

**The Marylebone Association Planning Committee
RESPONSES TO PLANNING APPLICATIONS – April 2010**

4 NEW CAVENDISH STREET

PT/09/10176/FULL/TP/23685 *Installation of new entrance door*
No OBJECTION CT: 2 April 2010

16 DEVONSHIRE STREET

PT/10/01686/FULL/TP/7582 *Use of lower ground, ground and first floors as a (Class D1) medical use (part of a land use swap with 122 Harley Street).*
No OBJECTION CT: 2 April 2010

1 DORSET STREET

PT/10/01591/FULL/TP2043 *Use of existing store room and boiler room at basement level and the sub-division of a three bedroom flat at basement level to provide a two bedroom flat and a one bedroom flat. Alterations to windows at rear and front basement level.*
No OBJECTION CT: 2 April 2010

25-26 ST CHRISTOPHER'S PLACE

PT/10/01384/LBC/TP/5811 *Installation of one projecting sign, two fascia signs and vinyl signs to glazing*
No OBJECTION CT: 2 April 2010

WIGMORE COURT 120 WIGMORE STREET

PT/10/01396/FULL/TP/5215 *Use of ground and first floor as 2x2 bedroom flats (Class C3)*
No OBJECTION CT: 2 April 2010

36 MANCHESTER STREET

PT/10/01476/FULL/TP/8952 *Installation of a new cast iron handrail to front elevation wall at lower ground floor level.*
No OBJECTION CT: 2 April 2010

27 SHOULDHAM STREET

PT/10/01377/FULL/TP/17919 *Variation of Condition 3 of planning permission dated 03 November 2009 (RN 09/07356) namely use of another material for the butterfly roof.*
No OBJECTION CT: 2 April 2010

AGNEW KEYSER HOUSE 55-56 BEAUMONT STREET

PT/10/01404/FULL/TP/24766/PP-00979224 *Installation of double doors at rear first floor level to provide access to flat roof/terrace.*
No OBJECTION CT: 2 April 2010

5 HARCOURT STREET

PT/10/01067/FULL/TP/5238/PP-00956493 *Use of the property as a sui generic use with medical consulting rooms at basement level (use Class D1), retail at ground floor level (use Class A1) and one residential unit on the first and second floor (use Class C3)*
No OBJECTION CT: 2 April 2010

386 OXFORD STREET

PT/10/01756/FULL/TP/9010/PP-00995773 *Decoration of existing corner infill panels at high level with tompe-l'oeil.*

No OBJECTION CT: 2 April 2010

14 UPPER BERKELEY STREET

PT/10/01429/LBC/TP/16201/PP-00983127 *Replace existing metal framed window with new timber framed window at rear basement level.*

No OBJECTION CT: 2 April 2010

FLAT 7 20-21 MARYLEBONE HIGH STREET

PT/09/09224/FULL/TP/12385 *Installation of new timber glazed folding doors on the rear elevation at fourth floor level to replace existing door and window and replacement of timber trellis around existing terrace with 1.8m high glass and steel balustrade.*

No OBJECTION CT: 2 April 2010

90-100 EDGWARE ROAD

PT/10/01569/FULL/TP/1571/PP-00974060 *Installation of new mechanical plant (partly on new mezzanine deck) fronting Forsett Street and external alterations to the rear of the unit including installation of a new satellite dish.*

OBJECTION: We are concerned by the potentially negative acoustic and visual impact of the proposed new plant. It would have been useful to have supporting information to show whether adjoining properties have a view down into the external plant area. CT: 2 April 2010

53 HARROWBY STREET

PT/09/10473/LBC TP/21535 *Display of fascia signs on both Harrowby Street and Brendon Street facades.*

No OBJECTION TF: 6 April 2010

11-13 CAVENDISH SQUARE

PT/10/01508/LBC /TP/2021 *Display of backlit advertising box measuring 0.43m x 0.58m attached to the railings at the front of the property. Erection of a flagpole and flag at first floor cill level*

No OBJECTION TF: 6 April 2010

59 GLOUCESTER PLACE

PT/10/01815/LBC/TP/3132 *Infill of archway between front and rear rooms at ground floor level.*

No OBJECTION TF: 6 April 2010

12 HINDE STREET

PT/10/01850/LBC/TP/3988 *Installation of one screened refrigeration condensing unit on the roof.*

No OBJECTION TF: 6 April 2010

BASEMENT 94 CRAWFORD STREET

PT/09/08635/FULLTP/16962 *Installation of replacement stairs in front light-well.*

No OBJECTION TF: 6 April 2010

10 UPPER BERKELEY STREET

PT/09/09200/FULLTP/12631 *Retention of two air conditioning units in rear basement light-well.*

