

TH/EO/DP6770

3rd April 2024

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Registered No. 05092507

0207 004 1700

www.dp9.co.uk

**Westminster City Council
Planning Department
Westminster City Hall
64 Victoria Street
London
SW1E 6QP**

Dear Sir / Madam,

LILLIAN PENSON HALL, 15-25 TALBOT SQUARE, LONDON, W2 1TT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – APPLICATION FOR PLANNING PERMISSION

On behalf of our client, LPH Paddington Limited ('the Applicant'), we hereby enclose an application for planning permission for works to Lillian Penson Hall, 15-25 Talbot Square, London, W2 1TT ('the Site').

The description of the development ('the Proposed Development') is as follows:

"Proposed replacement of rooftop plant, implementation of smoke ventilation risers and other associated works."

This application comprises a new submission with a revised approach of a previously approved application (ref. 23/00538/FULL) for similar works on the site. The proposed works set out in this application will supersede the previous consent which granted in 2023. This application has been submitted through the Planning Portal (ref. PP-12926747). In addition, to this covering letter, please find enclosed the following documentation:

- Application Form and Certificates, prepared by DP9 Limited;
- CIL Additional Information Form, completed by LPH Paddington Limited;
- Suite of Architectural Drawings, prepared by Faulkner Browns Architects;
- Design and Access Statement, prepared by Faulkner Browns Architects;
- Noise Impact Assessment, prepared by Clement Acoustics;



- Gateway One Fire Statement Form.

The requisite application fee has been made as an online payment via the Planning Portal.

Site and Surrounding Context

The Site is Lilian Pension Hall, which is a seven-storey building located on the north side of Talbot Square within Westminster. The site is used as student accommodation but was previously built for hotel use. The site is located within the Central Activities Zone, the Bayswater Conservation Area and within the setting of a number of listed buildings, including the Grade II listed terraces on Talbot Square, Grade II listed Paddington Underground Station, Grade II listed Great Western Hotel and Grade I listed Paddington Station. The current building replaced a bomb damaged site and has a simple appearance and palette of materials.

The site currently measures at 1,166sqm. After permission was granted for replacement of the roof plant and coverings in May 2023, an alternative and simplified design has been developed locating plant locally to the risers and reducing pipe runs. These amendments are being made as following design of the roof-mounted plant resulting in the finding that the 2023 approved scheme would be unfeasible to deliver as it would need long pipe runs across the roof. Additional development also includes smoke ventilation risers which are required to three stairs in the building, these changes are predicted to not be visible from street level, but may be visible to the neighbouring buildings of similar height in the area. XXX

Planning History

23/00538/FULL | *Replacement of rooftop plant and new acoustic screening; replacement of main roofs and balcony roof coverings.* | Approved 5 May 2023

21/03111/FULL | *Removal of roof top plant rooms, erection of a roof extension; infill extension to the front elevation at the northern corner of Talbot Square at ground floor, extensions at lower ground to third floor level at the corner of Conduit Place and Conduit Passage, reinstatement of lower ground floor lightwells, facade works including recladding to front and rear elevations, replacement windows, relocation of main entrance to centre of front facade, new internal cycle parking, refuse store and service yard, photovoltaic panels, plant and air source heat pumps. Works in association with the provision of additional student accommodation and reconfiguration/upgrade of existing student accommodation (Sui Generis).* | Approved on 27 January 2022 and a S106 agreement was secured as part of the consent.

This permits the construction of 330 student rooms, as per the approved drawings. The client has decided not to build out the recent consent (ref. 21/03111/FULL) obtained earlier this year and instead pursue a package of improvement and maintenance works to make better and more efficient use of the existing building.

In 1999, planning permission was refused for the demolition of brick store to provide a new bin store area facing onto Conduit Place (ref. 99/11653/FULL).



In May 2000, planning permission was refused for the installation of telecommunications equipment comprising 4 sector antennae, 2 dishes and 1 equipment cabinet at roof level (ref. 00/01857/FULL).

The Proposed Development

The existing roof is flat and acquires several flat roofed single storey structures for access to the stair, lift, machine rooms and store rooms. The proposed development seeks to retain the single storey structures as generally unchanged aside from the smoke ventilation risers which will pass through the structures and extend upwards at a slightly higher level than existing.

As existing, the heating and ventilation plant extends to fill the areas of flat roof and has become in need of an upgrade to improve efficiency. To address this, the existing plant will be removed and replaced by an upgraded plant. A Variable Refrigerant Flow (VRF) System will be used with roof mounted condenser units which will be placed adjacent to the existing risers that currently serve the bedrooms which sit below. This layout will place the new equipment more locally to the service risers, minimising the lengths of refrigerant pipework. In simplifying the design of the plant by using a to a powder coated metal acoustic housing, the roof will appear cleaner and use space more efficiently for improved access and more aesthetic appearance.

