

The Marylebone Association Planning Committee
RESPONSES TO PLANNING APPLICATIONS – June 2010

7 WIGMORE PLACE

PT/10/03146FULL/TP/24779 *Demolition of existing mews house to provide a new three bedroom mews house with a raised roof height*

OBJECTION: This new build project presents an opportunity for a contemporary interpretation of the mews house typology whereas the application seeks to replicate the existing historical façade albeit with a higher parapet and the addition of a setback mansard storey **WH: 7 June 2010**

25 MARYLEBONE ROAD

PT/10/03446FULL/TP/4403 *Alterations to existing access ramp and handrails to front entrance and replacement of service yard gates to rear*

No OBJECTION

WH: 7 June 2010

13-14 DEVONSHIRE STREET

PT/10/02378/FULL/TP/5199/2495/PP-00948568 *Temporary use of basement, ground, and first floors at Nos. 13 and 14 Devonshire Street and second floor at No.13 Devonshire Street as (Class D1) medical use for a period of 40 years. Permanent use of third and fourth floors at Nos. 13 and 14 Devonshire Street and second floor at No.14 Devonshire Street as (Class D1) medical use. Infill of rear lightwell with glazed roof at basement and ground. Installation of new plant equipment within enclosure at rear boundary at ground floor level. (Part of a land use swap with 18 Upper Wimpole Street (RN: 09/10437) and 20 Upper Wimpole Street).*

INSUFFICIENT INFORMATION: Medical uses attract significant air conditioning requirements and the impact of noise from ground level external plant on the external green space to the rear of the terrace is a cause for concern. A louvred timber screen is proposed to the ground level external plant area but this will provide a visual and not an acoustic screen. Please provide an acoustic report assessing the impact of the new plant using actual manufacturer's plant noise emission data (the submitted Environmental Noise Survey by RBA dated 07 April 2009 only assesses background noise levels). **WH: 7 June 2010**

FLAT 2 19 UPPER WIMPOLE STREET

PT/10/02603/FULL/TP/24733 *Erection of a conservatory in the garden at rear ground floor level.*

OBJECTION: The proposed conservatory bears no relationship in form or design to the existing building and immediate urban context and leaves an inaccessible and unmaintainable gap to the existing garden party walls. **WH: 7 June 2010**

20 EDGWARE ROAD

PT/10/03057/TCH/TP/4920/PP-01036626 *Use of the public highway for the placing of nine tables, 24 chairs and a new 3.5 x 3.5m parasol in connection with The Tyburn Public House.*

No OBJECTION

WH: 7 June 2010

6 PADDINGTON STREET

PT/1002641/FULL/TP/14700 *New timber shopfront with timber glass access door to No. 6 and solid timber door to No. 6a.*

OBJECTION: The purpose of the new shopfront is to enlarge the fascia - and presumably the shop lettering. The proposed new shopfront lacks the character and detail of the existing timber shopfront and brings less than it takes away. **WH: 7 June 2010**

388-396 OXFORD STREET

PT/10/02621/FULL/TP/3923 *Forming external ramp to office entrance on Bird Street and replacing existing entrance canopy with new glass canopy.*

No OBJECTION

WH: 7 June 2010

90 HARLEY STREET

PT/10/02088/FULL/TP/15214/PP-01004886 *Installation of new metal balustrades to the front and rear parapets at second floor roof level.*

OBJECTION: The use of Kee-Klamp balustrades in a visible location at the front of this Grade II listed building is inappropriate.

