

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 12 November 2024	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved St James's	
Subject of Report	31 - 33 Bedford Street, London, WC2E 9ED		
Proposal	Use of front part of ground floor as hotel cafe and reception (Class C1) and reconfiguration of rear part of ground floor to create seven additional hotel bedrooms in connection with the existing hotel use. Reinstatement of two bricked up windows on Inigo Place elevation.		
Agent	David Williams		
On behalf of	Mr Bev King		
Registered Number	24/00351/FULL	Date amended/ completed	18 January 2024
Date Application Received	18 January 2024		
Historic Building Grade	No		
Conservation Area	Covent Garden		
Neighbourhood Plan	No		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY & KEY CONSIDERATIONS

31-33 Bedford Street is a seven-storey building arranged over basement, ground and five upper floors. The basement, rear ground and upper floors are in use as a hotel (Class C1) providing 113 bedrooms and is operated by the Z Hotel. The rear ground floor area accommodates the hotel's entrance, reception and an ancillary café accessed from Inigo Place. The front ground floor area is currently in use as a restaurant (Class E).

The building is not listed but is located within the Covent Garden Conservation Area, Central Activities Zone (CAZ) and West End Retail and Leisure Special Policy Area (WERLSPA).

Planning permission is sought to extend the hotel into the ground floor restaurant unit, to provide the hotel's café and entrance/reception area and the provision of seven additional hotel bedrooms to the rear in place of the existing hotel entrance and café, bringing the total number of hotel bedrooms to 120. External alterations include the reinstatement of two bricked up windows on the Inigo Place elevation.

The key considerations in this case are:

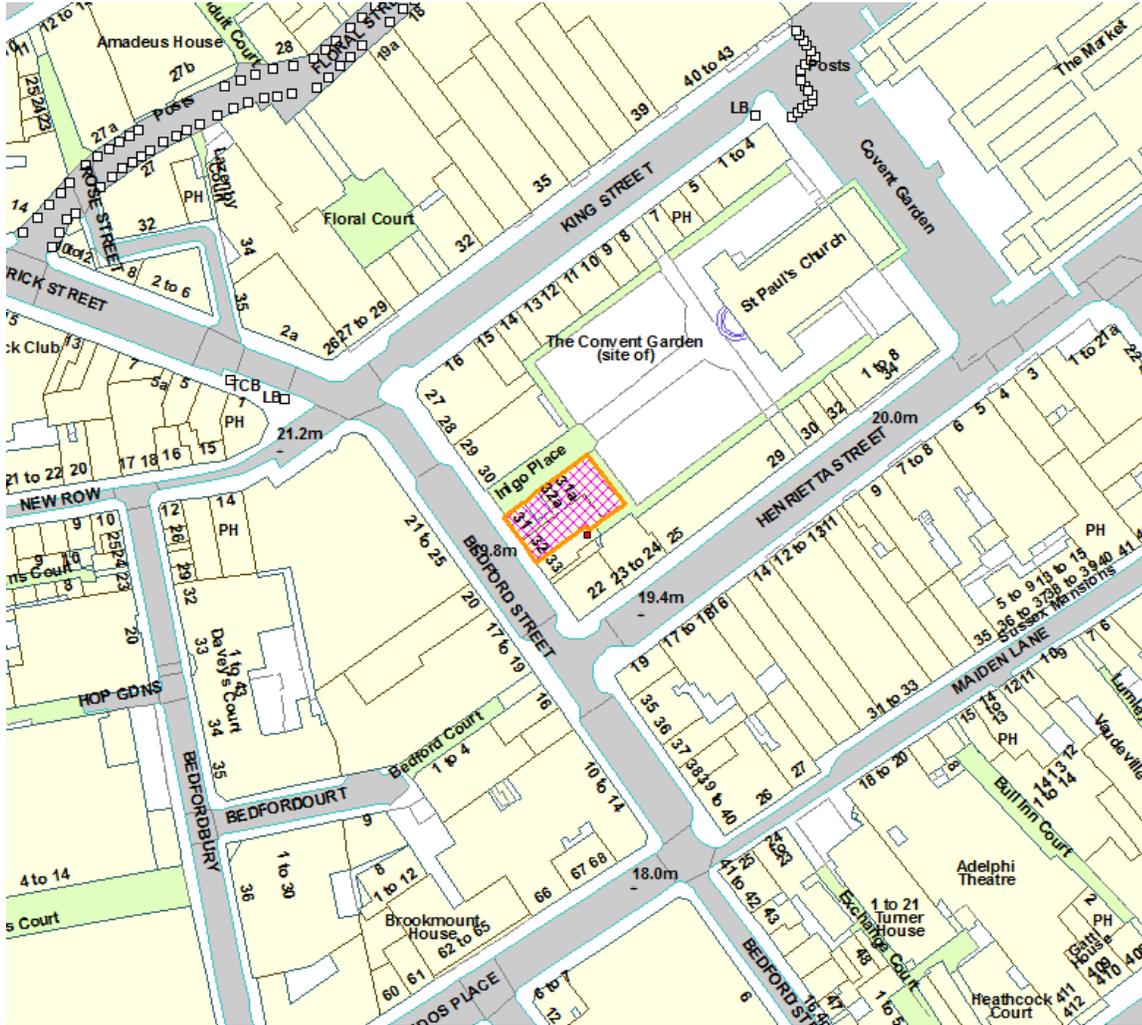
- The acceptability of the proposal in land use terms.
- The acceptability of the proposal on the character and appearance of the building, the Covent Garden Conservation Area and the setting of other nearby designated heritage assets, such as the grade II listed buildings adjoining the site.
- The impact on the amenity of neighbouring residential properties.