Additionally, the existing parapet wall at roof level is too low to provide protection at the edge of the building. This application proposes 1,100mm high metal balustrades to be attached to the rear of the existing parapet walls which are considered too low. This proposal should increase the confidence of adequate protection being present at the building edge, it will also retain the character of the roof by using black material to match the existing balustrade.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Act it should be made in accordance with the development plan unless material considerations indicate otherwise. In this instance, the Development Plan for the Site comprises the London Plan (2021) and Westminster City Plan (April 2021) along with supplementary planning guidance documentation.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was revised in December 2023 and supersedes previous Planning Policy Guidance in the form of the National Planning Policy Framework (2021) and National Planning Practice Guidance. The NPPF sets out the Government's economic, environmental and social planning policies and has effect on all planning decisions.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both the plan-making and decision-taking process. In particular, the core planning principles include, amongst others, to “drive and support development” and to “encourage” the reuse of existing resources. This means approving development proposals that accord with the development plan without delay unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development, or specific policies in the NPPF indicate otherwise.



London Plan

The London Plan (2021) which was adopted in March 2021, comprises the overall strategic plan for London setting out a fully integrated economic, environmental, transport and social framework for the development of the capital over the next 20-25 years.

Local Planning Policy and Guidance

Westminster's City Plan was adopted in April 2021. The Local Plan sets out the vision, strategy and policies for planning within the City of Westminster and replaced the policies previously contained within Westminster's City Plan (November 2016) and saved policies in the Unitary Development Plan (2007).

According to the City Plan Policies Map, the Site has the following designations:

- Central Activities Zone
- Bayswater Conservation Area
- Within the setting of a number of listed buildings, including the Grade II listed terraces on Talbot Square, Grade II listed Paddington Underground Station, Grade II listed Great Western Hotel and Grade I listed Paddington Station
- Westbourne Grove Flooding Hot spot

The following section outlines the key policy considerations associated with the proposed development.

Assessment

Design and Heritage

Given the site is located within Bayswater Conservation Area and is within close proximity to several listed buildings, it is important to consider the potential impact on heritage.

The London Local Plan sets out that heritage assets should be protected and enhanced, as well as development proposals which effect heritage assets should be sympathetic and attempt to conserve significance (Policy HC1 '*Heritage conservation and Growth*').

Local Policy (Policy 39 '*Westminster Heritage*') states that development within a conservation area should preserve and enhance and preserve the character and appearance of Westminster's conservation areas where possible. Additionally the policy states that development within the setting or affecting the view of a listed buildings will take opportunities to enhance or better reveal their significance.

Policy 40 of the Local Plan '*Townscape and architecture*' sets out that development should make an effort to be sensitively designed in regards to scale, height, character and materials of the development in relation to the existing townscape. Spaces and features that form an important element in Westminster Local Townscapes or contribute to the significance of a heritage asset will be conserved, enhanced and integrated into new development



In regards to potential negative impact on the conservation area and surrounding heritage assets, our view is that this proposal would not have a negative impact on the Bayswater conservation area or the surrounding heritage assets, due to the size and scale of the replacement plant which is remaining the same as existing where possible. The parapet walls (1,100mm high) and smoke ventilation risers are the aspects of the proposal which will result in an insignificant change in scale in regards to visibility from the surrounding area. This means that the streetscape will remain virtually as existing with the proposed development having a neutral impact on the surrounding conservation area and listed buildings.

Noise and Amenity

The London Local Plan states that New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses (Policy D13). It is emphasised that adverse noise impacts on health and quality of life should be avoided (Policy 14).

The Westminster City Plan notes that development should prevent adverse effects on vibrations and noise and improve on the noise environment in compliance with the Council's noise thresholds and pay attention to minimising noise from plant machinery and internal activities (Policy 33).

This application proposal is supported by a Noise Impact Assessment prepared by Clement Acoustics. The report has concluded that noise reduction kits should be installed around all condenser units to meet the criteria which is set out in Westminster City Plan. Alongside this, all plants should be shielded by screening for additional noise impact mitigation. Clement Acoustics have stated that the emissions from the proposed plant would be expected to meet the most stringent recommendations of the relevant British Standard, with neighbouring windows partially open. Furthermore, with the recommended mitigation measures implemented, the proposal should also meet the requirements of the Westminster City Plan.

Summary

The proposed works to replace the rooftop plant, implement smoke ventilation risers and other associated works will make an important step towards de-carbonising and improving energy efficiencies in the building. The proposals accord with the policy considerations outlined in the London Plan and Westminster City Plan.

We trust that the application provides the relevant information required and look forward to confirmation of your receipt and validation. Should you have any queries or require any further information, please do not hesitate to contact Esme O'Meara or Tom Horne at this office.

Yours faithfully

DP9 Ltd.

DP9 Ltd.