Queensway within 20m of the site, contain low level kitchen extract systems, which may have the potential for odour impacts to the future residents within this proposed development. The findings suggest that grease, particulate and carbon filtration along with appropriate management are likely to reduce to the risk for odour impacts.

These restaurant premises on Queensway fall outside of this application site and involve third parties. As such, it is not possible to control these uses or to ensure that the mitigation measures mentioned above are imposed. Furthermore, this was not a matter raised during the time of the 2022 permission, which is being implemented and which is the fall back position. However, an informative is recommended to encourage the applicant to discuss the matter with those third parties to try to resolve and potential issues. The proposed development itself does not cause any issues of odour and complies with Policy 33. Local environmental impacts.

Contaminated land

Whilst a contaminated land condition was not considered necessary to impose on the 2022 permission. It has come to light during the course of this application and the submission of additional information, that a petrol tank has been found on site and is proposed to be demolished. Given this finding it is considered prudent to impact a contaminated land condition as part of this proposal. Mindful that some demolition works to implement the 2022 have begun, it is not possible impose our standard condition as it requires measures before demolition. As such a bespoke worded condition is recommended to require details before ground works commence. This will ensure that any site contamination is identified and treated, in accordance with condition 33 Local environmental impacts.

Environment & Sustainability Summary

Overall, the sustainability of the proposal is greatly improved in comparison to the extant 2022 permission and the environmental impacts of the proposed development are policy compliant. A number of conditions are recommended to secure the delivery of the sustainability benefits and control environmental aspects of the development.

9.3 Biodiversity & Greening

The extant 2022 did not contain any urban greening or biodiversity measures at all. The revised proposal seeks to address this through the provision of a number of measures:-

- Communal residents garden
- Extensive and Intensive Green roofs
- Planters
- Rainwater harvesting & associated attenuation tank within the garden.
- Measures for birds, bats and invertebrates
- Urban Greening factor of 0.510
- Biodiversity gain of 0.4 units

The 100% improvement in urban greening and biodiversity is welcomed and the proposal complies with Policy 34. Green infrastructure. Conditions are recommended to secure full details.

The existing mature London Plane Street tree outside of the site will require tree protection measures. An arboricultural report and tree protection plan is to be required by condition.

9.4 Townscape, Design & Heritage Impact

Legislative & Policy Context

Being within a conservation area, Section 72 of the Act requires that decisions made for development proposals on the site must pay special attention to the preservation or enhancement of the character or appearance of the conservation area.

Similarly, Section 66 of the same Act requires that the impact of development proposals on the setting of the nearby listed buildings must be given special regard or, in the terms of Chapter 16 of the NPPF, great weight when considering the overall effects of a scheme.

Section 16 of the Act requires the same for the determination of the application for listed building consent for the works proposed to the rear boundary wall.

Regarding all of these statutory requirements, the relative significance of the affected heritage assets, including that of the application site itself and the manner in which it interacts with those other assets, should be taken into account.

Policy 38 (design principles), 39 (heritage) and 40 (townscape and architecture) provide the main framework for the application of the above-mentioned statutory and national requirements, whilst the Queensway Conservation Area Audit SPD and Development and Demolition in Conservation Areas SPG provide valuable guidance to shape the quality and impact of new development in the area.

Quality/value of existing buildings

The application relates to three building groups within the Queensway Conservation Area:

- Nos. 28-30 Queensway – the northern portion of ‘Consort House’, a brutalist brick block of flats, offices and shops built in 1970 to designs by the influential architect, Owen Luder.
- Nos. 32 to 34 Queensway – a short row of more traditional appearance buildings of modern date.
- Olympia Mews – a small modern mews dating from the 1980s / 1990s, set behind and parallel to nos. 30 to 42 Queensway.

Nos. 36 to 42 Queensway fall outside of the application site but include a narrow archway which is the sole access to the Olympia Mews section of the application site.

Whilst Consort House as a whole is considered to be of some architectural value, despite having a very dominant impact on the traditional character of the area, this northern portion is the much lesser part.

32 and 34 are a traditionally designed, moderately successful modern replacement building which sits comfortably with the character of the area but are limited in architectural value and are of no historic value.

Olympia Mews is of no architectural merit, although it occupies the location of a previous, historic mews.

None of the buildings within the application site are listed nor are they considered to be listable, or to otherwise of merit to the conservation area.

To the rear of the application site (east), are the backs of the Grade II listed terraced houses which line Inverness Terrace. The application for listed building consent which forms a part of this application submission, is submitted solely to deal with the alterations required to the boundary between the two sites; it is otherwise not required for the development proposals.

Immediately to the north of the Olympia Mews portion of the application site is the Grade II listed Church of Our Lady of Heaven, including its associated Rectory. The applicant has advised that there is a physical gap between the application site buildings which would remain as part of the proposals.

Demolition

The demolition proposed would be complete from ground level upwards. At basement level the existing construction of the car park of Consort House and sections of structure around the core to nos. 32 and 34 would be retained.

Because none of the buildings which form the application site contribute positively to the character or appearance of the conservation area, their demolition and replacement is considered to be acceptable in principle in design and heritage terms, subject to the

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comparative merits of the replacement proposals. Their demolition should not harm the character or appearance of the conservation area.

There would be no direct effects on the listed buildings that sit adjacent to the site, other than the alterations to the boundary with Inverness Terrace, and the construction of a new building adjacent to it, and adjacent to the listed Church to the north. These works of alteration to the boundary structures are considered to cause no direct harm to the significance of the Inverness Terrace listed buildings. A recording condition, requiring an appropriate level of recording of the boundary as it is revealed during demolition within the application site would be reasonable to impose on both the permission and listed building consent.

The demolition of buildings within the application site should not harm the setting of these listed buildings, again, subject to the comparative merits of the replacement proposals.

Bulk, Height & Scale & Detailed design

The new buildings as now proposed following extensive pre-application discussions between officers and the new developers, are considered to be a notable improvement upon the 2022 permission and would add positively to the character of this part of the city, and to the conservation area.

The heights proposed of both the main block and the set-back 32 to 34 frontages are respectful to the traditional scale of buildings to this part of Queensway, whilst also providing a sensitive means of moderating between that and the scale of development towards the notably taller Consort House. The set-back at fourth and fifth floors provides a good hierarchy to the building which, whilst not possible to fully articulate between first and second floors, provides a handsome and legible residential character to the upper floors, with a strong retail base.

The more traditional design of nos. 32 and 34 is well interpreted from local buildings without being slavish or pastiche. The change to a single mansard is a particular improvement over the previous permission, which included for a somewhat top-heavy double-mansard in this position.

The shopfronts onto Queensway are wider than the general bay-widths of shopfronts in the area and are recessed from the outer structure of the ground floor. This is not ideal but extensive explanations have been given by the applicant about how this is unavoidable due to the smoke-vents from the retained Consort House car park below. Considering this design limitation, it is considered that the proposed shopfronts are a good interpretation of the locally established pattern of traditionally inspired shopfronts which have been installed on many shopfronts on Queensway in recent years.

