



City of Westminster

Committee Agenda

Title: **Planning Applications Committee (4)**

Meeting Date: **Tuesday 5th January, 2016**

Time: **6.30 pm**

Venue: **Rooms 5, 6 & 7 - 17th Floor, City Hall**

Members: **Councillors:**

Tony Devenish (Chairman)
Louise Hyams
Jonthan Glanz
Jason Williams

Members of the public are welcome to attend the meeting and listen to the discussion Part 1 of the Agenda

Admission to the public gallery is by ticket, issued from the ground floor reception at City Hall from 6.00pm. If you have a disability and require any special assistance please contact the Committee Officer (details listed below) in advance of the meeting.



An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact the Committee Officer, Reuben Segal, Committee and Governance Officer.

**Tel: 020 7641 3160; Email: rsegal@westminster.gov.uk
Corporate Website: www.westminster.gov.uk**

Note for Members: Members are reminded that Officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. With regard to item 2, guidance on declarations of interests is included in the Code of Governance; if Members and Officers have any particular questions they should contact the Head of Legal & Democratic Services in advance of the meeting please.

AGENDA

PART 1 (IN PUBLIC)

1. MEMBERSHIP

To note that Councillor Louise Hyams has replaced Councillor Angela Harvey.

2. DECLARATIONS OF INTEREST

To receive declarations by members and officers of the existence and nature of any personal or prejudicial interests in matters on this agenda.

3. MINUTES

To sign the minutes of the last meeting as a correct record of proceedings.

4. PLANNING APPLICATIONS

Applications for decision

Schedule of Applications

- | | |
|--------------------------------------------------------------------------------------------------|--------------------------|
| 1. 22 MOUNT STREET, W1 | (Pages 3 - 18) |
| 2. 1.SUSSEX SQUARE, W2, 2.GLOUCESTER SQUARE, W2, 3.HYDE PARK SQUARE, W2 (ADDENDUM REPORT) | (Pages 19 - 100) |
| 3. 3 CAVENDISH AVENUE, NW8 | (Pages 101 - 116) |
| 4. 30 KILDARE TERRACE, W2 | (Pages 117 - 130) |
| 5. MARYLEBONE FLYOVER, W2 | (Pages 131 - 138) |
| 6. 3 ALBION CLOSE, W2 | (Pages 139 - 154) |

**Charlie Parker
Chief Executive
21 December 2015**

Agenda Item

CITY OF WESTMINSTER
PLANNING APPLICATIONS COMMITTEE – 5 JANUARY 2016
SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	APPLICANT
1	15/06621/FULL 15/06622/LBC West End	22 MOUNT STREET, W1	Retention of an air conditioning unit on the rear roof within an associated enclosure.	
	Recommendation 1. Grant conditional permission and conditional listed building consent. 2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.			
2	15/03105/FULL 15/03109/FULL 15/03110/FULL Hyde Park	1. SUSSEX SQUARE, W2 2. GLOUCESTER SQUARE, W2 3. HYDE PARK SQUARE, W2 (ADDENDUM REPORT)	Removal of existing fences, gates and railings and installation of replacement railings and gates and associated works to boundary of communal gardens (to Sussex Square, Gloucester Square and Hyde Park Square respectively).	
	Recommendation 1. Application 1 (Sussex Square – 15/03105/FULL) - Grant conditional permission. 2. Application2 (Gloucester Square – 15/03109/FULL) - Grant conditional permission. 3. Application 3 (Hyde Park Square – 15/03110/FULL) - Grant conditional permission.			
3	15/09074/FULL 15/09075/LBC Regent's Park	3 CAVENDISH AVENUE, NW8	Infill extension to side of property at raised ground floor level and associated alterations.	
	Recommendation 1. Grant conditional permission and conditional listed building consent. 2. Agree reasons for granting conditional listed building consent.			
4	15/02880/FULL Bayswater	30 KILDARE TERRACE, W2	Single storey rear extension at lower ground floor level, formation of roof terrace at raised ground floor level and erection of balustrade; conversion of front vaults into habitable accommodation, lowering floor under front vaults and part of rear garden by 600mm.	
	Recommendation Grant conditional permission.			
5	15/08510/ADV Little Venice	MARYLEBONE FLYOVER, W2	Display of public art on the underside of the Flyover using a technique called 'Clean Art'.	
	Recommendation Grant advertisement consent.			
6	15/05392/FULL Hyde Park	3 ALBION CLOSE, W2	Demolition of single family dwelling and replacement with a new family dwelling incorporating the excavation of a new basement and roof terrace.	
	Recommendation Refuse permission – overlooking from roof terrace and detailed design of roof top railings, staircase enclosure and lift over run.			

j:\d_wpdocs\short-tele\sc\2015-11-10\12-rcl1.doc0 - 18/12/2015

This page is intentionally left blank

Agenda Item 1

Item No.
1

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 5 January 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	22 Mount Street, London, W1K 2RW,		
Proposal	Retention of an air conditioning unit on the rear roof within an associated enclosure.		
Agent	Savills		
On behalf of	Mount Property Investments Ltd		
Registered Number	15/06621/FULL – 15/06622/LBC	Date amended/ completed	20 July 2015
Date Application Received	20 July 2015		
Historic Building Grade	Grade II listed		
Conservation Area	Mayfair		

1. RECOMMENDATION

- | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> 1. Grant conditional permission and conditional listed building consent 2. Agree the reasons for granting listed building consent as set out in informative 1 of the draft decision letter |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

2. SUMMARY

Planning permission and listed building consent are sought for the retention of an air conditioning unit within an enclosure at roof level. Planning permission and listed building consent were granted in 2012 for two air conditioning units and an associated enclosure in this same location. Enforcement action was initiated when the current unit was installed as this was considered to be materially different to the 2012 permission. This application now seeks consent to retain the single unit within the enclosure.

The key issues in this case are:

- * The impact of the proposed works on the character and appearance of this part of the Mayfair Conservation Area and upon the special interest of this listed building.
- * The impact of the plant operation upon the amenity of neighbouring residents.

Subject to appropriate conditions, the proposals are considered acceptable in design and amenity terms. The applications are therefore recommended for conditional approval being in compliance with the relevant Unitary Development Plan (UDP) and City Plan policies.

4. PHOTOGRAPHS



5. CONSULTATIONS

RESIDENTS SOCIETY OF MAYFAIR & ST. JAMES'S

No objections raised.

ENVIRONMENTAL HEALTH

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 33; Total No. of replies: 5 (from one respondent)

Councillor Roberts (ward councillor, occupier of 18 Mount Street and director of the management company of the neighbouring building) raises objections on the following grounds:

- Detrimental impact upon the listed building and wider conservation area.
- Air conditioning is not necessary on this property.
- Environmental impacts of the air conditioning unit.
- Structural implications of the large plant item on the roof.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

22 Mount Street is a Grade II listed building located within the Mayfair Conservation Area. The ground floor of the property is occupied by a restaurant whilst the first to third floor levels are residential flats.

6.2 Recent Relevant History

11/11639/FULL - Installation of two air conditioning units with associated screening at roof level. Application approved on the 06.02.2012.

11/11640/LBC - Installation of two air conditioning units with associated screening at roof level. Application approved on the 06.02.2012.

In May 2014 one air conditioning unit was installed and enforcement action initiated, as the unit was considered to be materially different to the 2012 permission. Action is being held in abeyance whilst the current applications are being determined.

7. THE PROPOSAL

Planning permission and listed building consent are sought for the retention of a single air conditioning unit within an enclosure at main roof level.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal does not raise any land use issues.

8.2 Townscape and Design

Two air conditioning units were approved in this location in 2012. The installation of external plant in this location has therefore been considered acceptable in principle. The current proposal is for one unit which is approximately 150 mm higher than the previously consented units within its acoustic enclosure. The plant will be hidden behind the pitches of the roof which project above the height of the proposed air conditioning plant.

Mechanical plant within an enclosure has been dismissed at appeal on a nearby property (08/08051/FULL). This was on the basis it would harm the appearance of the building in views from neighbouring properties. The current case differs from that dismissed on appeal as the appeal site did not have a rear pitched roof screening the proposed plant from neighbouring views to the rear. 22 Mount Street has a rear pitched roof, so the plant would only be visible by people accessing the roof for maintenance purposes. As such it is not considered sufficiently harmful to merit a refusal in design terms. The installation of external plant is considered acceptable in design terms and is considered to comply with policies DES 1, DES 6, DES 9 and DES 10.

An objection has been received from Councillor Roberts to the height, bulk and location of the proposed equipment, however the unit is in the same location as the consented scheme, the bulk is less than the previous approval and the height difference is minimal and not enough to materially influence its visibility. The objection on these grounds is therefore not supported and the application is deemed acceptable on design grounds.

8.3 Residential Amenity

The application has been considered in the context of policies ENV6 and ENV7 of the Unitary Development Plan 2007 and S29 and S32 of the adopted City Plan. These policies seek to protect nearby occupiers of noise sensitive properties and the area generally from excessive noise and disturbance.

The area has been identified in the Acoustic Report as having background noise levels which are below WHO guideline levels during the daytime and night-time. To accord with policy ENV7 of the UDP the noise levels emitted by the plant have to be 5dB below background at the nearest noise sensitive windows. The nearest noise sensitive window has been identified as being a residential window within a lightwell serving the building itself which is 7m from the proposed plant. Environmental Health have considered the submitted acoustic information and conclude that the installation of the plant will be acceptable on amenity grounds, being 9dB below the stipulated noise criteria, and would therefore be compliant with the City Council noise criteria subject to the retention of the acoustic enclosure. A condition has been attached to ensure this is the case.

8.4 Transportation/Parking

The proposal does not raise any transportation or parking issues.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

Not applicable.

8.7 Other UDP/Westminster Policy Considerations

An objection has been received to the application from Councillor Roberts, who raises concerns about the energy usage of the unit and on the grounds that it is unnecessary to provide air conditioning for residential buildings as they can be naturally ventilated. Whilst these concerns are noted, the City Council does not have any policies to enable the application to be refused on these grounds.

Councillor Roberts has also objected as she is concerned with the structural ability of the roof to support the weight of the unit. These concerns are a matter for the Building Regulations. However, it is noted the plant and acoustic enclosure have already been installed and the roof is currently supporting the weight.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.11 Environmental Impact Assessment

An Environmental Impact Assessment is not required for a scheme of this size.

9. BACKGROUND PAPERS

1. Application form
2. Emails from Councillor Roberts (occupier of 18 Mount Street), dated 26 October 2015, 27 October 2015, 31 October 2015, 9 November 2015, 18 November 2015 and 8 December 2015.
3. Memorandum from the Residents Society of Mayfair and St. James's dated 28 August 2015.

Item No.
1

4. Response from Environmental Sciences, dated 24 August 2015.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT JO PALMER BY EMAIL AT jpalm@westminster.gov.uk

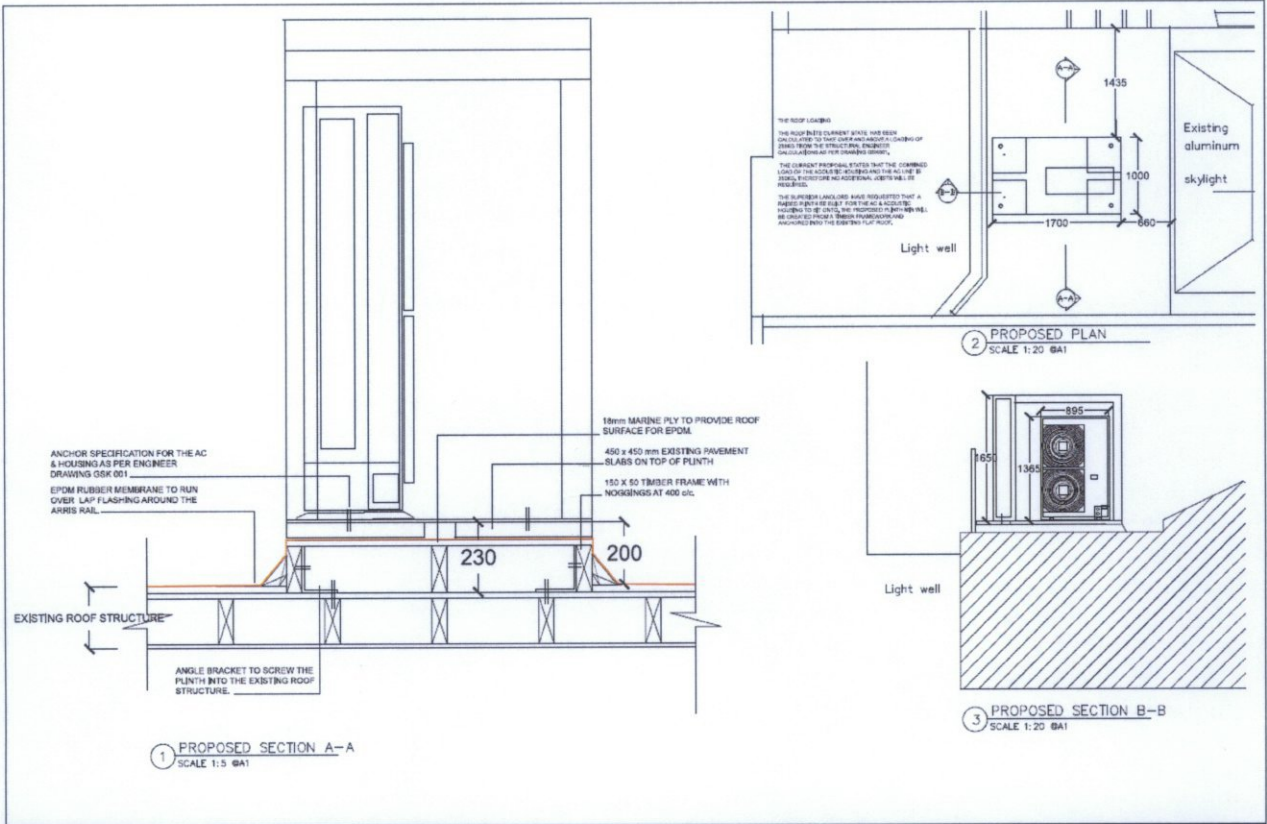
10. KEY DRAWINGS

The drawings include:

- 1 PLANNING APPROVED ROOF PLAN** (SCALE 1:50 @A1): Shows the existing roof layout with a light well and a 'Sentry window'.
- 2 PROPOSED ROOF PLAN** (SCALE 1:50 @A1): Shows the proposed roof layout with a light well and a 'Sentry window'.
- 3 PLANNING APPROVED SECTION A-A** (SCALE 1:50 @A1): Cross-section showing the light well structure and roof profile.
- 4 PROPOSED SECTION A-A** (SCALE 1:50 @A1): Proposed cross-section showing the light well structure and roof profile.
- 5 PLANNING APPROVED SECTION B-B** (SCALE 1:50 @A1): Cross-section showing the light well structure and roof profile, with 'Existing 1100mm railings' indicated.
- 6 PROPOSED SECTION B-B** (SCALE 1:50 @A1): Proposed cross-section showing the light well structure and roof profile.
- 7 OS MAP** (SCALE 1:1250 @A1): An Ordnance Survey map showing the site location on Mount Street.
- 8 PROPOSED SITE PLAN** (SCALE 1:250 @A1): A site plan showing the building footprint on Mount Street, with adjacent plots numbered 93, 94, 96, 97, 18, 19, 20, 22, 23, and 24.

GENERAL NOTE
 If repair is required:
 Asphalt is to be not less than 20mm in thickness in accordance with BS 6825:1988 and be finished with solar reflective paint.
 On timber roof independent joists are to be provided at solumeria with separate lead cover flashings.
 Mastic asphalt is to be laid in accordance with the recommendations of the Mastic Asphalt Council and Employers Federation.
PLANT
 For the Approved and the Proposed AC unit and acoustic flouting is the exact same.

TEL No: 0772855989	COMPANY: STUDES PLATFORM 708 GEOFFERY RD. SE4 INT. LONDON	DRAWING TYPE: AC CONDENSER APPROVED AND PROPOSED POSITIONS	SCALE: REFER TO DRAWING
CLIENT: AMI B. ANAND	PROJECT ADDRESS: 23 MOUNT STREET	DRAWING No: 040-G3-01	DATE: 14-07-08



TEL No: 0772385889	COMPANY : STUDIO PLATFORM, 705 GEOFFERY RD, SE4 INT, LONDON	DRAWING TYPE: AC CONDENSER	SCALE: REFER TO DRAWING
CLIENT ANNE ANAND	PROJECT ADDRESS: 22 MOUNT STREET	DRAWING No: 022-05-02	DATE: 14-07-08

DRAFT DECISION LETTER

Address: 22 Mount Street, London, W1K 2RW,
Proposal: Installation of an air conditioning unit on the rear roof within an associated enclosure.
Plan Nos: Site Location Plan, Technical Specification of Plant, Acoustic Addendum dated 14th July 2015, Drawings: 022-GR-02, 040-GR-01.

Case Officer: Susanna Miller

Direct Tel. No. 020 7641 2459

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only between 08.00 and 18.00 Monday to Friday; between 08.00 and 13.00 on Saturday; and, not at all on Sundays, bank holidays and public holidays. Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 4 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include: (a) A schedule of all plant and equipment that formed part of this application; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; (c) Manufacturer specifications of sound emissions in octave or third octave detail; (d) The location of most affected noise sensitive receptor location and the most affected window of it; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; (g) The lowest existing L A90, 15 mins measurement recorded under (f) above; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(2) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 5 You must retain the enclosure as shown on the approved drawings for as long as the plant

Item No.
1

remains in place.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R22CC)

- 6 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 7 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

Item No.
1

2 Conditions 3 and 4 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (182AA)

DRAFT DECISION LETTER

Address: 22 Mount Street, London, W1K 2RW,

Proposal: Installation of an air conditioning unit on the rear roof within an associated enclosure.

Plan Nos: Site Location Plan, Technical Specification of Plant, Acoustic Addendum dated 14th July 2015, Drawings: 022-GR-02, 040-GR-01.

Case Officer: Susanna Miller

Direct Tel. No. 020 7641 2459

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 1 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 2 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

Item No.
1

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:
S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (159AA)

This page is intentionally left blank

Item No.
2

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 5 January 2016	Classification For General Release	
Report of Director of Planning	Ward(s) involved Hyde Park		
Subject of Report	1. Sussex Square, London, W2 2. Gloucester Square, London, W2 3. Hyde Park Square, London, W2		
Proposal	Removal of existing fences, gates and railings and installation of replacement railings and gates and associated works to boundary of communal gardens (to Sussex Square, Gloucester Square and Hyde Park Square respectively).		
Agent	Knight Frank		
On behalf of	The Church Commissioners for England		
Registered Number	Application 1 – Sussex Square 15/03105/FULL Application 2 – Gloucester Square 15/03109/FULL Application 3 – Hyde Park Square 15/03110/FULL	Date amended/ completed	30 April 2015
Date Application Received	9 April 2015		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		

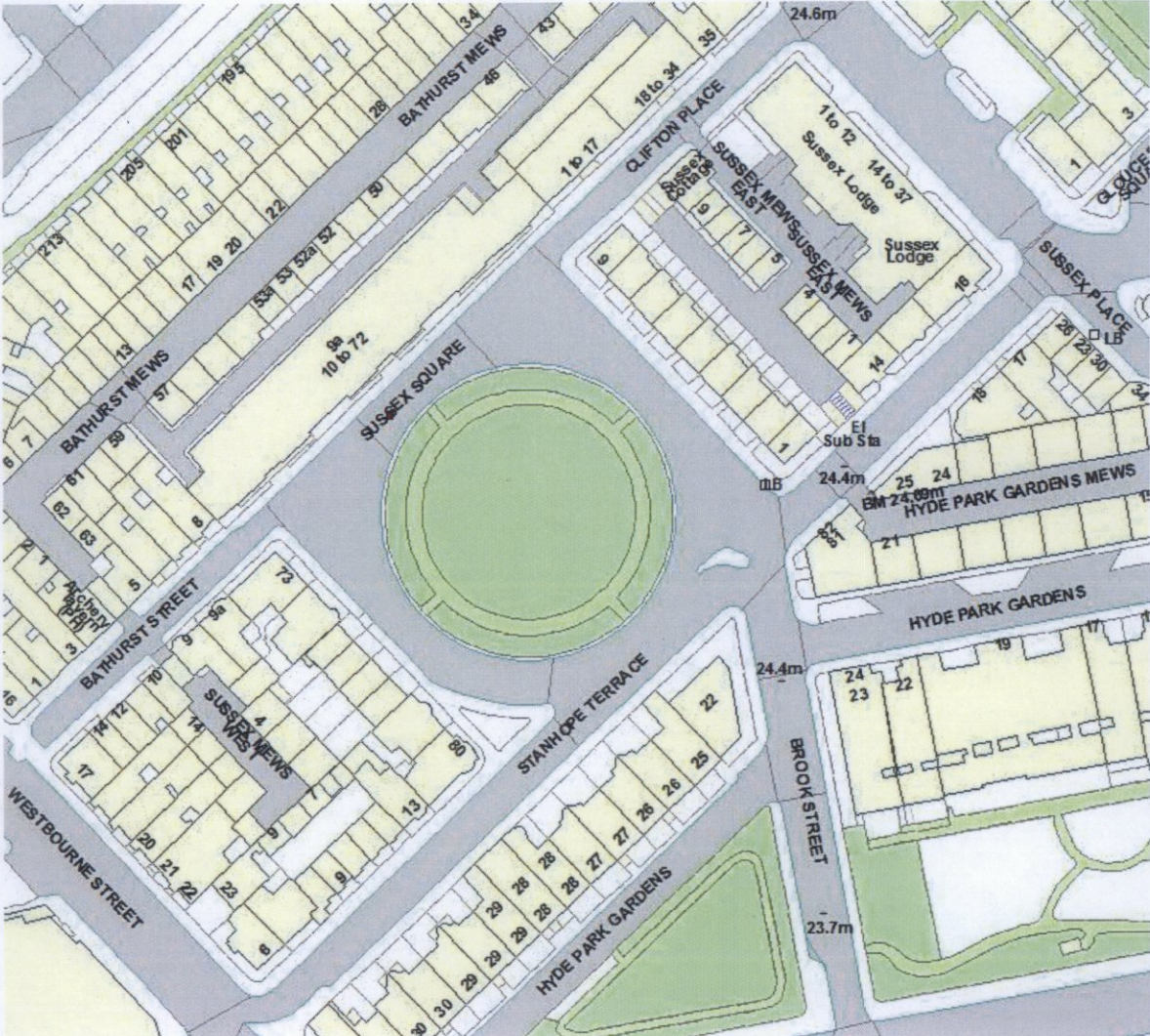
1. RECOMMENDATION

1. Application 1 (Sussex Square - 15/03105/FULL) - Grant conditional permission. 2. Application 2 (Gloucester Square - 15/03109/FULL) - Grant conditional permission. 3. Application 3 (Hyde Park Square - 15/03110/FULL) - Grant conditional permission.

2. SUMMARY

<p>The proposed three schemes were considered by the Planning Applications Committee on 24th November 2015. The Committee resolved to defer its decision to allow for a site visit to take place. That site visit took place on 5 January 2016. Accordingly, this application is referred back to the Committee for its consideration.</p>

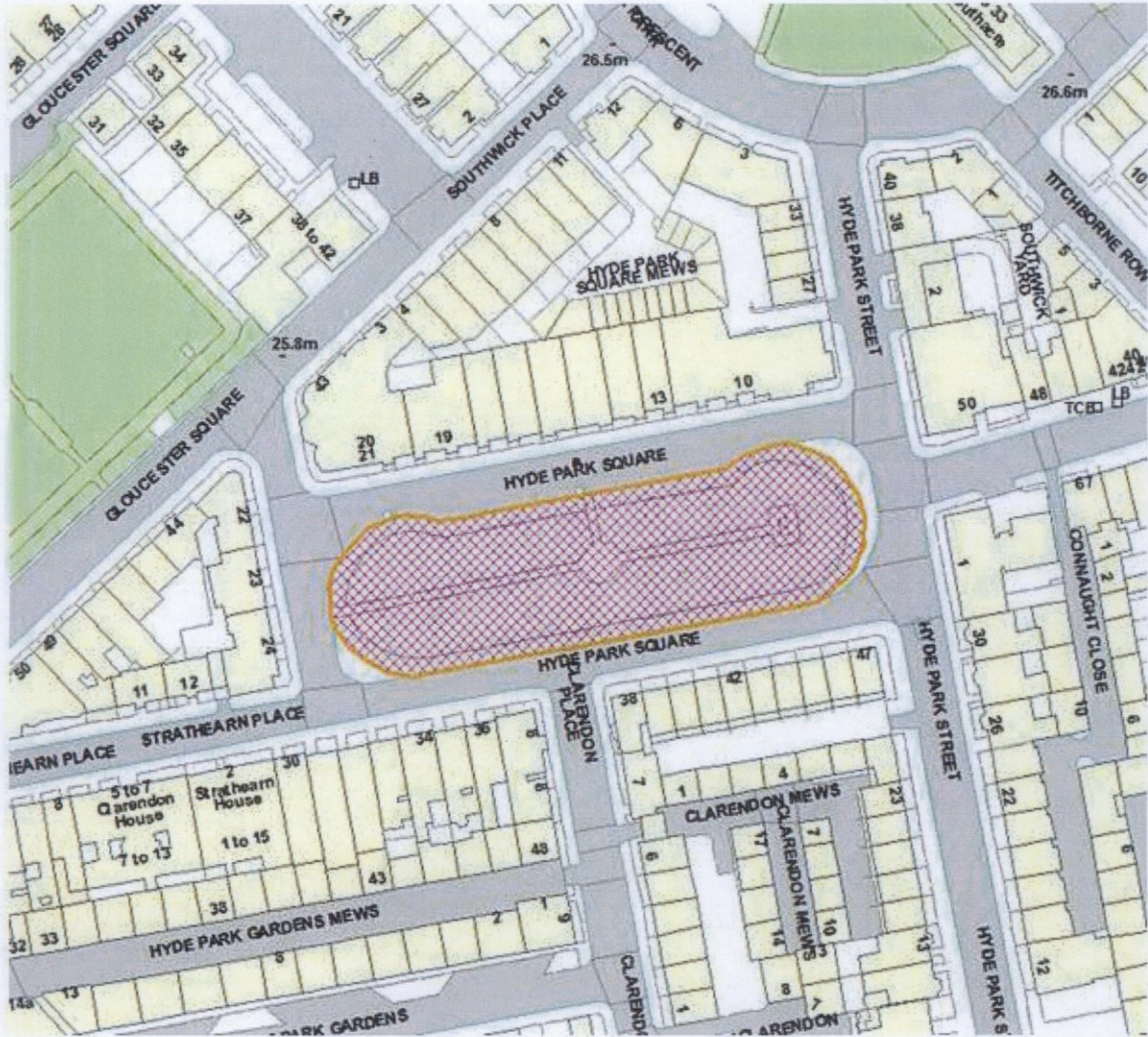
3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and /or database rights 2013. All rights reserved License Number LA



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013. All rights reserved License Number LA 100019597



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013. All rights reserved License Number LA 100019597

4. PHOTOGRAPHS

Sussex Square



Gloucester Square



Hyde Park Square



5. CONSULTATIONS

APPLICATION 1 - SUSSEX SQUARE (15/03105/FULL):-

COUNCILLOR FLORU

Objects to the proposals on grounds that the removal of the existing hedge surrounding the square would adversely affect the privacy of residents using the square, that the railings would have an adverse impact upon the appearance of the square, that the cost of maintenance of the proposed railings would be borne by the residents and that the existing fence needs only low maintenance, that the traditional design of the railings is inappropriate in a square with generally modern buildings, and that the existing entrance gate is attractive and the new one is not a suitable replacement.

COUNCILLOR COX

Copy of email to local resident noting the strength of feeling of residents with regards to the scheme.

COUNCILLOR ACTON

Copy of email to local resident noting the concerns of local residents, and that further information is anticipated prior to the application being presented to the Planning Applications Committee.

Hyde Park Estate Association

State that though they are aware of the concerns of some residents, they are nonetheless supportive of the proposals. Understand that the 'garden licensees' may well have to contribute financially to the scheme. Proposals will enhance the ambience and quality of the whole estate.

Historic England (Listed Builds/Con Areas)

Recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of the City Council's specialist conservation advice.

Arboricultural Section - Development Planning

Raise no objections, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 159

Total No. of replies: 12, and in addition a petition of 63.

No. of objections: 10

No. in support: 1

Twelve letters and petition of 63 objecting on the following grounds:

- * Loss of the hedge on grounds of the visual impact of its removal on the Square.
- * The railings would encase the free flowing nature of the hedge.
- * Loss of the hedge - impact upon its provision of natural habitat.

- * Loss of the hedge on grounds of the loss of privacy.
- * Loss of the hedge on grounds of its current role in protection from noise and wind.
- * Concern expressed about the cost of the works.
- * Use of traditional railings in the context of a square with modern buildings.
- * Reference made to the proximity of the open space in Hyde Park in the context of concern at the opening up of the Square.
- * Concern about the lack of consultation with local residents.
- * Concern expressed about the generic nature of the application submissions to Sussex, Gloucester and Hyde Park Squares.
- * Concern that the works will reduce the security of the gardens and increase the fear of security.
- * View expressed commenting favourably on the appearance of the existing railings and gates, noting that they are low maintenance and secure.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

APPLICATION 2 - GLOUCESTER SQUARE (15/03109/FULL):-

WARD COUNCILLORS

Any comments to be reported verbally.

HYDE PARK ESTATE ASSOCIATION

Any comments to be reported verbally.

HISTORIC ENGLAND

Recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of the City Council's specialist conservation advice.

ARBORICULTURAL MANAGER

Raise no objections, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 134; Total No. of Replies: 2.

Two letters of objection on the following grounds:

- * Concern expressed about the inappropriateness of traditional railings in the context of a square where over two thirds of the buildings facing on to it have been redeveloped since the railings were removed.
- * Concern expressed that the replacement railings are 1.5m high and do not replicate the original 1.2m high railings, and that the height will isolate the square.
- * Concern expressed that the 1.5m high railings proposed are lower in height than the existing railings and will therefore compromise the security of the square, where there is direct access to some houses on the east/west side of the square.

ADVERTISEMENT/SITE NOTICE: Yes

APPLICATION 3 - HYDE PARK SQUARE (15/03110/FULL):-**WARD COUNCILLORS**

Any comments to be reported verbally.

HYDE PARK ESTATE ASSOCIATION

Any comments to be reported verbally.

HISTORIC ENGLAND

Recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of the City Council's specialist conservation advice.

ARBORICULTURAL MANAGER

Raise no objections, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 314; Total No. of Replies: 1.

One email received concerning potential removal of Camelia trees.

ADVERTISEMENT/SITE NOTICE: Yes

6. BACKGROUND PAPERS

RESOLUTION OF AND REPORT TO PLANNING APPLICATIONS COMMITTEE DATED 24 NOVEMBER 2015.