No OBJECTION TF: 6 April 2010

15 NOTTINGHAM PLACE

PT/10/01867/FULLTP/16724/PP-00998808 *Erection of a mansard roof extension in connection with the use of the third and new fourth floor as 1x3 bedroom maisonette. Use of second floor as 1x1 bedroom flat.*

No OBJECTION TF: 6 April 2010

35 WIMPOLE STREET

PT/10/01235/FULLTP/10454/PP-00974128 *Part infilling of rear basement light well, erection of a full height extract duct and seven air conditioning units in basement light wells*

No OBJECTION TF: 6 April 2010

CAR PARK AYBROOK STREET

PT/10/01274/FULLTP/23945/PP-00977622 *Continued use of car park on Sundays as weekly farmers' market.*

No OBJECTION TF: 6 April 2010

7 RODMARTON STREET

PT/10/01500/TP/14708 *Demolition of rear wing, alterations to the fenestration, installation of new windows and glass sliding doors to the rear facade.*

No OBJECTION TF: 6 April 2010

11-13 CAVENDISH SQUARE

PT/10/01509/ADV/CA/11920 *Display of backlit advertising box measuring 0.43m x 0.58m attached to the railings at the front of the property. Installation of flagpole and flag on the front elevation at first floor cill level.*

No OBJECTION TF: 6 April 2010

64 SEYMOUR STREET

PT/10/02060/FULLTP/11905 *Dual use of basement and ground floor for restaurant (Class A3) and/or art education, administration and exhibition space (Class D1), for a temporary period of 12 months.*

No OBJECTION TF: 6 April 2010

32 WEYMOUTH STREET

PT/10/02073/FULLTP/1133 *Refurbishment of lower ground flat and alterations to courtyard at lower ground level.*

No OBJECTION TF: 6 April 2010

GROUND FLOOR FLAT B 103 GLOUCESTER PLACE

PT/10/02208/FULLTP/17560 *Minor internal and external (at the rear) alterations to the ground floor flat.*

No OBJECTION TF: 6 April 2010

11 UPPER BERKELEY STREET

PT/10/02376/FULLTP/23209 *Use of rear ground floor room as a dental surgery in connection with the existing dental surgery at front ground floor.*

No OBJECTION TF: 6 April 2010

19 HARLEY STREET

PT/10/02391/FULLTP/8291 *Installation of five external air conditioning units at fourth floor roof terrace level with associated screen and part extension of party wall.*

No OBJECTION TF: 6 April 2010

119 HARLEY STREET

PT/10/02404/FULLTP/1587 *Variation of Condition 6 of planning permission dated 28 July 2009 (RN: 09/04442) namely, to extend operating hours of the plant to be between 07.00 and 23.00 daily.*

No OBJECTION TF: 6 April 2010

25 MARYLEBONE HIGH STREET

PT/10/01969/FULLTP/1139/3209 *Construction of a mansard roof extension at 25 Marylebone High Street in association with the lateral conversion of the first to fourth floors of 25 - 26 Marylebone High Street to provide 4x2 bedroom flats. Extension of existing high level extract duct at the rear of the property, in connection with the existing restaurant at basement and ground floor.*

OBJECTION: Objection to principle of lateral conversion, which visually undermines the vertical emphasis and terraced appearance of Marylebone High Street. TF: 6 April 2010

PUBLIC GARDENS ON JUNCTION WITH ASHLAND PLACE, MANCHESTER STREET AND PADDINGTON STREET

PT/10/01119/ADV/TP/CA/12087/PP-00960913 *Display of two fiberglass elephant sculptures measuring (at most) 1220mm x 2000mm x 1844mm for a temporary period between 2 May 2010 -12 July 2010.*

No OBJECTION LT: 10 April 2010

35A MARYLEBONE HIGH STREET

PT/09/10404/FULLTP/2532/PP-00923157 *Retention of existing fully openable shopfront*

OBJECTION: The former shopfront had an elegance that is lost in the existing (new) shopfront. If the same care had been taken with the design as shown in the justification, after the fact, in the design and planning statements. A more sensitive design could have been achieved. LT: 10 April 2010

5 HARCOURT STREET

PT/10/01143/FULL/TP/5238/PP-00970441 *Use of the building as a single family dwelling (Class C3).*

INSUFFICIENT INFORMATION: While the building is in a marginal area for A1 use, no justification has been made in policy terms. Insufficient detail has been submitted to show if the conversion/ alternative use is viable (particularly at bedrooms to lower ground floor, especially at rear).