To the rear elevations, the new Main Block would be taller than the existing but shows improvements in articulation and massing over the 2022 permitted elevations, which would be beneficial to both the appearance of the building, and the site's relationship with the listed buildings and boundary wall to the rear. The dedication of part of this rear area, currently built on with low-grade modern construction, as a private garden is particularly beneficial, and would better space between the main block and the Inverness

Terrace properties, to expose the rear boundary wall, and to provide much needed green space.

The new Olympia Mews building would be taller than the existing at two-storeys but is consistent in that height to the 2022 approval. It improves upon the 2022 scheme however by providing a more comfortable, less cramped private realm space in front, between its front wall and the rear boundaries of nos. 36-42. The design of the new building's front and rear elevations is simple and responds well to the tight constraints of the site, and to the character of the local area. It is modern and unpretentious, but nevertheless high quality and interesting. It's relationship with the adjacent listed buildings to the east and north would be unobtrusive and respectful.

The inclusion of various elements of planting to flat roofs, balconies and the new rear garden is welcomed, and would support the building's architecture in a positive manner.

The proposals are therefore considered to comply with Policy 38. Design principles, policy 39 Westminster's Heritage and Policy 40. Townscape and architecture.

Fire Safety

Consideration has been given the fire safety and strategy provided. The HSE has confirmed that this proposal is not a relevant building for the purpose of Planning Gateway One. As such Policy D12. Fire Safety is considered to have been addressed for the purpose of early consideration under planning.

Impact on Heritage Assets

The application proposals are considered to be well designed, exhibiting variety, scale, bulk and massing appropriate to the site and area. The scheme would create three high quality new buildings, and valuable open private amenity space to the rear. This would preserve the setting of the adjacent listed buildings, and in some respects would improve the relationship from the existing and approved schemes. The proposals to the curtilage-listed rear wall would preserve its contribution to the significance of the principal listed buildings of Inverness Terrace. The proposals would preserve and enhance the character and appearance of the Queensway Conservation Area.

As such, the applications are considered to be in accordance with the design, townscape and heritage policies of the City Plan, as set out above, with applicable local guidance. A recommendation to grant conditional permission and listed building consent would therefore be compliant with Sections 16, 66 and 72 of the Act, and with the NPPF.

9.5 Residential Amenity

Daylight & Sunlight

A new daylight and sunlight assessment has been submitted in support of this revised proposal. This assesses the potential impact of the development on the daylight and

sunlight (where 90 degrees south) currently received by a number of residential properties.

The BRE guidelines state that if the VSC value (Centre of the window assessment) is both less than 27%, and results in a reduction of more 20% then daylight may be adversely affected and noticeable to its occupants. With respect to the NSL assessment (distribution of daylight within a room assessment). A reduction in more than 20% would be material and noticeable to occupants.

The BRE guide suggests that if a window point can receive more than 25% of Annual Probable Sunlight Hours (APSH) including at least 5% in the winter months then the room should still receive enough sunlight. A reduction in 20% of APSH of either annual or winter sunlight and a total loss of value of 4% would be noticeable to the occupants.

This current proposal is comparable with the 2022 permission in terms of impact on daylight and sunlight received by surrounding properties.

1-9 Inverness Terrace (Hotels – Grand Royale London Hyde Park Hotel)

- 7 windows (ground and first floor) would receive between 0.69-0.76 of their former daylight value.
- No loss of sunlight.
- This property is in hotel use.

11-13 Inverness Terrace Hyde Park Economy Apartments

- 11 windows would receive 0.63-0.79 of their former daylight value.
- 5 windows (first and second floor) would see a loss of annual sunlight hours (receiving 0.50-0.76 of their former value)
- No change to winter sun
- This property is in serviced apartment use.

15 Inverness Terrace

- 2 windows (ground and first floor) would receive 0.75 of their former daylight value. One window already has very low values reducing from 5.98 to 4.49 VSC and the other would be reduced from 23.09 to 17.33 VSC.
- 2 windows (ground and first floor) would see a loss of annual sunlight hours (receiving 0.73-0.77 of their former value), but would retain annual sunlight hours of 20 and 24 hours.
- No change to winter sun
- This property is in residential use.

17 Inverness Terrace

- 2 windows (first floor) would receive 0.74-0.76 of their former daylight value. With reductions in daylight from 23.41 to 18.10 & 24.45 to 18.50 VSC.
- 2 windows (first floor) would see a loss of annual sunlight hours (0.67 and 0.69 of their former value). With reductions in daylight from 36 to 24 and 35 to 24.
- No change to winter sun

- This property is in residential use.

19 Inverness Terrace

No impact

21 Inverness Terrace

No impact

23 Inverness Terrace

- 3 windows (lower ground) would receive 0.77-0.79 of their former daylight value between. With retained daylight values of 22-23 VSC.
- No loss of sunlight.
- This property is in hotel use.

25 Inverness Terrace

- 1 window (lower ground) would receive 0.79 of its former value. Reducing from 5.89 to 4.66 VSC.
- No loss of sunlight
- This property is in residential use.

27 Inverness Terrace

- 2 windows (lower ground) would receive 0.77-0.78 of their former value. Reducing from 6.11 to 4.74 VSC and 5.62 to 4.32 VSC.
- No loss of sunlight
- This property is in residential use.

29 Inverness Terrace

- 1 window (lower ground) would receive 0.79 of its former value. Reducing from 5.76 to 4.55 VSC.
- 1 window (lower ground) would see a loss of winter sun with values reducing from 2 to 1.
- This property is in residential use.

31 Inverness Terrace

- No impact.

33 Inverness Terrace

- No impact

6-26 Queensway

- 1 window (5th floor) would receive 0.48 of its former value. Reducing from 36.39 to 17.59 VSC
- No loss of sunlight
- This property is in residential use.

36-38 Queensway

- 2 windows (ground floor) would receive 0.72-0.73 of their former value. Reducing from 16.99 to 12.47 & 16.69 to 11.95.
- 1 window (ground) would see a reduction in annual sunlight hours (0.75 of

former value) from 24 to 18 and reduction in winter sun of (0.75 of former value) 4 to 3 hours.

Princes Court

- No impact

Queens Court

- 7 windows at first floor (2 living rooms and 5 bedrooms) would receive between 0.78 and 0.79 of their former value) with retains levels of 19.20-21.36VSC.
- 3 windows at first floor would receive 0.72-0.75 of their former annual sunlight retaining 23-24 hours.
- This is in residential use.

Whilst treated as residential for the purpose of the daylight and sunlight assessment, it is considered that many of these properties are in hotel/short term let use, which are not afforded the same protection as residential uses.

With respect to the residential properties affected, given the location of some windows at lower ground floor level, existing low levels, retained daylight and sunlight values and reductions of just below the 0.8 guideline in many cases, the impact is considered acceptable and the impact is not considered to be significant or to detrimentally impact on the living conditions of existing residents under Policy 33. Local environmental impacts.

Sense of Enclosure

As in the case of the extant 2022 permission, given the scale of the development, its set back and distance to neighbouring properties, it is not considered to result in any significant increase in sense of enclosure or loss of privacy to existing surrounding residents. This includes to Queens Court which remains at a distance on the opposite side of Queensway, the distance between the two.

Privacy

The balconies are proposed to the rear of the building. Due to their size, location, domestic use and distance to surrounding properties, they are not considered to result in any significant overlooking or noise disturbance.

