

Planning Department
Westminster City Council
P.O. Box 240
Westminster City Hall
64 Victoria Street
London SW1E 6QP

9 January 2024

Dear Sir/Madam

**APPLICATION FOR THE ERECTION OF AN OUTDOOR GLAZED CANOPY AT 233-237 OLD
MARYLEBONE ROAD, LONDON, NW1 5QT**

I write further to the submission, via the Planning Portal, for the erection of an outdoor canopy to the hotel at 233-237 Old Marylebone Road London NW1 5QT.

Introduction and background

No. 233-237 Old Marylebone Road is a new 9 storey hotel building (Use Class C3) comprising a basement/lower ground floor, mezzanine, upper ground floor and first to eight floor levels with ancillary bar/restaurant at lower ground floor level and a landscaped multi-purposed taxi pick/drop-off and service forecourt with a Sheffield cycle stand on the upper ground floor level. The building was erected following planning permission granted in November 2017 involving demolition of the existing 6- storey office building (Use Class B1).

The application was supported by an Arboricultural Method Statement and Tree Protection, drafted by Crawshaw Arborcare Ltd – Arboricultural Consultants in August 2017. The statement was based on a survey of two nearby London Plane trees (T1 and T2). The statement assessed the potential impact on the two trees and included recommendations for tree protection measures and a monitoring plan during demolition of the existing office building and construction of the proposed hotel building, which has been completed is now in operational use.

One of the trees (T2) is located a considerable distance away from the application site and would not have been affected by the proposed demolition and construction works and as such did not warrant individual protection. However, the London Plane tree (T2), which stands on the backfoot of the pavement adjoining the curtilage of the hotel building was identified as needing protection by way of close board hoarding, which would protect its stem, the canopy and its Root Protection Area (RPA). Temporary ground protection was recommended over areas of hardstanding, located within the vicinity of the tree.

The 2017 Arboricultural Method is attached to this letter report and should be reviewed during consideration of the current application.

Impact on the existing London Plane tree

The findings of the tree survey and recommendations made in the 2017 statement regarding the potential impacts of the demolition and constructions works on this tree should be applied to the current application. The statement noted that the new basement excavation works proposed to provide an ancillary restaurant to the hotel would have an incursion of 11% into the RPA of the tree as a whole.

This level of incursion, which is illustrated in the attached statement, would be acceptable for a healthy tree. The statement recommended that all excavations within the RPA needed to be undertaken carefully and slowly to avoid damage to any routes that might be encountered during the basement excavation.

The proposed canopy in this case, would be located over part of the basement. As recommended in the 2017 statement foundations for the proposed canopy would be undertaken using hand tools and, carefully as not to damage and roots over the basement or underneath the existing hardstanding areas. As illustrated in the attached 2017 statement, the basement excavation would have a 25% incursion into the RPA of the tree that is currently covered by hardstanding. The proposed canopy would have a negligible incursion into the RPA of the tree because it would be hosted by metal posts inserted into foundations, dug using hand tools.

The attached Arboricultural Method Statement and Tree Protection Plan contain sufficient information, which demonstrate that the proposal would not affect the health and well-being of the

adjacent London Plane tree. In the absence of other material considerations, the LPA is respectfully requested to validate and determine the application.

In the meantime, if you require any further information, please let me know.

Yours faithfully,

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Planning Consultant

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