APPLICATION 1 - SUSSEX SQUARE (15/03105/FULL):-

1. Application form
2. Emails from Councillor Floru dated 02.09.2015 and 03.09.2015.
3. Email from Councillor Cox dated 26.08.2015 including email from Chairman of Sussex Square (10-72) Residents Association dated 25.08.2015.
4. Email from Councillor Acton dated 25.08.2015 including email from Chairman of Sussex Square (10-72) Residents Association dated 25.08.2015.
5. Response from Historic England (Listed Builds/Con Areas), dated 29 April 2015
6. Response from Hyde Park Estate Association dated 7 December 2015
7. Memorandum from Arboricultural Manager dated 18.09.2015.
8. Letter from occupier of 15 Sussex Square, London, dated 11 May 2015
9. Letter from occupier of 24 Stanhope Terrace, London, dated 18 May 2015
10. Email from occupier of 26 Stanhope Terrace dated 24.05.2015.
11. Letter from occupier of 17 Sussex Square, London, dated 8 May 2015
12. Letter from occupier of 23 Stanhope Terrace, London, dated 18 May 2015
13. Letter from occupier of 48 Sussex Square, London, dated 16 June 2015
14. Letter from occupier of 27 Sussex Square, London, dated 18 May 2015
15. Letter from occupier of 13 Sussex Square, London, dated 1 September 2015
16. Letter from occupier of 78 Sussex Square, London, dated 13 May 2015
17. Letter from occupier of 14 Sussex Square, London, dated 5 May 2015
18. Letter from occupier of 40 Sussex Square, London, dated 5 May 2015

Item No.
2

19. Letter from occupier of 33 Stanhope Terrace, London, dated 28 May 2015
20. Letter from occupier of Corner Lodge, 107 Sussex Gardens, dated 7 December 2015
21. Petition signed by 63 and dated July 2015

APPLICATION 2 - GLOUCESTER SQUARE (15/03109/FULL):-

1. Application forms.
2. Letter from Historic England dated 29.04.2015.
3. Memorandum from Arboricultural Manager dated 18.09.2015.
4. Letter from Chelwood House Freehold Company dated 10.05.2015.
5. Email from occupier of 44 Gloucester Square dated 19.06.2015.

APPLICATION 3 - HYDE PARK SQUARE (15/03110/FULL):-

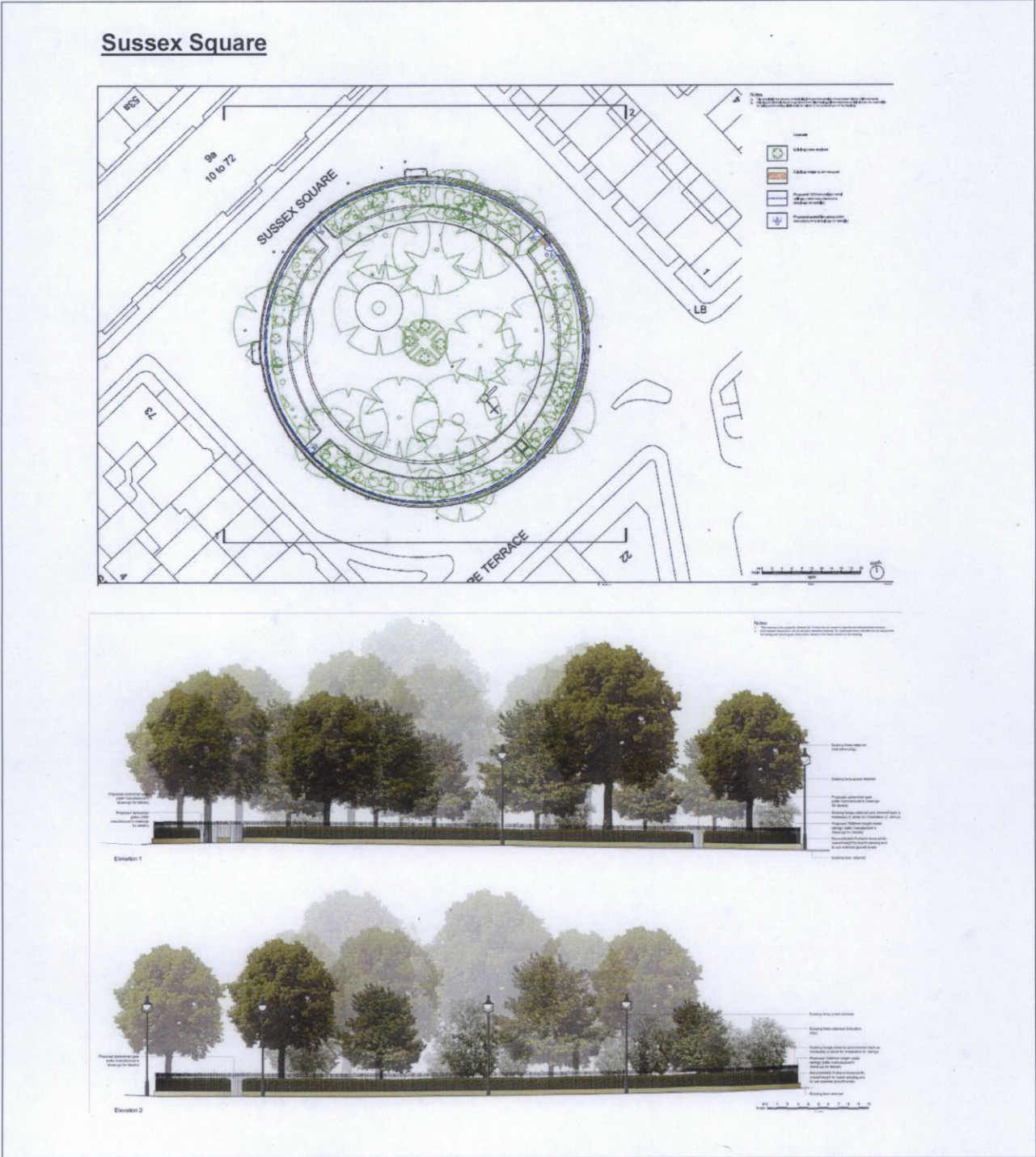
1. Application form.
2. Letter from Historic England dated 29 April 2015.
3. Memorandum from Arboricultural Manager dated 05 November 2015
4. Email from occupier of north side of Square.

Selected relevant drawings

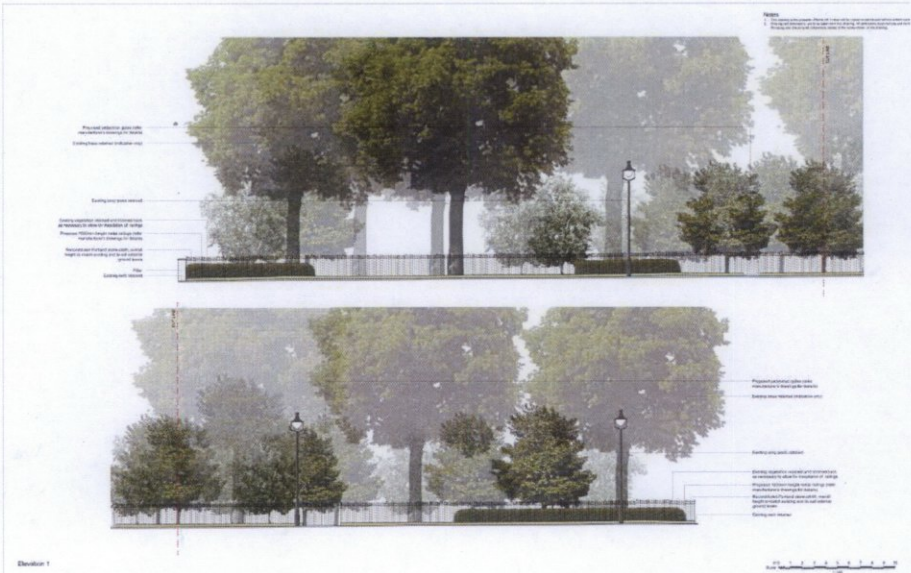
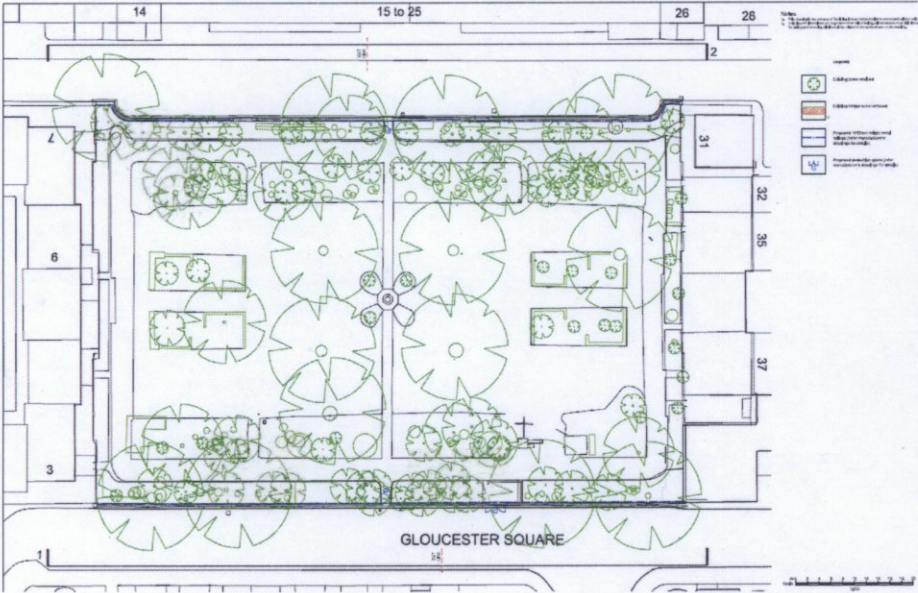
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT ALISTAIR TAYLOR ON 020 7641 2979 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk

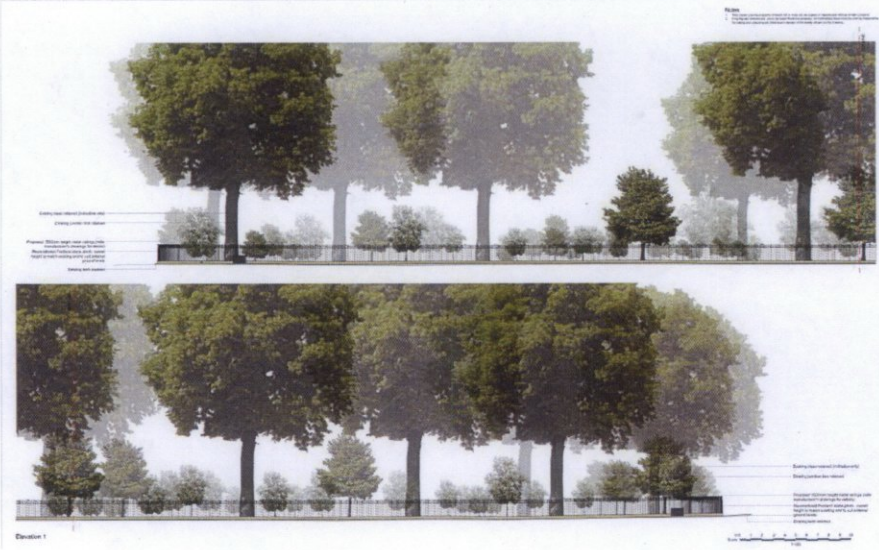
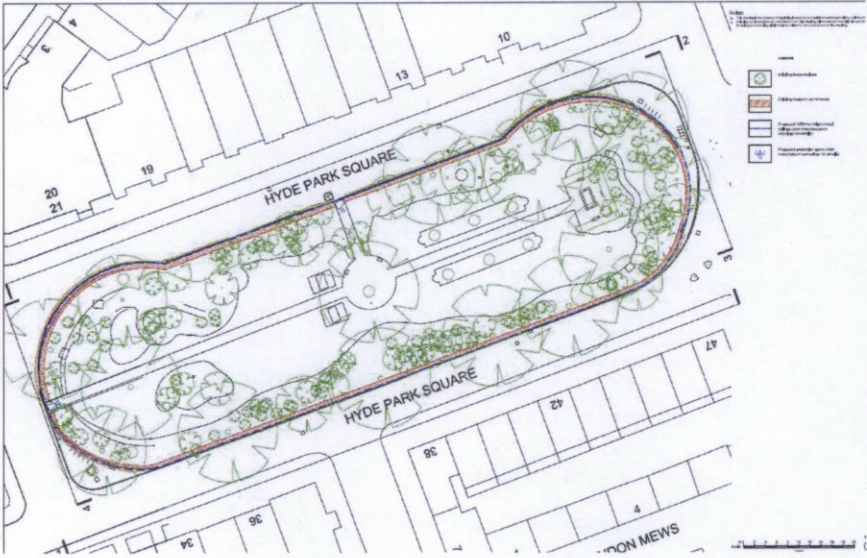
7. KEY DRAWINGS



Gloucester Square



Hyde Park Square



DRAFT DECISION LETTERs

APPLICATION 1 - SUSSEX SQUARE (15/03105/FULL):-

Address: Sussex Square, London, ,

Proposal: Removal of existing fences, gates and railings and installation of replacement railings and gates and associated works to boundary of communal gardens.

Plan Nos: D2292 L220, D2292 L.003, D2292 L.221B, D2292 L.222B, G-Prelim-02, un-numbered drawing titled 'Railings At Tree Locations GA' from MetalCraft dated 21.08.15, tf1008/MS/300B, D2292 L.431, D2292 L.103B, D2292 L.430B, Planning Design and Access Statement including Heritage Statement, email from Knight Frank dated 12.05.15, 1x example photo of railings accommodating a tree

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:, ,
* between 08.00 and 18.00 Monday to Friday;, * between 08.00 and 13.00 on
Saturday; and, * not at all on Sundays, bank holidays and public holidays., , Noisy work
must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission.

(C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The gates and railings shall be formed in black painted metal, and shall be maintained in that colour thereafter

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 6 You must protect the trees according to the details, proposals, recommendations and supervision schedule set out in your Arboricultural Method Statement (drawing no tf1008/MS/300 Rev B). The methods of working and arboricultural supervision schedule must be carried out according to the submitted details. If you need to revise any of these tree protection provisions, you must apply to us for our approval of the revised details, and you must not carry out work the relevant part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

Item No.
2

- 7 You must submit a written report to us within 5 days of each arboricultural monitoring visit in relation to the Work Stages listed in Table 2 of the Arboricultural Method Statement. The arboricultural monitoring and reporting must be carried out by a suitably qualified and experienced arboricultural consultant.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 8 During the development, you must not dig, or store or position any structures, machinery, equipment, materials or spoil within the Square (garden). If you need to use the Square for storage or welfare you must apply to us for approval of the details of the ways in which you will protect the trees in the Square.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 9 Notwithstanding the recommendations in the AMS, any work under or around any of the retained trees must not damage the branches of the trees or the roots over 25mm in diameter. If you uncover any roots of this diameter, you must build bridge foundations around them.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 10 You must apply to us for approval of a sample of the reconstituted stone for the plinth to the railings. You must not start any work on these parts of the development until we have approved what you have sent us., , You must then carry out the work according to the sample. (C26DB)

Reason:

Item No.
2

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 11 You must apply to us for approval of a sample of a two railing shafts linked by a top bar including one railing with a ball finial and one with a spearhead finial - showing the thickness of railing shaft, the detailing of finials and the spacing of the railing shafts., , You must not start work until we have approved what you have sent us. You must then carry out the work according to these samples. (C26CB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 12 Notwithstanding the details shown on 'Elevation 1' of of drawing D2292 L430C, the railings shall run continuously unless interrupted by the incorporation of gates

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

Item No.
2

- 2 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)

- 3 Some of the trees on the site are protected by a Tree Preservation Order. You must get our permission before you do anything to them. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I30AA)

- 4 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

APPLICATION 2 - GLOUCESTER SQUARE (15/03109/FULL):-

Address: Gloucester Square, London, ,

Proposal: Removal of existing railings and installation of replacement railings and gates and associated works to boundary of communal garden.

Plan Nos: D2292 L.200, D2292 L.001, un-numbered drawing titled 'Railings At Tree Locations GA' from MetalCraft dated 21.08.15, G-Prelim-01, G-Prelim-01 (incorporating detail of railings/plinth accommodating tree), G-Prelim-02, D2292 L.410E, D2292 L.411E, D2292 L.201B, D2292 L.202B, D2292 L.203B, D2292 L.413, D2292 L.412, D2292 L.101B, tf1008/MS/301B, Planning Design and Access Statement including Heritage Assessment dated 08.04.15, email from Knight Frank dated 12.05.2015, 1x example photograph of railings accommodating a tree

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Item No.
2

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The gates and railings shall be formed in black painted metal, and shall be maintained in that colour thereafter

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 6 You must protect the trees according to the details, proposals, recommendations and supervision schedule set out in your Arboricultural Method Statement (drawing no tf1008/MS/301 Rev B). The methods of working and arboricultural supervision schedule must be carried out according to the submitted details. If you need to revise any of these tree protection provisions, you must apply to us for our approval of the revised details, and you must not carry out work the relevant part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 7 You must submit a written report to us within 5 days of each arboricultural monitoring visit in relation to the Work Stages listed in Table 2 of the Arboricultural Method Statement. The arboricultural monitoring and reporting must be carried out by a suitably qualified and experienced arboricultural consultant.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies

Item No.
2

adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 8 During the development, you must not dig, or store or position any structures, machinery, equipment, materials or spoil within the Square (garden). If you need to use the Square for storage or welfare you must apply to us for approval of the details of the ways in which you will protect the trees in the Square.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 9 Notwithstanding the recommendations in the AMS, any work under or around any of the retained trees must not damage the branches of the trees or the roots over 25mm in diameter. If you uncover any roots of this diameter, you must build bridge foundations around them.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 10 You must apply to us for approval of a sample of the reconstituted stone for the plinth to the railings. You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to the sample. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 11 You must apply to us for approval of a sample of a two railing shafts linked by a top bar including one railing with a ball finial and one with a spearhead finial - showing the thickness of railing shaft, the detailing of finials and the spacing of the railing shafts.

You must not start work until we have approved what you have sent us. You must then carry out the work according to these samples. (C26CB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in

S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 3 Some of the trees on the site are protected by a Tree Preservation Order. You must get our permission before you do anything to them. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I30AA)
- 4 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

APPLICATION 3 - HYDE PARK SQUARE (15/03110/FULL):-

Address: Hyde Park Square, London, ,

Proposal: Removal of existing railings and installation of replacement railings and gates and associated works to boundary of communal garden.

Plan Nos: D2292 L.002, D2292 L.211B, D2292 L.212B, G-Prelim-02, un-numbered drawing titled 'Railings At Tree Locations GA' from MetalCraft dated 21.08.15, G-Prelim-01, G-Prelim-01 (incorporating detail of railings/plinth accommodating tree), tf1008/MS/302B, D2292 L.210, D2292 L.420C, D2292 L.421E, D2292 L.422C, D2292 L.425, D2292 L.424, D2292 L.423, D2292 L.102B, Planning Design and Access Statement including Heritage Assessment, email from Knight Frank dated 12.05.15, 1x example photo of railings accommodating a tree

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the

Item No.
2

character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The gates and railings shall be formed in black painted metal, and shall be maintained in that colour thereafter

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 6 You must protect the trees according to the details, proposals, recommendations and supervision schedule set out in your Arboricultural Method Statement (drawing no tf1008/MS/302 Rev B). The methods of working and arboricultural supervision schedule must be carried out according to the submitted details. If you need to revise any of these tree protection provisions, you must apply to us for our approval of the revised details, and you must not carry out work the relevant part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 7 You must submit a written report to us within 5 days of each arboricultural monitoring visit in relation to the Work Stages listed in Table 2 of the Arboricultural Method Statement. The arboricultural monitoring and reporting must be carried out by a suitably qualified and experienced arboricultural consultant.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 8 During the development, you must not dig, or store or position any structures, machinery, equipment, materials or spoil within the Square (garden). If you need to use the Square for storage or welfare you must apply to us for approval of the details of the ways in which you will protect the trees in the Square.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 9 Notwithstanding the recommendations in the AMS, any work under or around any of the retained trees must not damage the branches of the trees or the roots over 25mm in diameter. If you uncover any roots of this diameter, you must build bridge foundations around them.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 10 You must apply to us for approval of a sample of the reconstituted stone for the plinth to the railings. You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to the sample. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 11 You must apply to us for approval of a sample of a two railing shafts linked by a top bar including one railing with a ball finial and one with a spearhead finial - showing the thickness of railing shaft, the detailing of finials and the spacing of the railing shafts.

You must not start work until we have approved what you have sent us. You must then carry out the work according to these samples. (C26CB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we

Item No.
2

adopted in January 2007. (R26BE)

- 12 You must apply to us for approval of detailed drawings of a soft landscaping scheme which includes the number, size, species and position of trees and shrubs in any areas where existing shrubs/hedging adjacent to the line of the new railings is to be removed. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 1 year of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 3 Some of the trees on the site are protected by a Tree Preservation Order. You must get our permission before you do anything to them. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I30AA)
- 4 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway

Item No.
2

works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

3 SUSSEX SQUARE, GLOUCESTER SQUARE, HYDE PARK SQUARE, W2

Removal of existing fences, gates and railings and installation of replacement railings and gates and associated works to boundary of communal garden (to Sussex Square, Gloucester Square and Hyde Park Square respectively).

A late representation was received in the form of a petition objecting to the Sussex Square application (July 2015).

RESOLVED: The applications be deferred in order that the Committee carry out site visits to the respective locations.

APPENDIX

Item No.
3

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 24 November 2015	Classification For General Release	
Report of Director of Planning		Wards involved Hyde Park	
Subject of Report	1. Sussex Square, London, W2 2. Gloucester Square, London, W2 3. Hyde Park Square, London, W2		
Proposal	Removal of existing fences, gates and railings and installation of replacement railings and gates and associated works to boundary of communal gardens (to Sussex Square, Gloucester Square and Hyde Park Square respectively).		
Agent	Knight Frank LLP		
On behalf of	The Church Commissioners for England		
Registered Number	Application 1 – Sussex Square 15/03105/FULL Application 2 – Gloucester Square 15/03109/FULL Application 3 – Hyde Park Square 15/03110/FULL	TP / PP No	TP/25701
Date of Application	09.04.2015	Date amended/ completed	04.11.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

1. Application 1 (Sussex Square - 15/03105/FULL) - Grant conditional permission.
2. Application 2 (Gloucester Square - 15/03109/FULL) - Grant conditional permission.
3. Application 3 (Hyde Park Square - 15/03110/FULL) - Grant conditional permission.

2. SUMMARY

Three separate applications (one for each Square) have been submitted proposing to remove the existing fencing, railings and gates around the central landscaped areas to three of the squares within Bayswater; namely Sussex Square, Gloucester Square and Hyde Park Square, and to replace them with new railings and gates. These three squares are all within the Bayswater Conservation Area, and the central landscaped areas to all three squares are listed in the London Squares Preservation Act of 1931. At some point in the mid 20th century the original boundary railings which formerly surrounded these landscaped garden areas were removed and replaced principally by chain link fencing.

Objections and concerns have been received relating to all three applications.

The key issues in these cases are:

- The impact of the proposed works upon the character and appearance of the Bayswater Conservation Area and, as appropriate, the setting of surrounding Grade II listed buildings.
- The impact of the proposed works on the trees and landscaping cover to the garden areas.
- The impact of the proposed works upon the adjacent public highway.

The proposals for each of the three squares are considered to accord with the relevant policies within the Westminster City Plan: Strategic Policies and the Unitary Development Plan (UDP) adopted in January 2007 and all three applications are recommended for approval.

3. CONSULTATIONS

APPLICATION 1 - SUSSEX SQUARE (15/03105/FULL):-

COUNCILLOR FLORU

Objects to the proposals on grounds that the removal of the existing hedge surrounding the square would adversely affect the privacy of residents using the square, that the railings would have an adverse impact upon the appearance of the square, that the cost of maintenance of the proposed railings would be borne by the residents and that the existing fence needs only low maintenance, that the traditional design of the railings is inappropriate in a square with generally modern buildings, and that the existing entrance gate is attractive and the new one is not a suitable replacement.

COUNCILLOR COX

Copy of email to local resident noting the strength of feeling of residents with regards to the scheme.

COUNCILLOR ACTON

Copy of email to local resident noting the concerns of local residents, and that further information is anticipated prior to the application being presented to the Planning Applications Committee.

HISTORIC ENGLAND

Recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of the City Council's specialist conservation advice.

HYDE PARK ESTATE ASSOCIATION

Any comments to be reported verbally.

ARBORICULTURAL MANAGER

Raise no objections, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 163; Total No. of Replies: 12.

Twelve letters of objection on the following grounds:

- Loss of the hedge on grounds of the visual impact of its removal on the Square.
- The railings would encase the free flowing nature of the hedge.
- Loss of the hedge - impact upon its provision of natural habitat.
- Loss of the hedge on grounds of the loss of privacy.
- Loss of the hedge on grounds of its current role in protection from noise and wind.
- Concern expressed about the cost of the works.
- Use of traditional railings in the context of a square with modern buildings.
- Reference made to the proximity of the open space in Hyde Park in the context of concern at the opening up of the Square.
- Concern about the lack of consultation with local residents.
- Concern expressed about the generic nature of the application submissions to Sussex, Gloucester and Hyde Park Squares.
- Concern that the works will reduce the security of the gardens and increase the fear of security.
- View expressed commenting favourably on the appearance of the existing railings and gates, noting that they are low maintenance and secure.

ADVERTISEMENT/SITE NOTICE: Yes

APPLICATION 2 - GLOUCESTER SQUARE (15/03109/FULL):-**WARD COUNCILLORS**

Any comments to be reported verbally.

HISTORIC ENGLAND

Recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of the City Council's specialist conservation advice.

HYDE PARK ESTATE ASSOCIATION

Any comments to be reported verbally.

ARBORICULTURAL MANAGER

Raise no objections, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 134; Total No. of Replies: 2.

Two letters of objection on the following grounds:

- Concern expressed about the inappropriateness of traditional railings in the context of a square where over two thirds of the buildings facing on to it have been redeveloped since the railings were removed.
- Concern expressed that the replacement railings are 1.5m high and do not replicate the original 1.2m high railings, and that the height will isolate the square.

Item No.
3

- Concern expressed that the 1.5m high railings proposed are lower in height than the existing railings and will therefore compromise the security of the square, where there is direct access to some houses on the east/west side of the square.

ADVERTISEMENT/SITE NOTICE: Yes

APPLICATION 3 - HYDE PARK SQUARE (15/03110/FULL):-

WARD COUNCILLORS

Any comments to be reported verbally.

HISTORIC ENGLAND

Recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of the City Council's specialist conservation advice.

HYDE PARK ESTATE ASSOCIATION

Any comments to be reported verbally.

ARBORICULTURAL MANAGER

Raise no objections, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 314; Total No. of Replies: 1.

One email received concerning potential removal of Camelia trees.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Sites

Sussex Square, Gloucester Square and Hyde Park Square are all within the Bayswater Conservation Area, and the central landscaped areas to all three squares are listed in the London Squares Preservation Act of 1931. At some point in the mid 20th century the original boundary railings which formerly surrounded these three landscaped garden areas were removed and replaced principally by the existing chain link fencing.

4.2 Planning History

There is no planning history relevant to these applications.

5. THE PROPOSAL

Three separate applications for planning permission (one to each square) have been submitted proposing to remove the existing fencing, railings and gates around the central landscaped areas to Sussex Square, Gloucester Square and Hyde Park Square, and to replace them with new cast iron railings and gates. The existing hedge surrounding the garden square at Hyde Park Square is shown on the submitted drawings as being proposed for removal, with the drawings showing the existing hedges to Sussex Square and Gloucester Square principally intended for retention.

The application at Sussex Square has attracted 12 letters of objection from local residents, and also representations from Councillors Floru, Cox and Acton. The application at Gloucester Square has attracted two objections from local residents. The application at Hyde Park Square has attracted one objection.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposals raise no land use implications.

6.2 Townscape and Design

When Sussex Square, Hyde Park Square and Gloucester Square were originally laid out in the 19th century, the landscaped garden areas to the centre of each of them would have been surrounded by cast iron railings in similar design to those railings fronting the front lightwells of the 19th century terraced housing originally built around the edge of each square. These original railings to the landscaped garden areas were removed in the mid 20th century and replaced principally with chain link fencing and gates of poor design and appearance, though some limited amount of railings and metal gates of no particular design quality have also been installed to certain locations.

These applications seek the removal of the existing boundary treatment to each square and their replacement with new gates and railings on the existing boundary line formed in black painted cast iron, and to a design which will closely follow the design of the remaining original front lightwell railings to the Victorian terraced houses in the general vicinity. The plinth to the railings will be formed in reconstituted Portland stone, and a sample of this will be secured by condition to ensure its appropriate colour and finish. The railings are shown as being individually set into the plinths in traditional manner, and above the top rail are a regularly spaced pattern of decorative ball finials with the majority of finials between these having spearhead finials, which again follows the pattern of original 19th century railings found in the area. The railings from the plinth to the top of the finials are 1.5m in height, a height the applicant states derives from a desire by local residents and the garden committee that the railings be this height for security purposes.

Officers consider that the existing boundary treatments to each of the squares is of poor quality and that a reintroduction of traditionally designed railings on a reconstituted stone plinth, with traditionally detailed entrance gates, will represent a significant improvement in the appearance of the boundary treatment to the landscaped garden grounds and will restore an important element of the 19th century character of the squares which has been lost since the removal of the original railings in the mid 20th century. The 1.5m height of the railing is not markedly higher than original examples to surrounding 19th century terraced properties, and the plinth is as low as the landscaping levels immediately behind would allow. The appropriate detailing of plinth, railings and finials will be secured by conditions.

It is noted that a number of residents in Sussex Square and also in Gloucester Square have expressed concern about the introduction of traditionally designed railings of 19th century appearance on grounds that the majority of the buildings around these Squares are no longer the original 19th century terraced houses. Whilst noting this concern, the railings being proposed for installation are historically appropriate to the landscaped garden grounds, and are considered a significant improvement upon the existing poor quality fencing and gates. To Sussex Square, it is also noted that the buildings forming the terrace along the south side of Sussex Square are Grade II listed 19th century properties (though admittedly modernised to their Sussex Square elevation) and that the buildings on the east and west sides of the Square are 20th century in origin though nonetheless drawing some inspiration in their design from traditional buildings. To Gloucester Square the original 19th century buildings remain along the south side of the Square, and also to the east and west ends on the north side. To Hyde Park Square original buildings remain to north and south sides of the Square. In these circumstances, it is not considered that a reason for refusal could be sustained on this ground, and the traditional design proposed is considered appropriate.

Item No.
3

To accommodate circumstances where significant tree roots project across the line of the new plinth and railings, the applicant has shown a detail where the plinth is omitted to allow the tree roots to continue unbroken, with that section of railings above supported neatly by rising from a bottom bar. This is a standard approach to such situations for railings, and is considered neatly detailed.

The new railings and gates proposed to each square are therefore considered acceptable and the proposals are in line with Policies DES 1, 7, 9 and 10 in our UDP, and Policy S25 in our Westminster City Plan.

6.3 Residential Amenity

Concerns have been raised by a number of objectors to the proposals at Sussex Square about the loss of privacy which would be caused by removal of the existing hedging which surrounds the gardens to that Square. The applicant states that to Sussex Square, aside from a small area to the east side of the Square, all the existing vegetation and overhanging branches of shrubs is intended to be held back to provide working space for the installation of railings, and also retained in this manner to Gloucester Square. The hedge to Hyde Park Square, however, is proposed to be removed, with replacement planting to be secured by condition. Though noting that the removal of hedging would lessen the privacy currently enjoyed by users of the Square, the garden square is nonetheless an accessible recreation space and not private accommodation, and it is not considered that permission could reasonably be refused on grounds of the greater visibility of persons using the Square from the public realm surrounding.