9.6 Transportation, Accessibility & Servicing

The site's Public Transport Accessibility Level is PTAL 6. This indicates that the site is very well located to benefit from frequent public transport services.

In transport terms, this proposal is very similar to the extant 2022 permission. As per the 2022 permission and as set out in the land use section of this report, the range of Class E uses within the development are proposed to be restricted for a number of reasons including lack of transport details and this will address Highways Planning concerns with respect to the potential transportation impact of some Class E uses. Furthermore, a condition is recommended to prevent deliveries and retail

supermarket to minimise impact on the highway network.

For completeness the highways aspects of the proposal are detailed below and where revisions are proposed these are stated within the relevant sections.

Servicing and Waste & Recycling Storage

The proposal relies purely on on-street servicing provision as per the extant 2022 permission. That permission agreed the loss of Olympia Mews off street servicing (by small vehicles through the arch on Queensway). Given the minimal increase in on-street servicing as a result of this, the benefits of the land use of the development and to pedestrians from the closure of this vehicular access, this aspect of the proposal was and continues to be acceptable.

The Queensway Street improvement works include the provision of five new loading bays within the immediate vicinity of the site, which will be available for use between 07.00 and 12noon and 08.00-13.00. A draft servicing management plan has been submitted which sets out the proposed servicing strategy for all 4 linked planning applications. A final detailed Servicing Management Plan is proposed to be secured by condition. As such the proposal is considered to be acceptable under Policy 29. Freight and servicing.

Car parking for residential units

Under the extant 2022 permission, the 4 linked planning applications proposed to utilise 31 car parking spaces within Q-Park Queensway, which is in close proximity. In order to promote sustainable development, this provision is proposed to be de coupled from this application in order to accord with our current Policy 27. Parking.

Cycling & Cycle Storage

Long term cycle parking for staff use will encourage active transport for staff and residents. Cycle parking must be secured, weather proof, accessible and within the development site. The London Plan Policy T5 requires 1 space per 175m² of A class retail/restaurant, 1 space per 75m² of B1 office floorspace (most comparable uses) plus 1.5 spaces per 1-bedroom unit and 2 spaces per 2+ bedroom unit. All uses have a minimum of 2 spaces required.

For the residential (8 1-bedroom units and 22 2+ bedroom units), a total of 56 cycle parking spaces are required by London Plan T5. 57 long term cycle parking spaces are allocated within the adjoining Q-Park public car parking area to meet this requirement.

The Class E (office) use would require a minimum of 7 cycle parking spaces. 8 spaces are now provided within the Olympia Mews building. While the space allocated is considered tight, it is accepted that the minimum policy quantum requirement is provided.

The Class E (retail) use would require a minimum of 2 cycle parking spaces. 2 spaces are now provided within the Q-Park public car park.

For short term cycle parking provision, the applicant is again relying on existing on-street provision. Given the interventions across the site and availability of publicly accessible space this it is disappointing that this opportunity is not being taken to fully support this

active sustainable transport mode as well as wider Council NetZero, climate change and air quality strategies. However, this was agreed as part of the extant 2022 permission and therefore no change is proposed.

Overall, the proposal is considered to meet the requirements of Policy 25 Walking and cycling.

Waste and Recycling

A waste collection strategy has been submitted and full details have been provided as part of this current application. The City Council's Waste Project Manager is satisfied with the provision for all three uses and the provision is to be secured by condition.

Pedestrian Access

Most of the 30 new flats are proposed to be accessed from Queensway at ground floor level leading to an independent staircase and lift core. The other flats are proposed to be accessed from the rear, via the access road that leads from Queensway to the Q Car Park and rear of Consort House or Consort House. This remains acceptable.

For the reasons as set out above the proposal is considered to be generally acceptable in transportation terms with satisfactory car parking, cycle parking, and access arrangements in accordance with policies 25 (walking and cycling), 27 (parking) and 29 (Freight and servicing).

Stopping Up

Areas of highway will need to be stopped up to allow the proposed development to be implemented. This was the case in the extant 2022 permission.

9.7 Economy including Employment & Skills

Whilst the development is of insufficient scale to require an employment and skills plan, it will contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending. The extant planning permission secured an employment and skills contribution of £25,775 and this contribution remains secured.

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

The new office and retail floorspace proposed is expected to generate jobs. This will help to promote opportunities for local employment and will lead to increased spending in existing nearby shops and services and other town centre uses.

9.8 Other Considerations

None.

9.9 Environmental Impact Assessment

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

9.10 Planning Obligations & Pre-Commencement Conditions

The NPPF identifies that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Paragraph 57 of the NPPF states that planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms.
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Having regard to the tests set out above, the following planning obligations are considered to be necessary to make the proposed development acceptable in planning terms and are to be secured via a S106 legal agreement, as set out in the officer recommendation in Section 1:-

- a Deed of Variation to the original S106 legal agreement dated 11 May 2022 (18/09727/FULL) to link this current S73 application to ensure that the obligations are triggered by this application.
- Amendment to highways obligation to reflect reduction in car parking provision in Q Park.
- Amendment to Carbon Offset contribution to reflect improved carbon reductions and a carbon offset payment for this site (application 3) of £31,404.

The estimated Westminster CIL payment is £1,978,620.79, whilst the estimated Mayoral CIL payment is £430,036.31. Note that these figures exclude any discretionary relief or other exemptions that may apply and are estimates based on the floorspace identified in the submitted drawings and documents. The actual CIL liability will be calculated by our CIL & S106 Team post determination of the application using the process set out in the Community Infrastructure Levy Regulations 2010 (as amended). The CIL amount is likely to change when more information is obtained from the developer/agent post any permission being granted.

The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 requires the City Council to obtain the applicant's written agreement before imposing pre-commencement conditions (i.e. conditions which must be discharged before works can start on site) on a planning permission. Pre-commencement conditions can only be imposed without the written agreement of the applicant where the applicant fails to provide a substantive response within a 10-day period following notification by the Council of the proposed condition, the reason and justification for the condition.

During the course of this application a notice was served relating to the proposed imposition of pre-commencement conditions set out in the draft decision letter. The applicant has agreed to the imposition of the conditions.

10. Conclusion

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Accordingly, the proposal is considered acceptable and would be consistent with the relevant policies in the City Plan 2019-2040 and London Plan 2021. It is recommended that planning permission is granted, subject the conditions listed at the end of this report, which are necessary to make the development acceptable, as well as listed building consent, together with a Deed of Variation of the originals S106 legal agreement.

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

<p>IF YOU HAVE ANY QUERIES ABOUT THIS REPORT, PLEASE CONTACT THE PRESENTING OFFICER: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk</p>
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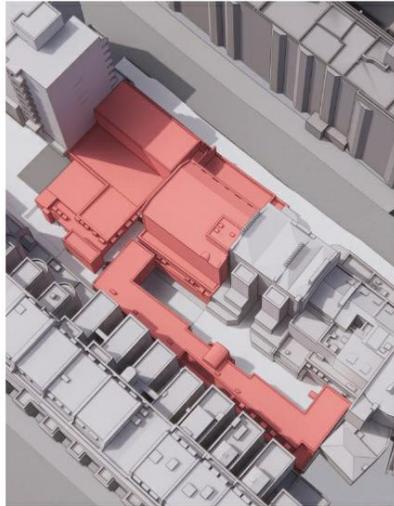
11. KEY DRAWINGS

Massing

The proposed massing and footprint has been developed during the course of the pre application process to reduce the footprint to the rear of the site and incorporate increased a communal garden and increased access to decompress the site and improve amenity and outlook. The diagrams show the comparison between the existing site massing and the consented application and the proposals.