LT: 10 April 2010

59 GREAT C

PT/10/01028/FULLTP/12811/PP-00968127 *Erection of mansard roof extension to 8 Alexton Yard, in connection with the use of the mews building as a 2 bed flat (access from 59 Great Cumberland Place), use of the ground floor of No 59 as a one bed flat. Alterations to the windows on the front and rear elevations. Associated internal alterations.*

OBJECTION: No objection to change of use, however more should be made of the 2nd floor extension to 8 Alexton Yard. It is disappointing to see a standard mansard applied to a non historic mews building. A more adventurous approach might be appropriate. LT: 10 April 2010

1-3 RIDING HOUSE STREET

PT/10/00985/LBC/TP/9624 *Installation of a metal post to the west boundary wall, and installation of railings and gate to adjoining property at 2 All Souls Place.*

INSUFFICIENT INFORMATION: The detail of the proposal is critical to its success, particularly given its sensitive location. 1:5 & 1:2 details should be submitted.

The gates do not seem to take account of the existing pavement light. It should be adapted to suit the proposal. LT: 10 April 2010

CANBERRA HOUSE 315-317 REGENT STREET

PT/10/00788/TCH/TP/4033 *Use of public highway for the placing of 6 tables, 14 chairs and 2 banners in an area measuring 3m x 2.4m in connection with the premises at ground floor level.*

INSUFFICIENT INFORMATION: Insufficient detail (including lack of photos) to judge the impact of the proposals. LT: 10 April 2010

90 MARYELBONE HIGH STREET

PT/10/01174/FULL/TP/4586 *Installation of new shopfront with recessed lobby.*

No OBJECTION LT: 10 April 2010

10 ST CHRISTOPHER'S PLACE

PT/10/01096/FULL/TP/1542/PP-00958914 *Installation of new timber shopfront*

No OBJECTION LT: 10 April 2010

54 JAMES STREET

PT/09/06321/TCH/TP/6871 *Use of the public highway for the placing of one table and two chairs in an area measuring 0.9m x 2.0m adjacent to shopfront and four tables and eight chairs on build out measuring 2.3m x 3.9m in connection with existing restaurant.*

INSUFFICIENT INFORMATION: Essential paths. More context should be shown. LT: 10 April 2010

127 PICCADILLY

PT/10/00792/FULL/TP/22683/PP-00944994 *Construction of roof lantern at rear ground floor level*

No OBJECTION LT: 10 April 2010

56-58 EDGWARE ROAD

PT/10/00535/FULL/TP/1064/PP-00909248 *Retention of timber decking on forecourt of property, which is used for outdoor seating and the retention of four decorative lanterns installed to shopfront fascia.*

INSUFFICIENT INFORMATION: It is unclear from the drawing the detail of the timber decked area. 1:20/1:10/1:5 details would help. Also is the issue of accessibility adequately addressed?
LT: 10 April 2010

90-100 EDGWARE ROAD

PT/10/01038/FULL/TP/1571 *Installation of new shopfront to existing retail unit and new ATM.*

INSUFFICIENT INFORMATION: Photos should be submitted of existing LT: 10 April 2010

SITE AT 12-24 GLOUCESTER PLACE, 13-16 PORTMAN CLOSE AND 71-89 GEORGE STREET

PT/10/00394/FULL/TP/21361/14470 *Installation of metal window boxes at ground and first floor levels on facades of mews building (13-16 Portman Close).*

No OBJECTION LT: 10 April 2010

33 CAVENDISH SQUARE

PT/10/01127/TELECOM/TP/1951/PP-00967408 *Installation of two satellite dish antennas (each 1m in diameter), one pole mounted shrouded antenna and an equipment cabin at roof level.*

INSUFFICIENT INFORMATION: Hard to judge impact with no context of nearby buildings (including height) shown. LT: 10 April 2010

30 JAMES STREET

PT/10/00085/FULL/TP/1444 *Variation of Condition 4 of planning permission dated 19 February 2008 (RN 07/10501/TCH) for use of the public highway for the placing of 24 tables and 48 chairs in eight areas: one area measuring 1.4m x 0.8m, three areas measuring 1.4m x 1.4m, one area measuring 1.4m x 3.8m and three areas measuring 1.4m x 3m in connection with the associated restaurant at Nos 30-34; namely to extend the temporary consent period for a further two years (revised description).*

No OBJECTION LT: 10 April 2010

5 CLARKE'S MEWS

PT/10/01335/FULL/TP/18075 *Part demolition and alterations to roof and part front façade to accommodate additional internal storey, alterations to window openings on front façade and creation of roof terrace.*

No OBJECTION LT: 10 April 2010

MANCHESTER SQUARE

PT/10/01141/ADV/TP/12095/PP-00972416 *Display of three fiberglass elephant sculptures measuring (at most) 1220mm x 2000mm x 1844mm for a temporary period between 2 May 2010 – 12 July 2010*

No OBJECTION LT: 10 April 2010

17-20 SHILLIBEER PLACE & 100-102 YORK STREET

PT/10/01108/FULL/TP/13665/7471 *Installation of two air conditioning units at rear third floor level of each of the properties at 17-19 Shillibeer Place, one unit at roof level of No 20 Shillibeer Place and three units in the front light well of Nos 100-102 York Street.*