Several objections have also been received on grounds of a perceived increase in noise and wind to users of the square if hedges are removed, and whilst it is noted that to Hyde Park Square a removal of the existing hedge could increase the impact of such issues, it is also noted that the square is a large and open recreation area and it is not considered that such issues raised by the objectors are sufficient to warrant the refusal of an application for planning permission.

6.4 Transportation /Parking/Access

To each Square there are residents parking bays adjacent to the central gardens along much of each of their perimeters. Through the course of the application process, officers had asked the applicant to consider options for setting the plinth and railings back marginally further to allow for a slightly wider area for doors on the garden side of cars to open. In the application submission, the drawings show a distance of 0.403m between the kerb edge and the railings to each square. Though a modest gap, it is recognised that this distance is approximately the distance between the kerb edge and the existing fencing, with the existing vegetation projecting through the fencing in many areas and extending out closer to the kerb edge. It is also recognised that the further back any plinth and railings are set the more problematic the issues become of the potential for impact on the trees within the gardens. In these circumstances, it is not considered that the new railings would have an unacceptable impact upon the usability of car parking provision within each of these squares.

6.5 Equalities and Diversities

No change.

6.6 Economic Considerations

Any economic benefits generated by the development are welcomed.

6.7 Other Westminster Policy Considerations

There are no other policy considerations.

6.8 London Plan

These applications raise no strategic issues.

6.9 National Policy/Guidance Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. The City Council has recently published the NPPF Revisions to the Core Strategy which was submitted to the Secretary of State on 25 January 2013. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of these applications are considered to be consistent with the NPPF unless stated otherwise.

6.10 Planning Obligations

Not relevant in the determination of these applications.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

Across the three squares there are a significant number of trees in close proximity to the line of the railings, and also a significant amount of lower level vegetation and hedging. All the existing trees are to be retained, and subject to conditions, the Arboricultural Manager is content with the proposals and thus the objection on grounds of the implications for trees is not considered sustainable.

A number of objections have been received with regards to the application for railings at Sussex Square expressing concern about the implications of the loss of the hedge/vegetation located around the square just to the inside of the existing fencing. The vegetation around the outsides of Sussex Square and Gloucester Square, however, is principally intended to be retained, and the applicant's arboricultural consultants advise that during works this vegetation would be held back where reasonably practicable to allow for working space for the installation of the railings and to maintain the natural shape of shrubs or bushes.

To Hyde Park Square, however, the entire Yew hedge around the boundary is proposed to be removed, as the existing and proposed fences are located in the centre of the hedge and it does not appear practically possible to undertake the proposed works without removing it. Although this is regrettable, it is considered justified to allow for the replacement of the railings. Furthermore, the Arboricultural Manager is content that it should be relatively

straightforward to replace the hedge following the works, and a condition is attached to secure a package of landscaping proposals to allow for suitable replacement planting once the works are complete. Subject to this, it is not considered that the concerns expressed are sustainable on this ground.

6.12 Other Matters

Concern has been raised about a perceived increased security risk to the squares given the height of the railings. The railings themselves are 1.5m high from the base of the shaft to the top of the finials, with the plinth being an additional 250mm high to Gloucester Square and Hyde Park Square, and a height closer to 450mm to Sussex Square to accommodate the higher height of garden grounds behind the boundary to that square. Though noting the concerns of residents on security grounds, this height is considered appropriate in terms of securing the boundary to the Squares.

Several objectors and also Councillor Floru have expressed concern about the cost of the railings to surrounding residents, and that the existing fencing is low maintenance, and that the maintenance of the railings will come at a cost to local residents. The cost of the new railings and maintenance costs, however, are private matters between the residents and the applicant, and it is not considered that permission could be withheld on grounds of concerns about the costs of the works.

One objector has made reference to the proximity of Hyde Park which already gives considerable open amenity space, and in this context expresses concern about an opening up of Sussex Square. Though noting the proximity of Hyde Park, the application must be considered on its merits, and in the case of Sussex Square the applicant intends to seek to retain the existing vegetation surrounding the square through the course of the works.

Concern has also been raised about a lack of consultation between the applicant and local residents regarding the works, however, this is considered a private matter and the City Council has carried out the normal consultation process on the planning applications to advise local residents of the application proposals.

Concern has also been expressed about a perceived generic nature between the three application submissions, however, given the similarities between the application proposals to the three squares then similarities between aspects of the proposals would be expected. The submissions are considered accurate in terms of their representation of the proposals to each square, and the concerns on this ground are not considered sustainable.

6.13 Conclusion

Overall therefore, the proposed works contained within each of the three applications are considered acceptable in design, trees and highways terms and all three applications are considered to accord with the relevant policies contained in the Westminster City Plan and the UDP.

BACKGROUND PAPERS

APPLICATION 1 - SUSSEX SQUARE (15/03105/FULL)

1. Application form
2. Emails from Councillor Floru dated 02.09.2015 and 03.09.2015.
3. Email from Councillor Cox dated 26.08.2015 including email from Chairman of Sussex Square (10-72) Residents Association dated 25.08.2015.

Item No.
3

4. Email from Councillor Acton dated 25.08.2015 including email from Chairman of Sussex Square (10-72) Residents Association dated 25.08.2015.
5. Letter from Historic England dated 29.04.2015.
6. Memorandum from Arboricultural Manager dated 18.09.2015.
7. Email from occupier of 'Flat 13, Sussex Square' dated 31.08.2015.
8. Letter from occupiers of 27 Sussex Square dated 14.05.2015.
9. Email from occupier of 26 Stanhope Terrace dated 24.05.2015.
10. Email from occupier of 33 Stanhope Terrace dated 28.05.2015.
11. Letter from occupier of 48 Sussex Square dated 12.06.2015.
12. Email from occupier of 24 Stanhope Terrace dated 17.05.2015.
13. Email from occupier of 23 Stanhope Terrace dated 16.05.2015.
14. Letter from occupier of 15 Sussex Square dated 07.05.2015.
15. Email from occupier of 78 Sussex Square dated 13.05.2015.
16. Email from occupier of 40 Sussex Square dated 05.05.2015.
17. Email from occupier of 14 Sussex Square dated 05.05.2015.
18. Letter from occupier of 17 Sussex Square dated 06.05.2015.

APPLICATION 2 - GLOUCESTER SQUARE (15/03109/FULL)

1. Application form.
2. Letter from Historic England dated 29.04.2015.
3. Memorandum from Arboricultural Manager dated 18.09.2015.
4. Letter from Chelwood House Freehold Company dated 10.05.2015.
5. Email from occupier of 44 Gloucester Square dated 19.06.2015.

APPLICATION 3 - HYDE PARK SQUARE (15/03110/FULL)

1. Application form.
2. Letter from Historic England dated 29 April 2015.
3. Memorandum from Arboricultural Manager dated 5 November 2015.
4. Email from occupier of north side of Square.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARAH WHITNALL ON 020 7641 2929 OR BY E-MAIL – swhitnall@westminster.gov.uk

APPLICATION 1

53a

9a
10 to 72

SUSSEX SQUARE

12

LB





RE TERRACE

72

Notes:

1. This drawing is the property of LSG. It must not be copied or reproduced without consent.
2. Any agreed amendments are to be dated from this drawing. All amendments must detail the area to be amended and be clearly and clearly all dimensions related to the work shown on the drawing.

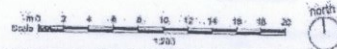
Legend:

-  Existing trees retained
-  Existing heights to be retained
-  Proposed maximum height (based on manufacturer's drawings for details)
-  Proposed retention gable (based on manufacturer's drawings for details)

Page 58

31

fabrik



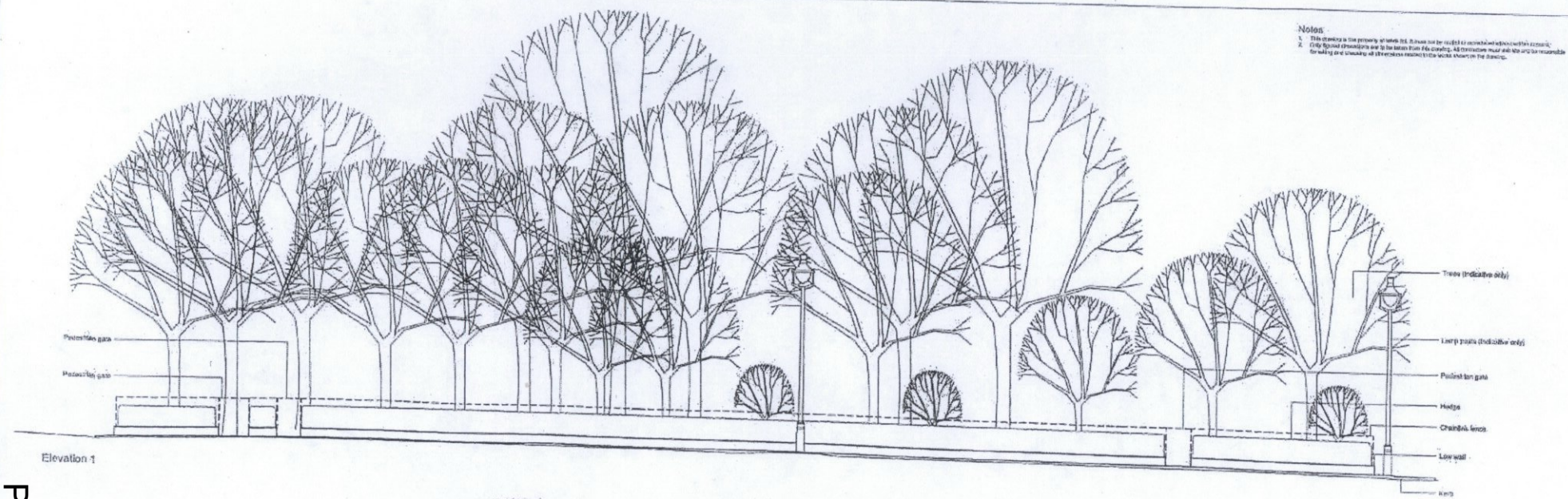
MR Fabrik
 London House
 100-102 Strand
 London WC2R 0JF
 Tel: +44 (0)20 7460 1000
 Email: info@fabrik.com
 Website: www.fabrik.com

B -11.02.15
 A -30.03.15
 Rev. / Date / Reason
 Legend:
 Existing trees retained
 Existing heights to be retained
 Proposed maximum height (based on manufacturer's drawings for details)
 Proposed retention gable (based on manufacturer's drawings for details)

Project:
 Sussex Square, Gloucester Square & Hyde Park Square,
 London
 for The Church Commissioners
 Drawing No:
 D2282.L.103
 Date:
 Jan '15
 Drawn by:
 AW
 Checked by:
 B

- Preliminary
- Issued for Planning Approval
- Issued for Construction
- Based on Oudys Drawings
- Issued for Tender
- As Built

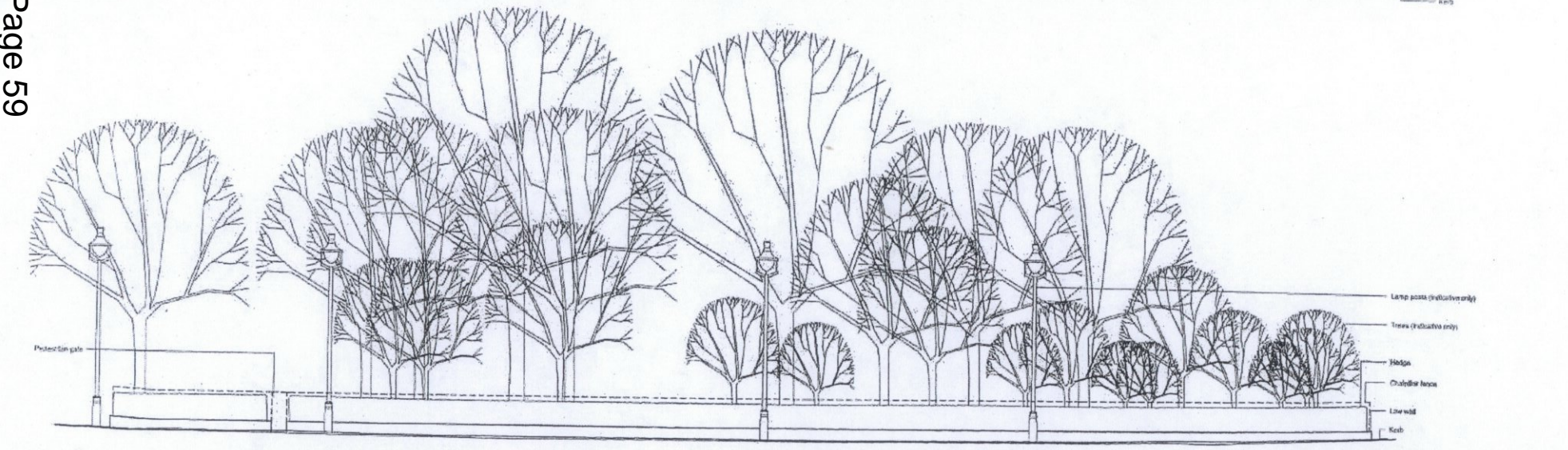
Notes
 1. This elevation is the primary or main elevation. It should not be used to describe an elevation without context.
 2. Only the elements shown are to be taken into consideration. All other elements shown are to be taken into consideration for the overall context of the elevation shown in the drawing.



Elevation 1

- Tree (Indicative only)
- Lamp posts (Indicative only)
- Protection gate
- Hedge
- Chalet fence
- Low wall
- Keel

Page 59



Elevation 2

- Lamp posts (Indicative only)
- Tree (Indicative only)
- Hedge
- Chalet fence
- Low wall
- Keel

fabrik

7th Floor
 100, The Quadrant
 100, The Quadrant
 100, The Quadrant
 100, The Quadrant

Project
 Sussex Square, Gloucester Square & Hyde Park Square,
 London
 for The Church Commissioners

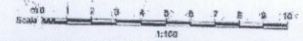
Scale
 1:100 @ A1

Date
 Feb '15

Client
 AW

Drawing No.
 D2292 L-431

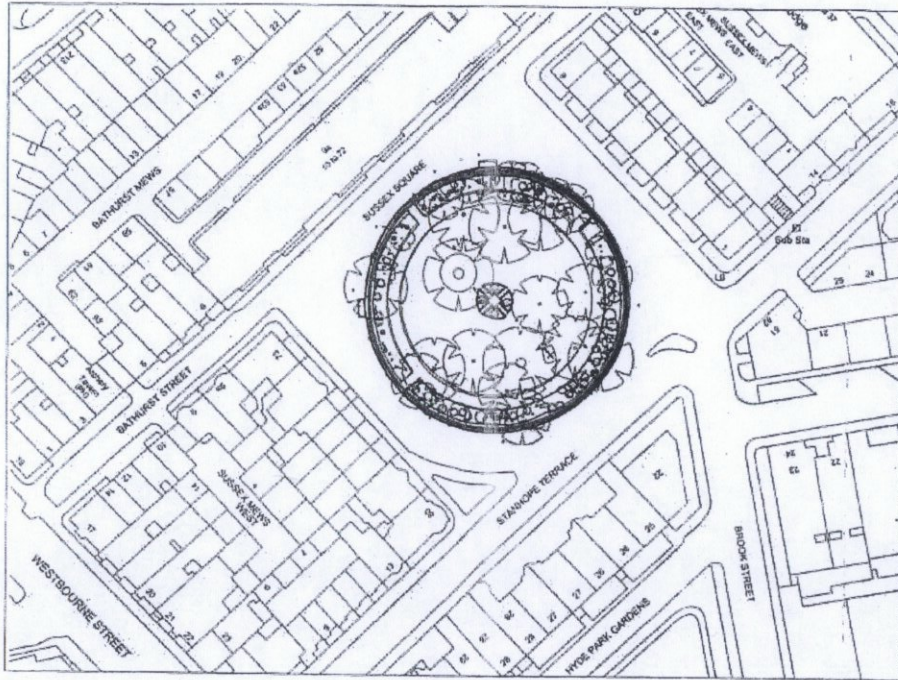
Revision



<input type="checkbox"/> Preliminary	<input type="checkbox"/> Issued for Design/Construction
<input type="checkbox"/> Issued for Planning Approval	<input type="checkbox"/> Issued for Tenders
<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built

External References
 • 100, The Quadrant
 • Gloucester Square - DMS Block 100-1000

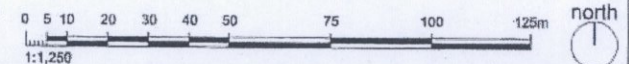
Copyright Reserved ©



Legend:



Application boundary



Notes

1. This drawing is the property of Fabrik Ltd. It must not be copied or reproduced without written consent.
2. Only agreed dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on this drawing.

Project

Sussex Square, Gloucester Square & Hyde Park Square, London
for The Church Commissioners

Sussex Square: Location Plan

Scale: 1:1250 @ A3 Date: Mar '15

Drawing No: D2292 L.003

Client: AW
Architect: fabrik

- | | |
|-------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Issued for Design/Construction |
| <input type="checkbox"/> Issued for Planning Approval | <input type="checkbox"/> Issued for Tender |
| <input type="checkbox"/> Issued for Construction | <input type="checkbox"/> As Built |

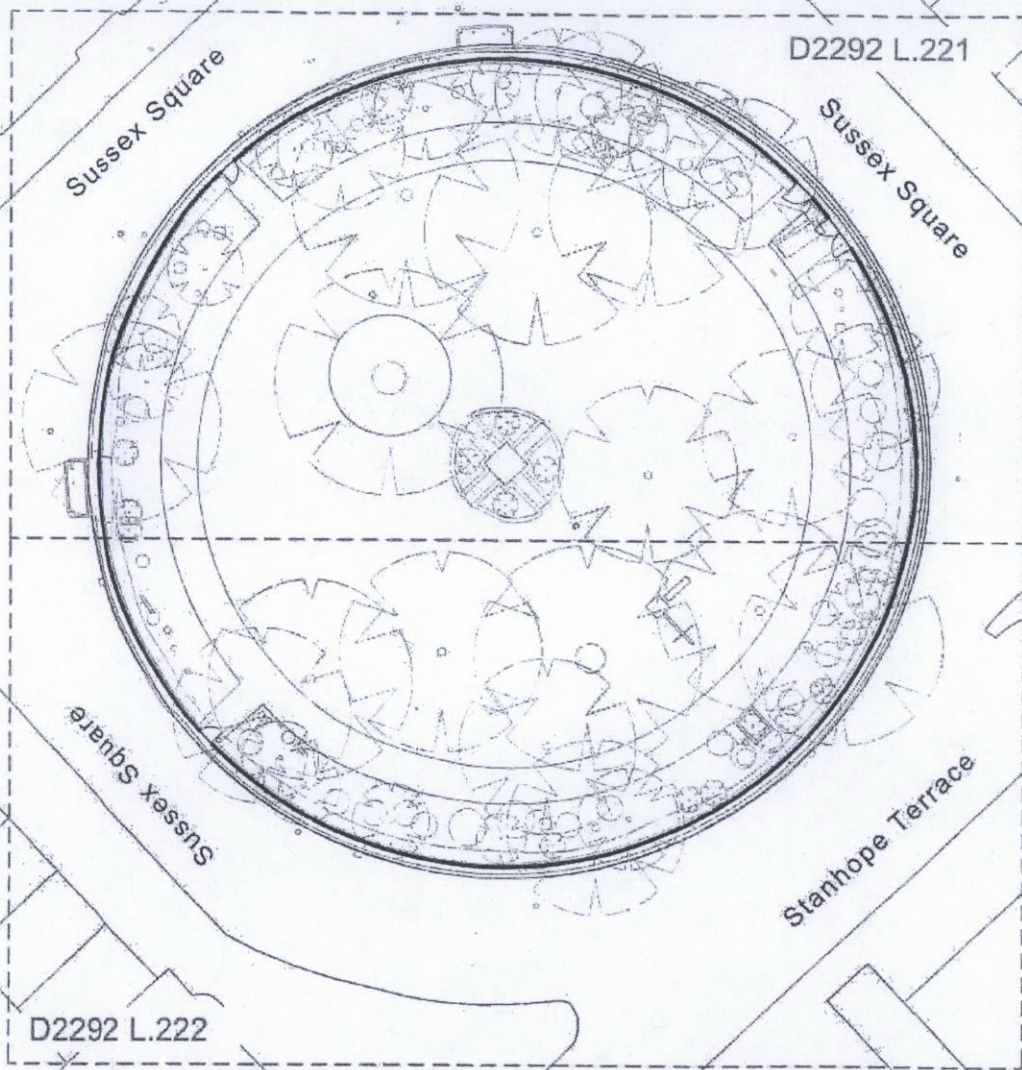
Search Form
Lobby 1200m
Mobile Street
Microsystem
M7 Site

Drawing sheet size: A3

Copyright Reserved ©

T: 0201 842 1112
F: 0207090200@fabrik.com
W: www.fabrik.com

Note:
 1. This drawing is the property of Fabrik. It must not be copied or reproduced without written consent.
 2. Only the dimensions are to be taken from this drawing. All contractors must take site measurements for taking and ensuring all dimensions match to the works shown on the ground.



fabrik

78 Park
 Liberty Place
 Marble Arch
 W1P 0LP
 Tel: 020 7492 7075
 Email: info@fabrik.com
 www.fabrik.com



Revisions

No.	Date	Revised
1	15/08/2015	Issue 01
2	15/08/2015	Issue 02

Project: Sussex Square, Gloucester Square & Hyde Park Square, London
Client: The Church Commissioners
Location: Sussex Square: Drawing Location Plan

Scale: 1:200 @ A1
Date: Aug '15
Drawn: AW
Revised:

Drawing No.: D2292 L.220

<input type="checkbox"/> Preliminary	<input type="checkbox"/> Issued for Construction
<input type="checkbox"/> Issued for Planning Approval	<input type="checkbox"/> Issued for Tender
<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built

Drawing sheet size: A1
 Daylight Features: (S)

refer fabrik drawing D2292 L.221

Notes
 1. This drawing is the property of fabrik AS. It shall not be copied or reproduced without written consent.
 2. Only the most experienced are to be taken to the site. All other work shall not be undertaken for being and carrying out the operations related to the works shown in this drawing.

Page 63

Sussex Square

Stanhope Terrace

Existing fence
to be removed
Existing wall
Proposed railing
Proposed plant
Plant base for each
End of existing
wall

fabrik THE FIRM Langelinie 10000 Hamburg Germany www.fabrik.as.com	Legend: Existing trees retained Fencing to be removed Existing wall Existing fence Existing wall to be removed Existing wall Proposed 1500mm height metal railing (for manufacturer's approval for details) Proposed plant (after manufacturer's drawings for details) Proposed plant (after manufacturer's drawings for details)	10 0 1 2 3 4 5 6 7 8 9 10 Scale 1:100 North AW AW None	Project Sussex Square, Gloucester Square & Hyde Park Square London for The Church Commissioners Drawing Sussex Square: General Arrangement Plan (sheet 2 of 2)	Scale 1:100 @ A1 Date Aug '15 Client AW Drawing No. D2292 L.222 Revision B <input type="checkbox"/> Prepared <input checked="" type="checkbox"/> Issued for Planning Approval <input type="checkbox"/> Saved for Construction <input type="checkbox"/> Issued for Construction <input type="checkbox"/> As Built Drawing sheet size - A1 Copyright Reserved ©
	T: +49 4101 242 7372 F: +49 4101 242 7373 W: www.fabrik.as.com	B - 22.08.15 - Street names added. Street layout revised. A - 27.08.15 - Amendments to street names and tree colours. H.A. - 03/09 Markings External Approval + 15114-01/05/14-0001/08 - City of WDC + Sussex Square - CAD1 Block 02-12/2014/04		

Notes
1. This drawing is the property of fabrik S.A. It must not be copied or reproduced without written consent.
2. Only those dimensions are to be taken from this drawing. All dimensions must not be used for any other purpose.
3. The design and construction of all elements is subject to the model shown on the drawing.

Sussex Square

Sussex Square



Page 64

refer fabrikk drawing D2292 L.222

fabrik
199, Rue
Lemaire Street
London E14 3SP
UK
T: 020 7323 7172
E: info@fabrik.com
W: www.fabrik.com

Legend:

Existing (to be retained)	Existing wall	Proposed 1100mm radius area within existing wall structure (Proposed for details)
Existing floor	Existing fence	Proposed glass pane manufacturers drawing for details
Existing fence to be removed	Existing lawn	Proposed protection gate (refer to manufacturers drawings for details)

m 0 1 2 3 4 5 6 7 8 9 10
Scale: 1:100

North

AY
AW
Name

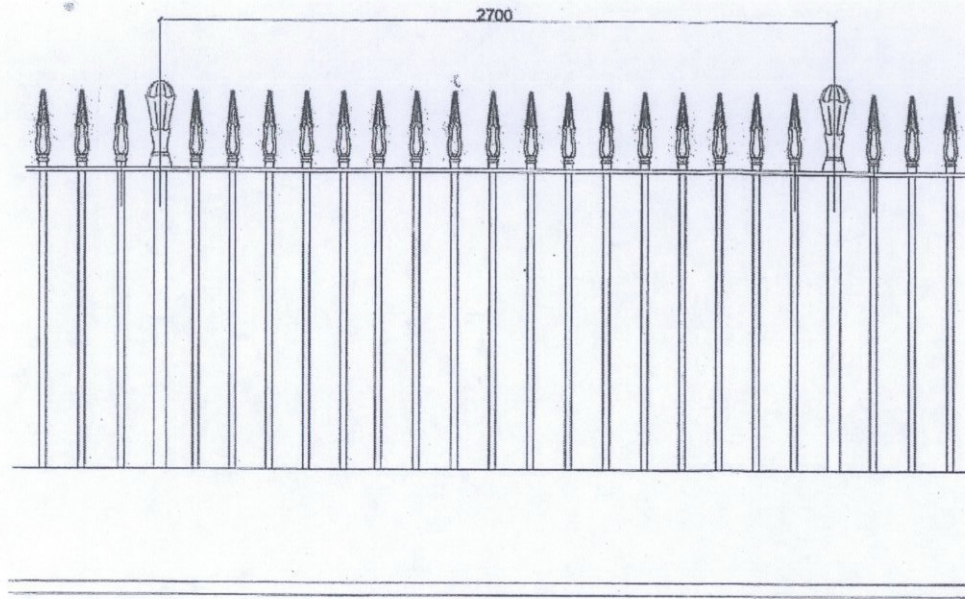
Project: Sussex Square, Gloucester Square & Hyde Park Square, London
for The Church Commissioners

Scale: 1:100 @ A1
Date: Aug '15
Drawn: AW

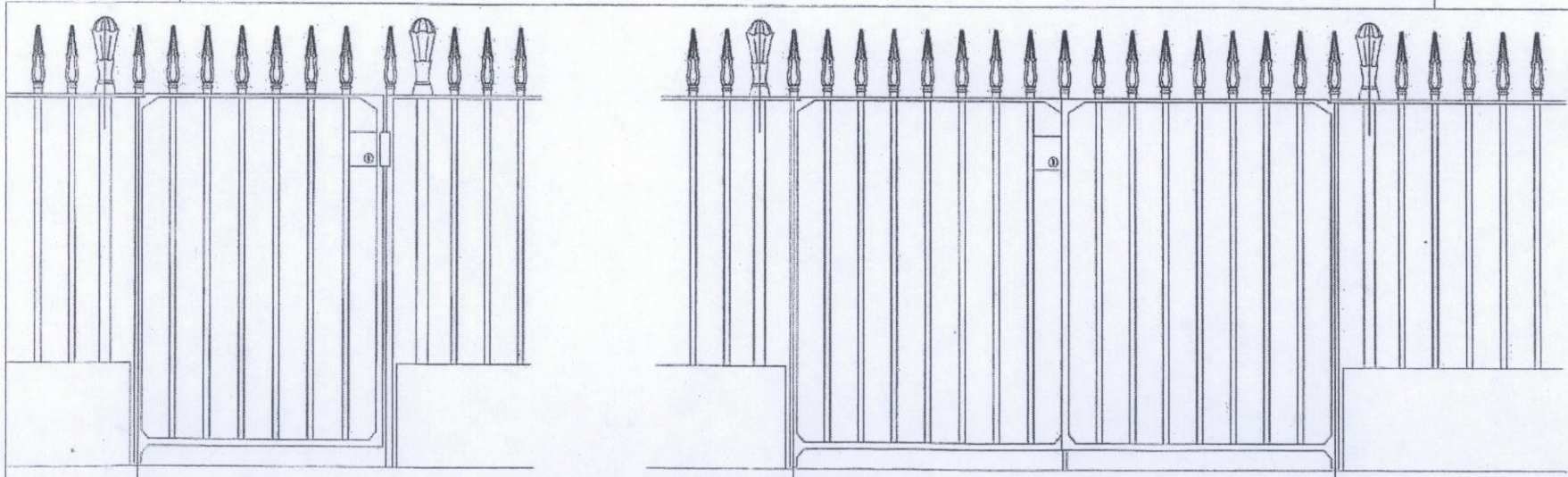
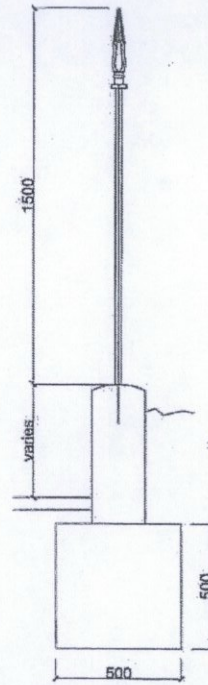
Drawing No.: D2292 L.221
Revision: B

Approval: [] Issued for Construction [] Issued for Construction
[] Issued for Planning Approval [] Issued for Lease
[] Issued for Construction [] As Built

Drawing sheet size: A1
Copyright Reserved



Typical elevation.



Elevation on gates.

General Notes

- This drawing must not be scaled.
- Specification:**
 25 dia bars @ 150 c/c
 50 dia posts
 65 x 15 flat top rail
 Forged styling heads to match existing.
 Bars loaded in to stone coping.

Index	Date	Description
REVISIONS		
C	08-05-16	Single gate added
B	07-04-16	Height revised
A	23-03-16	Wind changed to stone

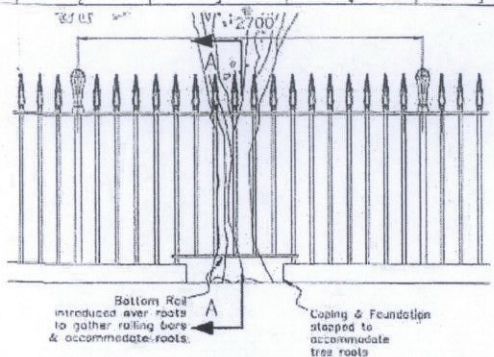
METALCRAFT
TOTTENHAM LIMITED
STEEL FABRICATORS & ARCHITECTURAL METALWORK

CLIENT
 The Church Commissioners

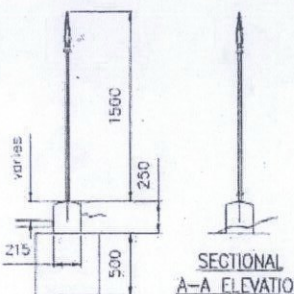
PROJECT
 SUSSEX Sq.