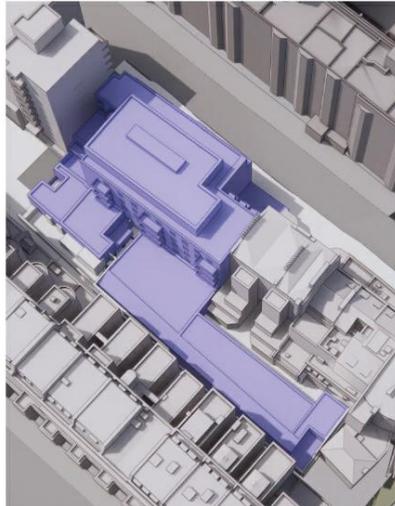
Existing

The area within Olympia Mews is currently occupied by a large office building of modern 80s/90s design, within close proximity to the neighbouring buildings and with external amenity associated to refuse, access and good use only.



Consented

The consented scheme maximised the built area within Olympia Mews creating a large expanse of flat roof with poor outlook for office users and residents. The massing to the rear of the site is congested with inadequate separation between neighbouring buildings.

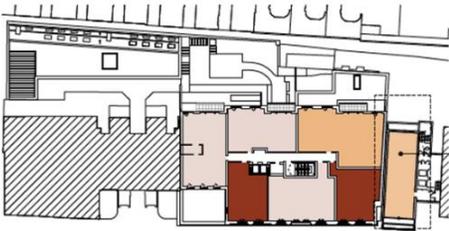
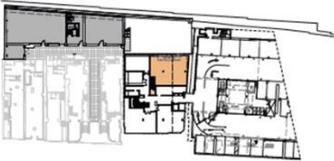


Proposed

1. The proposed scheme removes the portion of office building behind the main building to create the communal garden.
2. Protruding brick clad closet wings are introduced to provide improved internal arrangements and privacy between units.
3. The rear massing where 2no affordable units were located is decreased by a storey (whilst delivering increased affordable area across the site) in order to provide improved external amenity and living accommodation to a single, larger unit, in this location.
4. The commercial building to Olympia mews is decreased in mass to increase the width of the alleyway in the mews, alleviate fire risk and improve outlook.
5. On the boundary between the main building to Consort House the flat roof is in filled at 3rd floor level following agreement with the neighbouring owners and freeholder.



Land Use Distribution

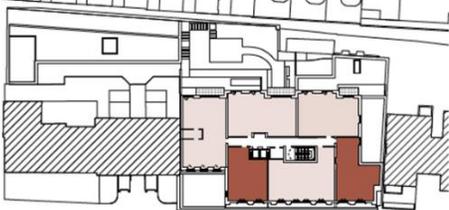


2no. Affordable Units
accessed from Consort
House at 1st and 2nd floor
level only

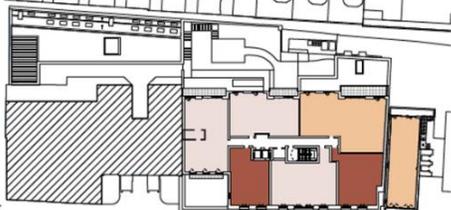
Basement/Lower Ground



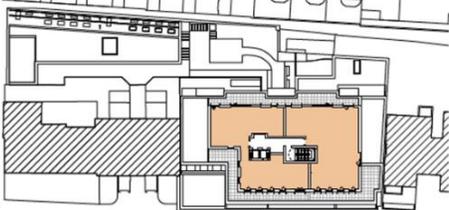
Second/Third Floor



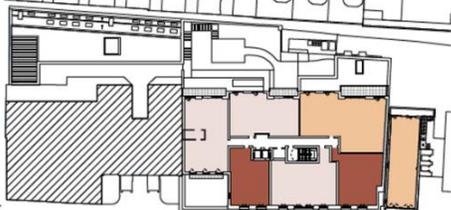
Ground Floor



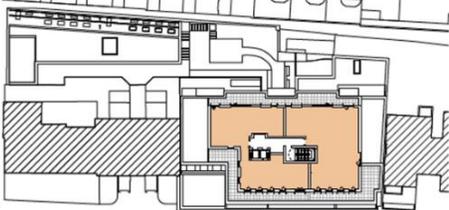
Fourth Floor



First Floor



Fifth Floor



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Office
- Retail



View 3: Existing



View 3: Consented



View 3: Proposed



View 6: Existing



View 6: Consented



View 6: Proposed



QUE_001 URBAN GREENING FACTOR Rev C
October 2023
URBAN GREENING FACTOR CALCULATION



URBAN GREENING FACTOR

This calculation has been used in conjunction with London Plan Guidance 'Urban Greening Factor 2021'.

The Urban Greening Factor (UGF) is a tool that evaluates and quantifies the urban greening proposed in new developments. The UGF works by assigning a factor score to each surface cover type proposed in a planning application. Scores range from 1 for semi-natural vegetation, through to 0 for impermeable sealed surfaces.

Each surface cover type in the development was assigned to the corresponding UGF factor. The area of each surface cover type was measured in sqm. Trees and green walls/climbers are measured by calculating the surface area on the vertical plane in sqm. The factor score was multiplied by the area of the corresponding surface cover type, the scores were added together for each surface type, then the combined score was divided by the total site area in sqm to determine the scheme's UGF score.

BREAKDOWN SOM OF EACH FLOOR

The following SOM is based on the proposals to the left. The final Urban Greening Factor will be indicated at this stage until the drawings have been drawn up in Stage 3 (Developed design). The calculation does give us our intended target.

LOWER GROUND FLOOR

Total sqm: 45.29
 Rover rich perennial planting: 4.72
 Trees: 1.77
 Sealed surfaces: 33.80

GROUND FLOOR

Total sqm: 349.88
 Rover rich perennial planting: 115.80
 Intensive green roof: 23.14
 Trees: 41.75
 Climbers: 32.1 (6.1m x 2m h)
 Sealed surfaces: 125.59
 Permeable surfaces: n/a
 Water features: 3.6
 Rain gardens: 79C

FIRST FLOOR

Total sqm: 276.64
 Intensive green roof: 24.53
 Extensive green roof: 192.74
 Trees: 14.72
 Sealed surfaces: 58.64

SECOND FLOOR

Total sqm: 22.82
 Intensive green roof: 4.42
 Sealed surfaces: 18.4

THIRD FLOOR

Total sqm: 22.76
 Intensive green roof: 6.83
 Sealed surfaces: 15.93

FOURTH FLOOR

Total sqm: 86.07
 Intensive green roof: 4.39
 Trees: 9.82
 Sealed surfaces: 69.86

FIFTH FLOOR

Total sqm: 209.92
 Intensive green roof: 22.34
 Extensive green roof: 21.94
 Trees: 9.82
 Sealed surfaces: 141.80