Objections have been received to the loss of the existing restaurant use and active street frontage. The objections state that the existing restaurant, is a long established family run restaurant, involved in local community initiatives.

The loss of the existing family run restaurant is regrettable, however, the operator or the use could change to another use within class E without planning permission. The principle of extending the existing hotel is considered appropriate within the CAZ and WERLSPA. The hotel propose to have a café to the front of the premises, which will also be open to members of the public, and the existing shopfront will be retained. The proposal will therefore maintain an active street frontage and retain the vitality and viability of the street and Covent Garden area.

The proposal has been assessed against the relevant policies set out in the City Plan 2019-2040 and for the reasons set out in the report, and subject to the conditions set out in the draft decision notice, the proposal is considered acceptable in land use, design and amenity terms, and the application is recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

5.1 Application Consultations

COVENT GARDEN COMMUNITY ASSOCIATION:

Any response to be reported verbally.

COVENT GARDEN AREA TRUST:

Any response to be reported verbally.

DESIGNING OUT CRIME OFFICER:

No objection. The proposal is capable of achieving a Secure by Design Accreditation which should be secured by condition.

WASTE PROJECT OFFICER:

No objection, subject to a condition to secure details as shown on the submitted plan.

HIGHWAYS PLANNING:

Cycle parking will meet London Plan standards. Conditions recommended to secure a revised servicing management plan and that the hotel will not accept coach party bookings.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 14

Total No. of replies: 5.

No. of objections: 5 (3 from and on behalf of the existing Class E unit).

No. in support: 0

Land Use

- Contrary to City Plan policies (most notably 2, 14, 15 and 39)
- There is a material difference between a Class E use that provides a use to visiting members of the public and a Class C1 use which does not.
- Loss of Class E use would reduce adaptability and flexibility of the land. The unification of the land into one land use will reduce the longer term sustainability of the land as a result of the loss of breadth or uses within class E.
- Harm to the character of the area and the setting of the adjacent listed building due to the loss of the Class E use and the unique restaurant local facility.
- The proposal would not provide an active frontage or cater for visiting members of the public.
- A hotel reception does not create the same vibrancy or vitality or introduce an active frontage.
- There are already several hotels within the vicinity of the site.
- The building is not underused, as the restaurant is well patronised.

Other

- The existing restaurant is a long established family run establishment with deep roots in the community. It is one of few independent restaurants in Covent Garden and is a community asset.
- The restaurant has a commitment to social responsibility and supports many local

charities and community endeavours, including St Paul's Church, provides over 200 meals weekly to the homeless, discounted meals to key workers and employ several families including husband and wife duos. These commitments would be a loss to the local community.

- Existing restaurant is popular and would be a great loss.
- Z Hotels have not consulted the Church which has a title absolute over Inigo Place, about unblocking the windows.

PRESS NOTICE/ SITE NOTICE:
Yes.

5.2 Applicant's Pre-Application Community Engagement

The Council's Early Community Engagement Guidance (February 2022) encourages developers to communicate with local stakeholders and communities through online or leaflet methods. The applicant has not provided any evidence of engagement with the local community and key stakeholders in the area prior to the submission of the planning application which is disappointing given the advice and principles set out in our Early Community Engagement guidance.

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 City Plan Partial Review

The council published its draft City Plan Partial Review for consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 on 14 March 2024. The consultation closed on 9 May 2024 and the council is currently considering the responses received. The Partial Review includes updated policies for affordable housing, retrofitting and site allocations.