WH: 7 June 2010

THRUTCHLEY HOUSE 1 BICKENHALL STREET

PT/10/02808/FULL/TP/6546/PP-01027267 *Use of part ground and first and second floors as two residential flats (1x1 bed and 1x2 bed). Insertion of new front door on the front elevation and two new windows to the rear elevation at second floor level.*

No OBJECTION

WH: 7 June 2010

54 UPPER MONTAGU STREET

PT/10/03404/FULL/TP/10872 *Use of ground to third floors as one residential dwelling (Class C3) and associated alterations.*

No OBJECTION

WH: 7 June 2010

45 MOLYNEUX STREET

PT/10/03048/FULL/TP/19705/PP-01021221 *Installation of an air conditioning unit at roof level behind the chimney stack to the rear with associated screening. Alterations to front and rear elevations, alterations to entrance steps and basement access stairs with associated internal alterations.*

INSUFFICIENT INFORMATION: Please provide documentary evidence, historic photos, historic buildings report or otherwise that the front façade of 45 MS originally took the form of 44 MS.

WH: 7 June 2010

28-28A OLDBURY PLACE

PT/10/03065/FULL/TP/8181 *Use as a single family dwelling.*

No OBJECTION

WH: 7 June 2010

43 NEW CAVENDISH STREET

PT/10/02953/FULL/TP/11007 *Installation of five air conditioning units in the central lightwell at lower ground floor level.*

No OBJECTION

WH: 7 June 2010

55 CRAWFORD STREET

PT/10/02339/FULL/TP/11065/PP-00988561 *Use of the basement as restaurant (Class A3) and installation of low level extract duct with extractor grill above rear external door.*

OBJECTION: We have concerns about noise and smell nuisance to the rear gardens and the proposals do not present a viable proposal to mitigate this. Kitchen extract duct work should generally terminate at roof level in order to maximize dissipation of cooking smells however an external duct would have a detrimental effect on the Conservation Area and reduce visual enjoyment of the rear garden. An electrostatic precipitator with odour neutraliser is proposed for

the low level terminal, but our experience is that this expensive kit which requires regular cleaning/filter replacement is not maintained.

The acoustic report assesses background noise levels and sets performance criteria and does not assess a specified piece of equipment. The report also recommends use of a side silencer which is not mentioned in the Design & Access statement.

WH: 7 June 2010

61 WIMPOLE STREET

PT/10/03204/FULL/TP/13129 *Replacement of five timber casement windows at the rear of the building at third floor level with new single glazed sliding sash windows.*

No OBJECTION

WH: 7 June 2010

30 MONTAGU SQUARE

PT/10/03246/FULL/TP/24781 *Erection of rear extension to replace existing rear extension.*

No OBJECTION

WH: 7 June 2010

386 OXFORD STREET

PT/10/01638/FULL/TP/9010/PP-00983097 *Installation of 19 external light fittings at first and third floor.*

OBJECTION: The proposal includes pink floodlighting to the upper levels of the building. This is inappropriate and would compete for visual attention with landmark buildings on Oxford Street such as Selfridges.

WH: 7 June 2010

45 WIMPOLE STREET

PT/10/03279/FULL/TP/21856/22890 *Installation of single storey rear extension at second floor level.*

No OBJECTION

WH: 7 June 2010

10 DE WALDEN STREET

PT/10/02630/FULL/TP/24774 *Erection of timber stair enclosure at roof level.*

OBJECTION: The proposal for this roof top enclosure resembles a garden shed and could be more sympathetically clad in for example lead or zinc.

WH: 7 June 2010

10 PARK CRESCENT

PT/10/03368/LBC/TP/14485 *Internal alterations including installation of a suspended ceiling, demolition of fire lobby, relocation of internal entrance lobby doors and formation of lift lobby incorporating cupboard.*

No OBJECTION

WH: 7 June 2010

21 CRAWFORD PLACE

PT/10/03281/FULL/TP/16467 *External alterations to internal courtyard elevation including replacement of one window with patio doors and installation of a retractable awning.*

OBJECTION: The proposal offers an ad hoc solution without due regard to the overall elevational composition. Existing windows could be lowered to provide French doors without the need for a large new opening. The proposed awning could be better integrated with the existing building design.