ROOF

Total sqm: 335
 Intensive green roof: 335.00

TOTAL SOM: 1364.38 (including trees)

URBAN GREENING FACTOR					
Key	Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
	Semi-natural vegetation (trees, woodland, sedge/ripen grassland) maintained or established on site	1	0	0	
	Wetland or open water (semi-natural, not prioritised), maintained or established on site	1	0	0	
	Intensive green roof or vegetation (in structure, substrate minimum asset depth of 150mm)	0.8	104.87	83.89	
	Standard trees planted in containers (trees with a minimum pot volume equivalent to at least five times of the projected canopy area of the mature tree)	0.8	34.80	27.84	
	Extensive green roof with substrate of minimum asset depth of 40mm (or 40mm stream vegetation planted - meets the requirements of GHD Code 2014)	0.7	388.68	308.98	
	Roof-terrace permeable paving	0.7	125.22	87.65	
	Rain gardens and other vegetated sustainable drainage elements*	0.7	(79C)		
	Hedges (line of mature shrubs one or two rows wide)	0.6	0	0	
	Standard trees planted in pots with soil (volume at least three times of the projected canopy area of the mature tree)	0.6	49.08	29.45	
	Green wall - modular system or climber rooted in soil	0.6	32.00	19.20	
	Organic mulch planting	0.6	0	0	
	Intervally grassland (sustainable regularly mown lawn)	0.4	0	0	
	Extensive green roof or system that is not meet GHD Code 2014	0.3	0	0	
	Water features (unobscured, or unobscured detention basins)	0.2	3.6	0.72	
	Permeable paving	0.1	0	0	
	Sealed surfaces (e.g. concrete asphalt waterproofing stone)	0	489.1	0	
			Total Contribution (m²)	1248.18	637.50
			URBAN GREENING FACTOR:		0.916

*Note: Where a sustainable drainage element is covered in a higher scoring surface cover type (e.g. a rain garden of Rover-rich grassland), the higher factor should be used.

Note: Total site area within red line boundary varies on different floors

The concept development for the external spaces has been informed by pre-app comments received from the City of Westminster. Comments directly into design decisions which have been carried forward to the concept design.

A landscaping planting strategy and an Urban Greening Factor assessment would be required. As such, the provision of green roofs is a priority encouraged. There should be extensive planting green roofs (not just on podium roofs) to realise ecosystem benefits and integrate biodiversity into the design (and associated non-vegetable - for maintenance and the reduce use etc). Any application should include details of the greening to confirm that this has been considered as part of your design strategy.

Pre-app comments document reference: P23-00144 - Development 208 At Olympia Mews And 28 To 34, Queensway, London 2023

DRAFT DECISION LETTER

- Address:** Development Site At Olympia Mews And 28 To 34, Queensway, London,
- Proposal:** Variation of Condition 1 (approved plans) of planning permission dated 11 May 2022 (RN:18-09727-FULL) as amended by two non-material amendments (23/04588/NMA & 23/06258/NMA) for Demolition of existing buildings at Nos 28-34 Queensway and Olympia Mews and redevelopment of site by erection of a six storey, plus basement level, building comprising Class E retail floor space and residential flats (Class C3) and erection of a replacement two storey building for use as Class E office floorspace, together with associated landscaping; NAMELY, to allow amendments to the approved development including reconfiguration of the internal layout of the residential units; internal cores, service risers, evacuation lobbies and escape routes; bays into the rear façade and semi recessed balconies for residential accommodation, reduction in the massing of Olympia Mews to provide external residents amenity space; revised massing; energy and sustainability strategy; landscaping and urban greening approach; external facade materials and form; and relocation and increase in size of the affordable housing units and number of habitable rooms. (Linked with 23/07823/LBC)RECONSULTATION ON REVISED HERITAGE STATEMENT, ALTERATIONS TO BOUNDARY WALLS (REVISED DRAWINGS) TO INVERNESS TERRACE AND FURTHER OWNERSHIP NOTIFICATIONS.
- Reference:** 23/07119/FULL
- Plan Nos:** DEMOLITION PLANS, 0516_PA03_DE(BA)01_EX Basement Floor Demolition Plan Rev B, 0516_PA03_DE(LG)01_EX Lower Ground Floor Demolition Plan Rev C, 0516_PA03_DE(00)01_EX Ground Floor Demolition Plan Rev C, 0516_PA03_DE(01)01_EX First Floor Demolition Plan Rev C, 0516_PA03_DE(WE)01_EX West Elevation Demolition Rev C, 0516_PA03_DE(EA)01_EX East Elevation Demolition Rev B EXISTING , 0516_PA03_DE(EA)01_EX East Elevation Demolition Rev B, 0516_PA03_GA(BA)01_EX Existing - Basement Plan Rev B, 0516_PA03_GA(LG)01_EX Existing - Lower Ground Floor Plan Rev B, 0516_PA03_GA(00)01_EX Existing - Ground Floor Plan Rev B, 0516_PA03_GA(01)01_EX Existing - First Floor and Roof Plan Rev B, 0516_PA03_GE(WE)01_EX Existing - West Elevation Rev B, 0516_PA03_GE(EA)01_EX Existing - East Elevation Rev B, 0516_PA03_GS(CC)01_EX Existing - Section C-C Rev B PROPOSED, 0516_PA03_GA(BA)01_XX Proposed - Basement Plan Rev D, 0516_PA03_GA(LG)01_XX Proposed - Lower Ground Floor Plan Rev F, 0516_PA03_GA(00)01_XX Proposed - Ground Floor Plan Rev N, 0516_PA03_GA(01)01_XX Proposed - First Floor Plan Rev I, 0516_PA03_GA(02)01_XX Proposed- Second Floor Plan Rev H, 0516_PA03_GA(03)01_XX Proposed - Third Floor Plan Rev G, 0516_PA03_GA(04)01_XX Proposed - Fourth Floor Plan Rev G, 0516_PA03_GA(05)01_XX Proposed - Fifth Floor Plan Rev G, 0516_PA03_GA(RF)01_XX Proposed - Roof Plan Rev H, 0516_PA03_GA(00)03_XX Proposed - Ground Floor Olympia Consort , Mews Entrance Rev B, 0516_PA03_GE(WE)01_XX Proposed - West Elevation Rev H,