DRAWING TITLE
 Typical railings and gates

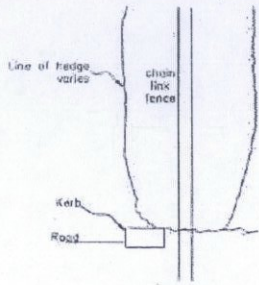
DRAWN BY	CHECKED BY	DATE	SCALE
PW		16/02/15	1:1
PROJECT No.		DRAWING No.	
		[G] - Prelim-02	



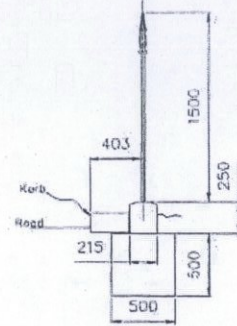
FRONT ELEVATION
Typical Railings at Small Trees
1:20



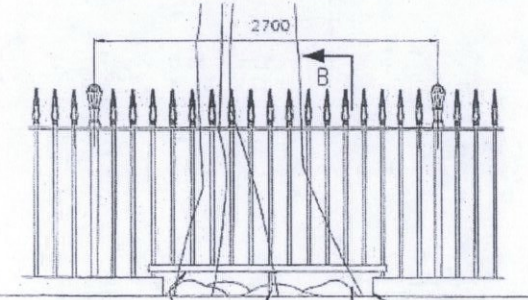
SECTIONAL A-A ELEVATION
1:20



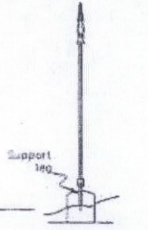
SECTION THRU' Old Fencing
1:20



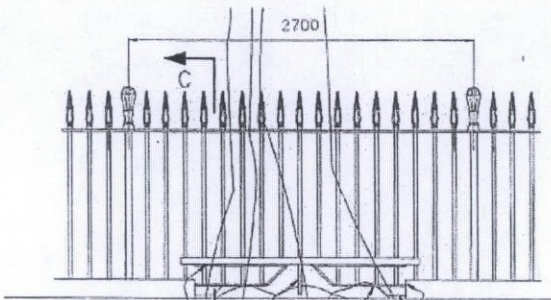
SECTION THRU' New Railings
1:20



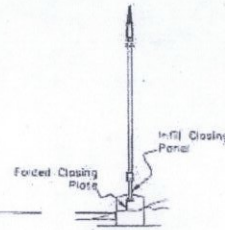
FRONT ELEVATION
Typical Railings at Large Trees
1:20



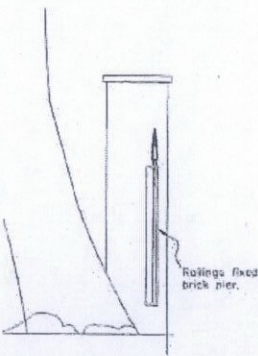
SECTIONAL B-B ELEVATION
1:20



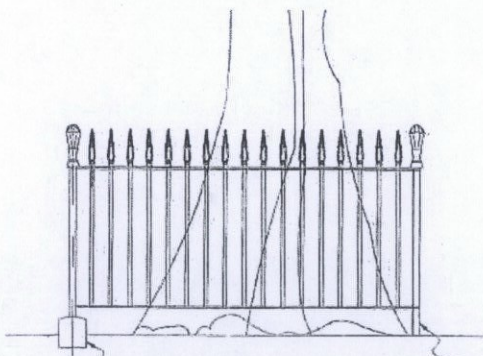
FRONT ELEVATION
Typical Railings at Large Trees with Infill Railings Under Rail
1:20



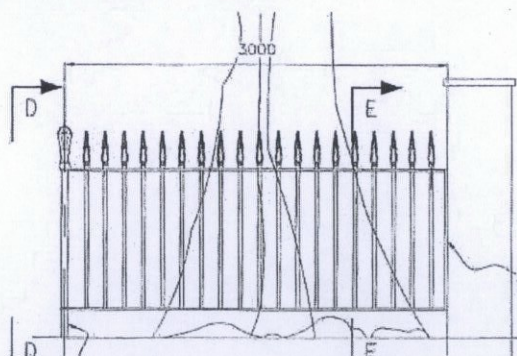
SECTIONAL C-C ELEVATION
1:20



SECTIONAL E-E ELEVATION
1:20



SECTIONAL D-D ELEVATION
1:20



FRONT ELEVATION
Corner Railing at Large Tree (Gloucester Square)
1:20

© Metalcraft Tottenham Ltd
This drawing and any associated information appearing on it is the property of Metalcraft Tottenham Ltd and any reproduction use or disclosure in any form without its permission is prohibited unless expressly authorized by Metalcraft Tottenham Ltd.

Do not scale drawings.

General Notes
Component Characteristics
Tolerances of dimension and shape EN 1090-2 Tolerance class 1
Weldability EN 10025-2, S275 / S355
Fracture toughness / Impact resistance S275JR (27J@20°C) S355 (35J@20°C) Stainless 304 / 316
Load Bearing Capacity Designed to BS5850 / EN 1093
Steel Specification
National Structural Steelwork Specification for Building Construction 5th Edition CE Marking
Welds
All welds to comply to MTI Welding Procedure Specifications (WPS)
Steel Grades
All UC / UB / PFC / RSA - S355JR
All SHS / RHS / CHS - S355-J2
All Plates - S275 - UNO



Rev	Detail	Dr	Date

Welded Structural Components
Execution Class 2 BS EN 1090

Hyde Park Sq, Sussex Sq & Gloucester Sq.

On Behalf of
THE CHURCH COMMISSIONERS FOR ENGLAND

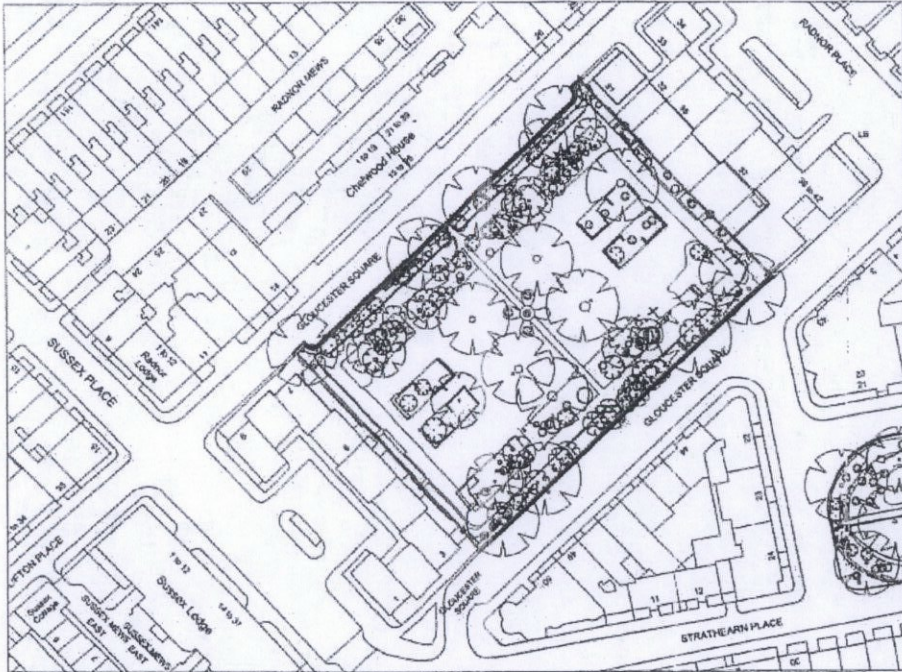
Project No.	5386
Contract No.	
Drawn By	
Checked By	
Date	
Scale	

RAILINGS
AT TREE LOCATIONS
GA

METALCRAFT
Tottenham Limited
6-42 Church Road
Seven Sisters Road
London N15 5NG
Tel: 020 8020 1170
Fax: 020 8020 1155
E-mail: sales@metalcraft.co.uk

Preliminary Proposals

APPLICATION 2

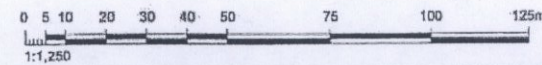


Legend:



Application boundary

CASE COPY
 To: _____
 From: _____
 ADDRESS: _____



Notes

- This drawing is the property of fabrik ltd. It must not be copied or reproduced without written consent.
- Only those dimensions are to be taken from this drawing. All contractors must hold and be responsible for taking and checking all dimensions related to the work shown on this drawing.

Project
 Sussex Square, Gloucester Square & Hyde Park Square, London
 for The Church Commissioners.

Gloucester Square: Location Plan

Scale Date
 1:1250 @ A3 Mar '15

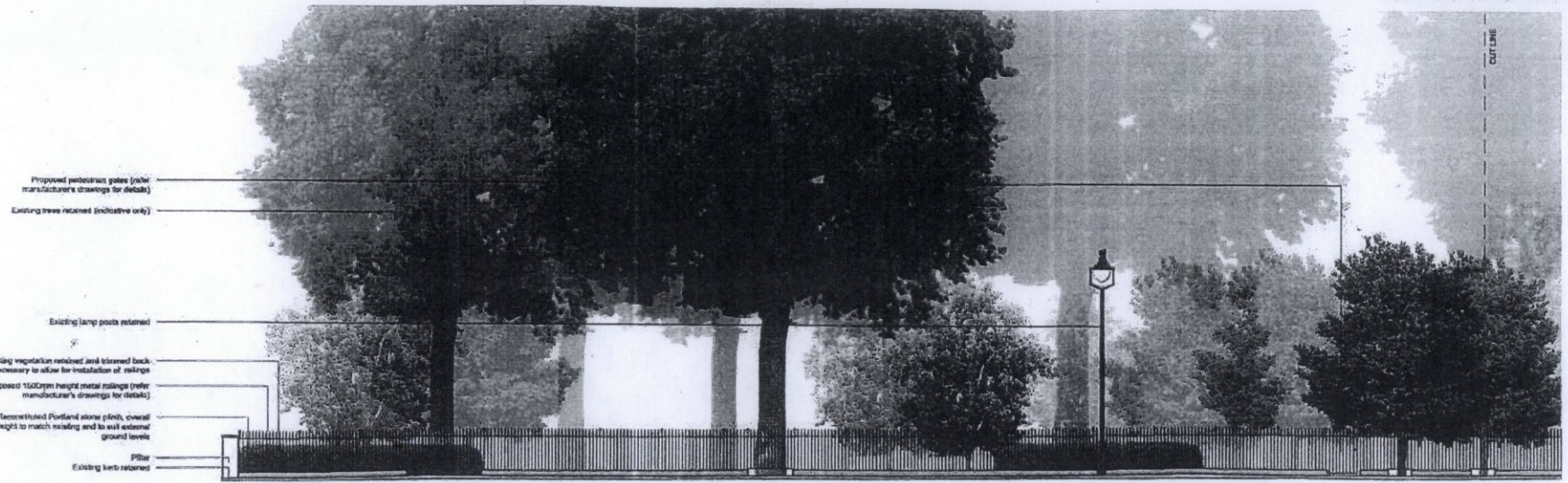
Drawn
 AW

fabrik

<input type="checkbox"/> Preliminary	<input type="checkbox"/> Issued for Check/Revisions
<input checked="" type="checkbox"/> Issued for Planning Approval	<input type="checkbox"/> Issued for Tender
<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built

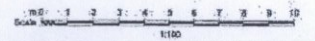
Ground Floor
 Copy House
 Marble Street
 Manchester
 M2 3AP
 T: 0161 242 1172
 E: info@fabrik.com
 W: www.fabrik.com

Notes
 1. This drawing is the property of fabrik AS. It must not be copied or reproduced without written consent.
 2. Only signed dimensions are to be taken from this drawing. All contractors must visit site and be responsible for verifying and checking all dimensions related to the works shown on this drawing.



Page 71

Elevation 1



fabrik

7th Floor
 Long Walk
 Marble Street
 St Albans
 AL1 2JY
 T: 01763 243 7372
 E: enquiries@fabrik.co.uk
 W: www.fabrik.co.uk

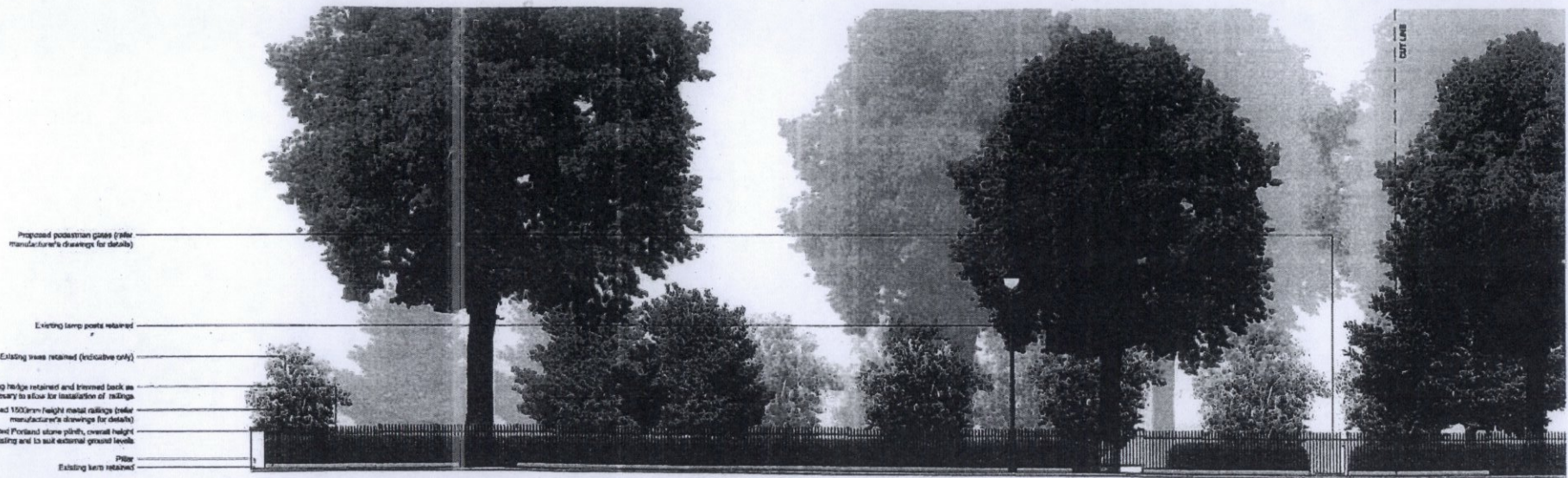
E	27.08.15	Raising elevations revised in accordance with manufacturer's proposals.	AWP
D	03.02.15	Railings height reduced.	AWP
C	23.02.15	Architectural amendments.	AWP
B	10.02.15	Amendments provided.	AWP
A	14.02.15	Drawings amended to reflect revised railing details.	AWP
M		Passes	AWP
Rev		Revisions	AWP

Revised Reference:
 = 15716-GLoucester Square - Copy DWG
 = Gloucester Square - CAD Block 02 - 120.dwg

Project	Scale	Date	Drawn
Sussex Square, Gloucester Square & Hyde Park Square, London for The Church Commissioners	1:100 @ A1	Jan '15	AW
Drawing	Drawing No.		Revised
Gloucester Square: Site Sections & Elevations Sheet 1	D2292 L410		E
<input type="checkbox"/> Pathway <input type="checkbox"/> Based on Planning Approval <input type="checkbox"/> Based on Construction		<input type="checkbox"/> Based on Design/Consultation <input type="checkbox"/> Based on Tender <input type="checkbox"/> As Built	
Drawing sheet size: A1		Copyright Reserved (C)	

Notes

1. This drawing is the property of fabrik AS. It must not be copied or reproduced without written consent.
2. Only agreed dimensions are to be taken from this drawing. All contractors must check site and be responsible for taking and checking all dimensions related to the works shown on this drawing.



Proposed post-tension glass (refer manufacturer's drawings for details)

Existing lamp posts retained

Existing trees retained (indicative only)

Existing hedge retained and trimmed back as necessary to allow for installation of railings

Proposed 1500mm height metal railings (refer manufacturer's drawings for details)

Reconstituted Portland stone pillars, overall height to match existing and to suit external ground levels

Pillar
Existing kerb retained

Page 72



Existing lamp posts retained

Existing trees retained (indicative only)

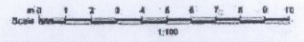
Existing hedge retained and trimmed back as necessary to allow for installation of railings

Proposed 1500mm height metal railings (refer manufacturer's drawings for details)

Reconstituted Portland stone pillars, overall height to match existing and to suit external ground levels

Pillar
Existing kerb retained

Elevation 2



fabrik

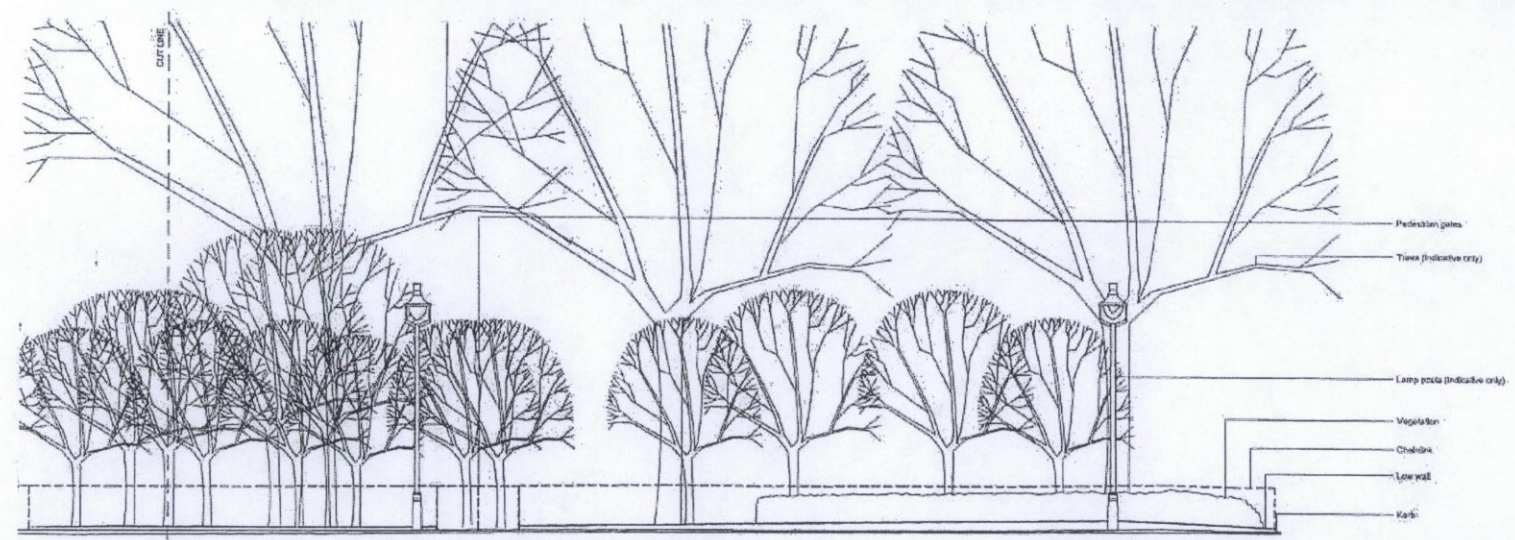
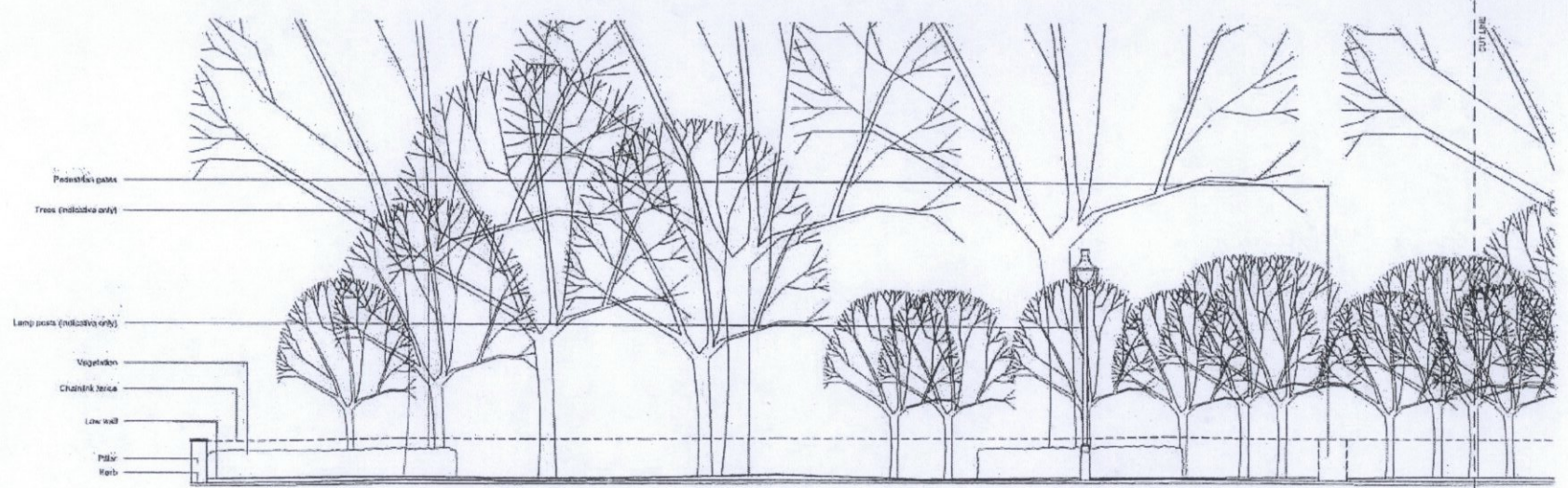
7th Floor
Lynch Street
Lymington
SO41 3AR
T: 0197 842 7172
E: info@fabrik.co.uk
W: www.fabrik.co.uk

S 27.06.15 Railings dimensions revised to accord closely with manufacturer's proposals. AW
 D 30.01.15 Railings hedge revised AW
 C 23.04.15 Approximate agreement AW
 B 18.02.15 Approximate agreement. AW
 A 18.02.15 Elevations amended to reflect forward railing layout. AW
 No. Date Status Name
 Revisions
 External Referenced
 - 1814-GLoucester Square - Day CWD
 - Gloucester Square - 1814 - Issue 02 - 12/04/15

Project
 Sussex Square, Gloucester Square & Hyde Park Square,
 London
 for The Church Commissioners
 Drawing
 Gloucester Square: Site Sections & Elevations
 Sheet 2

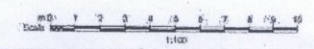
Scale 1:100 @ A1
 Date Jan '15
 Drawn AW
 Drawing No. D2292 L.411
 Revision E
 Preliminary
 Issued for Design Information
 Issued for Planning Approval
 Issued for Tender
 Issued for Construction
 As Built
 Drawing sheet size - A1
 Copyright Reserved ©

Notes
 1. This drawing is the property of Fabrik Ltd. It must not be copied or reproduced without written consent.
 2. Only agreed dimensions are to be taken from this drawing. All dimensions are in millimetres and the responsibility for taking full checking of dimensions related to the work lies on the drawing.



Page 73

Elevation 1



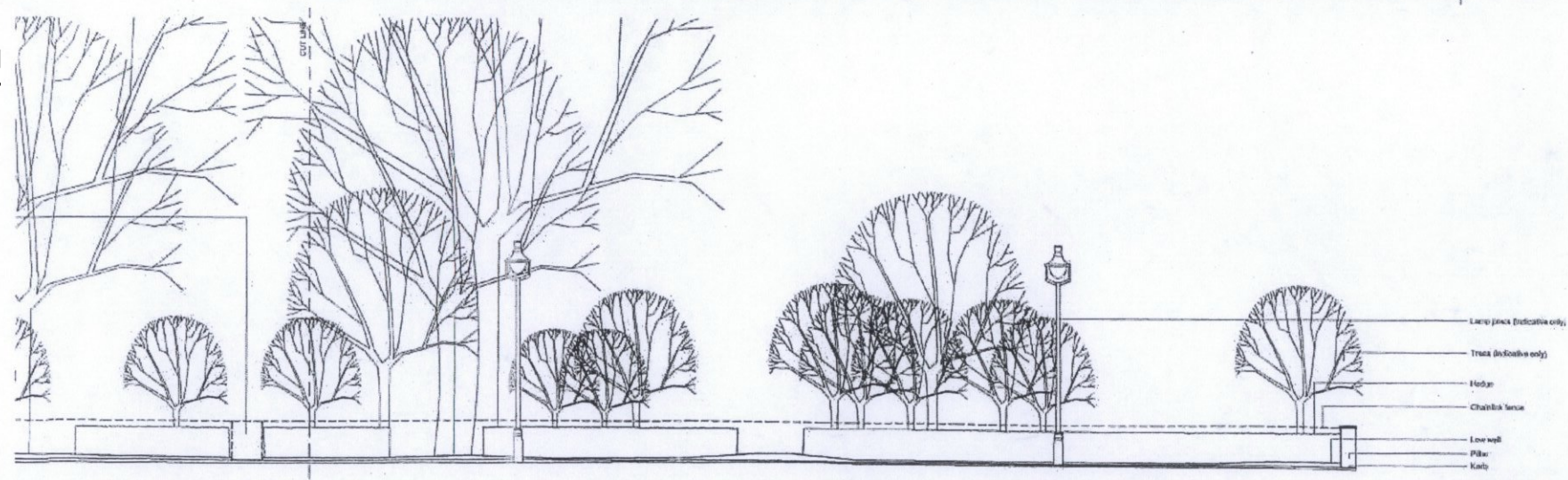
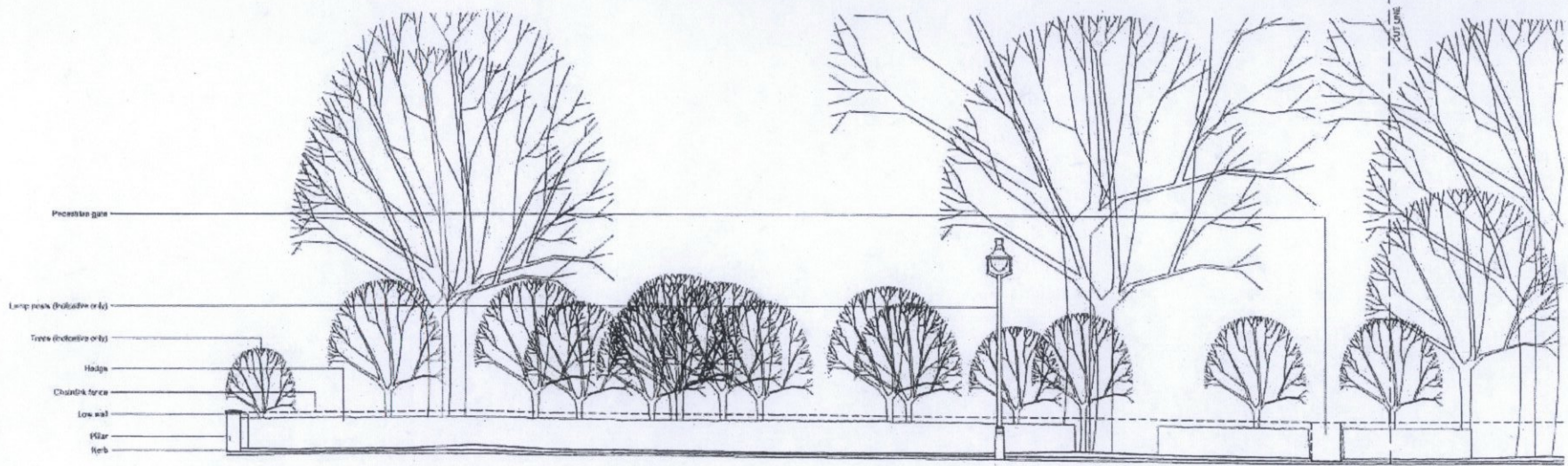
fabrik
 7th Floor
 100, Abchurch Lane
 Abchurch Lane
 London EC4N 3DF
 Tel: 020 7417 2400
 Fax: 020 7417 2401
 www.fabrik.co.uk

No. Date
 Revision
 General Reference:
 • 100-100 Gloucester Square - City of London
 • Gloucester Square - City of London

Project
 Sussex Square, Gloucester Square & Hyde Park Square,
 London
 for The Church Commissioners
 Drawing No.
 D2292 L.412
 Drawing
 Gloucester Square: Existing Elevations
 Sheet 1

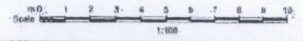
Scale
 1:100 @ A1
 Date
 Feb '15
 Drawn
 AW
 Checked
 B. H. H.
 Pedestrian
 Street for Parking Approval
 Street for Construction
 Based on Design Information
 Based on Fieldwork
 As Built
 Drawing sheet size - A1
 Copyright Reserved

Notes
 1. This drawing is the property of Fabrik Ltd. It is not to be copied or reproduced without written consent.
 2. Fabrik Studio shall remain liable for the accuracy of this drawing. All contractors must check site and be responsible for making good or rectifying all discrepancies indicated in the works shown on the drawing.



Page 74

Elevation 2



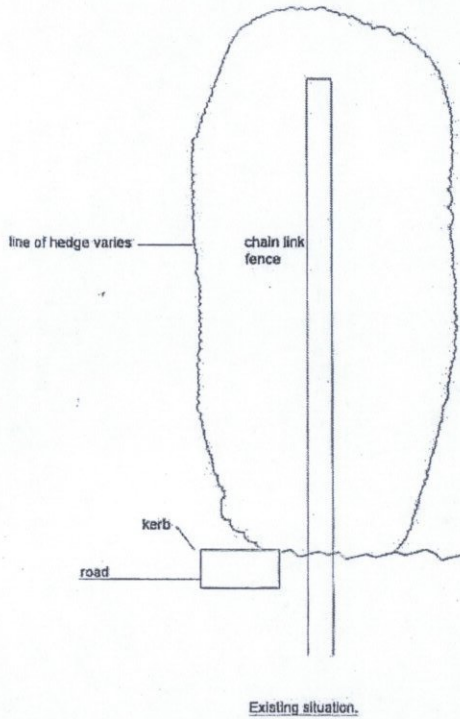
fabrik

78-79a
 Lower Price
 Market Street
 Worcester
 WR1 1JY
 T: 0193 247 712
 E: info@fabrikstudio.co.uk
 W: www.fabrikstudio.co.uk

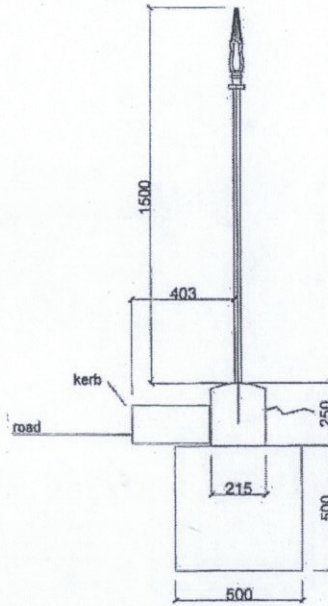
No. 100
 Number
 Eastern Suburbs
 1. 100, GLOUCESTER SQUARE - 100, 200
 2. GLOUCESTER SQUARE (A2) BLOCK 100 - 100, 200

Project
 Sussex Square, Gloucester Square & Hyde Park Square,
 London
 for The Church Commissioners.
 Drawing
 Gloucester Square: Existing Elevations.
 Sheet 2

Date
 1:100 @ A1 Feb '15
 Drawn
 AW
 Checked
 D2292 L.413
 Pathlines
 Areas for Planning Approval
 Areas for Construction
 Areas for Development
 Areas for Services
 Not Built
 Working Sheet size - A1
 Copyright reserved ©



Existing situation.