An emerging local plan is not included within the definition of "development plan" within s.38 of the Planning and Compulsory Purchase Act 2004. However, paragraph 48 of the NPPF provides that a local authority may give weight to relevant policies in emerging

plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Footnote 22 to paragraph 48 states that during the transitional period for emerging plans consistency should be tested against the version of the Framework, as applicable, as set out in Annex 1 (paragraph 230). This means that the consistency of the policies in the City Plan Partial Review must be tested for consistency for the purposes of paragraph 48(c) against the September 2023 version of the NPPF.

Accordingly, at the current time, as the Partial Review of the City Plan remains at a pre-submission stage, the policies within it will generally attract limited if any weight at all.

6.3 Neighbourhood Planning

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

6.4 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

31-33 Bedford Street is a seven-storey building on the corner of Bedford Street and Inigo Place, comprising a hotel at basement, rear ground, first to fifth floor levels. The hotel has 113 bedrooms and has its entrance/reception and ancillary cafe within the rear ground floor area accessed from Inigo Place, a private passageway, owned by St Paul's Church, which granted right of access to the hotel. The front section of the ground floor with a frontage to Bedford street is a separate unit in use as a restaurant (Class E).

The building is not listed, but lies within the Covent Garden Conservation Area. The building is also within the Central Activities Zone and West End Retail and Leisure Special Policy Area.

7.2 Recent Relevant History

31-33 Bedford Street

On the 28 September 2016 planning permission was granted for the use of the basement, part ground and upper floors as a hotel (Class C1) with an ancillary café and reception area at rear ground floor level. The consented scheme also included a single storey roof extension, terraces and installation of mechanical plant within an enclosure and photovoltaic panels. Three new windows were re-introduced on the Inigo Place elevation along with associated works to windows and doors (16/04327/FULL).

On the 28 September 2016 listed building consent was granted for the use of 33 Bedford Street part basement and first to fifth floors as a hotel (Use Class C1) in conjunction with the adjacent property at 31-32 Bedford Street. The consented scheme included a single storey roof extension, terraces and installation of mechanical plant within an enclosure and photovoltaic panels. Three new windows were re-introduced on the Inigo Place elevation along with associated works to windows and doors and associated internal works including the installation of secondary glazing and partitions (16/04328/LBC).

31-32 Bedford Street

On the 21 October 2013 planning permission was granted for the use of part basement as a restaurant (Class A3) in connection with the existing restaurant at part ground floor level and use of part basement, part ground and first to fifth floors as 15 residential flats (Class C3). Alterations at roof level including the erection of a single storey extension, creation of a roof terrace, installation of plant equipment within an enclosure and installation of photovoltaic panels. Alterations to windows and doors (12/09710/FULL).

On the 26 March 2014 planning permission was granted for the use of part basement as a restaurant (Class A3) in connection with the existing restaurant at part ground floor level and use of part basement, part ground and first to fifth floors as 8 residential flats (Class C3). Alterations at roof level including the erection of a single storey extension, creation of a roof terrace, installation of plant equipment within an enclosure and installation of photovoltaic panels. Alterations to windows and doors (13/10750/FULL).

The 2014 scheme altered the 2013 permission by seeking eight residential units (4 x 2 bed and 4 x 3 bed), minor alterations to the rooftop enclosures, location of windows, the opening up of a lightwell on side elevation, reconfiguration of stair and lift core. No further changes were proposed to the restaurant.

Neither of the 2013 or 2014 schemes were implemented.

8. THE PROPOSAL

Planning permission is sought to extend the existing hotel into the ground floor restaurant (class E) unit, to provide the hotel's entrance/reception area and a café, with the provision of seven additional hotel bedrooms to the rear in place of the existing hotel entrance and café, bringing the total number of hotel bedrooms to 120. External alterations include the reinstatement of two bricked up windows on the Inigo Place

elevation.

Existing and proposed land uses:

Land Use	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Restaurant (Class E)	101	0	0
Hotel (Class C1)	0	101	101
Total	101	101	101

9. DETAILED CONSIDERATIONS

9.1 Land Use

Policy Context

Section 38 (6) of the Planning and Compulsory Act 2004 states that ‘If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’. This is further reinforced by the National Planning Policy Framework (NPPF 2023).

City Plan Policy 1 sets out Westminster’s spatial strategy and supports town centres and high streets, including centres of international importance, to evolve as multifunctional commercial areas to shop, work, and socialise.

Policy 2 of the City Plan sets out the Spatial Development Priorities for the West End Retail and Leisure Special Policy Area. The policy seeks to provide (in part B) an improved retail and leisure experience that responds to innovation and change in the sector; (C) a diverse evening and night-time economy and enhanced cultural offer; and (F) protection of the unique character of central London’s distinct and iconic places and heritage assets.