WH: 7 June 2010

25 MONTAGU MEWS SOUTH

PT/10/03098/FULL/TP/20035/PP-01031773 *Alterations to the ground floor fenestration on the front facade.*

No OBJECTION

WH: 7 June 2010

50 MARYLEBONE HIGH STREET

PT/10/02903/FULL/TP/19998/PP-01031797 *Retention of eight air conditioning units with associated acoustic screening on rear, first floor flat roof area.*

No OBJECTION

WH: 7 June 2010

6 NEW QUEBEC STREET

PT/09/08953/FULL/TP/19015 *New mansard roof storey, rear extensions at first to third floor levels, rebuilding of mews property on Berkeley Mews including an additional first floor level, new shopfront to New Quebec Street, relocation of extract duct and other external alterations; all in association with the use of the building as public house with guest accommodation (sui generis use).*

INSUFFICIENT INFORMATION: No drawings provided.

WH: 7 June 2010

HERTFORD HOUSE MANCHESTER SQUARE

PT/10/01812/FULL/TP/12848/PP-00872679 *Erection of mansard roof extensions at third floor level facing Manchester Square, new escape stair from second floor level to third floor level. New gallery roofs on east and west elevations at roof level and associated internal alterations.*

No OBJECTION: We note the importance of the Wallace Collection in our area and so support all their efforts to improve their facilities.

In spite of our issuing 'no objection' we would like to point out that we are concerned by the lack of clarity within the set of drawings submitted which makes our assessment of the proposed more difficult than it might otherwise be.

Moreover, we have the following reservations about the proposals as we understand them:

We do not understand why the proposed mansard section to the East and West is not symmetrical, as it presumably would have been originally. Furthermore, there appears to be a very high headroom in the plant room above the top floor galleries which would seem strange in the given circumstances.

We are not convinced by the creation of the very large light well elements to achieve views of sky to the galleries. We believe that much more simple proposals could be developed which would allow natural light to the galleries without views of sky.

We are not convinced about the additional mansard elements to the south elevation which will be clearly visible from the street in front of the house and compromise this elevation.

SQ: 7 June 2010

38-40 NEW CAVENDISH STREET

PT/10/00195/FULL/TP/10977 *Use of the ground and lower ground floors as a tea room with take-away facilities (sui-generis). Installation of low level intake and extract ducts within the basement lightwell fronting Welbeck Street*

No OBJECTION

CT: 7 June 2010

50 MARYLEBONE HIGH STREET

PT/10/02902/FULL/TP/19998/PP-01031755 *Variation of Condition 5 of planning permission dated 2 October 2001 (RN 00/06626) namely, to allow the restaurant use to operate from 07.00 hours.*

No OBJECTION

CT: 7 June 2010

19 WIMPOLE STREET

PT/10/03083/FULL/TP/6899 *Installation of one air conditioning unit at rear basement level.*

OBJECTION: Whilst the units appear to be fairly well masked, with little visual impact, the route for the black trunking is very prominent. We question whether a more sympathetic route for this could be considered.

CT: 7 June 2010

16 NEW QUEBEC STREET

PT/10/03269/FULL/TP/19423/PP-01042921 *Installation of a rooflight and alterations to rear windows.*

No OBJECTION

CT: 7 June 2010

72-75 MARYLEBONE HIGH STREET

PT/10/03416/TCH/TP/2158 *Use of the public highway for the placing of three tables and six chairs in an area measuring 1m x 6.5m in connection with existing bakery/café.*

No OBJECTION

CT: 7 June 2010

49 MARYLEBONE HIGH STREET

PT/10/03300/FULL/TP/10767/PP-01025735 *Use of the first floor as medical consulting rooms (Class D1), in connection with the London Orthopedic Clinic*

No OBJECTION

CT: 7 June 2010

96-98 BAKER STREET

PT/10/03370/LBC/TP/2904 *Display of signage.*

No OBJECTION

CT: 7 June 2010

THE GLOBE 43-47 MARYLEBONE ROAD

PT/10/03435/TCH/TP/3252 *Use of the public highway for the placing of 6 tables and 12 chairs in an area measuring 5m x 6.6m in connection with The Globe Public House.*