Situation with new railings.

General Notes

- This drawing must not be scaled
- Specification:
 25 dia bars @ 150 c/c
 50 dia posts
 65 x 15 flat top rail
 Forged railing heads to match existing.
 Bars sealed in to stone coping.

Index	Date	Description
C	08-05-15	Single gate added
B	07-04-15	Height revised
A	23-03-15	Height increased to 1500

REVISIONS

METALCRAFT
 TOTTENHAM LIMITED
BLACKBURN ROAD, TOTTENHAM, NORTH YORKSHIRE, UK. TEL: 01877 550000 FAX: 01877 550001

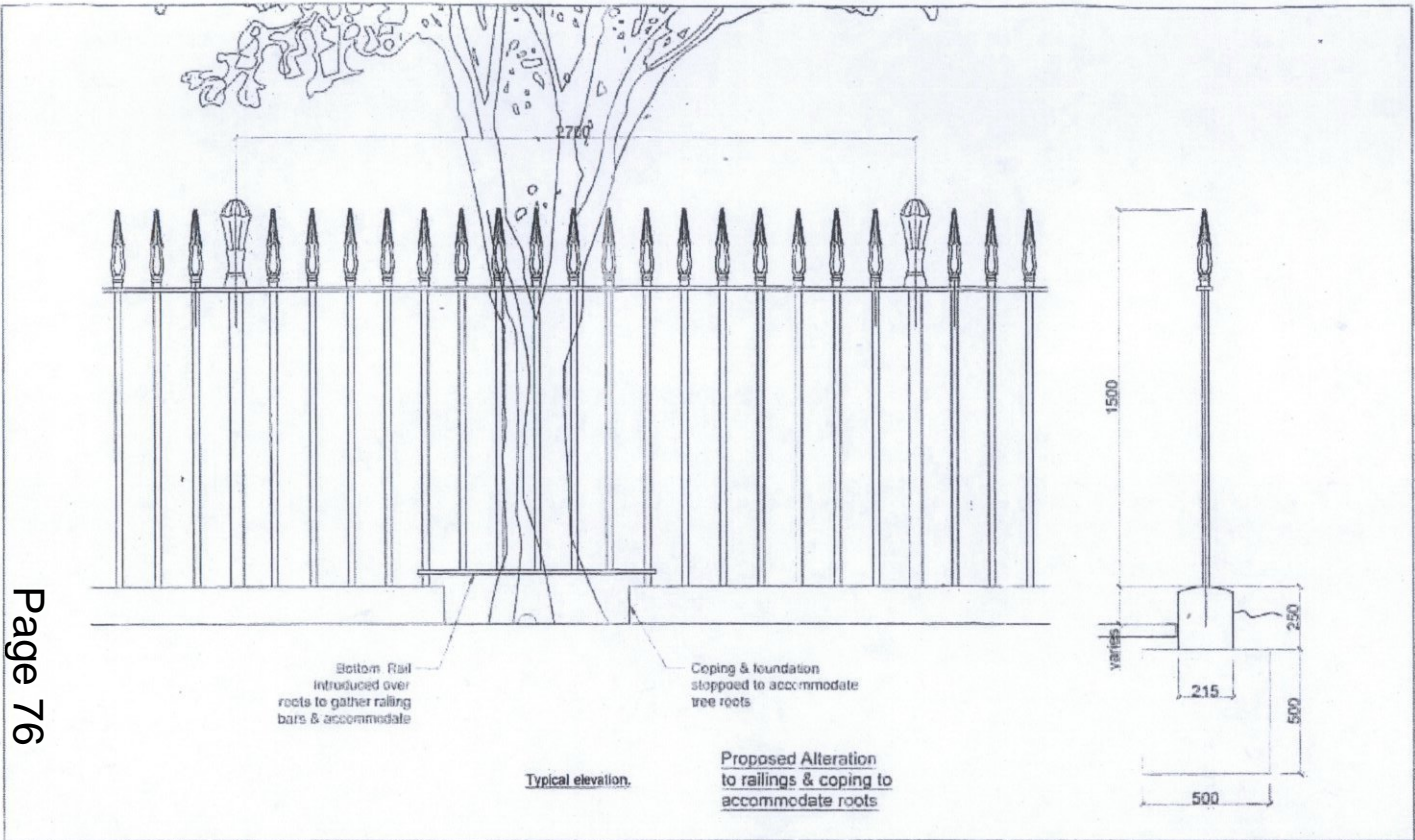
CLIENT
 The Church Commissioners

PROJECT
 Hyde Park Square & Gloucester Square

DRAWING TITLE
 Before and after conditions

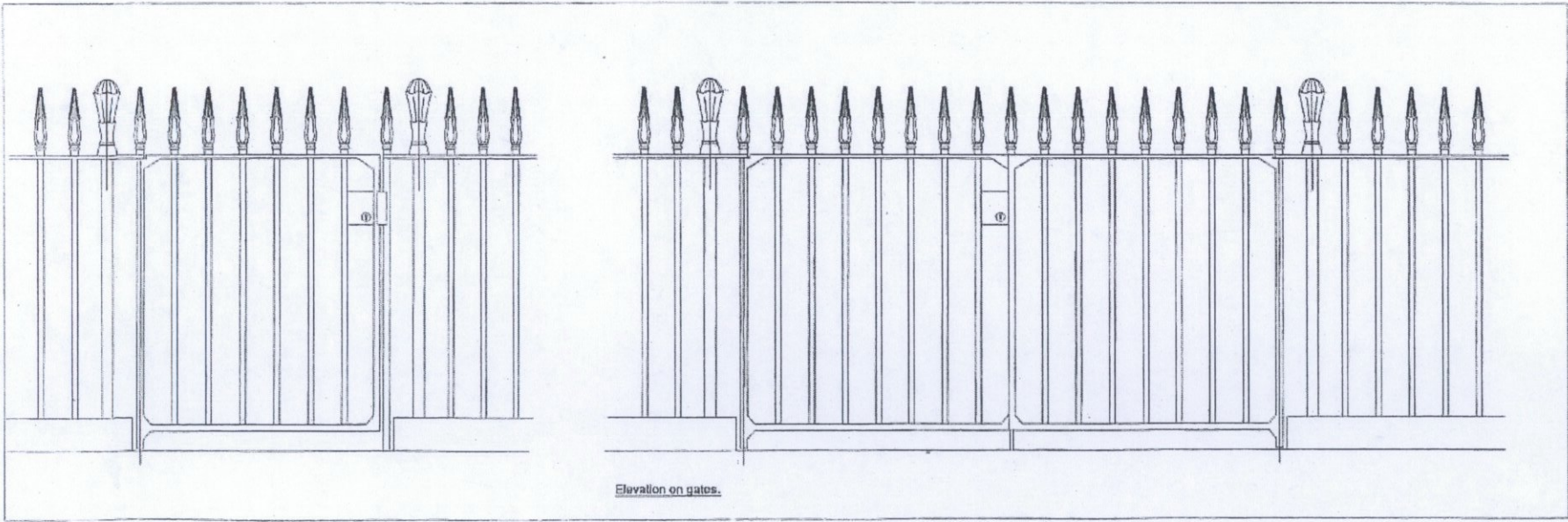
DRAWN BY PW	CHECKED BY	DATE 14/05/15	SCALE 1:1
----------------	------------	------------------	--------------

PROJECT No. [G] - Proj011-02



General Notes

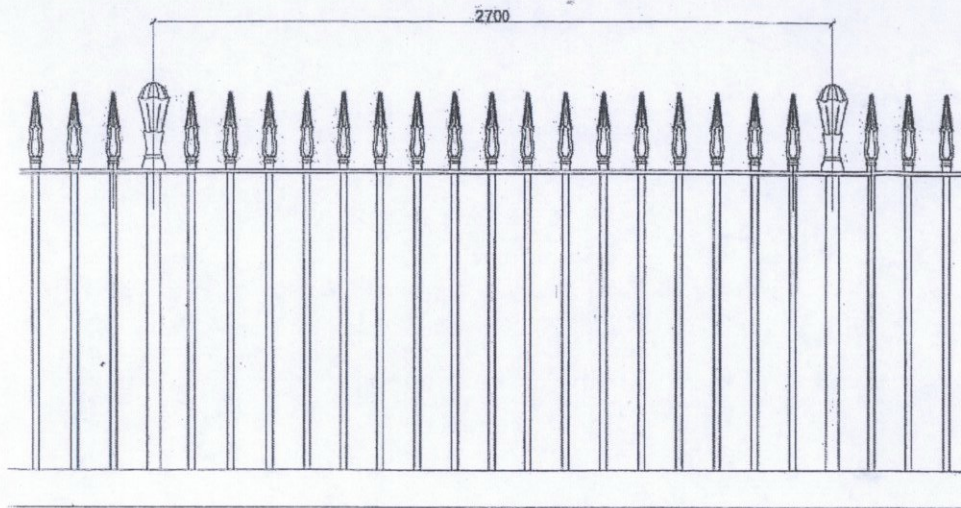
Specification:
 25 dia bars @ 150 c/c
 50 dia posts
 05 x 15 flat top rail
 Flanged railing heads to match existing.
 Bars lashed in to stone coping.



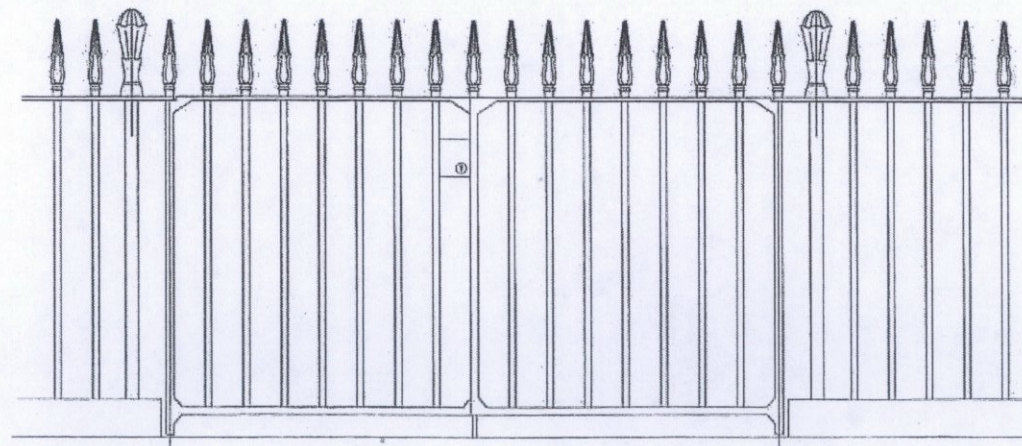
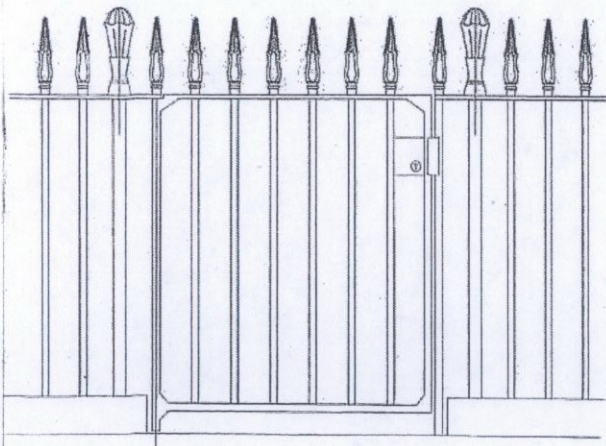
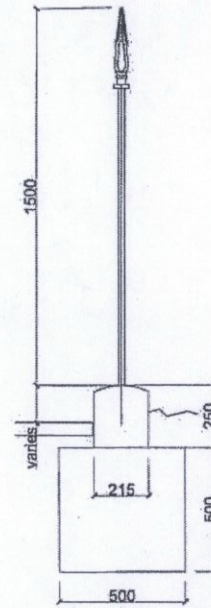
METALCRAFT
 TOTTENHAM LIMITED
100A BRIDLEWAY TOTTENHAM NORTHAMPTONSHIRE NN14 3EJ TEL: 01832 353111 FAX: 01832 353112

The Church Commissioners
 Hyde Park Square & Gloucester Square
 Typical railings and gates

PW	06/01/02	1:1
101 - Form-G1		



Typical elevation.



Elevation on gates.

General Notes

- This drawing must not be copied.
- Specification:
 25 dia bars @ 100 c/c
 50 dia posts
 65 x 15 flat top rail
 Forged rolling heads to match existing.
 Bars leaded in to stone coping.

Index	Date	Description
C	08-05-15	Single gate added
B	07-04-15	Height revised
A	23-03-16	Height increased to 1500

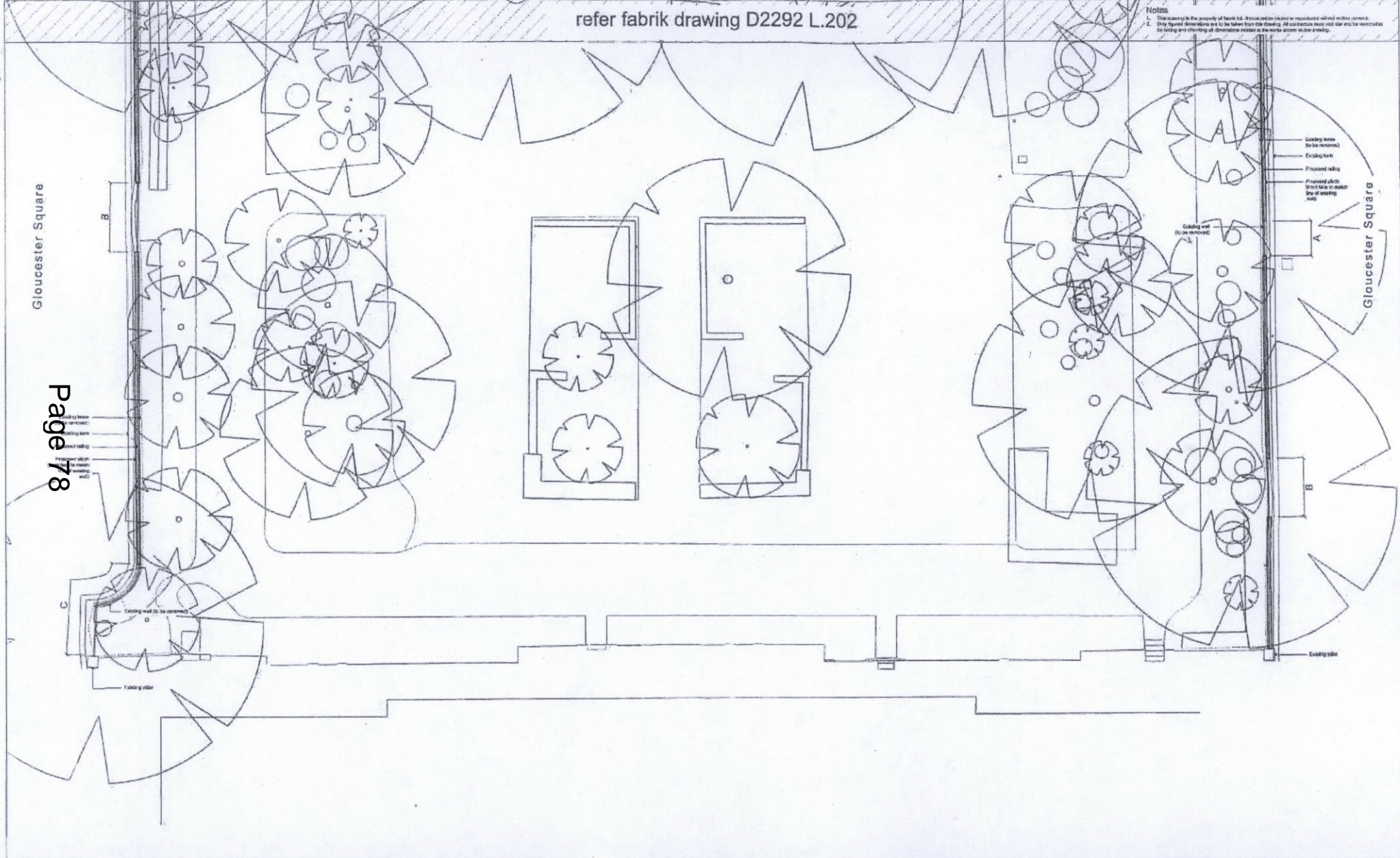
METALCRAFT TOTTENHAM LIMITED
 METALCRAFT TOTTENHAM LIMITED
 100, BRIDGE ROAD, TOTTENHAM, NORTH YORKSHIRE, YO1 1AA

CLIENT
 The Church Commissioners
 PROJECT
 Hyde Park Square & Gloucester Square
 DRAWING TITLE
 Typical railings and gates

DESIGN BY	CHECKED BY	DATE	SCALE
PW		06/02/15	1:1
PROJECT No.	DRAWING No.		
	[C] - Prelim-01		

refer fabrik drawing D2292 L.202

Notes
 1. This drawing is the property of fabrik Ltd. It should not be used or reproduced without written consent.
 2. Only agreed dimensions are to be taken from this drawing. All construction must not be undertaken in violation of the Building Regulations or any other applicable laws.



Gloucester Square

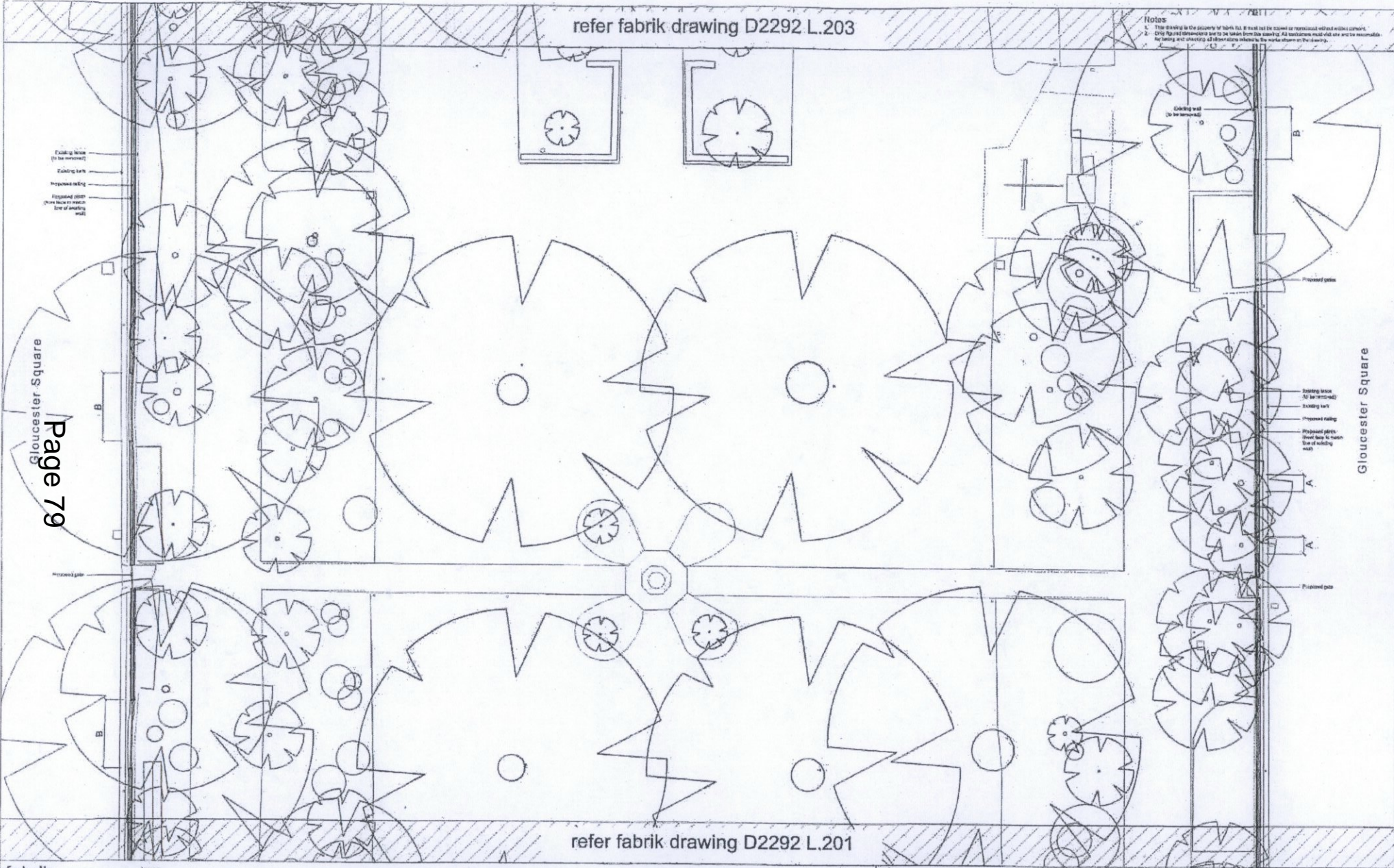
Gloucester Square

Page 78

fabrik <small>11 City Road Hoxton Street Manchester M2 3AT</small> <small>T: 0161 242 1172 E: manchester@fabrik-ltd.com W: www.fabrik.com</small>	Legend Existing lines retained Existing ledge Existing wall Existing door Existing window Existing wall (to be removed) Existing door (to be removed)	Proposed door (per manufacturer's drawings for details) Proposed window (per manufacturer's drawings for details) Proposed 100mm height raised wall (per manufacturer's drawings for details)	A: Typical cuttings of small mass (per manufacturer's drawings for details) B: Typical cuttings of large mass (per manufacturer's drawings for details) C: Typical cuttings of large mass - Gloucester Square (per manufacturer's drawings for details)	0 1 2 3 4 5 6 7 8 9 10 Scale: Metres 1:100	Project Sussex Square, Gloucester Square & Hyde Park Square, London for The Church Commissioners Drawing No. D2292 L.201 Date 15.08.15 Drawn AW Checked AW Date 15.08.15 External Reference + 10214-GS-GLoucester Square - Core DWG + Gloucester Square - CAD Model 02-1201.rvt	Date 1:100 @ A1 Day Aug '15 Drawn AW Revision B
	<input type="checkbox"/> Preliminary <input type="checkbox"/> Issued for Planning Approval <input type="checkbox"/> Issued for Construction	<input type="checkbox"/> Issued for Construction <input type="checkbox"/> Issued for Tender <input type="checkbox"/> As Built Copyright © fabrik Ltd				

refer fabrik drawing D2292 L.203

Notes
1. This drawing is the property of fabrik Ltd. It must not be copied or reproduced without consent.
2. Only the dimensions are to be taken from this drawing. All dimensions must visit site and be rechecked.
3. No liability is accepted for any errors or omissions in this drawing or the drawings it refers to.



refer fabrik drawing D2292 L.201

Gloucester Square
Page 79

Gloucester Square

fabrik

Tel: 0181 542 7172
 E: info@fabrik.com
 W: www.fabrik.com

Legend	Exhibiting stalls	Exhibiting walls	Proposed site layout	Proposed path	Proposed path	Proposed path	Proposed path

Scale: 1:100

North arrow

Rev: 01/08/15
 A: 27/08/15
 B: 01/09/15
 C: 01/09/15

External Reference:
 - 1011440/GLOUCESTER SQUARE: City of Gloucester
 - Gloucester Square - CAD Block OR HESLOW

Project: Sussex Square, Gloucester Square & Hyde Park Square, London for The Church Commissioners

Client: Gloucester Square: General Arrangement Plan (sheet 2 of 3)

Scale: 1:100 @ A1

Date: Aug '15

Drawn: AW

Checked: B

Drawing No.: D2292 L.202

Revision: B

Approval: [] Proposed, [] Issued for Planning Approval, [] Issued for Construction, [] Issued for Construction

Copyright Reserved ©

Notes
 1. This drawing is the property of fabrik Ltd. It must not be copied or reproduced without written consent.
 2. Only signed dimensions are to be taken from this drawing. All dimensions must refer to the face of the building and structure of dimensions within the party shown on the drawing.

Gloucester Square

Gloucester Square

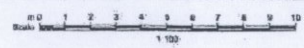
Page 80

refer fabrik drawing D2292 L.202

fabrik

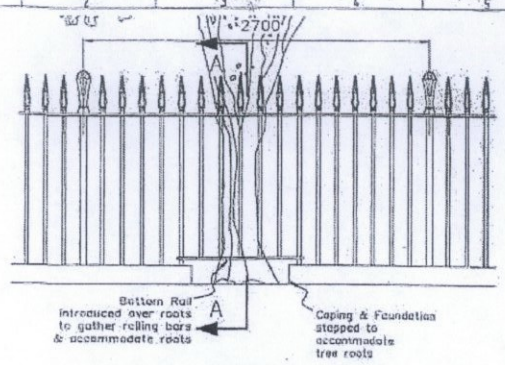
The Firm
 London House
 100 Abchurch Lane
 London EC4N 3DF
 T: 020 7464 5070
 F: 020 7464 5070
 E: info@fabrik.com

	Existing lines washed		
	Existing brick		
	Existing window		
	Existing wall		

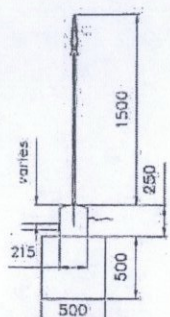


23.08.16 Street names added. Element revised.
 A: 27.08.19 amendments to annotations and line spacing.
 Rev. Date Reason
 Revised by:
 • 10/14-GL/CLC/CEC/ER/DMJ - City DWP
 • Gloucester Square - 1000 Brick OS - 2015/16

Page: Sussex Square, Gloucester Square & Hyde Park Square, London for The Church Commissioners
 Drawing No: D2292 L.203
 Date: Aug '15
 Scale: 1:100 @ A1
 Euron: B
 Drawing No: D2292 L.203
 Revision: B
 Legend:
 Preliminary
 Issued for Planning Approval
 Issued for Construction
 Issued for Design/Construction
 Issued to Funder
 As Built
 Drawing sheet size - A1
 Copyright Reserved



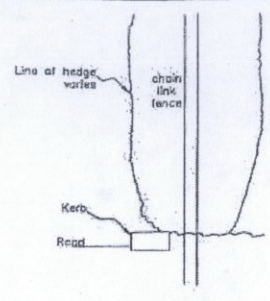
FRONT ELEVATION
Typical Railings at Small Trees
1:20



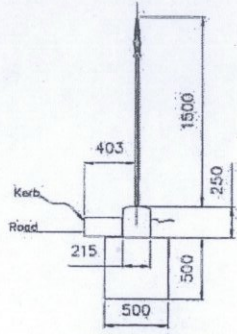
SECTION THRU
Typical Railings
1:20



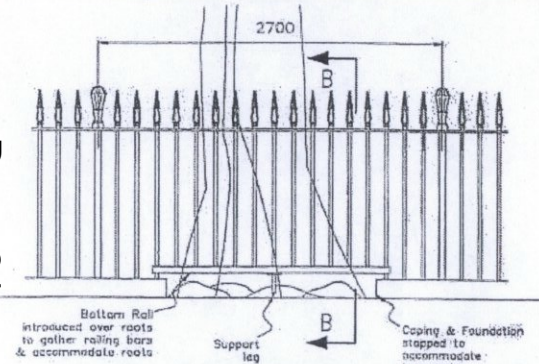
SECTIONAL
A-A ELEVATION
1:20



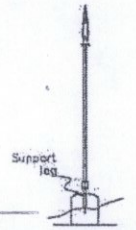
SECTION THRU
Old Fencing
1:20



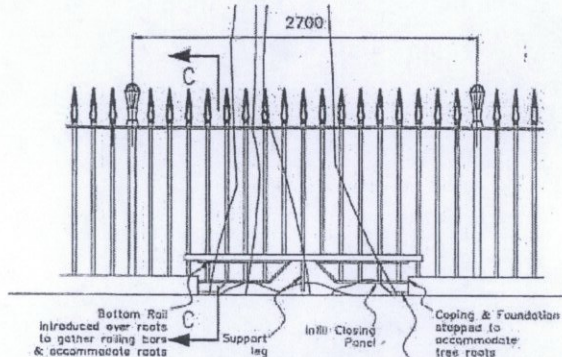
SECTION THRU
New Railings
1:20



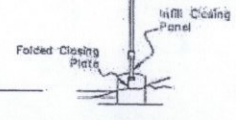
FRONT ELEVATION
Typical Railings at Large Trees
1:20



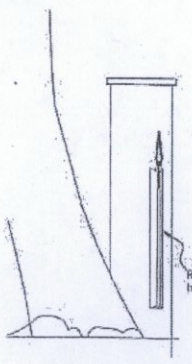
SECTIONAL
B-B ELEVATION
1:20



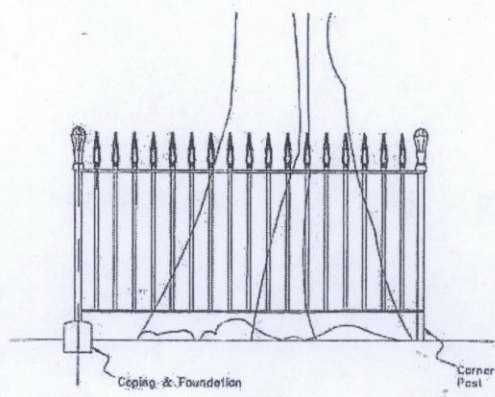
FRONT ELEVATION
Typical Railings at Large Trees
with Infill Railings Under Rail
1:20



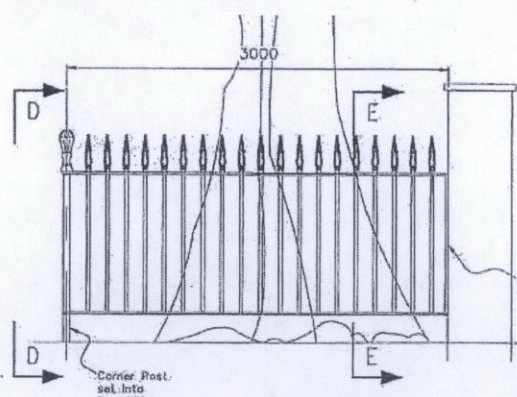
SECTIONAL
C-C ELEVATION
1:20



SECTIONAL
E-E ELEVATION
1:20



SECTIONAL
D-D ELEVATION
1:20



FRONT ELEVATION
Corner Railing at Large Tree (Gloucester Square)
1:20

© Metalcraft Tottenham Ltd
This drawing and any associated information
supplied on it is the property of
Metalcraft Tottenham Ltd and any reproduction
use or disclosure to any third party is prohibited
unless expressly authorized by
Metalcraft Tottenham Ltd

Do not scale drawings.