Policy 14 relates to town centres, high streets and the CAZ. Part A states that proposals in existing town centres and high streets will enhance and diversify their offer as places to shop, work and spend leisure time. Part B states that uses that provide active frontages and serve visiting members of the public will be required at the ground floor throughout the town centre hierarchy. Part C.2 states that the WERLSPA will provide a wide mix of commercial uses that support the West End’s role as a retail, employment and cultural hub, and as a centre for the visitor, evening and night-time economy. Part G states that town centre uses will also be supported in principle throughout the parts of the CAZ with a commercial or mixed-use character, having regard to the existing mix of land uses and neighbourhood plan policies. In the parts of the CAZ that are commercial or mixed-use in character, the loss of town centre uses from the ground floor will be resisted.

Policy 15 relates to the visitor economy and directs hotels to the commercial areas of the CAZ. Part H states that applications for extensions and upgrades to existing hotels will have regard to impacts on the wider area. Development proposals should improve accessibility and enable the extended lifetime of buildings by incorporating principles and

measures of sustainable design wherever possible.

Consideration

Bedford Street is located within Covent Garden, which is of a mixed-use character with commercial uses, including retail, restaurants, financial services, hotels and entertainment uses, as well as residential.

Objections have been received to the loss of the existing restaurant use, which is a long established family run business and has a close relationship with the local community; and to the loss of a use which serves visiting members of the public with an active street frontage.

The applicant, Z hotels, propose to extend the hotel into the ground floor restaurant unit, to provide the hotel's café and entrance/reception area, with the provision of seven additional hotel bedrooms to the rear in place of the existing hotel entrance and café, bringing the total number of hotel bedrooms to 120.

Whilst the loss of the existing long established restaurant is regrettable, the operator or use could change to another use within Class E without the need for planning permission and as such its loss cannot therefore be resisted.

The principle of an extension to the existing hotel is considered acceptable in this location within the CAZ and WESRPA. However, under policy 14 there is a requirement to retain a town centre use at ground floor level that provides an active street frontage and serves visiting members of the public.

The Z hotel concept provides a café as part of their offering, which will provide 33 covers for use by hotel guests and members of the public, offering a full selection of hot and cold drinks, snacks and light meals, with the reception located to the rear part of the cafe area. A 24-hour reception service will be provided for its guests, with the hours of opening of the café to members of the public restricted to between 07.00 to 23.00 hours. Outside of these hours it is anticipated that the front door will be locked, with entrance for guests allowed by front desk employees/manager or by guest room key.

Whilst the café will be integral to the operation of the hotel, it will have similar characteristics to a café use within Class E, with the existing shopfront retained and serving visiting members of the public, and thus it will retain the vitality and viability of the street and Covent Garden area. The applicant has submitted a draft operational management plan and agreed to conditions to ensure that the shopfront and the café floorspace are permanently retained, use by visiting members of the public within the stipulated hours, and that during night time hours it will revert to reception use only for hotel guests, with no late night bar type activity, in order to protect residential amenity and local environmental quality. The applicant has confirmed that the café use would not undertake primary cooking and given that no details of ventilation equipment has been submitted, this will be secured by condition.

With the imposition of conditions to control the use of the front ground floor area and ensure an active frontage is maintained, the proposed use of the front ground floor area is not considered to undermine the town centre uses within this part of Covent Garden

and is considered acceptable in land use terms.

One of the seven new guest bedrooms proposed will be wheelchair accessible, which will maintain 10% wheelchair accessible hotel bedrooms overall, in accordance with London Plan policy.

9.2 Townscape, Design & Heritage Impact

Legislative & Policy Context

The key legislative requirements in respect to designated heritage assets are as follows:

Section 72 of the LBCA Act requires that *“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should be clearly and convincingly justified and should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, including where appropriate securing the optimum viable use of the heritage asset, considering the statutory duty to have special regard or pay special attention, as relevant. This should also consider the relative significance of the affected asset, and the severity of the harm caused.

The following policies of the City Plan 2019-2040 (April 2021) is also of consideration.

Policy 38 Design Principles (A) states that new development will incorporate exemplary standards of high quality, sustainable and inclusive urban design...(B) respond to Westminster's context by positively contribution to Westminster's townscape and streetscape.

Policy 39 Westminster's Heritage (I) Development within the settings or affecting views of listed buildings will take opportunities to enhance or better reveal their significance. (K) Conservation Areas, states that development will preserve or enhance the character and appearance of Westminster's conservation areas. (L) goes on to states that there will be a presumption that unlisted buildings that make a positive contribution to a conservation area will be conserved.