No OBJECTION

CT: 7 June 2010

6 MARYLEBONE STREET

PT/10/03399/FULL/TP/24719 *Replacement of existing roof terrace access enclosure with new glazed access enclosure.*

No OBJECTION

CT: 7 June 2010

101 CRAWFORD STREET

PT/10/03218/FULL/TP/5248 *Renewal of extant planning permission dated 3rd November 2005 905/06844/FULL) for use of first floor for residential (Class C3) purposes.*

No OBJECTION

CT: 7 June 2010

8-10 HALLAM STREET

PT/10/02978/FULL/TP/24780/PP-01031102 *Installation of one air cooling/heating unit at roof level and 6 air cooling/heating units at basement level, and light fittings on ground floor front façade.*

No OBJECTION

CT: 7 June 2010

8A WYNDHAM PLACE

PT/10/02824/FULL/TP/1938/PP-01024357 *Creation of a roof terrace at first floor level on Wyndham Street elevation, alterations to the windows at first floor level to facilitate access to terrace, in connection with the use of part ground, first and second floors as a 1 x 3 bed flat.*

OBJECTION: A 'clean' existing elevation would assist in our assessment of this application.

CT: 7 June 2010

20 HALLAM STREET

PT/10/03533/FULL/TP/9747 *Installation of 17 extract vents measuring 100mm x 100mm to the front façade windows.*

OBJECTION: Whilst we understand that the proposed is likely to be the most practical and potentially economical solution, it is rather aesthetically disappointing. We question whether there might be a more sensitive way of providing the extract required.

CT: 7 June 2010

20 DEVONSHIRE PLACE

PT/10/03373/FULL/TP/1144 *Installation of roof top plant above 8th floor level comprising ten condensing units, two air handling units, one chiller unit and associated duct work.*

OBJECTION: We accept the description of the visual impact of the additional rooftop plant, as given in the Design and Access Statement as 'not significant'. However, it does still have a limited visual impact on the view from The Mews and we question whether the skyline could be made 'tidier' by the addition of a modest louver screen to mask the proposed new plant.

CT: 7 June 2010

THE LANGHAM HILTON IC PORTLAND PLACE

PT/10/03056/FULL/TP/10535/2677/6660/PP-01036439 *Alterations to hotel entrance at 14 Cavendish Place*

No OBJECTION

CT: 10 June 2010

MARCOL HOUSE

289-293 REGENT STREET PT/10/03455/FULL/TP/4408/2619/6611 *Demolition and redevelopment (including retention of Regent Street facades) to provide new building comprising of retail use (Class A1) of part lower ground and part ground floors, and office use (Class B1) at basement, part lower ground, part ground, mezzanine and first to sixth floors. Installation of associated plant, terraces, and related works. (Site includes 33 Margaret Street) (part of land use swap with 23-24 Newman Street).*

No OBJECTION

CT: 10 June 2010

23 MANCHESTER STREET

PT/10/03342/LBC/TP/8949/PP-01041645 *Internal alterations at first floor level, removal of air brick on the front façade and installation of air brick on the rear façade.*

No OBJECTION

CT: 10 June 2010

27 MANCHESTER STREET

PT/10/0741/FULL/TP/8949/PP-01061522 *Installation of satellite dish at roof level.*

No OBJECTION

CT: 10 June 2010

23 MANCHESTER STREET

PT/10/03343/LBC/TP/8949/PP-01041797 *Internal alterations at second floor level and installation of an air brick on the rear façade.*

No OBJECTION

CT: 10 June 2010

55 BAKER STREET

PT/10/03692/TCH/TP/6367 *Use of the public highway for the placing of two tables and four chairs in an area measuring 7m x 2.5m in connection with the existing sandwich shop*

No OBJECTION

CT: 10 June 2010

14 SHOULDHAM STREET

PT/10/03624/FULL/TP/16607 *Installation of gate in railings and external stair in front lightwell at basement level and installation of a new rooflight. Creation of self contained basement flat.*

No OBJECTION

CT: 10 June 2010

47 DEVONSHIRE MEWS SOUTH

PT/10/03423/FULL/TP/6910/PP-01033471 *Erection of a mansard roof extension at second floor level and single storey extension at rear first floor level with new terrace at second floor level. Associated external alterations.*

OBJECTION: The Association has a particular interest in the design of Mews house extensions. We support an approach, when handled sensitively, that does not require a slavish adherence to the existing building's period style. It would have been useful for the D&A statement to contain a photo montage of the proposal – not just the existing street scene.