General Notes
Component Characteristics:
Tolerances of dimension and shape:
EN 1090-2 Tolerance class 1
Weldability
EN 10025-2, S275 / S355
Fracture toughness / Impact resistance
S275JR (27.0J@20°C)
S355 (35J@20°C)
Stainless 304 / 316
Load Bearing Capacity
Designed to BS5950 / EN 1993
Steel Specification
National Structural Steelwork
Specification for Building Construction
5th Edition CE Marking
Welds
All welds to comply to MTL Welding
Procedure Specifications (WPS)
Steel Grades
All UC / UB / PFC / RSA - S355JR
All SHS / RHS / CHS - S355-J2
All Plates - S275 - UNO



Rev.	Details	By	Date

Welded Structural Components
Execution Class 2 BS EN 1090

Hyde Park Sq, Sussex Sq &
Gloucester Sq.

THE CHURCH COMMISSIONERS
FOR ENGLAND

Product Number:	5366
Drawing number last:	21/04/10
Issue No:	002 (09/07)
Drawn by:	W. JONES
Checked by:	
Scale:	NOT APPROVED (01/04/04)
Drawing title:	

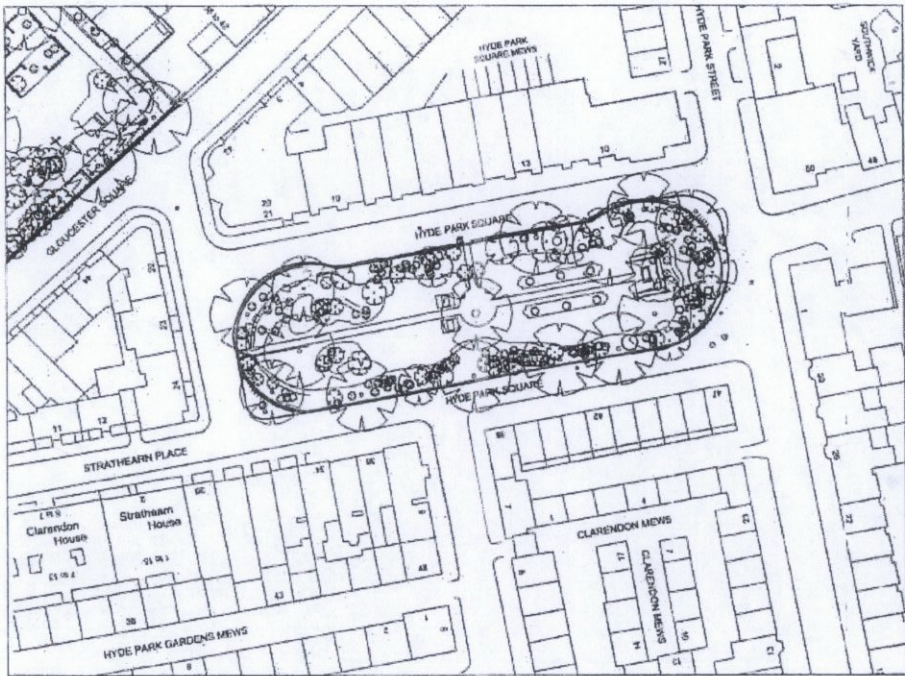
RAILINGS
AT TREE LOCATIONS
GA

Drawing number	Project

METALCRAFT
Tottenham Limited
11-40 Dumbard Street
Barnet, St Albans Road
London N11 5NQ
Tel: 020 8825 1710
Fax: 020 8825 1299
E: sales@metalcraft.co.uk

Preliminary Proposals

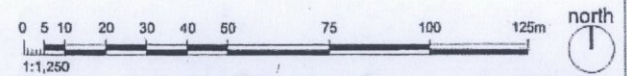
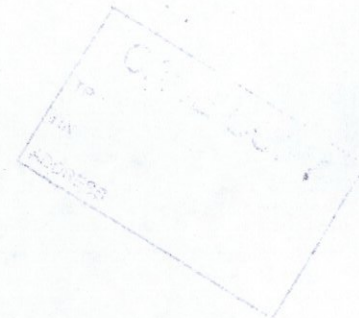
APPLICATION 3



Legend:



Application boundary



Notes

1. This drawing is the property of fabrik Ltd. It must not be copied or reproduced without written consent.
 2. Any specific dimensions are to be taken from this drawing. All construction must show site and be measured in the units shown on the drawing.

Project
 Sussex Square, Gloucester Square & Hyde Park Square, London
 for The Church Commissioners
 Drawing

Hyde Park Square: Location Plan

Scale
 1:1250 @ A3

Date
 Mar '15

Drawn
 AW

Revised

Drawing No.
 D2282 L.002

- | | |
|-------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Issued for Design/Contract |
| <input type="checkbox"/> Issued for Planning Approval | <input type="checkbox"/> Issued for Tender |
| <input type="checkbox"/> Issued for Construction | <input type="checkbox"/> As Built |

Drawing sheet size - A3

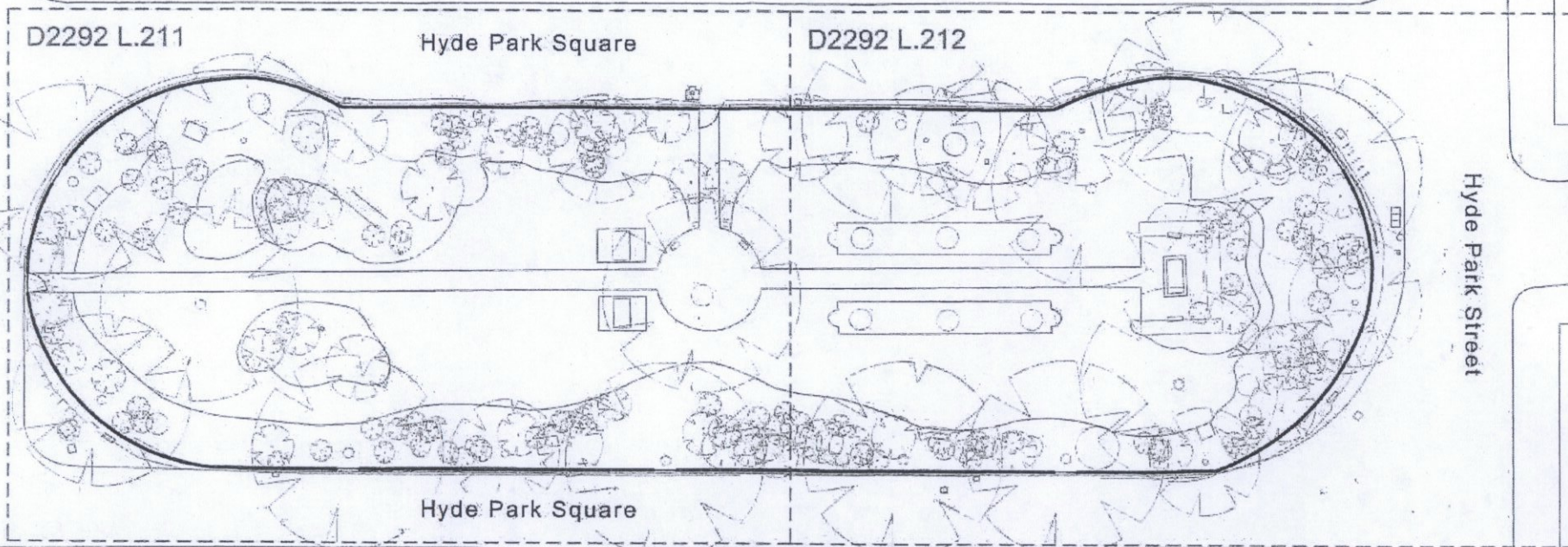
Copyright Reserved ©

fabrik

Research & Design
 Limited
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

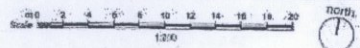
1. 0161 263 1172
 2. info@fabrik.com
 3. www.fabrik.com

Notes
1. This drawing is the property of Fabrik B.V. It must not be copied or reproduced without written consent.
2. Only figured dimensions are to be taken from this drawing. All dimensions shall not only be applicable for fabric and accessories of dimensions related to the marks shown on the drawing.



fabrik

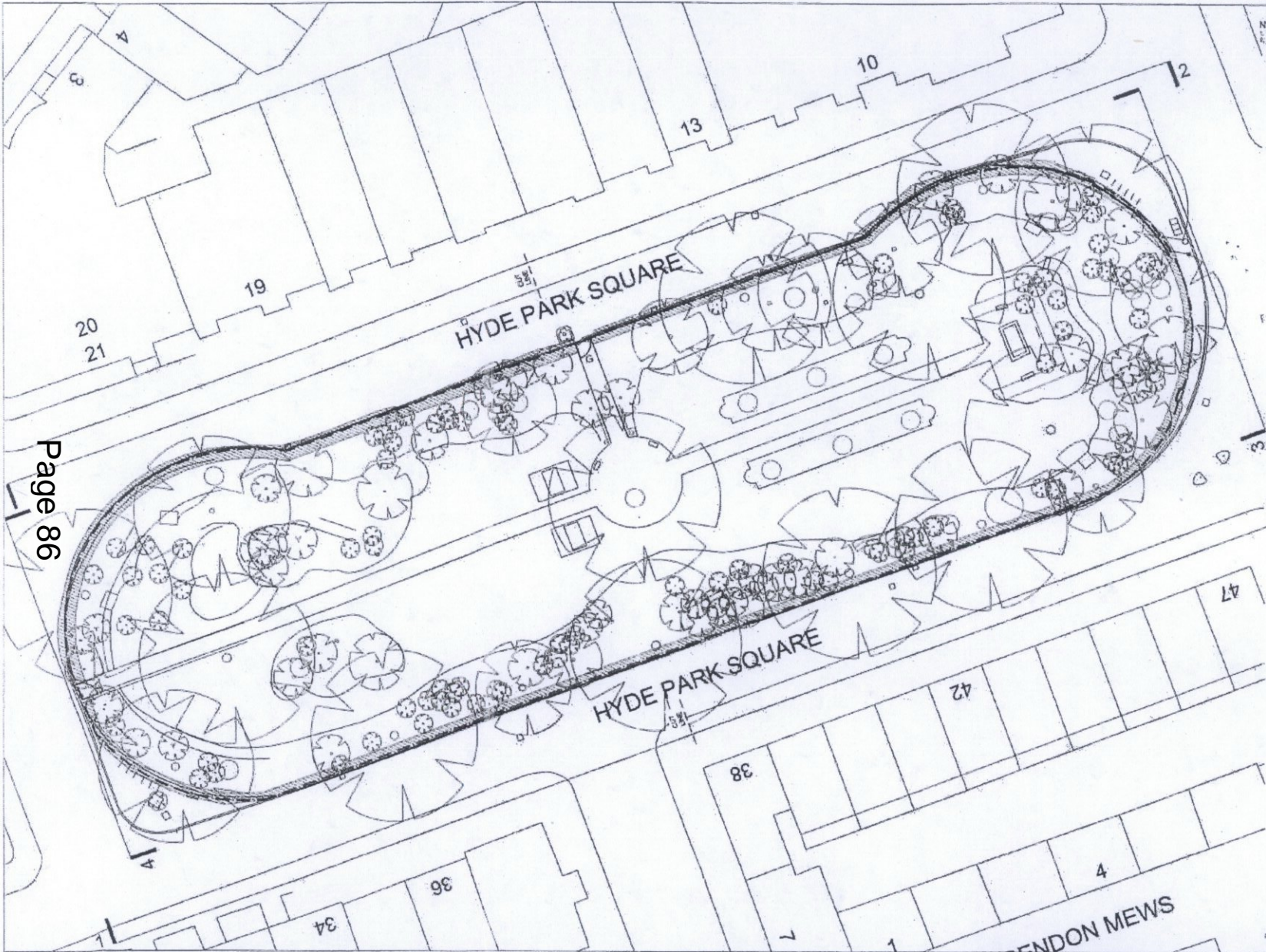
299 Fabrik
Looze 15000
Nieuwe Steen
Nieuw-ambler
102 3319
T: 014 242 1172
E: info@fabrik.nl
W: www.fabrik.nl



No. Draw: 000001
Revision:
External References:
- 10216-0000 Public Consultation - City Street
- Hyde Park Square - CAD Block 001-10216.dwg

Project: Sussex Square, Gloucester Square & Hyde Park Square
London
for The Church Commissioners
Drawing: Hyde Park Square: Drawing Location Plan

Scale: 1:200 @ A1
Date: Aug '15
Drawing No.: D2292 L.210
Drawing:
 Preliminary
 Issued for Planning Approval
 Issued for Construction
 Issued for Display/Information
 Issued for Tender
 As B.B.
Drawing sheet size: A1
Copyright Reserved



Notes
 1. Any planting in the property of Hyde Park Square should be subject to approval of the relevant authority.
 2. Only approved materials are to be used for the railings, all materials to be used should be specified in the drawings for being and showing of dimensions related to the works shown on the drawing.

- Legend:**
- Existing trees retained
 - Existing hedges to be removed
 - Proposed 1500mm height metal railings (refer manufacturer's drawings for details)
 - Proposed plantation species (refer manufacturer's drawings for details)

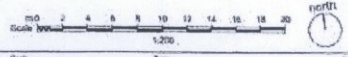
Page 86

fabrik

100 Essex Street
 London EC2A 4PU
 020 7424 1000
 www.fabrik.com

A 11/03/16 Imprint permission
 A 20/03/15 Existing hedges to be removed. Copies provided
 No. 1/16
 Reason:
 National Railways
 100 Essex Street, EC2A 4PU
 Gloucester Square - CAD Store 020-7424-1000

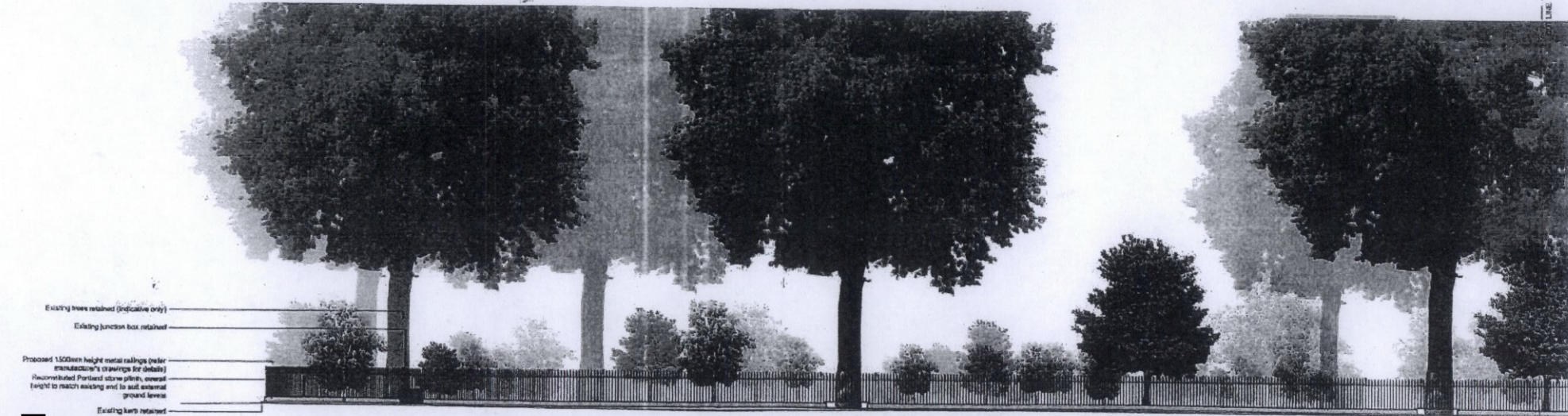
Project
 Sussex Square, Gloucester Square & Hyde Park Square,
 London
 for The Church Commissioners
 Drawing No.
 D2292 L.102
 Drawn by
 AW
 Date
 Jan '15
 Checked by
 AW



- Scale: 1:200 @ A1
- 1:200 @ A1
- Jan '15
- AW
- D2292 L.102
- 8
- Pathways
 - Based on Planning Approval
 - Based on Consultant
 - Based on Ordnance Survey
 - Based on Fieldwork
 - As Shown
- Drawing sheet size - A1
- Copyright Reserved

Notes

- This drawing is the property of fabrik Ltd. It must not be copied or reproduced without written consent.
- Only typical dimensions are to be taken from this drawing. All components must visit site and be responsible for taking and obtaining all dimensions needed to be worked shown on the drawing.



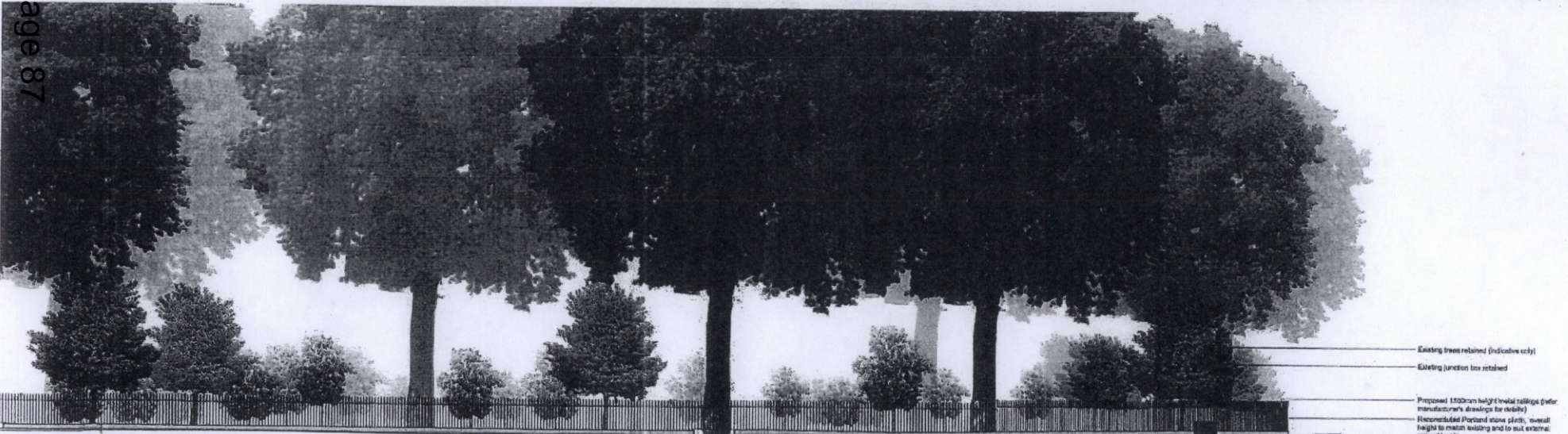
Existing trees retained (indicative only)

Existing junction box retained

Proposed 1500mm height metal railings (refer manufacturer's drawings for details)

Reconstituted Portland stone plinth, overall height to match existing and to suit external ground levels

Existing kerb retained



Existing trees retained (indicative only)

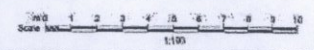
Existing junction box retained

Proposed 1500mm height metal railings (refer manufacturer's drawings for details)

Reconstituted Portland stone plinth, overall height to match existing and to suit external ground levels

Existing kerb retained

Elevation ↑



fabrik

7th Floor
Levy House,
Markle Street
Leeds LS2 9JW

T: 0143 263 7102
E: markle@fabrik.com
W: www.fabrik.com

C: 37.06.15. RALING alterations finished in accordance with manufacturer's proposals.

B: 25.02.15. Railing height reduced. Existing hedge removed.

A: 12.02.15. Installation completed to policy approved railing details.

No. 0000

Revisions

External References:

- 1414402 SUSSEX SQUARE: Cray DNV
- Colchester Square + GAD 8502 DR +230.dwg

Project
Sussex Square, Gloucester Square & Hyde Park Square,
London
for The Church Commissioners

Drawn
Hyde Park Square: Site Sections & Elevations
Sheet 1

Scale
1:100 @ A1

Date
Jan '15

Drawn To
D2292 L.420

Client
C

Drawn by
AW

Checked by
C

Approved by
C

Drawn for
AW

Checked for
AW

Approved for
AW

Drawn for
AW

Checked for
AW

Approved for
AW

Drawn for
AW

Checked for
AW

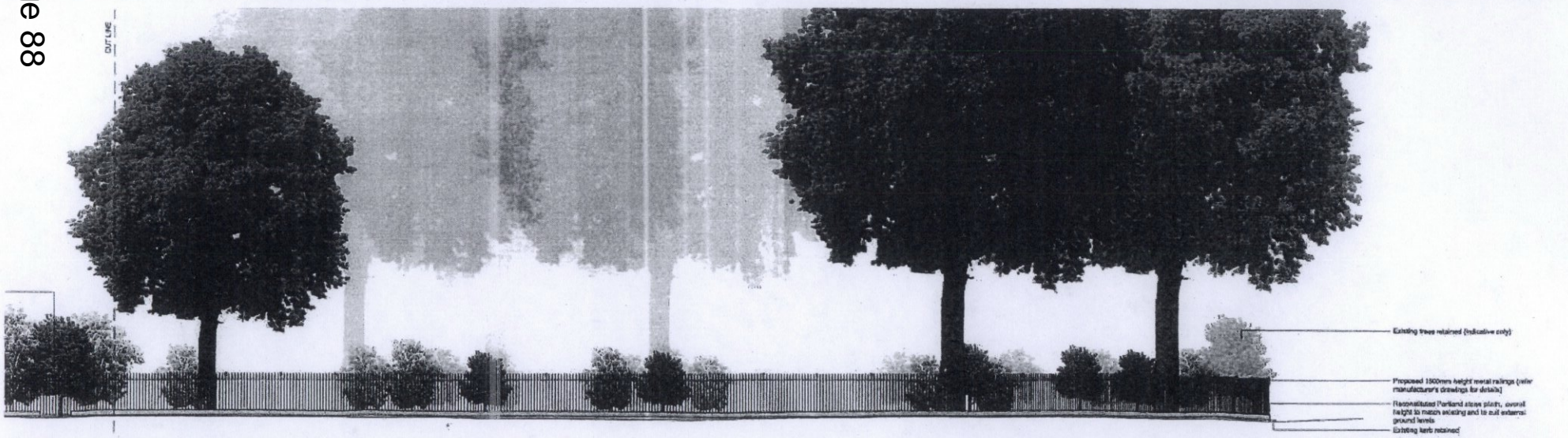
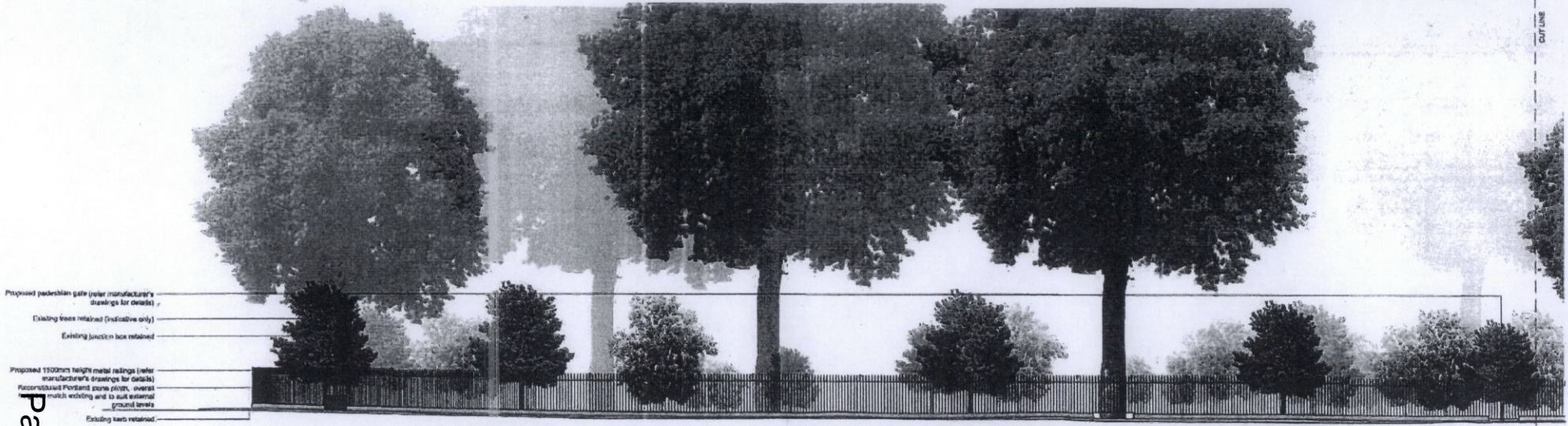
Approved for
AW

Copyright Reserved ©

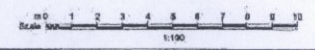
Page 87

Notes

1. This drawing is the property of fabrik Ltd. It must not be copied or reproduced without our prior consent.
2. Only approved dimensions are to be taken from this drawing. All construction must call out and be responsible for being and matching all dimensions related to the works shown on this drawing.



Elevation 2



fabrik

70 Fitzroy Street
London E1W 3AN
020 3477 7772
www.fabrik.com

T: 020 3477 7772
E: enquiries@fabrik.com
W: www.fabrik.com

No.	Date	Revision
E	27.08.15	Final alterations issued in accordance with manufacturer's proposals.
D	20.08.15	Gate approved.
C	25.05.15	Final height revised. Existing hedge removed.
B	23.04.15	Architectural approved.
A	17.02.15	Elevation amended to reflect revised railing details.

AW
AW
AW
AW
AW

Project
Sussex Square, Gloucester Square & Hyde Park Square, London
for The Church Commissioners

Drawing
Hyde Park Square: Site Sections & Elevations Sheet 2

Drawn
1:100 @ A1

Date
Jan '15

Checked
D2292 L.421

Drawn
AW

Checked
E

Scale
1:100

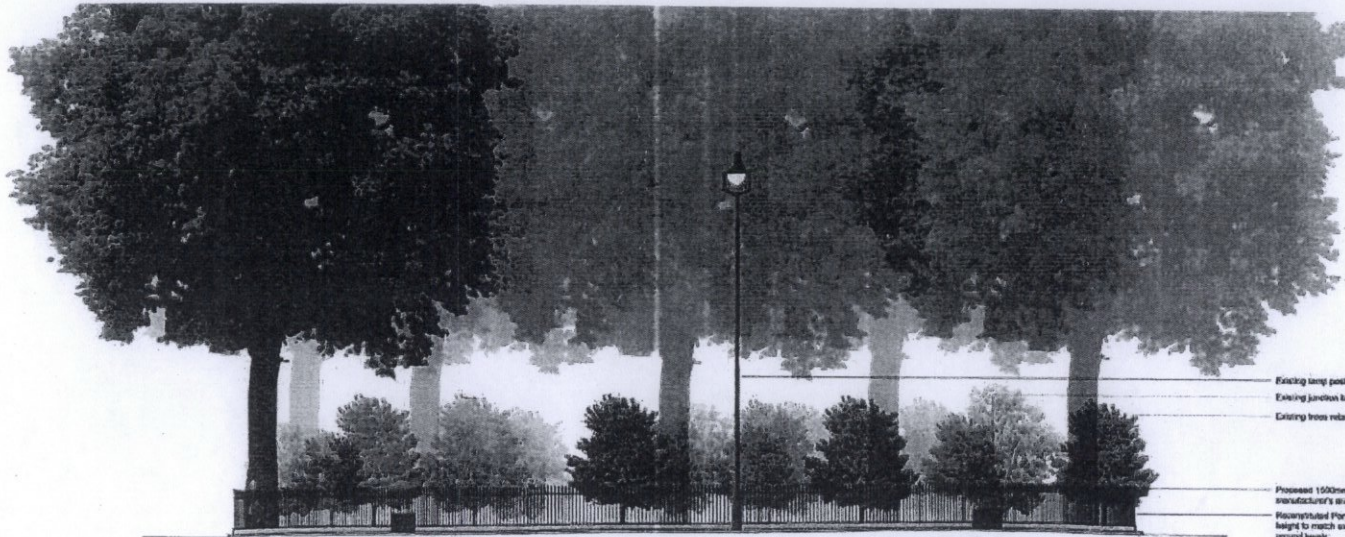
Drawing sheet size: **A1**

Copyright Reserved ©

Page 88

Notes

- 1 This drawing is the property of Fabrik Ltd. It must not be copied or reproduced without written consent.
- 2 Only signed dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on it by drawing.