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0516_PA03_GE(EA)01_XX Proposed - East Elevation Rev G,
0516_PA03_GE(SO)01_XX Proposed - South Elevation Rev B,
0516_PA03_GS(AA)01_XX Proposed - Section A-A Rev C,
0516_PA03_GS(BB)01_XX Proposed - Section B-B Rev E,
0516_PA03_GS(CC)01_XX Proposed - Section C-C Rev G,
0516_PA03_GS(DD)01_XX Proposed - Section D-D Rev H
DOCUMENTS, Design and Access Statement (and Crime Prevention Statement)
Vabel, Arboricultural Planning Statement James Remmington, Affordable Housing
Viability Assessment Montagu Evans, Air Quality Assessment WSP, Biodiversity
Net Gain Assessment (incl. Ecology Surveys) Optimis, BREEAM: Pre-Assessment
Integration, Daylight and Sunlight Assessment Waldrams, Delivery and Servicing
Plan WSP, Energy & Sustainability Statement Integration, Overheating Analysis
Integration, Whole Life Cycle Carbon Assessment Integration, Fire Statement Orion,
Foul Sewage and Utilities Assessment Utility Results, Heritage and Townscape
Visual Impact Assessment (including verified, views)Heritage Architecture,
Landscape Strategy (Landscape Design Report) Seed, Planning Statement
(Including Affordable Housing Statement) Montagu Evans, Plant Noise Planning
Report CSG Acoustics, Statement of Community Involvement Concilio, Sustainable
Drainage Statement and Flood Risk Assessment (incl., London Sustainable
Drainage Pro Forma) Waterman, Transport Statement (incl. Travel Plan) WSP,
Urban Greening Factor Assessment Seed, Waste Management Strategy WSP
BREEAM Assessment for offices received 25.10.2023, Overheating Analysis ,
Floorspace schedules 07.11.2023, Revised Application Form, HGTVIA's, Be Seen
spreadsheet, Agent email Noise 05.12.2023, Noise assessment 05.12.2023, Agent
Email Air Quality 06.12.2023, Agent Email Q Park Escape 08.12.2023, For info -
Agent email & Proposed Consort Mews Drawing 10.01.2024, For info- draft stopping
up plans 19.01.2024, Agent email 02.02.2024, Odour Risk Assessment 05.05.2024,
Agent email various matters 02.02.2024, Ventilation and Air Quality Note
02.02.2024

Case Officer: Sarah Whitnall

Direct Tel. No. 020 7641
07866036375

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 , onot 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 neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 3 **Pre Commencement Condition.** 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 neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 4 You must only use the office and retail floorspace for those uses. You must not use them for any other purpose, including for any other use within Class E, Part A, Schedule 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any equivalent class in any order that may replace it) unless agreed by us in writing.

Reason:

To protect neighbouring residents from noise nuisance, avoid blocking surrounding streets, to ensure that sustainable transport modes are used, to prevent sensitive air quality receptors from occupying the site or uses that would have a significant adverse effect on air quality, as set out in policies 25,32, 33 of the City Plan 2019 - 2040 (April 2021).

- 5 No deliveries or supermarket shall operate from the retail shop unit/s.

Reason:

In the interests of public safety and to avoid blocking the road as set out in Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021). (R24AD)

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1

- 6 You must provide each cycle parking space shown on the approved drawings prior to occupation of the development. Thereafter the cycle spaces must be retained, and the space used for no other purpose. (C22FC)

Reason:

To provide cycle parking spaces for people using the development in accordance with Policy 25 of the City Plan 2019 - 2040 (April 2021). (R22FB)

- 7 Detailed design of the vehicle access areas in Consort Mews (maintaining two-way access and servicing access) shall be submitted and approved prior to commencement of development and thereafter carried out in accordance with the approved drawings.

Reason:

In the interests of public safety as set out in Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021). (R24BD)

- 8 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021). (R24AD)

- 9 No development must occur between the footway and a depth of 900mm.

Reason:

To ensure sufficient place remains for essential highway infrastructure and utilities in accordance with policy 45 of the City Plan 2019 - 2040 (April 2021).

- 10 Any structure over the highway must maintain a 2.6metres vertical clearance from the footway surface at all times and not extend closer than 1metre to the kerb edge ; when within 1 metre of the kerb edge and over carriageway, 5.3 metres vertical clearance must be maintained by any structure.

Reason:

In the interests of public safety as set out in Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021). (R24BD)

- 11 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 0516_PA03_GA(LG)01_XX Proposed - Lower Ground Floor Plan Rev prior to occupation and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone using the Building/s. (C14FC)

Reason:

To protect the environment and provide suitable storage for waste and materials for

recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)

- 12 (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 in writing 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 in writing 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 written approval by the City Council. Your submission of a noise report must include: , (a) A schedule of all plant and equipment that formed part of this application; , (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; , (c) Manufacturer specifications of sound emissions in octave or third octave detail; , (d) The location of most affected noise sensitive receptor location and the most affected window of it; , (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; , (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; , (g) The lowest existing LA90, 15 mins measurement recorded under (f) above; , (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; , (i) The proposed maximum noise level to be emitted by the plant and equipment. (C46AC)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and 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. (R46AC)

- 13 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 0.2m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property. (C48AB)

Reason:

To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R48AB)

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

Reason:

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

- 15 The design and structure of the building shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. Inside bedrooms 45 dB L Amax is not to be exceeded more than 15 times per night-time from sources other than emergency sirens. (C49BB)

Reason:

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

- 16 You must apply to us for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the residential units will comply with the Council's noise criteria set out in Condition(s) 12,13,14,15 of this permission. You must not start work on this part of the development until we have approved in writing what you have sent us. You must then carry out the work according to the details approved before the residential units are occupied and thereafter retain and maintain. (C51BB)

Reason:
Because existing external ambient noise levels exceed WHO Guideline Levels, and Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels.
(R51AC)

- 17 You must apply to us for approval of a detailed written and photographic specification of the facing materials and external fixtures and fittings you will use, including reference to trial panels prepared on-site for our inspection, supported by annotated versions of the approved elevations and plans to show where each of the materials would be used. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials.

Reason:
To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).
(R26BF)

- 18 You must apply to us for approval of further information (as set out below) about the following parts of the development:; (a). Typical bay studies of each elevation type (detailed elevations and sections at 1:20);; (b). Windows and doors (detailed elevations and sections at 1:10, plus written / photographic specification / product specification);; (c). Shopfronts (detailed elevations and sections at 1:20, plus written / photographic specification / product specification);; 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 approved details. ,

Reason:
To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).
(R26BF)

- 19 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).
(R26BF)

- 20 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 21 You must not paint any outside walls of the building without our written permission. This is despite the fact that this work would normally be 'permitted development' under Class C of Part 2 of Schedule 2 to the Town and Country Planning General Permitted Development (England) Order 2015 (as amended) (or any order that may replace it). (C26WC)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 22 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 23 **WORKS TO BOUNDARIES - staged., PRE-COMMENCEMENT:** A. Prior to the commencement of demolition on-site, you must submit to us for our written approval, a detailed Conservation Method Statement ('CMS') for the protection of adjacent listed buildings during demolition and prior to the commencement of new construction works. Works of demolition and site-management prior to construction must then be completed in accordance with the approved CMS., B. Prior to the commencement of new construction on-site, you must submit to us for our written approval a fully detailed survey of the revealed historic boundaries to the site, including drawings, written discussion of condition and significance, and photographs; and, C. Prior to the commencement of new construction on-site, you must submit to us final details of the works of temporary support, alteration, demolition or rebuilding of the historic boundaries to the site, in accordance with the findings of the post-demolition survey. Submitted details should include updated demolition and proposed plans, sections and full elevations at a scale of 1:50 or better. Works should then be completed in accordance with these approved details.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 24 You must not occupy the premises for retail (Class E) use until a detailed scheme for the shop windows of the unit has been submitted to and approved in writing by the local planning authority. The scheme shall include the area immediately behind the windows, shall not include any obscured glass and shall define any display panels within the windows. The development shall thereafter be carried out in accordance with the approved scheme and no further modifications shall be made.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Queensway Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 25 The development hereby approved shall achieve a BREEAM rating of 'Excellent' or higher or an equivalent independent measure of energy performance and sustainability. Where the performance of the development is measured using BREEAM, it shall achieve not less than the total credits for each of the Energy, Materials and Waste categories in the BREEAM Pre-Assessment hereby approved. , , A post completion certificate (or equivalent certification) confirming that the development has been completed in accordance with the required BREEAM rating and has maintained or exceeded the approved total credit scores for each of the Energy, Materials and Waste categories, shall be submitted to us for our approval within three months of first occupation of the development. (C44BC)

Reason:

To ensure the development minimises operational carbon dioxide emissions and achieves the highest levels of sustainable design and construction in accordance with Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R44BE)

- 26 The residential unit(s) hereby approved shall be constructed to achieve mains water consumption of 105 litres or less per head per day (excluding allowance of up to five litres for external water consumption) using the fittings approach.