Policy 40 Townscape and Architecture states that (D) Alterations and extensions will respect the character of the existing and adjoining buildings, avoid adverse visual and amenity impacts and will not obscure important architectural features or disrupt any uniformity, patterns, rhythms or groupings of buildings and spaces that contribute positively to Westminster's distinctive townscape. Supporting text contained in paragraph 40.14 states that, even small-scale alterations and additions can have a cumulative impact on townscape character. The design of new doors, windows or shopfronts should be carefully considered to relate sensitively to the existing building and adjoining townscape.

The application proposal seeks to open up two bricked up windows on the Inigo Place elevation at ground floor level which are adjacent to an existing window. The proposed new windows will replicate the detailed design and appearance of the existing adjoining window. In design terms the proposed alterations are considered acceptable and do not cause an adverse impact on the wider conservation area or nearby heritage assets.

An objection has been raised that the proposed loss of the existing restaurant would cause harm to the character of the area and the setting of the adjacent listed building due to the loss of a unique local facility.

No works are proposed to the existing shopfront and a café use, although ancillary to the hotel, will retain an active frontage, and it is not considered that the proposals would undermine the setting of the conservation area or harm nearby designated heritage assets.

9.3 Residential Amenity

City Plan policy 7 (Managing development for Westminster's people) states that development will be neighbourly by (A) Protecting and where appropriate enhancing amenity, by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking.

External alterations are limited to the opening up of two windows on Inigo Place, which will not result in any loss of privacy. As such the proposal is considered acceptable in amenity terms.

9.4 Transportation, Accessibility & Servicing

A servicing management plan was secured for the existing hotel use under the original permission in 2016. The applicant has confirmed that servicing and waste storage will remain as existing, and that hotel staff are advised not to accept coach bookings. The Highways Planning Manager recommends that a revised servicing management plan is secured by condition, as well as a condition to ensure that the hotel does not accept coach bookings.

The existing hotel provides a total of 10 cycle parking spaces at basement level which meets London Plan policy for a 120 bed hotel and this is secured by condition.

9.5 Economy including Employment & Skills

The development is of insufficient scale to require an employment and skills plan.

9.6 Other Considerations

Crime Prevention

Section 8 of the National Planning Policy Framework (NPPF) states that 'planning

policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...’.

Section 12 states that ‘planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’.

Part C of Policy 38 of the City Plan (Design Principles) states that ‘all development will place people at the heart of design, creating inclusive and accessible spaces and places, introducing measures that reduce the opportunity for crime and anti-social behaviour, promoting health, well-being and active lifestyles through design and ensuring a good standard of amenity for new and existing occupiers’.

The application submission has been the subject of discussions between the applicant and the Designing out Crime Officers to ensure that the proposed ground floor layout maintains a protected access between the publicly accessible front ground floor café/reception area and the hotel bedrooms.

The gate serving the private entrance/exit in Inigo Place, which is on private land currently provides access to the existing hotel and St Paul’s Church. Under the proposals mobility impaired guests would be issued with a special card that would provide them with additional access through the electronic gate into Inigo Place during their stay. All other guests would use the new entrance on Bedford Street.

A condition is recommended to ensure that the proposal gains ‘Secure by Design’ Accreditation.

