

DP6807/TS

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Dear Kimberley,

49 ORDNANCE HILL, LONDON NW8 6PT

APPLICATION FOR TEMPORAY CHANGE OF USE FROM CLASS C3 RESIDENTIAL TO SUI GENERIS PUBLIC CONSULTATION HUB

On behalf of our client, SJW Realty Ltd (“the Applicant”), we hereby submit a planning application for temporary change of use of an existing residential dwelling, 49 Ordnance Hill (“the Site”) to a public consultation space. The consultation space would provide a location to meet the local community for the duration of the construction process. Therefore, the temporary change of use is being applied for the period up to 31st December 2027. It would then return to a residential dwelling.

Background

Planning permission and associated Listed Building Consent for the redevelopment of the former St John’s Wood Barracks site was granted on 2 April 2015 for the following development:

‘Demolition of existing Barracks buildings (except for the listed Riding School) and redevelopment for residential use (Class C3) to provide a total of 163 units including 59 affordable units . Use of the listed Riding School as private ancillary leisure facility with internal and external alterations. Provision of Class A1/A3 retail units and Class D1 at ground level at 1 - 7 Queen's Terrace, redevelopment behind the retained front facade and the erection of a mansard roof extension, creation of landscaped areas and reconfigured vehicular and pedestrian access together with associated works including the provision of parking, circulation space, servicing and plant areas. (Application is accompanied by an Environmental Impact Assessment (EIA)) . 2.Use of the listed Riding School as a private ancillary leisure facility, associated internal and external alterations, new side extension and the excavation of a lower ground floor beneath the Riding School.’

An application for a variation of this permission was granted on the 8th August 2017 (under reference 16/12291/FULL). Since then a number of amendment applications have been granted. Construction is now well underway.



The Proposal and Assessment

In accordance with the requirements of the Council and the commitment of the developer, a comprehensive approach to public consultation has been implemented as part of the demolition and construction process through the organisation of a Construction Liaison Group (CLG) and through other tailored events with locals as well as drop-in events.

To date that process has taken place within the ground floor of Queens Terrace. However, that space is no longer available as that part of the barracks will shortly be demolished.

In seeking to provide the most accessible location for local residents to engage with the project, the Applicant would like to utilise the Site for ongoing consultation events. The Site is immediately adjacent to the Barracks site and offers an easily accessible location from which to hold consultation events. Whilst there are site cabins associated with the construction process, there isn't the space to accommodate this function within them. We also believe the use of 49 Ordnance Hill provides a much more accessible location which avoids residents having to walk into the construction site which they are less likely to do.

It is envisaged the Site would be used to hold the monthly CLG meeting, and then a weekly drop-in session. It may also be used on the weekends to hold more bespoke consultation events.

Whilst it does result in the temporary loss of a residential unit, it will be used as a direct community benefit to allow engagement with the local community during the construction process.

Policy 8 of the Westminster City Council (WCC) City Plan does state that existing residential units, uses and floorspace will be protected. Whilst this application would result in a temporary loss of that unit, it would be replaced with a consultation hub to allow the comprehensive process of community engagement to continue as part of the construction process. The Council requires those redeveloping sites to undertake engagement with local residents. This forms a key part of the Council's Code of Construction Practice. That process of engagement has been fully embraced by the developer and construction team redeveloping the former barracks site. Allowing the temporary change of use will allow that comprehensive process of engagement to continue in the most inclusive manner possible. The Applicant believes that providing that engagement within 49 Ordnance Hill would provide a welcoming and accessible location for residents to fully engage with the project which could not be achieved within the barracks site.

We trust that you have sufficient information to register and validate the application and look forward to receiving confirmation of this in due course. If you require any further information, please contact either Tom Sweetman or Mike Moon of this office.

Yours faithfully,

DP9 Ltd.