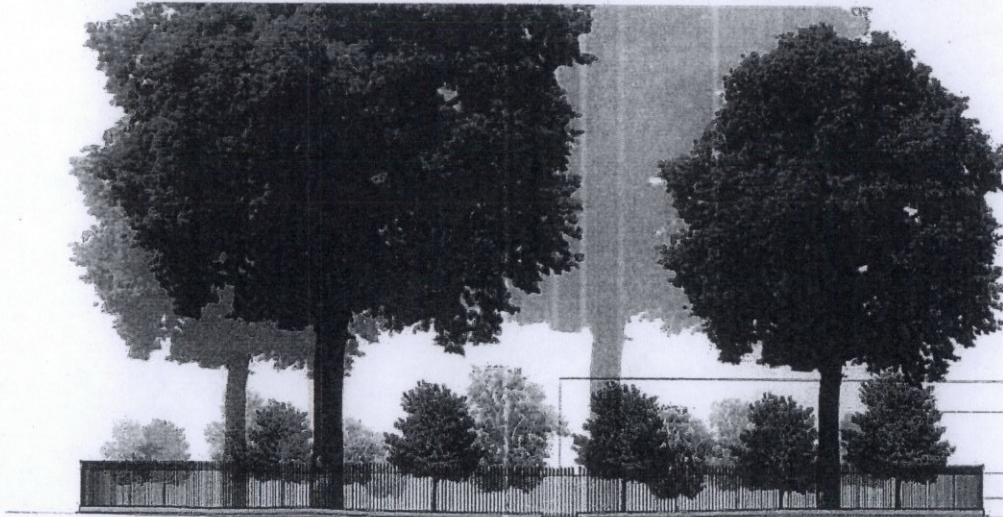


Existing lamp post retained
 Existing junction box retained
 Existing trees retained (indicative only)

Proposed 1500mm height metal railings (refer manufacturer's drawings for details)
 Reconstituted Portland stone slabs, except height to match existing and to suit external ground levels
 Existing kerb retained

Page 89

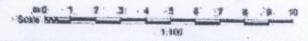
Elevation 3



Proposed perforation gates (refer manufacturer's drawings for details)
 Existing trees retained (indicative only)

Proposed 1500mm height metal railings (refer manufacturer's drawings for details)
 Reconstituted Portland stone slabs, except height to match existing and to suit external ground levels
 Existing kerb retained

Elevation 4



fabrik

The Floor
 Liberty House
 100 Abchurch Lane
 London EC4N 3DF
 Tel: 020 7462 1111
 www.fabrik.com

21 20 03 15 Planning length omitted Existing hedge removed.
 22 21 02 12 Paved section
 23 19 02 14 Existing area marked to retained existing paving stones.
 24 18 02 14 Existing
 25 17 02 14 Existing
 26 16 02 14 Existing
 27 15 02 14 Existing
 28 14 02 14 Existing
 29 13 02 14 Existing
 30 12 02 14 Existing
 31 11 02 14 Existing
 32 10 02 14 Existing
 33 09 02 14 Existing
 34 08 02 14 Existing
 35 07 02 14 Existing
 36 06 02 14 Existing
 37 05 02 14 Existing
 38 04 02 14 Existing
 39 03 02 14 Existing
 40 02 02 14 Existing
 41 01 02 14 Existing
 42 00 02 14 Existing
 43 00 02 14 Existing
 44 00 02 14 Existing
 45 00 02 14 Existing
 46 00 02 14 Existing
 47 00 02 14 Existing
 48 00 02 14 Existing
 49 00 02 14 Existing
 50 00 02 14 Existing

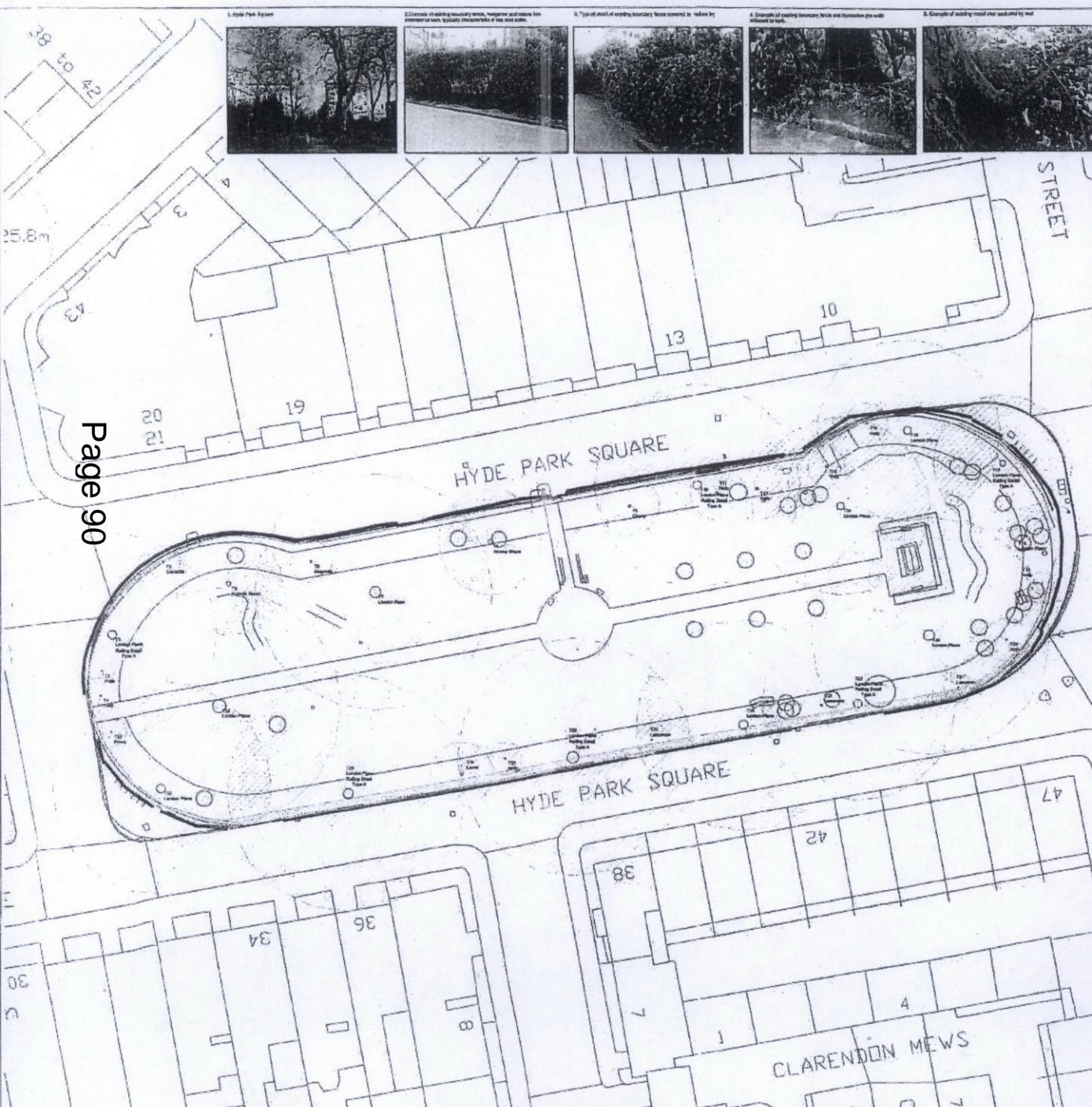
AW
 AW
 AW
 AW

Project
**Sussex Square, Gloucester Square & Hyde Park Square,
 London
 for The Church Commissioners**
 Drawing
**Hyde Park Square: Site Sections & Elevations
 Sheet 3**

Scale
1:100 @ A1
 Date
Jan '15
 Drawn
AW
 Drawing No.
D2292 L.422
 Revision
C

<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approved for External Connections
<input type="checkbox"/> Issued for Planning Approval	<input type="checkbox"/> Issued for Tender
<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built

Drawing sheet size: A1
 Energy to be used: 10



NOTES
This drawing is the property of tree.fabrik and it must not be copied or reproduced without written consent. The copyright of this drawing was reserved to tree.fabrik. A maximum of two copies may be made for personal use only. Any further reproduction is prohibited without written consent. The drawing is the property of tree.fabrik and it must not be copied or reproduced without written consent. The copyright of this drawing was reserved to tree.fabrik. A maximum of two copies may be made for personal use only. Any further reproduction is prohibited without written consent.

Legend
 - Road protection strip (indicated by the hatched area)
 - Road protection area (indicated by the hatched area)
 - Road protection area (indicated by the hatched area)
 - Road protection area (indicated by the hatched area)
 - Road protection area (indicated by the hatched area)

Scale 1:250 of the trees

Tree A

Work stage and scope of arboricultural monitoring	Work stage and scope of arboricultural monitoring
Stage 1: Pre-planting	Stage 1: Pre-planting
Stage 2: Planting	Stage 2: Planting
Stage 3: Post-planting	Stage 3: Post-planting
Stage 4: Ongoing monitoring	Stage 4: Ongoing monitoring
Stage 5: Final assessment	Stage 5: Final assessment

Tree B
 Tree C
 Tree D
 Tree E

Tree F
 Tree G
 Tree H
 Tree I
 Tree J

Tree K
 Tree L
 Tree M
 Tree N
 Tree O

Arboricultural Method Statement

The primary purpose of this plan is to set the parameters of intended work, through setting out the appropriate working practices and preventative measures that will be required to ensure the safety of the work. The plan also sets out the parameters of intended work, through setting out the appropriate working practices and preventative measures that will be required to ensure the safety of the work.

- 1. Pre-planting monitoring
- 2. Planting
- 3. Post-planting
- 4. Ongoing monitoring
- 5. Final assessment

Stage 1: Pre-planting monitoring

Stage 2: Planting

Stage 3: Post-planting

Stage 4: Ongoing monitoring

Stage 5: Final assessment

Tree A

Tree B

Tree C

Tree D

Tree E

Tree F

Tree G

Tree H

Tree I

Tree J

Tree K

Tree L

Tree M

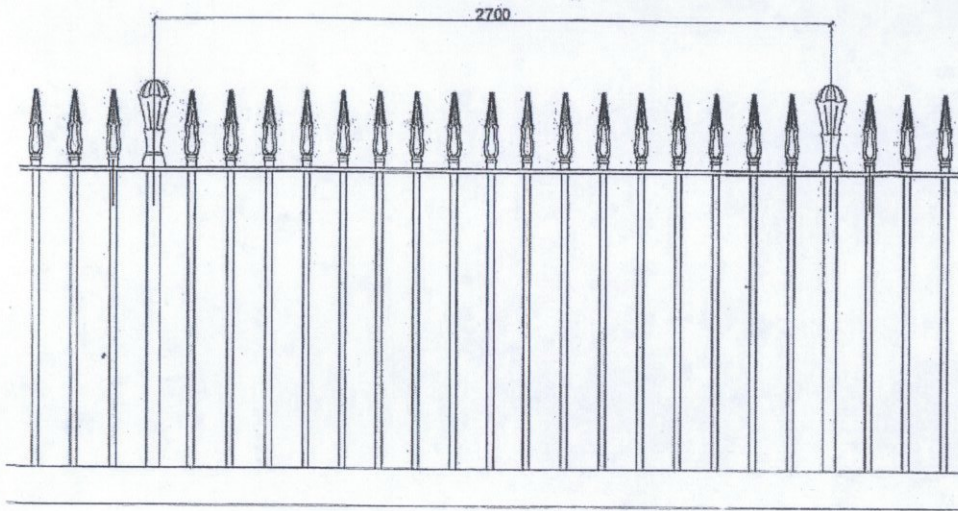
Tree N

Tree O

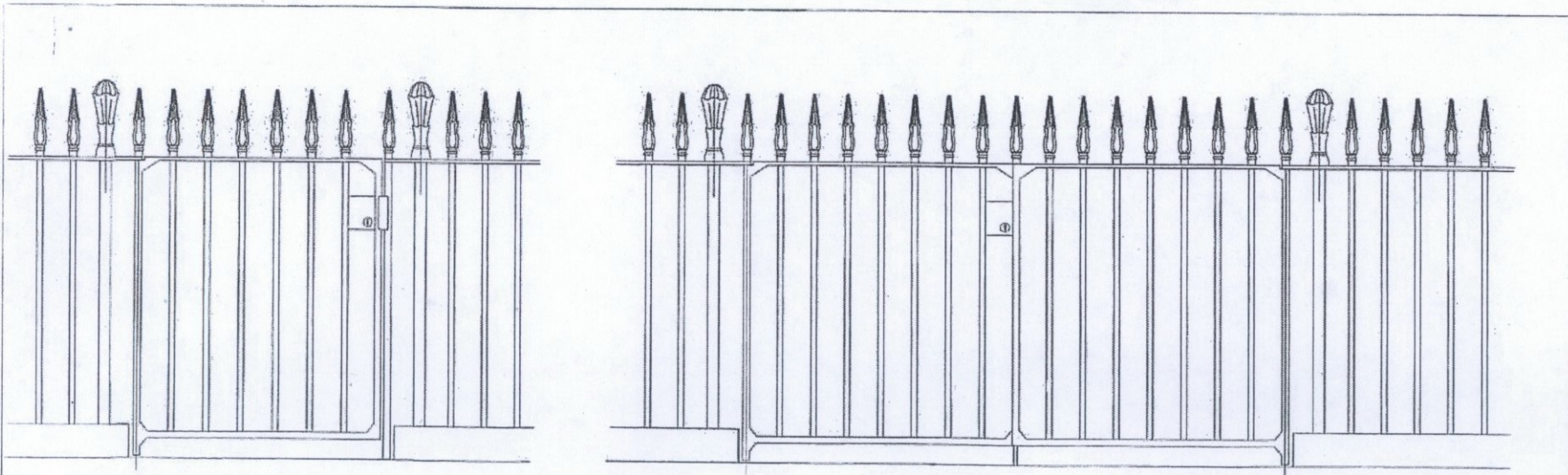
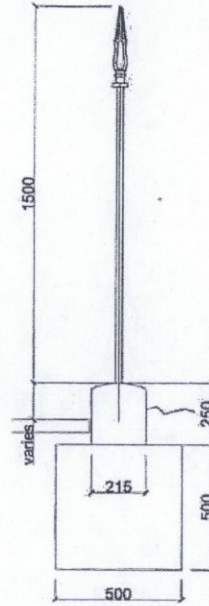
Tree P

Tree Q

Tree R



Typical elevation.



Elevation on gates.

General Notes

- This drawing must not be scaled.
- Specification:
 28 dia bars @ 150 c/c
 50 dia posts
 68 x 15 flat top rail
 Forged railing heads to match existing
 Bars lapped in to stone coping.

Index	Date	Description
C	08-05-15	Single gate added
B	27-04-15	Height revised
A	23-03-15	Height increased to 1500

METALCRAFT
 TOTTENHAM LIMITED
 STEEL FABRICATION & SUPPLY SPECIALISTS

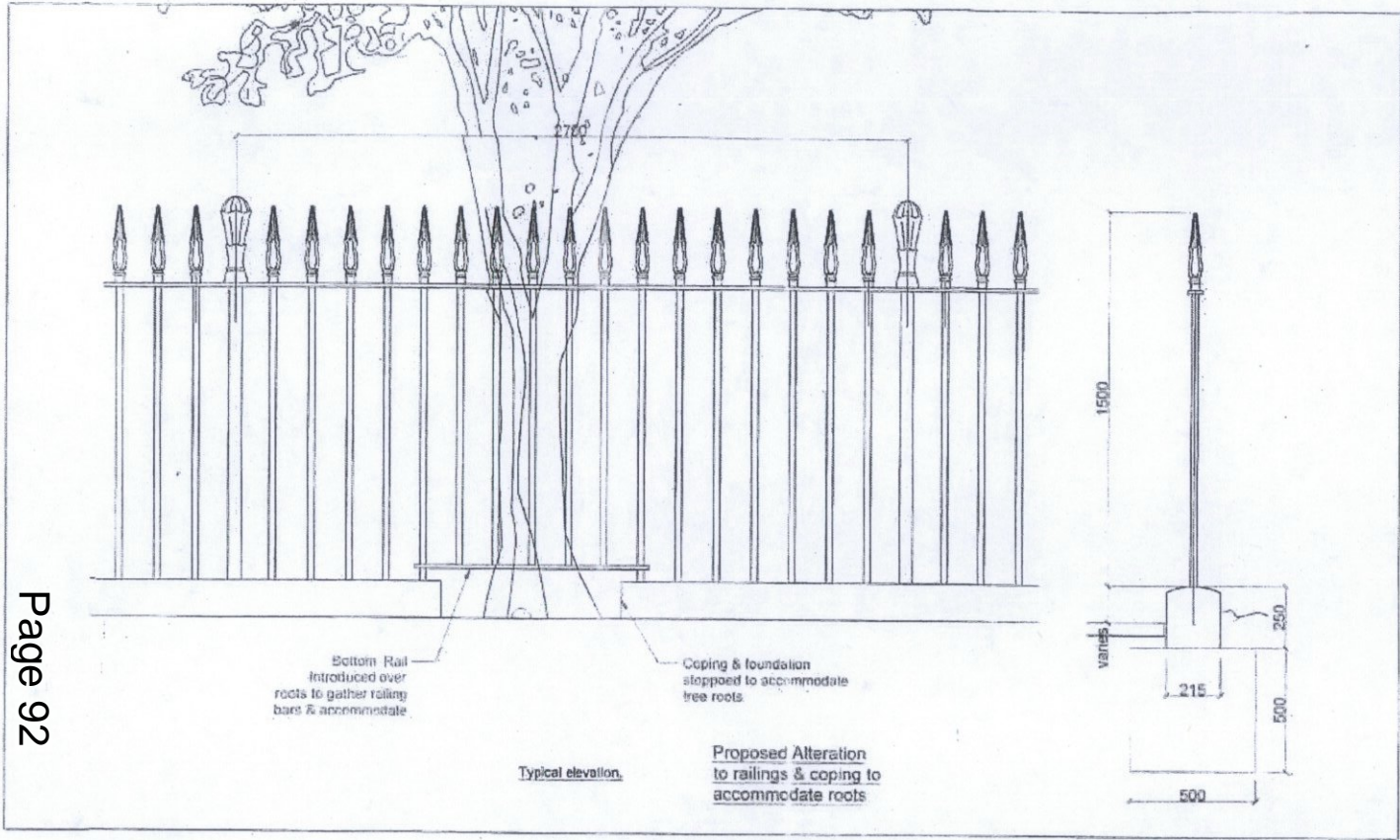
CLIENT
 The Church Commissioners

PROJECT
 Hyde Park Square & Gloucester Square

DRAWING TITLE
 Typical railings and gates

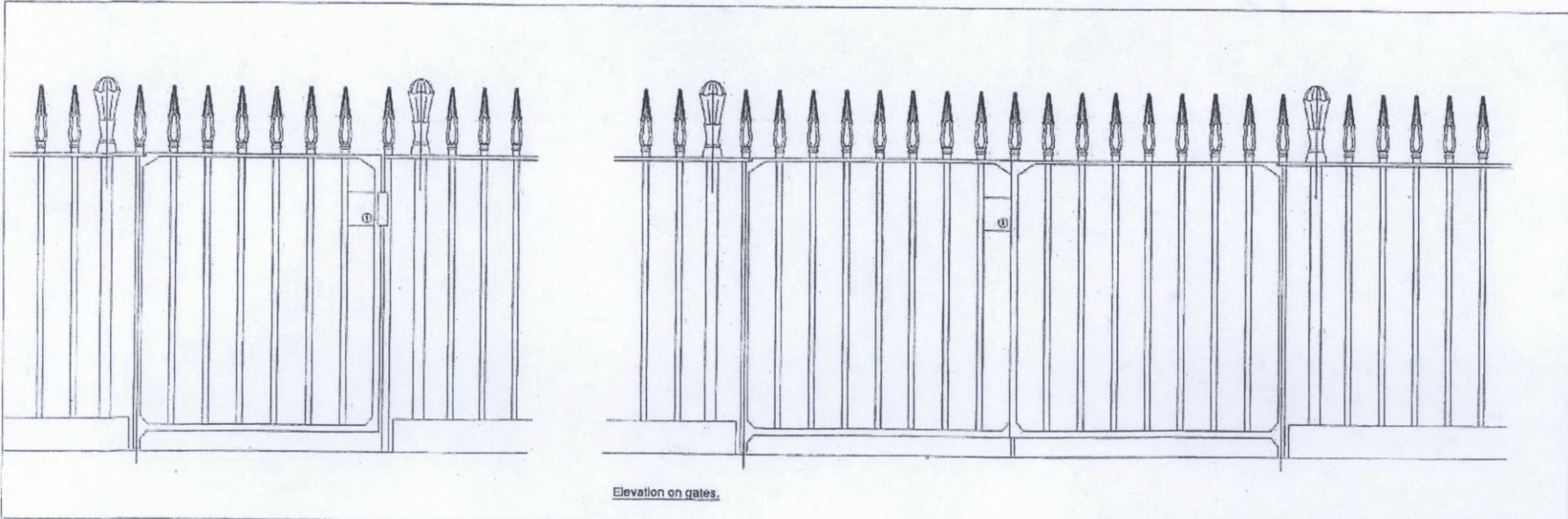
DRAWN BY	CHECKED BY	DATE	SCALE
PW		06/02/15	1:1

PROJECT No. _____ DRAWING No. [0] - Prelim-01



General Notes

Specification:
 25 dia bars @ 150 c/c
 50 dia posts
 65 x 110 flat top rail
 Forged railing heads to match existing.
 Bars leaded in to stone coping.

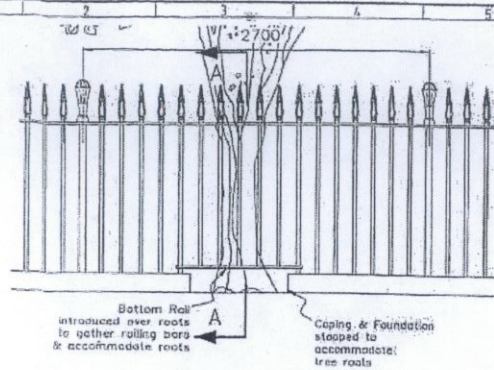


METALCRAFT
 TOTTENHAM LIMITED
4th FLOOR, 100-102, MARKET STREET, TOTTENHAM, NORTH YORKSHIRE, NN16 9JL

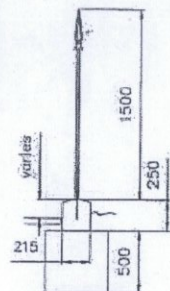
The Church Commissioners
 Hyde Park Square & Gloucester Square
 Typical railings and gates

FW	05/2015	1-1
----	---------	-----

(3) - P/24m-01

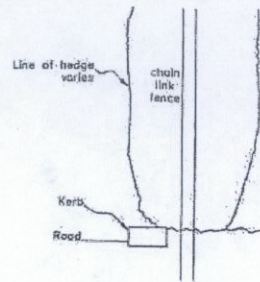


FRONT ELEVATION
Typical Railings at Small Trees
1:20

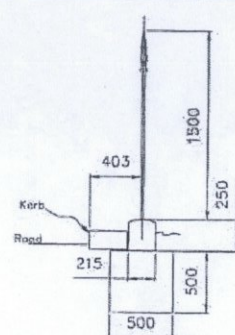


SECTIONAL A-A ELEVATION
1:20

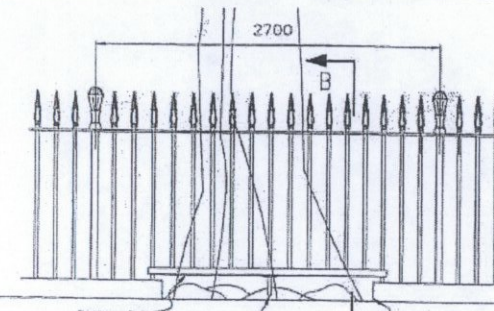
SECTIONAL A-A ELEVATION
1:20



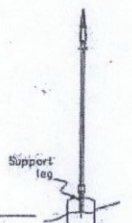
SECTION THRU Old Fencing
1:20



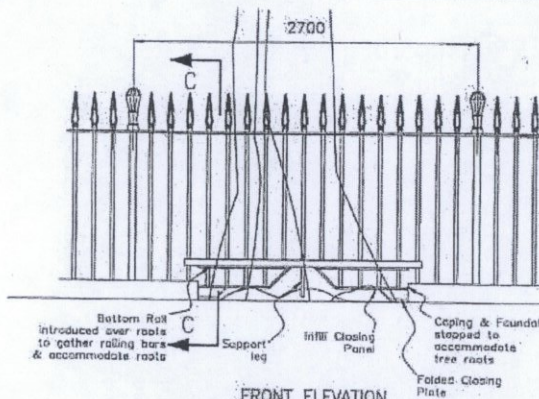
SECTION THRU New Railings
1:20



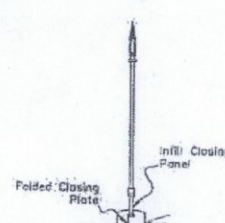
FRONT ELEVATION
Typical Railings at Large Trees
1:20



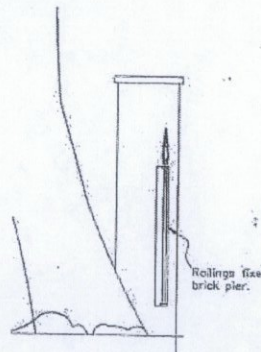
SECTIONAL B-B ELEVATION
1:20



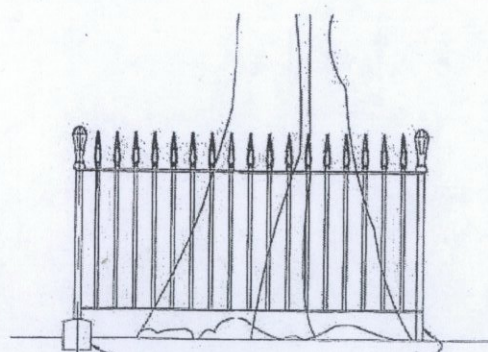
FRONT ELEVATION
Typical Railings at Large Trees with Infill Railings Under Rail
1:20



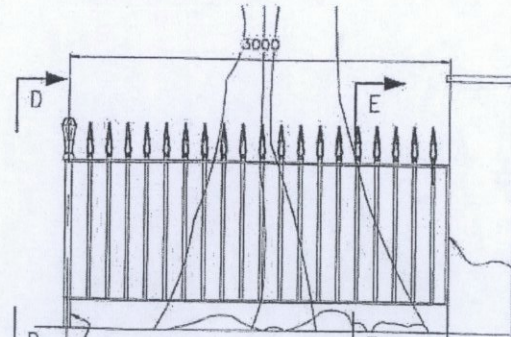
SECTIONAL C-C ELEVATION
1:20



SECTIONAL E-E ELEVATION
1:20



SECTIONAL D-D ELEVATION
1:20



FRONT ELEVATION
Corner Railing at Large Tree (Gloucester Square)
1:20

© Metalcraft Tottenham Ltd
This drawing and any associated information appearing on it is the property of Metalcraft Tottenham Ltd and any reproduction use or disclosure to any third party is prohibited unless expressly authorized by Metalcraft Tottenham Ltd

Do not scale drawings.

General Notes
Component Characteristics
Tolerances of dimension and shape: EN 1090-2, Tolerance class 1
Weldability: EN 10025-2, S275 / S355
Fracture toughness / impact resistance: S275JR (27,000°C), S355 (35,000°C), Stainless 304 / 316
Load Bearing Capacity: Designed to BS5950 / EN 1993

Steel Specification
National Structural Steelwork Specification for Building Construction 6th Edition CE Marking

Welds
All welds to comply with MTL Welding Procedure Specifications (WPS)

Steel Grades
All UC / UB / PFC / RSA - S355-JR
All SHS / RHS / CHS - S355-J2
All Plates - S275 - UNO



Rev.	Details	By	Date

Welded Structural Components
Execution Class 2 BS EN 1090

Hyde Park Sq, Sussex Sq & Gloucester Sq.

CLIENT
THE CHURCH COMMISSIONERS FOR ENGLAND

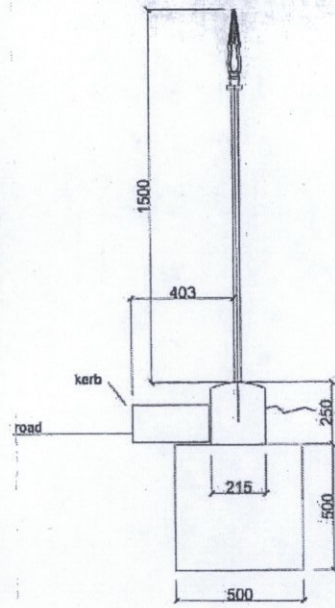
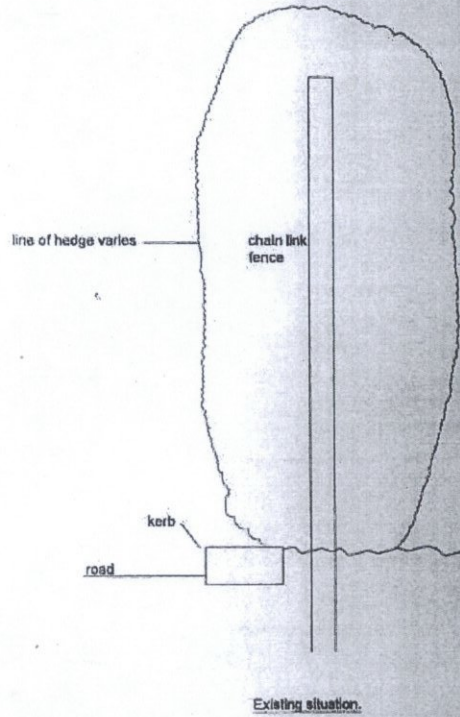
Project Number:	5366
Drawing Number:	21-08-13
Drawn By:	MDP (MDP)
Checked By:	MDP
Status:	NOT APPROVED

RAILINGS AT TREE LOCATIONS GA

Drawing Number: 11810

METALCRAFT
Tottenham Limited
5-40 Darnford Street
Seven Sisters Road
LONDON N15 6NQ
Tel: 020 8023 1170
Fax: 020 8023 1296
E-mail: sales@metalcraft.co.uk

Preliminary Proposals



General Notes

- This drawing must not be scaled
- Specification:
 25 dia bars @ 150 c/c.
 50 dia posts
 65 x 15 flat top rail
 Forged railing heads to match existing.
 Bars welded in to stone coping.

Index	Date	Description
C	09-09-15	Single gate added
B	07-04-15	Height revised
A	23-03-15	Height increased to 1500

REVISIONS

METALCRAFT
 TOTTENHAM LIMITED
STEEL FABRICATORS & ARCHITECTURAL METALWORK FINISH, MAINTENANCE

CLIENT
 The Church Commissioners

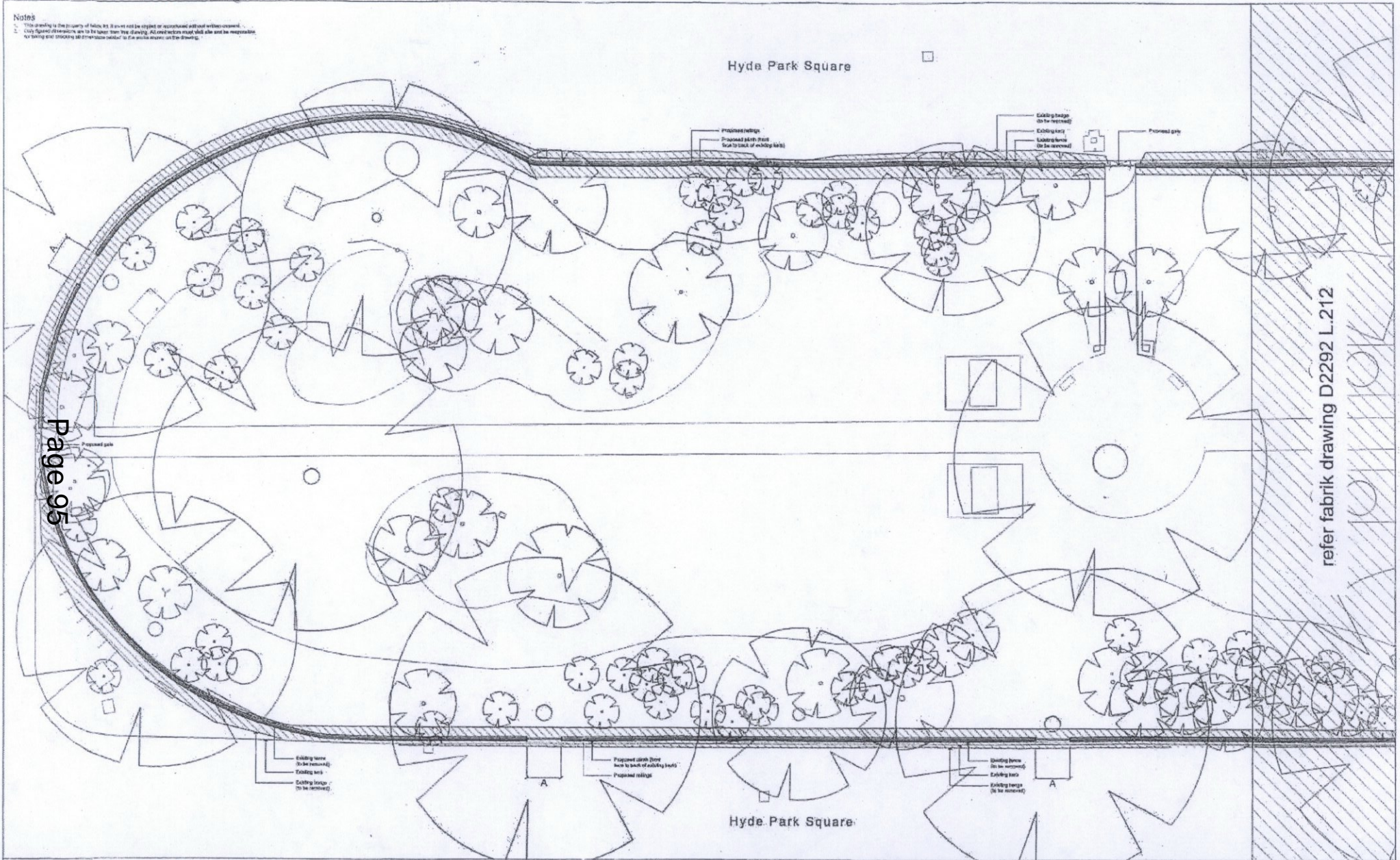
PROJECT
 Hyde Park Square & Gloucester Square

DRAWING TITLE
 Before and after conditions

DRAWN BY	CHECKED BY	DATE	SCALE
PW		14/01/15	1:1

PROJECT No. [] DRAWING No. []
 (C) - Projm-02

Notes
 1. This drawing is the property of fabrik. It must not be copied or reproduced without written consent.
 2. Any figures or dimensions are to be taken from this drawing. All construction must show and be responsible for taking and installing all dimensions indicated in the specific sheets on the drawing.