9.7 Environmental Impact Assessment

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

9.8 Planning Obligations & Pre-Commencement Conditions

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

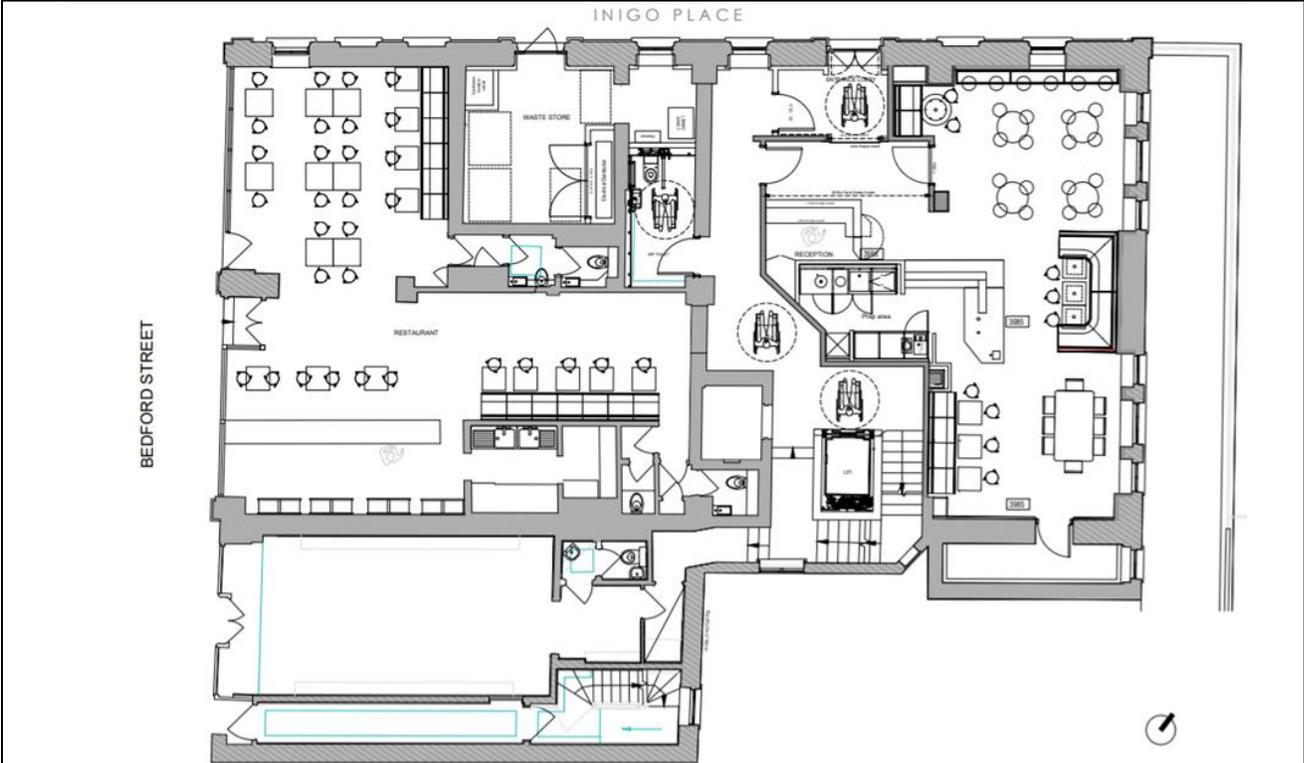
10. Conclusion

The report has considered the material planning issues associated with the proposed development in conjunction with all relevant national, regional and local planning policy. 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.