CT: 10 June 2010

25 JAMES STREET

PT/10/03383/FULL/TP/14476 *Use of part ground, first to fifth floors as eight residential units (3x1, 3x2 and 2x3 beds), external alterations including new balconies, new plant room at roof level and design alterations to both facades and roof profiles on James Street and Barrett Street*

No OBJECTION

CT: 10 June 2010

19 HARLEY STREET

PT/10/04554/FULL/TP/8291 *Use of building for medical purposes (Class D1) for a temporary period of 20 years.*

No OBJECTION

SQ: 10 June 2010

AVON HOUSE

360-366 OXFORD STREET PT/10/03899/LBC/TP/5207/PP-01068681 *Erection of temporary Christmas scene to shopfront. Comprising of sculptured polystyrene cladding around the two shopfront windows and above the cornicing at first floor level from 1st November 2010 – 30 January 2011.*

No OBJECTION

SQ: 10 June 2010

18 BRENDON STREET

PT/10/04085/FULL/TP/7465/PP-01027220 *Retention of basement level rear extension with proposed landscaping scheme.*

OBJECTION: Building over the entire rear garden of this house is contrary to the character of this area and would set a very dangerous precedent. Moreover, we suspect this may generate amenity issues.

SQ: 10 June 2010

90 HARLEY STREET

PT/10/02093/FULL/TP/15214/PP-01005146 *Retention of new metal stairs at second floor level.*

OBJECTION: Inadequate information.

SQ: 10 June 2010

2 CROSS KEYS CLOSE

PT/10/03525/FULL/TP/10470 *Use of ground floor as restaurant (Class A3) in connection with the existing restaurant at 120 Marylebone High Street. Use of the first floor as offices (Class B1) at 2 Cross Keys Close also in connection with the restaurant at 120 Marylebone High Street both for a temporary period of 15 years.*

OBJECTION: Over-intensification.

SQ: 10 June 2010

111 BAKER STREET

PT/10/03995/FULL/TP/6536 *Installation of one air conditioning unit on the rear first floor flat roof, associated internal alterations to the second floor office..*

OBJECTION: We cannot see any reason why this unit cannot be somehow integrated into the building fabric.

SQ: 10 June 2010

MERIDIEN HOUSE

42 UPPER BERKELEY STREET PT/10/04078/FULL/TP/1064 *Installation of 6 No replacement antennas and 1 No equipment cabinet within the existing external equipment cabin.*

OBJECTION: Further information would be required for us to properly understand what is being proposed.

SQ: 10 June 2010

120 MARYLEBONE LANE

PT/10/03318/FULL/TP/17980/PP-01045664 *Installation of a condenser unit within the lightwell at rear first floor level.*

OBJECTION: We cannot see any reason why these units cannot be in some way shielded and/or integrated into the building fabric.

SQ: 10 June 2010

FLAT 15 YORK HOUSE 39 UPPER MONTAGU STREET

PT/10/03622/FULL/TP/8820 *Installation of a timber screen (door) to enclose internal facing balcony to form part of a shower room*

OBJECTION: Whereas this will not be visible to outside of the building, we believe that the character of the courtyard of this fine building is an important aspect of the local area.

SQ: 10 June 2010

TENBY MANSIONS NOTTINGHAM STREET

PT/10/03100/FULL/TP/15428/PP-01038568 *Enclosure of existing rear facing balcony at 2nd floor level.*

OBJECTION: We believe that these recessed balconies are an important aspect of the architectural character of this building.