Reason:

The site is in an area of serious water stress requiring water efficiency opportunities to be maximised to mitigate the impacts of climate change and enhance the sustainability of the development in accordance with Policy 38(D) in the City Plan 2019 - 2040, Policy SI5 in the London Plan 2021 and our Environmental Supplementary Planning Document (2022).

27 The development hereby approved shall be constructed to achieve or exceed the BREEAM 'Excellent' standard for the 'Wat 01' water category or equivalent.

Reason:

The site is in an area of serious water stress requiring water efficiency opportunities to be maximised to mitigate the impacts of climate change and enhance the sustainability of the development in accordance with Policy 38(D) in the City Plan 2019 - 2040, Policy SI5 in the London Plan 2021 and our Environmental Supplementary Planning Document (2022).

28 Prior to commencement of superstructure works, an updated Cooling Hierarchy shall be submitted to and approved by us in writing. The updated Cooling Hierarchy must include details of the following: , , 1) Passive measures included in the design to mitigate against overheating including. Passive measures may include, but not limited to, external shading, insulation, exposed thermal mass, provision of green infrastructure, windows specification and design to achieve G-values in line with or lower than the Notional Building specification as set out in the relevant Building Regulations. , , 2) Details of measures that would be installed to prevent overheating in common areas with communal heating pipework in line with objective 3.9 of CIBSE CP1. , , 3) Details of any management strategies required to control overheating and information that will be supplied to occupants to support the strategy. , , 4) Where the methodology informing the updated Cooling Hierarchy differs from that set out in the Energy Statement submitted at application stage, updated dynamic modelling, in line with requirements of the Mayor of London's Energy Assessment Guidance (June 2022) (or any guidance that may supersede it) shall be carried out to demonstrate that the measures proposed are appropriate to control overheating and minimise the need for mechanical cooling (required only where passive measures set out under (1) are insufficient to prevent overheating)., , The Cooling Hierarchy we approve shall be implemented prior to first occupation of the development and thereafter be permanently retained and maintained in accordance with the manufacturer's recommended maintenance regime for the passive and mechanical elements of the hierarchy. (C17FA)

Reason:

To ensure the development is designed and operated to minimise the risk of internal overheating and is an energy efficient building in accordance with Policy SI4 in the London Plan 2021, Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R17EA)

29 The development shall be carried out in accordance with the approved Energy Strategy (prepared by Integration; dated 02/10/2023;) and shall achieve regulated carbon dioxide emission savings of not less than 68.9% for emissions beyond the Target Emissions Rate of Part L of Building Regulations 2021. The energy efficiency and sustainability measures set out therein shall be completed and made operational prior to the first occupation of the development and retained for the lifetime of the development.

Reason:

To ensure the development minimises operational carbon emissions and achieves the highest levels of sustainable design and construction in accordance with Policy SI2 in the London Plan 2021, Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R17CA)

- 30 Pre-Commencement Condition. , You must apply to us for approval of an updated version of the Whole Life Carbon Assessment hereby approved at each of the following stages of development: , , (a) Prior to commencement of any construction works., (b) Within 3 months of first occupation of the development., , Where the updated assessment submitted pursuant to (a) or (b) above identifies that changes to the design, procurement or delivery of the approved development will result in an increase in embodied carbon (A1-A5) above 363kgCO₂e/m² and Whole Life Carbon (A1-C4) above 734kgCO₂e/m², which are the benchmarks established by your application stage Whole Life Carbon assessment, you must identify measures that will ensure that the additional carbon footprint of the development will be minimised. , , You must not commence any work on site and/or construction works (as appropriate pursuant part (a) above until we have approved the updated assessment you have sent us. You must then carry out works, as permitted by the relevant part of the condition, in accordance with the updated version of the Whole Life Carbon assessment that we have approved., , The post construction assessment submitted for our approval pursuant to (b) shall demonstrate how the development has been completed in accordance with the updated benchmarks identified in the updated assessment submitted pursuant to part (a). (C17AB)

Reason:

To ensure the development minimises carbon emissions throughout its whole life cycle in accordance with Policy SI2 in the London Plan 2021, Policy 38 in the City Plan 2019 - 2040 (April 2021), the Environmental Supplementary Planning Document (February 2022) and the guidance set out in the Mayor of London's guidance 'Whole Life-Cycle Carbon Assessments' (March 2022).

- 31 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the landscaping and planting within 1 planting season of completing the development (or within any other time limit we agree to in writing)., , If you remove any trees that are part of the planting scheme that we approve, or find that they are dying, severely damaged or diseased within 5 years of planting them, you must replace them with trees of a similar size and species. (C30CC)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Queensway Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in Policies 34, 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R30CE)

32 A. Prior to commencement of any above-ground works, you must provide details to demonstrate how each of the proposed parts of the development (B.1 (residential),2 (retail),3 (office) below) and the development as a whole (C. below) can achieve Secure By Design Accreditation (in liaison with Metropolitan Police Designing Out Crime Officers). , , B. 1.Prior to occupation of the residential part of the development, evidence that the secure by design measures agreed under part A of this condition have been implemented/installed. , 2. Prior to occupation of the retail part of the development, evidence that the secure by design measures agreed under part A of this condition have been implemented/installed. , 3. Prior to occupation of the office part of the development, evidence that the secure by design measures agreed under part A of this condition have been implemented/installed. , , C. Within 6 months of parts A and B of this condition being discharged, evidence of Secured by Design Accreditation for the development as a whole, shall be provided., , The development shall only be carried out in accordance with the approved details and the installed features to meet SBD accreditation shall thereafter be maintained in situ, unless otherwise agreed in writing by use. ,

Reason:
To reduce the chances of crime without harming the appearance of the building or the character of the Queensway Conservation Area as set out in Policies 38 and 39 of the City Plan 2019-2040 (April 2021). (R16BD)

33 Customers of the ground floor Retail use shall not be permitted within the premises before 07.00 or after 23.00 daily.

Reason:
To protect the environment of people in neighbouring properties as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R12AD)

34 You must provide, maintain and retain the following energy efficiency measures before you start to use any part of the development, as set out in your application., , Air Source Heat Pumps, Bio Solar Roof , Photovoltaics, Garden , Green Roofs, Planters, Bird, Bats, Bugs homes, Urban Greening Factor of 0.150, Biodiversity 0.4 units, , You must not remove any of these features. (C44AA)

Reason:
To make sure that the development provides the environmental sustainability features included in your application as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021). (R44AD)

35 You must provide, maintain and retain the flood mitigation measures set out in your Flood Risk Assessment before you start to use any part of the development., , You must not remove any of these features. (C44CA)

Reason:
To alleviate and manage flood risk. This is as set out in Policy 35 of the City Plan 2019 - 2040 (April 2021).