OBJECTION: AC units on a quiet street, with a residential building type that could easily be naturally ventilated are not sustainable City proposals. LT: 10 April 2010

PADDINGTON STREET

PT/10/01098/ADV/TP/21669/PP-00959490 *Display of two fiberglass elephant sculptures measuring (at most) 1220mm x 2000mm x 1844mm for a temporary period between 2 May 2010 – 12 July 2010.*

No OBJECTION LT: 10 April 2010

41 PORTLAND PLACE

PT/10/01375/FULL/TP/23001 *Installation of two grilles at first floor level on front façade.*

No OBJECTION LT: 10 April 2010

CRAWFORD PLACE DWELLINGS 11 CRAWFORD PLACE

PT/10/00497/FULL/TP/20810 *Replacement of existing windows with new timber framed double glazed windows on the front elevation and aluminum double glazed windows on the rear and side elevations.*

No OBJECTION: It is critical that the details are applied consistently as shown. LT: 10 April 2010

FLAT 5 19 MOLYNEUX STREET

PT/10/00589/LBC/TP/2311 *Retention of door at rear basement level.*

INSUFFICIENT INFORMATION: For a listed building 1:5 details should be submitted, the photos seem to show upper windows are timber and lower look like upvc. It is hard to tell from the information submitted. LT: 10 April 2010

5 WYTHBURN PLACE

PT/10/00837/FULL/TP/18158/PP-00958906 *Alterations to the roof to create a new roof terrace and roof light, alterations to the front and rear facades including replacement of the windows and doors, the creation of additional window openings and the installation of a chimney.*

No OBJECTION LT: 10 April 2010

5 PORTLAND PLACE

PT/10/02532/FULL/TP/24136 *Use of the building as eight residential units (1x 4 bed unit and 7 x 3 bed units) and associated external alterations including the removal of the external staircase, erection of balconies to the rear elevation from first to seventh floor levels and use of rear flat roof at ground floor level as a terrace.*

OBJECTION: We have no objection to the information provided – basic, plans, section and elevations at 1:100. However, we would need more information about the physical context to the rear, detail on the proposed new windows to the front, roof plan and sections prior to coming to a conclusion.

SQ: 23 April 2010

1 MARYLEBONE ROAD

PT/10/00524/FULL/TP/6148 *Mixed use comprising of exhibitions and events, retail and members club (sui generis). Works to include mezzanine in basement, external ramp access to the side of the building, insertion of an internal lift and landscaping. Use of gardens as a sculpture garden and for outdoor functions. Associated alterations. Use of private members club 7am to 3am, function/retail use from 8am to 1am mon-Thur, 8am to 2am Friday and Saturday and 8am to midnight on Sunday..*

No OBJECTION SQ: 23 April 2010

ORBIS HOUSE 5 MANSFIELD STREET

PT/10/00965/FULL/TP/9829 *Installation of five electric fan units to the basement lightwell facing towards Mansfield Mews.*

OBJECTION: We cannot work out what is being proposed here. It does not seem good from what we can see. SQ: 23 April 2010

32 MANCHESTER STREET

PT/10/02607/FULL/TP/8951 *Conversion of an existing house in multiple occupation with thirteen bedsits into four self contained flats.*

OBJECTION: The ground floor layout does not meet means of escape regulations. Hence we are nervous about the feasibility of this scheme. SQ: 23 April 2010

CROFTON HOUSE 1 NEW CAVENDISH STREET

PT/10/02505/LBC/TP/23685 *Display of banner spanning New Cavendish Street for a temporary period from 13 May 2010 to 17 June 2010.*

No OBJECTION SQ: 23 April 2010

3-5 DEVONSHIRE PLACE

PT/10/02635/FULL/TP/7207 *Installation of 10 air conditioning units within an acoustic enclosure in the northern courtyard at basement level.*

OBJECTION: There is inadequate information relating to the physical context. Moreover, it is unclear as to the nature of the acoustic enclosure. SQ: 23 April 2010

11 ST CHRISTOPHER'S PLACE

PT/10/02081/FULL/TP/3176/PP-01001781 *Installation of a new shopfront.*

No OBJECTION SQ: 23 April 2010

41 MOLYNEUX STREET

PT/10/02306/FULL/TP/10069/PP-01009146 *Erection of an extension over existing roof terrace at rear third floor level.*

OBJECTION: There is nowhere near an adequate quantity of information pertaining to the context of these proposals. SQ: 23 April 2010

87-89 BAKER STREET

PT/10/01994/FULL/TP/2375/PP-00911433 *Alterations to shopfront.*

No OBJECTION SQ: 23 April 2010