SQ: 10 June 2010

14 HINDE STREET

PT/10/03041/LBC/TP/3988 *Installation of a clock onto the side elevation of Thayer Street.*

OBJECTION: This clock is so small and visually weak that it reads as a piece of unfortunate street clutter. Something much more bold is needed.

SQ: 10 June 2010

PARK HOUSE 23-24 ENFORD STREET

PT/10/03779/FULL/TP/6882/PP-01064797 *Conversion to five residential apartments consisting of 2x3 bedroom apartments and 3x2 bedroom apartments. Rear extension and alterations to rear elevation.*

OBJECTION: Given the sensitivity of this site, there is a woeful lack of detailed information, particularly 3D and sectional.

SQ: 10 June 2010

51 UPPER BERKELEY STREET

PT/10/04144/FULL/TP/22902 *Installation of air intake and extract ducts at roof level.*

OBJECTION: We think this equipment should be concealed in some sort of way. This is dreadful unnecessary roof clutter.

SQ: 10 June 2010

159 SEYMOUR PLACE

PT/10/02761/FULL/TP/4771 *Use of ground floor as a sui generis use comprising retail and restaurant/café elements.*

OBJECTION: We are concerned about the lack of information, particularly regarding the plant installation to the rear. **SQ: 10 June 2010**

BASEMENT AND GROUND FLOOR 142 WIGMORE STREET

PT/10/03884/FULL/TP/7575 *Use as a bank (Class A2)*

No OBJECTION

SQ: 13 June 2010

77 WIGMORE STREET

PT/10/03766/TCH/TP/15291/PP-01064320 *Use of the public highway on the James Street frontage for the placing of 7 tables and 14 chairs in an area measuring 5.7m x 2m in connection with restaurant.*

No OBJECTION

SQ: 13 June 2010

PORTMAN SQUARE

PT/10/04112/FULL/TP/75168/PP-01076119 *Installation on carriageway (opposite 12-14 Portman Square) of cycle hire docking station, measuring 16.6m x 2m, containing a maximum of 19 docking points plus a payment terminal.*

No OBJECTION

SQ: 13 June 2010

OLD QUEBEC STREET

PT/10/04131/FULL/TP/24672/PP-01076697 *Installation on carriageway (adjacent to the eastern façade of the Church of the Annunciation) of cycle hire docking station, measuring 20m x 2m, containing a maximum of 25 docking points plus a payment terminal.*

No OBJECTION

SQ: 13 June 2010

23 WELBECK STREET

PT/10/-385/FULL/TP/12326 *Internal alterations at lower ground floor level to reconfigure the internal layout in connection with the installation of a new window to the rear lightwell at ground floor level.*

No OBJECTION

SQ: 13 June 2010

43 PORTLAND PLACE

PT/10/03856/FULL/TP/9155 *Extension of time for the commencement of development granted planning permission on 10 July 2007 (extant permission RN 07/02780 and 07/02781, namely, erection of mansard roof extension at fourth floor level, including partial demolition of the existing roof to provide additional office (B1) accommodation and a two-bedroom self-contained flat (Class C3).*

No OBJECTION

SQ: 13 June 2010

307-309 REGENT STREET

PT/10/02830/LBC/TP/11736 *Internal refurbishment to No 307-311 at ground floor level and installation of external signage.*

No OBJECTION

SQ: 13 June 2010

1 GEORGE STREET

PT/10/03630/TCH/TP/12906/PP-01025084 *Use of the public highway for the placing of four tables and eight chairs in an area measuring 1m x 10.5m in connection with the existing sandwich bar.*

No OBJECTION

SQ: 13 June 2010

13 MONTAGU PLACE

PT/10/03516/FULL/TP/22900/PP-01053353 *Installation of new windows at front ground floor level, new window and door opening to rear elevation and associated internal alterations to ground and lower ground floor flat.*

No OBJECTION

SQ: 13 June 2010

BAKER STREET

PT/10/01193/ADV/CA/4189/PP-00963201 *Display of four fiberglass elephant sculptures measuring (at most) 1220mm x 2000mm x 1844mm for a temporary period between 2 May 2010 – 12 July 2010.*