- 36 Notwithstanding the draft plan submitted, you must apply to us for approval of a final detailed Servicing Management Plan in relation to the retail and office uses. It should include but not be limited to:-, , A. Process, internal storage locations, scheduling of deliveries and staffing. , B..No delivery service to operate from the retail units., C. Strategy of consolidation of waste collections within the wider estate, other local businesses and stakeholders to reduce the number of vehicles on the local highway network., D. Hours of servicing, , The use of the building must not commence operation until we have approved what you have sent us. You must then operate the use of the building in accordance with the approved Plan at all times for the life of the development.

Reason:

To protect neighbouring residents from noise and disturbance and in the interests of public safety as set out in Policies 7, 33 and 43 and Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021).

- 37 **Pre Commencement Condition.** You must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment. This site investigation must meet the water, ecology and general requirements outlined in 'Contaminated Land Guidance for Developers submitting planning applications' - produced by Westminster City Council in January 2018., , You must apply to us for approval of the following investigation reports. You must apply to us and receive our written approval for phases 1, 2 and 3 before any prior to any ground works commencing (excluding demolition), and for phase 4 when the development has been completed but before it is occupied., , Phase 1: Desktop study - full site history and environmental information from the public records., , Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property., , Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution., , Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate., (C18AA)

Reason:

To make sure that any contamination in the building or of the ground under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in Policy 33(E) of the City Plan 2019 - 2040 (April 2021). (R18BB)

- 38 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the building use 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 in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level

should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest., , (2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the building use 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 in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest., , (3) Following completion of the development, 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 including a proposed fixed noise level for written approval by the City Council. Your submission of a noise report must include:, (a) The location of most affected noise sensitive receptor location and the most affected window of it,; (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location,; (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures,; (d) The lowest existing LA90, 15 mins measurement recorded under (c) above,; (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition,; (f) The proposed maximum noise level to be emitted by the activity. (C47AC)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and 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. (R47AC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In

addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to . (I55AA)
- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is also a condition of the London Building Acts (Amendment) Act 1939, and there are regulations that specify the exact requirements. For further information on how to make an application for street naming and numbering, and to read our guidelines, please visit our website: www.westminster.gov.uk/street-naming-numbering. (I54AB)
- 4 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point. , If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please email AskHighways@westminster.gov.uk.
- 5 Please email our Project Officer (Waste) at wasteplanning@westminster.gov.uk for advice about your arrangements for storing and collecting waste.
- 6 The term 'clearly mark' in condition 11 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 7 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please email AskHighways@westminster.gov.uk. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority).
- 8 Odour, As part of the submission you provided an Odour assessment report from Air Quality Consultants dated 5th February 2024 reference J10/15304A/10. With reference to potential odour impacts on the development from existing commercial cooking premises on Queensway, section 5.0 the above report states: 'The potential for odour impacts of the kitchen extraction

systems of the commercial kitchens within 20 m of the proposed development (Rosa's Thai café, Pizza Pilgrims and OPA Souvlaki) have been assessed to identify possible odour mitigation options, which will be used to facilitate discussions between the developer and kitchen operators. Based on the findings of the assessment, if it is not possible to increase the height of the exhaust flues, it is recommended that grease, particulate and carbon filtration be installed on the respective extraction systems to remove grease, particles and residual odours from the airstream. If appropriate maintenance regimes are followed, the risk of adverse odour impacts at sensitive receptors at the proposed development is judged to be insignificant.', , You are encouraged to discuss the matter with third parties in order to avoid potential nuisance issues at a later date.

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.

DRAFT DECISION LETTER

Address: Development Site At Olympia Mews And 28 To 34, Queensway, London,

Proposal: Minor alterations to the rear boundary wall to Olympia Mews and details of wall treatment. [Linked with 23/07119/FULL]

Reference: 23/07823/LBC

Plan Nos: QWY-VBL-ZZ-00-DR-A-00.001 Existing Site Plan P01, QWY-VBL-ZZ-00-DR-A-00.002 Site Location Plan P01, Demolition Series LBC, QWY-VBL-ZZ-XX-DR-A-15.103 Demolition - Section EE P01, QWY-VBL-ZZ-XX-DR-A-15.104 Demolition - Section FF P01, Existing Series - LBC, QWY-VBL-ZZ-B1-DR-A-00.099 Existing - Lower Ground GA P01, QWY-VBL-ZZ-00-DR-A-00.100 Existing - Ground Floor GA P01, QWY-VBL-ZZ-XX-DR-A-14.100 Existing - East Elevation P01, QWY-VBL-ZZ-XX-DR-A-14.101 Existing - West Elevation P01, QWY-VBL-ZZ-XX-DR-A-15.100 Existing - Section EE P01, QWY-VBL-ZZ-XX-DR-A-15.101 Existing - Section FF P01, QWY-VBL-ZZ-RF-DR-A-27.100 Existing - Roof Plan P01, Proposed GA's. Sections & Elevations - LBC, QWY-VBL-ZZ-B1-DR-A-10.099 Proposed - Lower Ground GA P01, QWY-VBL-ZZ-00-DR-A-10.100 Proposed - Ground Floor GA P01, QWY-VBL-ZZ-XX-DR-A-14.102 Proposed - East Elevation P01, QWY-VBL-ZZ-XX-DR-A-14.103 Proposed - West Elevation P01, QWY-VBL-ZZ-XX-DR-A-15.106 Proposed - Section EE P01, QWY-VBL-ZZ-XX-DR-A-15.107 Proposed - Section FF P01, QWY-VBL-ZZ-XX-RF-A-27.101 Proposed - Roof Plan P01

Case Officer: Sarah Whitnall

Direct Tel. No. 020 7641
07866036375

Recommended Condition(s) and Reason(s)

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Queensway Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 3 You must apply to us for approval of a detailed written and photographic specification of the facing materials and external fixtures and fittings you will use, including reference to trial panels prepared on-site for our inspection, supported by annotated versions of the approved elevations and plans to show where each of the materials would be used. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Queensway Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 4 WORKS TO LISTED BOUNDARIES - staged., PRE-COMMENCEMENT, A. Prior to the commencement of demolition on-site, you must submit to us for our written approval, a detailed Conservation Method Statement ('CMS') for the protection of adjacent listed buildings, including the boundaries with the site, during demolition and prior to the commencement of new construction works. Works of demolition and site-management prior to construction must then be completed in accordance with the approved CMS., B. Prior to the commencement of new construction on-site, you must submit to us for our written approval a fully detailed survey of the revealed historic boundaries to the site, including drawings, written discussion of condition and significance, and photographs; and, C. Prior to the commencement of new construction on-site, you must submit to us final details of the works of temporary support, alteration, demolition or rebuilding of the historic boundaries to the site, in accordance with the findings of the post-demolition survey. Submitted details should include updated demolition and proposed plans,

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sections and full elevations at a scale of 1:50 or better. Works should then be completed in accordance with these approved details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Queensway Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

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.