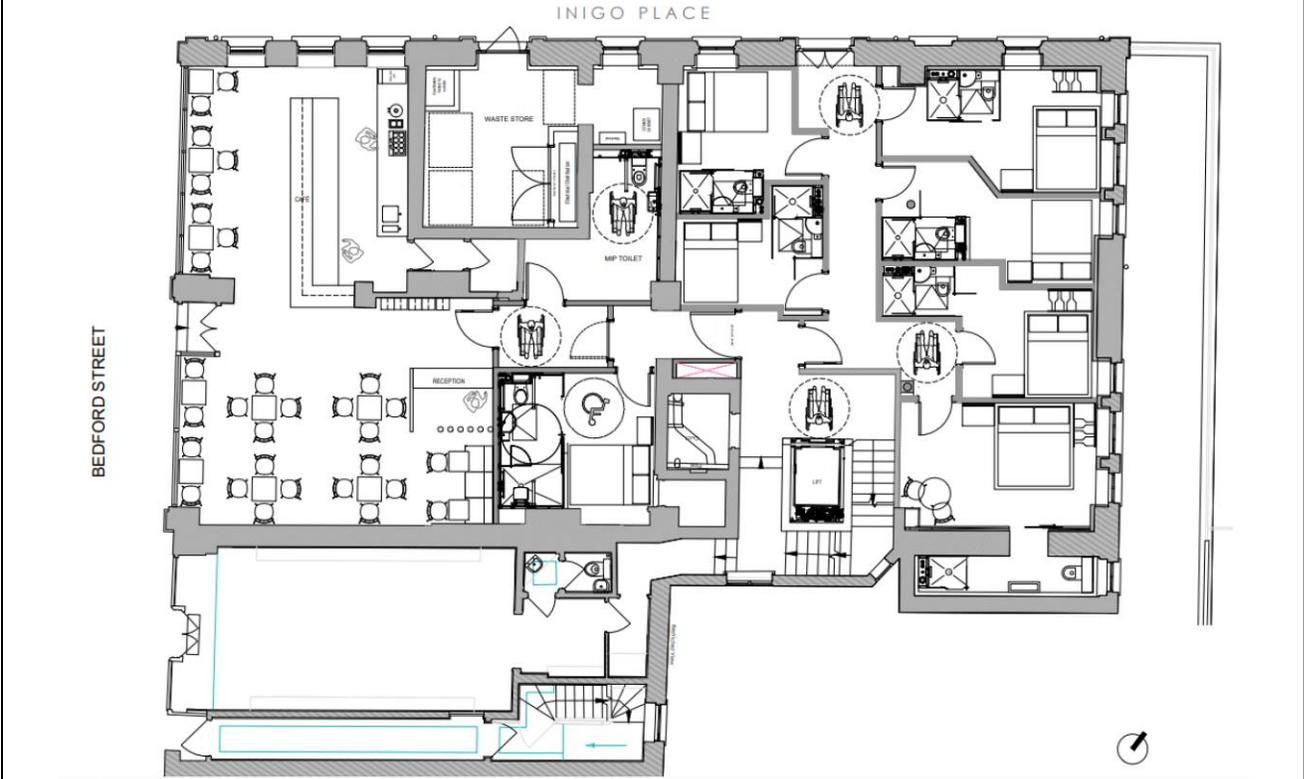
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT jasghar@westminster.gov.uk
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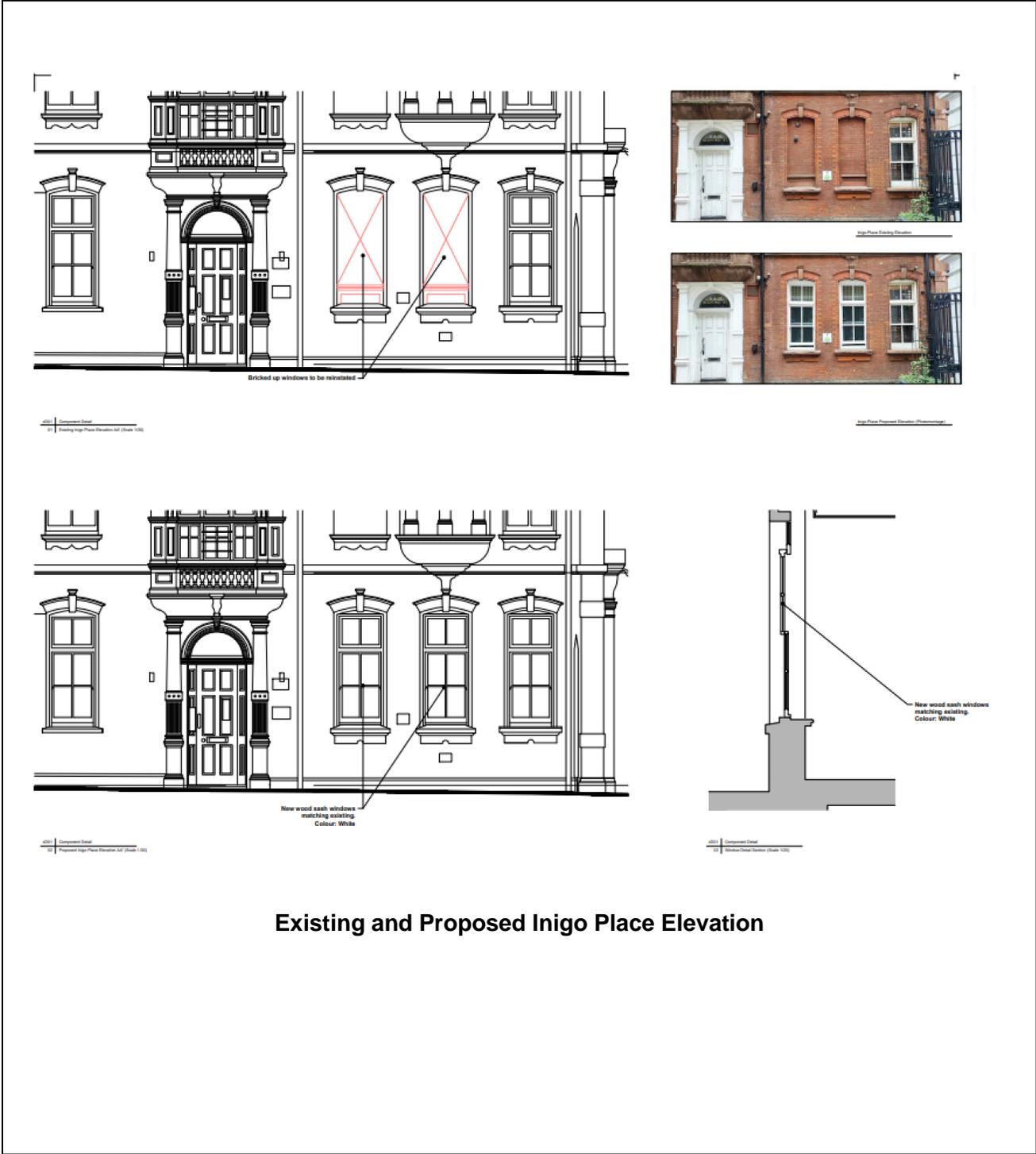
11. KEY DRAWINGS



Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing and Proposed Inigo Place Elevation

DRAFT DECISION LETTER

Address: 31 - 33 Bedford Street, London, WC2E 9ED

Proposal: Use of front part of ground floor as hotel cafe and reception (Class C1) and reconfiguration of rear part of ground floor to create seven additional hotel bedrooms in connection with the existing hotel use. Reinstatement of two bricked up windows on Inigo Place elevation.

Reference: 24/00351/FULL

Plan Nos: Location plan, 001-SI00-P1, 001_cD01-P1, 001-ExGA00-P1, 001-GA00-P1, 001-WS00-P1, Planning Statement dated January 2024 and Servicing and Operational Management Plan dated December 2023 prepared by Caneparo Associates.

For information only: Transport Statement dated December 2023 prepared by Caneparo Associates.

Case Officer: Zulekha Hosenally

Direct Tel. No. 020 7641
07866037615

Recommended Condition(s) and Reason(s)

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

Reason:

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

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

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

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

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

Reason:

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

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

Reason:

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

- 4 You must apply to us for approval of detailed drawings (sections and elevations at a scale of 1:10 or 1:20) of the following parts of the development:-

- new windows on the Inigo Place elevation.

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 detailed drawings. (C26DB)

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 Covent Garden Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 5 You must permanently retain the cafe in the location shown on drawing number 001-GA00-P1 and a shopfront to Bedford Street, and you must not obscure the shopfront glazing.

Reason:

To make sure that the development is completed and used as agreed, and that it contributes to the character and function of this part of the Central Activities Zone and West End Retail and Leisure Special Policy Area and the character and appearance of this part of the Covent Garden Conservation Area. This is as set out in Policies 14, 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).

- 6 The cafe shall only be open to non-hotel guests between 0700 - 2300 each day, outside of this time it will be used for reception use only for hotel guests.

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)

- 7 You must apply to us for approval of an updated operational management plan to show how you will prevent customers who are leaving the building from causing nuisance for people in the area, including people who live in nearby buildings, and a clear process for managing taxis and private hire vehicles arrivals/ departures including measures to deter coaches. You must not use the front ground floor area until we have approved what you have sent us. The operational management plan must thereafter be maintained and followed by the occupants for the life of the development.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05GC)

- 8 Prior to the occupation of the front ground floor area, you must apply to us for approval of an updated servicing management plan (SMP). This plan must identify the process, storage locations, scheduling of deliveries and staffing arrangements, as well as how delivery vehicle size will be managed and how the time the delivered items (including waste collection) spend on the highway will be minimised. Thereafter you must carry out the servicing according to the approved plan for the lifetime of the development.

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 The hotel shall not knowingly accept bookings from parties using a vehicle with a capacity of 14 or more persons to travel to and from the premises.

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)

- 10 No music shall be played in the hotel such as to be audible outside the premises.

Reason:

To protect neighbouring residents from noise and vibration nuisance, as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R13AD)

- 11 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)

- 12 You must provide the separate stores for waste and materials for recycling shown on drawing number 001-WS00-P1 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 hotel. (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)

- 13 Prior to the use of the ground floor area you must submit details of a full 'Secured by Design' Accreditation. The details shall demonstrate consultation with the Metropolitan Police Designing out Crime Officers and that the relevant part of the building can achieve accreditation. 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 according to the approved details before using the ground floor area maintain the secured by design features thereafter.

Reason:

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

- 14 There shall be no primary cooking on site such that you must not cook raw or fresh food on the premises. The reheating of food, the cooking equipment used and hot food products served shall be limited only to those described in the Planning Statement document dated January 2024. (CO5DB)

Reason:

The plans do not include any kitchen extractor equipment. For this reason we cannot agree to unrestricted use as people using neighbouring properties would suffer from cooking smells. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R05ED)

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 HIGHWAYS LICENSING:, Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please visit our website at www.westminster.gov.uk/guide-temporary-structures., , CONSIDERATE CONSTRUCTORS:, You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk., , BUILDING REGULATIONS:, You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at www.westminster.gov.uk/contact-us-building-control
- 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 You may need to get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 if you want to put up an advertisement at the property. (I03AA)

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.