No OBJECTION

SQ: 13 June 2010

9 MONTAGU SQUARE

PT/10/03873/FULL/TP/12247 *Extension of time for the commencement of development granted planning permission on 17 May 2005 (extant permission RN 05/01966), namely, replacement of rooflight with recessed door for external access at attic level.*

No OBJECTION

SQ: 13 June 2010

1 MONTAGU SQUARE

PT/10/04018/FULL/TP/23297/PP-01073651 *Replacement of existing front entrance steps with Portland Stone.*

No OBJECTION

SQ: 13 June 2010

11 UPPER BERKELEY STREET

PT/10/04016/FULL/TP/23209/PP-01073519 *Replacement of existing front entrance steps with Portland Stone*

No OBJECTION

SQ: 13 June 2010

15 BEAUMONT STREET

PT/10/04125/FULL/TP/24754 *Replacement of existing enclosures on roof terrace with steel pergola and glass balustrades; and new refuse enclosure at ground floor level.*

No OBJECTION

SQ: 13 June 2010

43 PORTLAND PLACE

PT/10/04053/FULL/TP/9155/PP-01072908 *Refurbishment of the common parts of the building involving the replacement of a cupboard in the entrance hall and a new lighting scheme.*

No OBJECTION

SQ: 13 June 2010

93 HARLEY STREET

PT/10/04052/FULL/TP/4745/PP-01026701 *Party wall opening in basement of No 93 Harley Street to improve patient access between No 93 Harley Street and No 95 Harley Street.*

No OBJECTION

SQ: 13 June 2010

4 BENTINCK STREET

PT/10/04121/FULL/TP/6400 *Installation of four extract vents on roof of Bentinck Mews and 3 extract vents on roof of Bentinck Street; installation of new gate in front basement lightwell.*

No OBJECTION

SQ: 13 June 2010

37 DEVONSHIRE PLACE

PT/10/04181/FULL/TP/10236 *Extension of time for the commencement of development granted planning permission dated 8 September 2006 (extant permission RN 06/05678/Full), namely, for demolition and rebuilding of existing fourth floor 'half' mansard to form a garden room. Internal alterations including the installation of a new staircase.*

No OBJECTION

SQ: 13 June 2010

556 OXFORD STREET

PT/10/03490/TCH/TP/3705/PP-01050090 *Use of public highway for the placing of tables and chairs on Great Cumberland Place elevation of 556 Oxford Street in connection with existing sandwich bar between the hours of 06.30-23.00 on Monday to Sunday.*

No OBJECTION

SQ: 13 June 2010

50 HARLEY STREET

PT/10/03732/FULL/TP/24788/PP-01027580 *Internal alterations at basement and ground floor levels, new door to front lightwell at basement level.*

No OBJECTION

SQ: 13 June 2010

30 WIGMORE STREET

PT/10/04321/FULL/TP/7280/PP-01086571 *Installation of new shopfront.*

No OBJECTION

SQ: 13 June 2010

23 MANCHESTER STREET

PT/10/04445/FULL/TP/8949 *Removal and replacement of air bricks on front and rear elevations, replacement of front elevation timber sash windows and replacement of the main entrance door.*

No OBJECTION

SQ: 13 June 2010

9-10 MARKET PLACE

PT/10/04378/FULL/TP/8347 *Use of the public highway for the placing of 22 tables and 44 chairs in the area measuring 9.32m x 5.08m, and alterations including the placing of 2 patio heaters, 3 planters, 3 barriers and a waiter station in the same area in connection with the existing Strada Restaurant (Class A3).*

No OBJECTION

SQ: 13 June 2010

FITZHARDINGE HOUSE

PORTMAN SQUARE PT/10/03432/FULL/TP/1808 *Replacement of windows on the rear west-facing elevation including all seventh floor lobby windows, 6 windows (1 on each floor) at northernmost end of west-facing elevation and 1 window at first floor level at the southernmost end of the west-facing elevation.*

No OBJECTION

SQ: 13 June 2010

PONTEFRACT CASTLE

71 WIGMORE STREET PT/10/04151/TCH/TP/5811/PP-01071372 *Use of the public highway for placing three tables and twelve chairs in an area measuring 1.9m x 6.7m in St Christopher's Place in connection with existing public house at 71-73 Wigmore Street.*

No OBJECTION

SQ: 13 June 2010

23 SEYMOUR PLACE

PT/10/04239/FULL/TP/24629 *Conversion and refurbishment of the first, second and third floors to 1x1 bedroom flat and 1x2 bedroom, two storey maisonette. Alterations to the window fenestration.*

No OBJECTION

SQ: 13 June 2010

37 WIMPOLE STREET

PT/10/03807/FULL/TP/34/PP-01057765 *Separate mansard roof extensions at No. 37 Wimpole Street and Nos. 13-15 Wimpole Mews, and infill at first floor level between the properties to provide an additional 369sqm of (sui generis) institutional floorspace. Installation of plant at roof level. (Site includes 13-15 Wimpole Mews).*

No OBJECTION: The Association acknowledges the historic association of Dentists with Wimpole Street and therefore wishes to see the BDA remain in its Wimpole Street building.

We welcome the revisions from the previous application and particularly appreciate the applicants' efforts to reduce the impact on the immediate neighbours by the massing changes and also the redirection of most of the additional movements away from Wimpole Mews

We would however comment as follows:

1. In the light of the neighbours continuing skepticism about the light and noise implications of the proposals, we trust that WCC will have these examined carefully by suitably qualified experts to check the validity of the applicants' submission and place restrictions through

conditions as may be found necessary.

2. The applicants state that they need to accommodate 250 staff in the building. This aspect of the application needs to be checked carefully since it is our view that the submitted plans would probably not be able to house this number of people. The analysis of the available floorspace undertaken by the neighbours seems to bear this out. The Council should consider placing a condition restricting the number of employees and thereby restricting the number of movements into and out of the building.

PV: 23 June 2010

122 HARLEY STREET

PT/10/04196/FULL/TP/23153 Demolition of existing rear annexe building and erection of a rear extension at lower ground and ground floor levels with associated basement excavations in association with the creation of 1 x 3 bedroom house. Alterations to the boundary wall including the creation of a pedestrian access. Internal and external alterations in association with the use of the main property as residential accommodation (Use Class C3) to create 1x2 bedroom maisonette, 2x1 bedroom flats and 1x3 bedroom maisonette. (Part of a land use swap with 16 Devonshire Street).

No OBJECTION

PV: 23 June 2010

31 WEYMOUTH MEWS

PT/10/04290/FULL/TP/24731 Demolition behind front and rear facade to create a new two bedroom mews house with new mansard roof extension to the rear elevation and a conservation roof light to the front elevation

OBJECTION: The Association is not convinced that the structural evidence justifies the total demolition of this attractive building in the mews and its replacement with an ersatz copy. The replacement is yet another example of a very dull Mews proposal. If it must be rebuilt then contemporary treatment of the replacement would be much preferred.

PV: 23 June 2010

27 DEVONSHIRE MEWS

PT/10/04380/FULL/TP/24792 Total demolition of 27 and 28 Devonshire Mews West to create 1x2 bedroom dwelling house and 1x3 bedroom dwelling house. (Part of land swap with 77-78 Wimpole street) (Site includes 28 Devonshire Mews West).

No OBJECTION: The Association has no objection to the demolition of these two undistinguished buildings and welcomes their replacement with two new dwellings. However, we are not impressed with the replacement front elevations and considers that a new contemporary design would add vitality and added interest to the Mews and could make a positive contribution to the area.

PV: 23 June 2010

16 DEVONSHIRE STREET

PT/10/04252/FULL/TP/7582 Use of lower ground, ground and first floors as a medical (Class D1) use (part of a land use swap with 122 Harley Street).

No OBJECTION

PV: 23 June 2010