Page 95

refer fabrik drawing D2292 L.212

fabrik

7th Floor
 4, Ivy House
 Victoria Street
 Manchester
 M1 1JY
 T: 0161 202 7122
 E: info@fabrik.co.uk
 W: www.fabrik.co.uk

Legend	
	Existing trees to be removed
	Existing walls
	Existing pergolas
	Existing trees to be retained
	Proposed walls to be removed
	Proposed walls to be retained
	Proposed pergolas to be removed
	Proposed pergolas to be retained
	A. Typical wall type at road level (see manufacturer's drawings for details)
	B. Proposed pergola type (see manufacturer's drawings for details)
	C. Proposed pergola type (see manufacturer's drawings for details)

Scale 1:100

North

AW
AW
AW

B: 29.08.15
 A: 27.08.15
 Date: 2015

Internal Measurements:
 - 102.14 (HYDE PARK SQUARE - COPY/DRAW)
 - Hyde Park Square - CAD Work 016/15/04/15

Pages
 Sussex Square, Gloucester Square & Hyde Park Square,
 London
 for The Church Commissioners

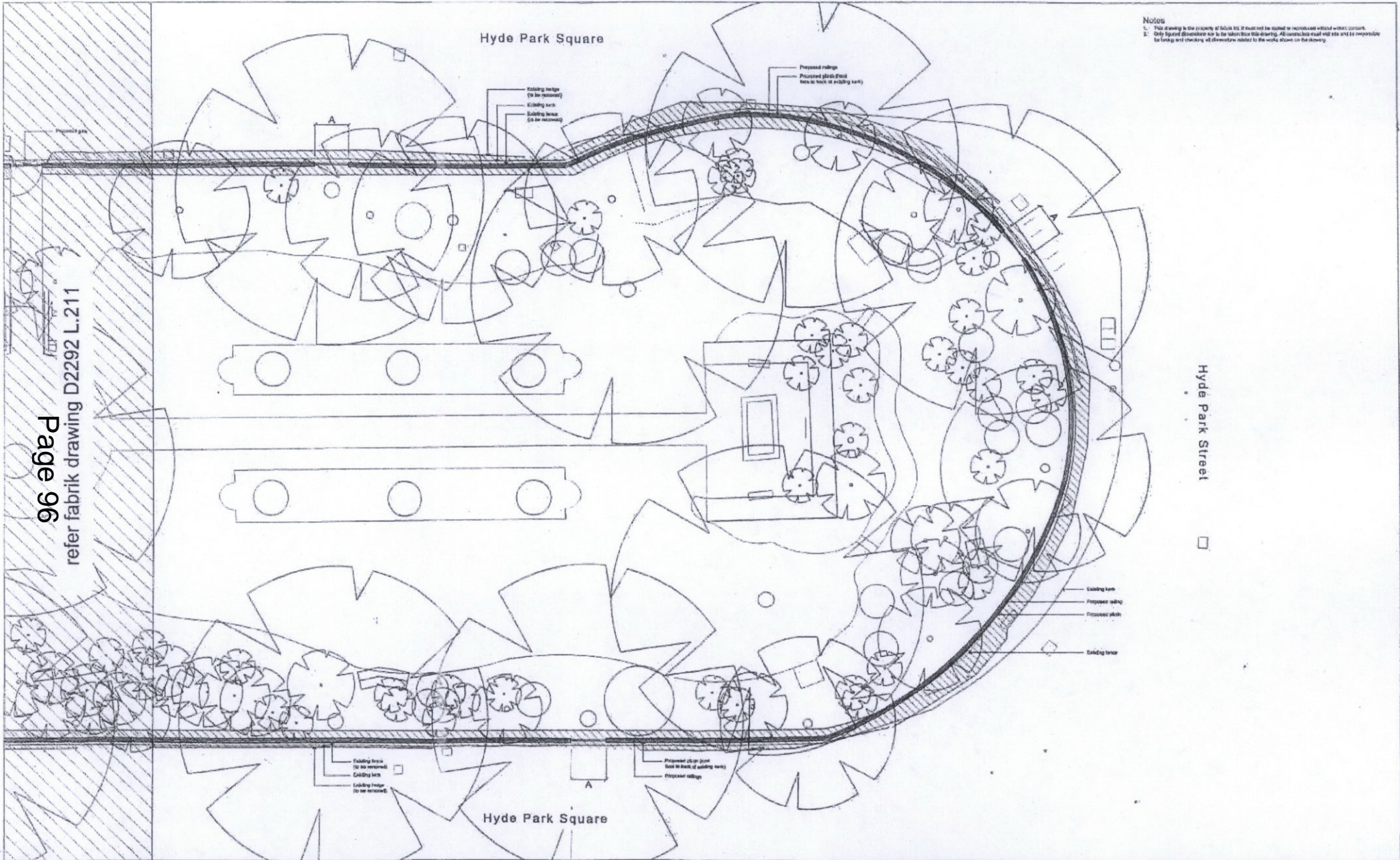
Drawing
 Hyde Park Square: General Arrangement Plan
 (sheet 1 of 2)

Scale 1:100 @ A1
 Date Aug '15
 Drawn AW
 Drawing No. D2292 L.211
 Revision B

<input type="checkbox"/> Preliminary	<input type="checkbox"/> Issued for Design/Approval
<input type="checkbox"/> Issued for Planning/Approval	<input type="checkbox"/> Issued for Tender
<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built

Drawing sheet size: A1
 Copyright Reserved ©

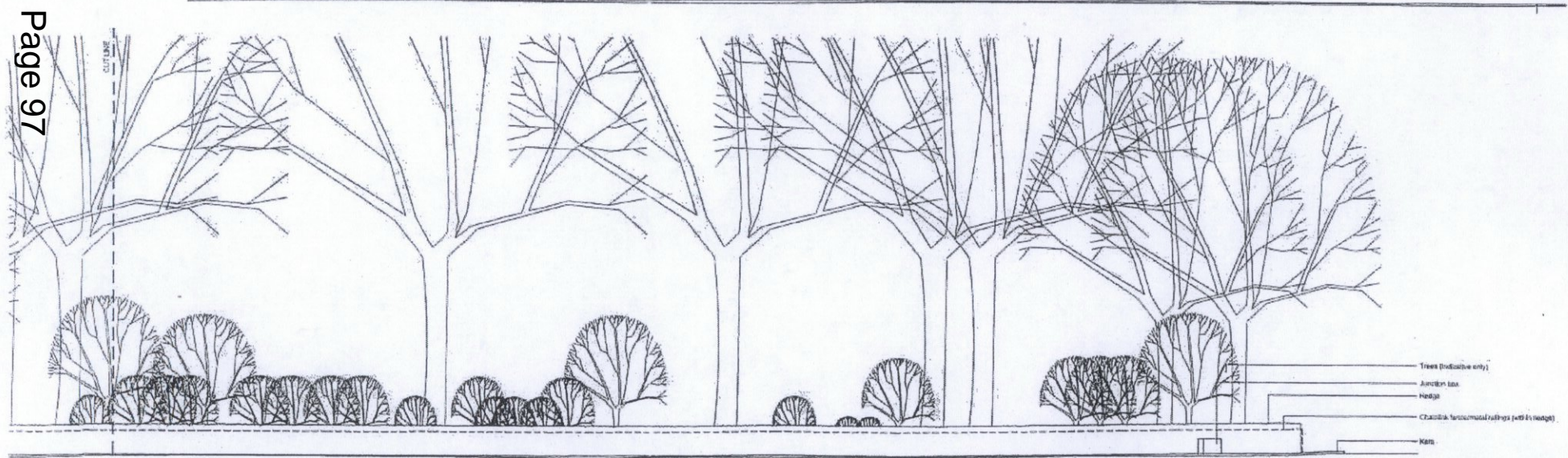
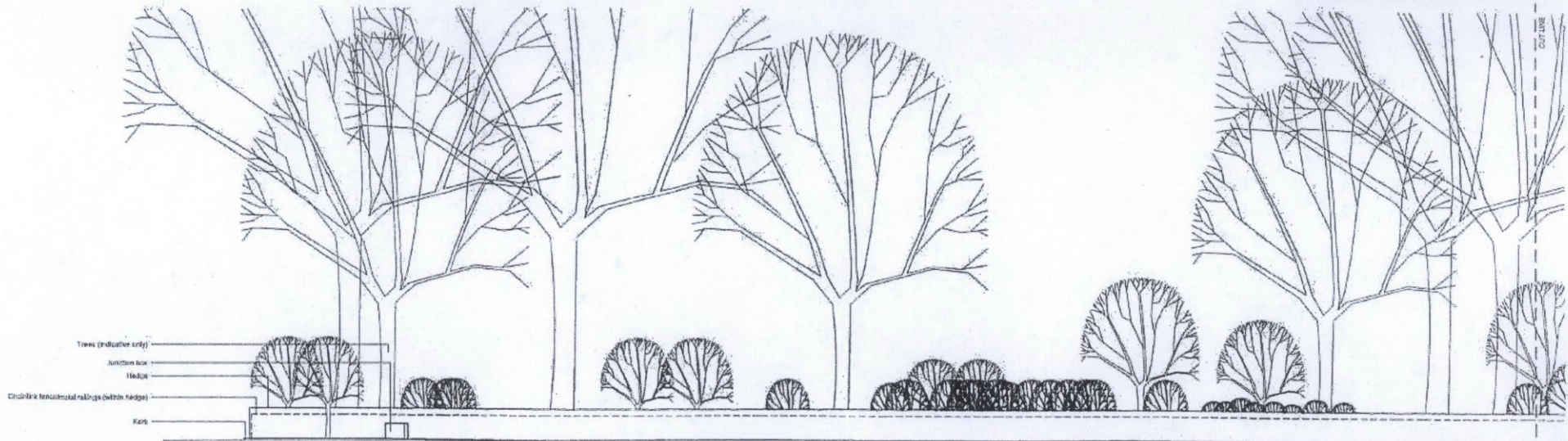
Notes
 1. This drawing is the property of Fabrik Ltd. It must not be copied or reproduced without written consent.
 2. Only signed drawings are to be taken from this drawing. All contractors shall visit sites and be responsible for taking and checking all dimensions against the works shown on the drawing.



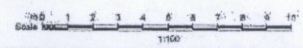
Page 96 refer fabrik drawing D2292 L.211

fabrik <small>11 The Place Lower House 100 Abchurch Lane London EC4N 3DF Tel: 020 7424 1234 Fax: 020 7424 1235 www.fabrik.com</small>	Legend: Existing trees marker Existing hedge Existing fence Existing hedge to be removed	Centring wall Existing fence Existing fence	Proposed 300mm height road edge (with manufacturer's details to be added) Proposed 200mm high wall (with manufacturer's details to be added) Proposed 200mm high wall (with manufacturer's details to be added)	All typical settings of small trees (refer manufacturer's drawings for details) A-A	Scale 1:100 North <small> B 23.05.11 Street names shown. Street names to be added. A 27.08.15 No. 0100 Revision Approved by: * 1614 HYDE PARK SQUARE v City Council * Hyde Park Square - CAD Block 01-120.dwg </small>	Project: Sussex Square, Gloucester Square & Hyde Park Square, London for The Church Commissioners Drawing: Hyde Park Square: General Arrangement Plan (sheet 2 of 2)	Drawn: 1:100 @ A1 Date: Aug '15 Drawn: AW Revision: B
	Proposed ridge Proposed glass front Proposed ridge Proposed glass front Proposed ridge Proposed glass front	Existing trees Proposed ridge Proposed glass front Existing fence	Existing trees Proposed ridge Proposed glass front Existing fence	Existing trees Proposed ridge Proposed glass front Existing fence	Existing trees Proposed ridge Proposed glass front Existing fence	Proposed ridge Proposed glass front Proposed ridge Proposed glass front Proposed ridge Proposed glass front	Proposed ridge Proposed glass front Proposed ridge Proposed glass front Proposed ridge Proposed glass front

Notes
 1. This drawing is the property of Fabrik Ltd. It must not be copied or reused and will not be returned.
 2. Only agreed dimensions are to be taken from this drawing. All annotations show, unless otherwise specified, the location and quantity of dimensions related to the work shown on the drawing.



Elevation 1



fabrik

7th Floor
 100 Abchurch Lane
 London EC4N 3DF
 Tel: +44 (0)20 7499 9999
 Email: info@fabrik.co.uk
 Website: www.fabrik.co.uk

Rev. Date Reason
 Approved: [Signature]
 100 Abchurch Lane, London EC4N 3DF
 100 Abchurch Lane, London EC4N 3DF

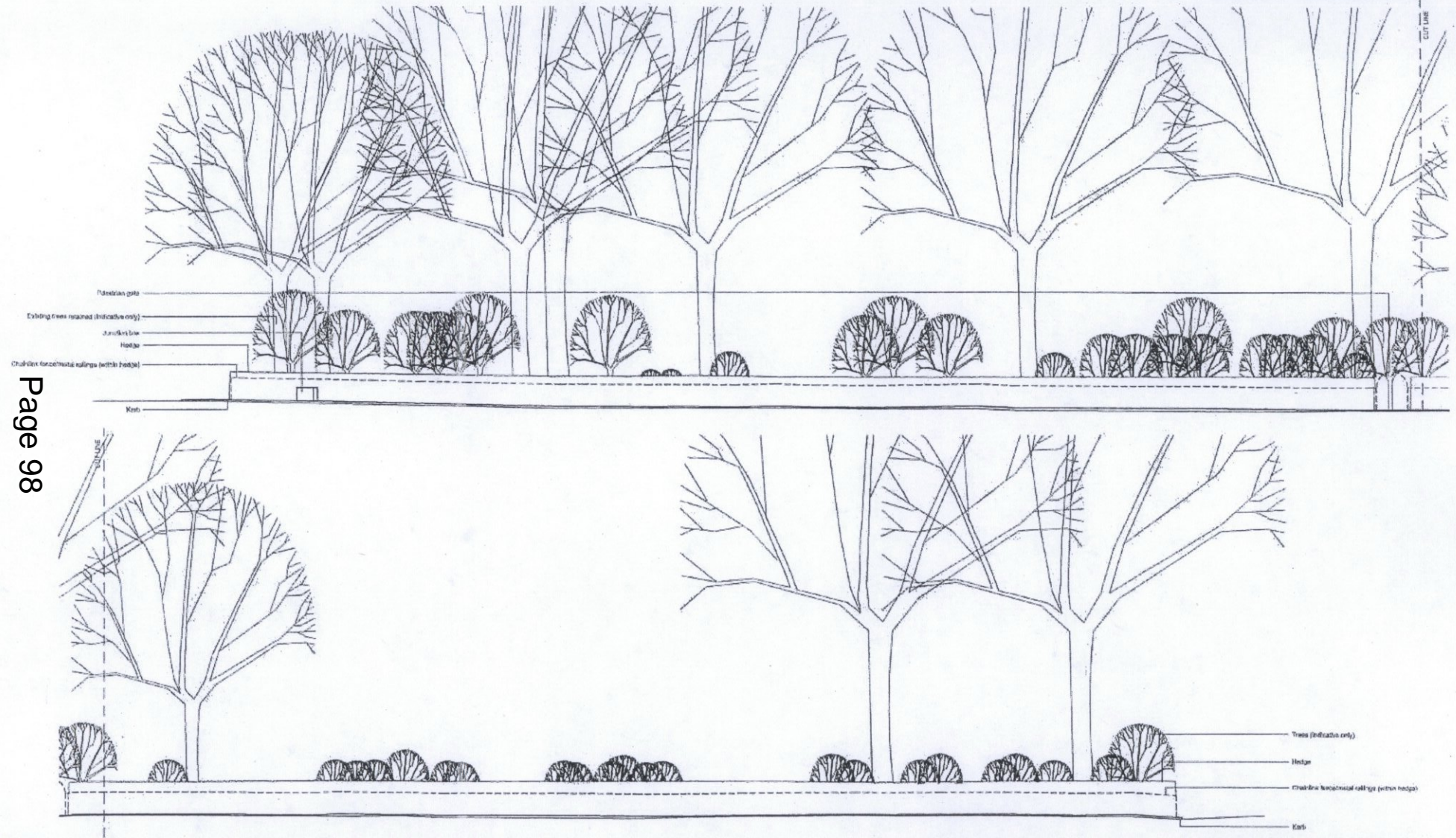
Project
 Sussex Square, Gloucester Square & Hyde Park Square,
 London
 for The Church Commissioners
 Drawing
 Hyde Park Square: Existing Elevations
 Sheet 1

Scale	1:100 @ A1	Date	Feb '15	Drawn	AW
Drawing No.	D2292 L 423			Revised	-
<input type="checkbox"/> Hydraulic <input type="checkbox"/> Materials Provided by Applicant <input type="checkbox"/> Materials for Excavation <input type="checkbox"/> As Built	<input type="checkbox"/> Based on Site/Client's Records <input type="checkbox"/> Based on Tender <input type="checkbox"/> As Built				
Drawing sheet size: A1		Copyright reserved			

Page 97

Notes
 1. This drawing is the property of Fabrik Ltd. It must not be copied or reproduced without written consent.
 2. Only approved drawings are to be taken from this drawing. All modifications must also be approved.
 3. No liability is accepted for any errors or omissions in this drawing.

Page 98



fabrik

2015
 Every road
 should be
 functional
 & safe

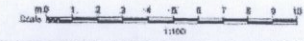
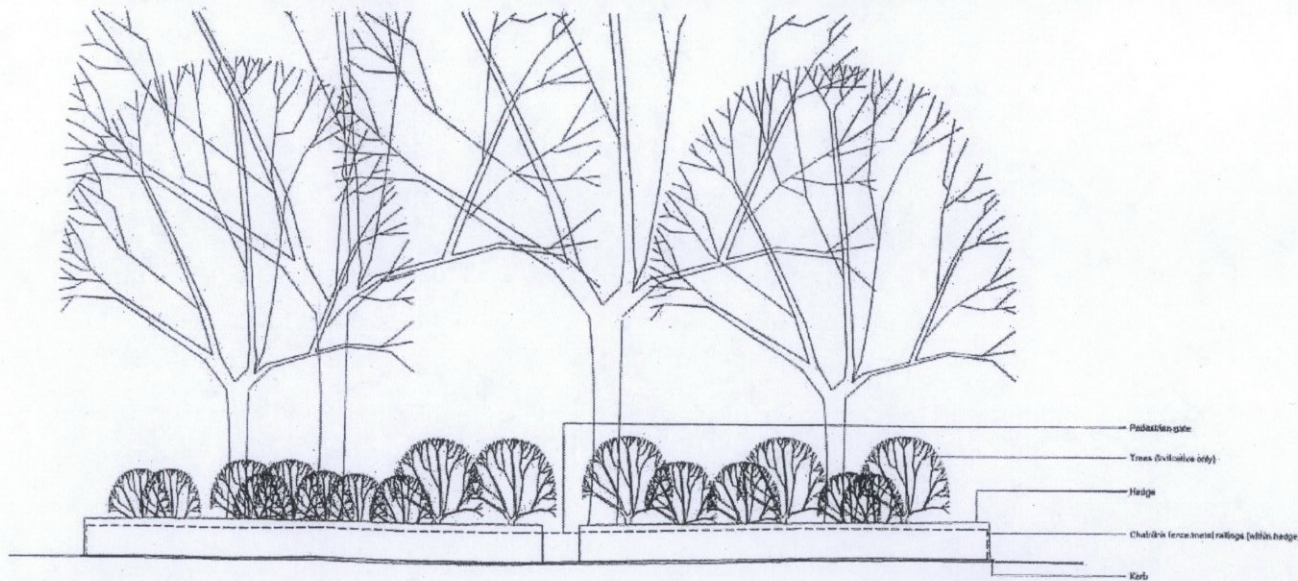
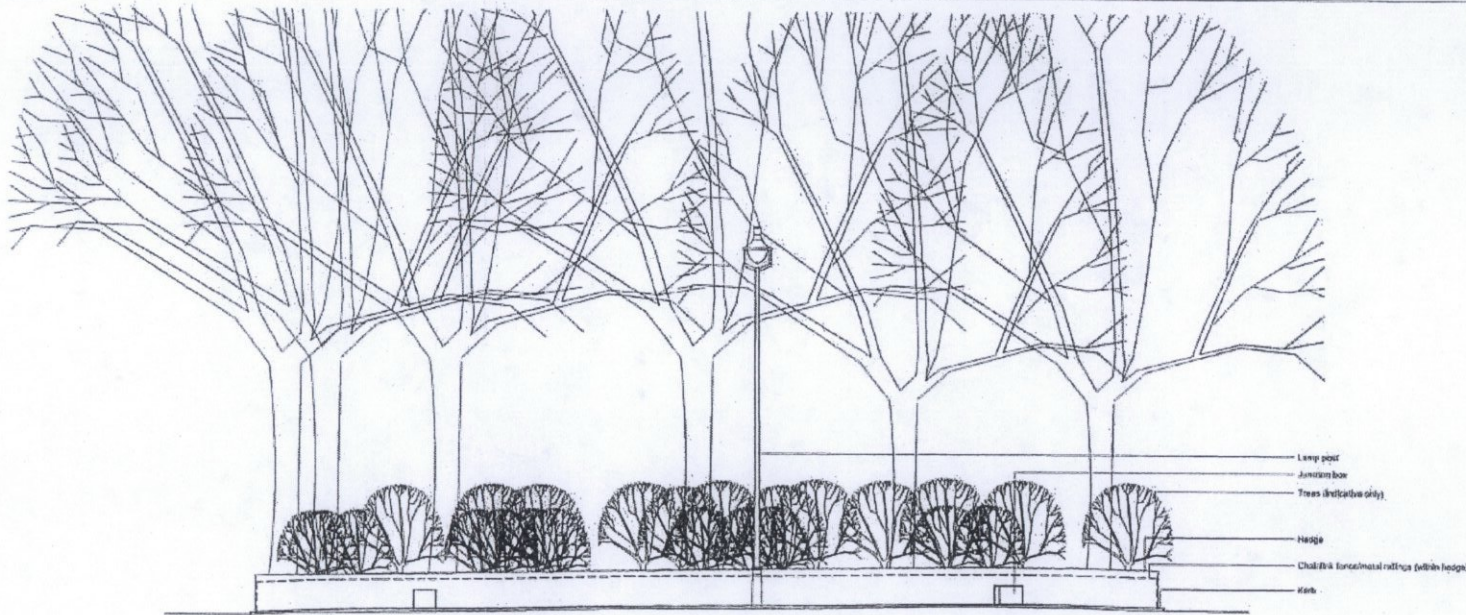
Mr. Data System
 Fabrik Ltd
 10318-4th FLOOR SUSSEX SQUARE - CHICHESTER
 Gloucester Square - GND Bldg. G1 - 10318-4th

Project: Sussex Square, Gloucester Square & Hyde Park Square, London
 for The Church Commissioners
Drawing No.: D2292 L.424
Date: Feb '15
Scale: 1:100 @ A1
Author: AW

<input type="checkbox"/> Preliminary	<input type="checkbox"/> Issues for Design/Build/Manage
<input type="checkbox"/> Request for Planning Approval	<input type="checkbox"/> Ready for Tender
<input type="checkbox"/> Request for Construction	<input type="checkbox"/> As Built

Drawing sheet size: A1
 Copyright Reserved ©

Notes
 1. This drawing is the property of Fabrik Ltd. It is not to be copied or reproduced without written consent.
 2. Client approval of drawings is to be given from the drawing. All work shown that has not been approved is for indication only and drawings of dimensions related to the work shown on the drawing.



Elevation 4

Elevation 3

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project Sussex Square, Gloucester Square & Hyde Park Square, London for The Church Commissioners

Drawing No. D2292 L.425

Sheet Hyde Park Square; Existing Elevations Sheet 3

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

Date Feb '15

Drawn by AW

Project No. 103164

Date 15/02/2015

Author AW

Checked AW

Approved AW

Scale 1:100 @ A1

This page is intentionally left blank

Agenda Item 3

Item No.

3

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 5 January 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Regent's Park	
Subject of Report	3 Cavendish Avenue, London, NW8 9JD,		
Proposal	Infill extension to side of property at raised ground floor level and associated alterations		
Agent	Ian Taylor		
On behalf of	Mr Clive Lewis		
Registered Number	15/09074/FULL 15/09075/LBC	Date amended	23 November 2015
Date Application Received	29 September 2015		
Historic Building Grade	Grade II listed		
Conservation Area	St John's Wood		

1. RECOMMENDATION

- | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> 1. Grant conditional permission and conditional listed building consent 2. Agree reasons for granting conditional listed building consent |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

2. SUMMARY

In 2003 permission and listed building consent were granted for an infill extension at raised ground floor level in the gap between No's 3 and 5 Cavendish Avenue. This latest proposal is for a similar extension above the existing lower ground floor extension. Objections have been received from the St John's Wood Society and the adjoining neighbour.

The key considerations are :

- i) the impact of the proposed extension on the special architectural and historic interest of these listed houses and on this part of the St John's Wood Conservation Area; and
- ii) the impact of the proposed extension on the amenities of neighbours at No 5.

Policy DES5 normally resists the loss of significant gaps in the townscape. It is accepted that the proposed extension will further erode the current gap between the two houses but this gap is not considered to be a significant townscape gap. The proposed extension will remain as a subordinate addition to the host listed building and its listed neighbour. It will not result in harm to the special architectural and historic interest of these listed buildings and will preserve the character and appearance of this part of the St John's Wood Conservation Area. The proposal will not materially harm the amenities of No 5 and many of the objections raised are not planning matters. The

Item No.
3

applications are recommended for conditional approval.

3. LOCATION PLAN

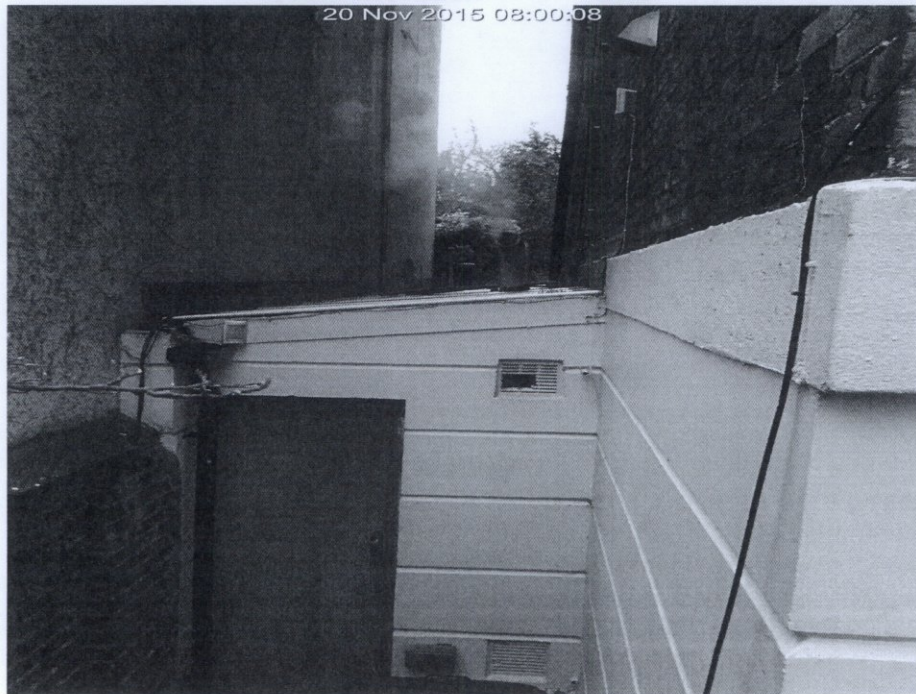


This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013. All rights reserved License Number LA 100019597

4. PHOTOGRAPHS



Front Elevation No 3



Existing side extension at lower ground floor level

5. CONSULTATIONS

ST JOHN'S WOOD SOCIETY: Policy DES5 states that significant gaps should be maintained between buildings to allow views through to gardens and skylines and to maintain the separation of these villas on this premier street within the Conservation Area.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 5

Total No. of replies: 3 (2 from the Planning Consultants acting on behalf of No 5 Cavendish Close)

No. of objections: 3

Design

The Planning Consultants acting on behalf of No 5 have submitted a letter setting out the relevant policy and guidance context against which the application should be considered, namely the statutory duties under the Planning (Listed Buildings and Conservation Areas Act 1990) and recent case law that decision makers should give considerable importance and weight to the desirability of preserving the setting of the listed buildings, where preserve means to do no harm, and weight can also be applied to the statutory tests in respect of conservation areas, the advice set out in the NPPF and the Council's adopted policies S25, S28 and S47 in the City Plan.

The owner of No 5 has raised the following issues:

Other Matters

The existing structure is already under a Court Order dated June 2015 to be altered to take the rain runoff away from No 5. The Judge stated that it should not have been allowed in a suburb. Prior to the building of this infill they suffered no problems with damp, and this construction has caused considerable damage to No 5 both externally and internally. It has encroached on the curtilage of the house over a 63 inch gap between the two houses. No 3 has caused subsidence problems with movement and the applicant has used the foundations of No 5 to underpin his own.

The existing structure was built without planning permission and was only granted retrospectively. It was claimed at the time that a substantial side extension was already in existence next to No 5 which was not correct. This entrance stood on the opposite (north side) of the house adjoining the garden with No 5. The plans submitted were covertly reversed to mislead the Planning Department into considering his application an improvement rather than an entirely new structure. Pointing out these anomalies which would normally cause the Planning Department to consider an order requiring this offending structure to be demolished entirely. Any further work would require on site investigation by Building Control.

The applicant has submitted a rebuttal response from his solicitors in respect of the objection, stating that the existing structure was granted permission and listed building consent and was not granted retrospectively.

ADVERTISEMENT / SITE NOTICE: Yes

Item No.
3

Revised Scheme (minor design changes)

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No Consulted 2 No Replies 0

6. BACKGROUND INFORMATION

6.1 The Application Site

No 3 is a Grade II listed house located on the west side of Cavendish Avenue within the St John's Wood Conservation Area. At the side of the property in between the gap with No's 3 and 5, there is a single storey side extension at lower ground level with a glazed roof.

6.2 Recent Relevant History

There have been a large number of decisions relating to this house; of particular relevance are the following:

Planning permission and listed building consent granted 24 November 2015 for the removal of the existing glass roof over side extension and replacement with new lead roof and rooflights.

Planning permission and listed building consent were granted on 16 January 2003 for the erection of a side infill extension at raised ground floor level and internal alterations.

The applicant states that these approvals were implemented before the expiry of the 5 year deadline but the project has been delayed due to party wall issues with the neighbour. However Condition 4 attached to the planning permission and Condition 2 attached to the listed building consent required the submission and approval of a brick sample before works took place was not formally submitted to the Council. These conditions were not formally discharged, and the applicant was advised by the City Council to submit fresh applications. Copies of the 2003 approvals are set out in the background papers.

Planning permission and listed building consent were granted on 20 August 1996 for a side extension.

7. THE PROPOSAL

This proposal seeks to remove the glass roof of the existing side extension and add an extra floor. The new extension is shown to be constructed in brick with single glazed timber sash windows to the front and rear. The extension at the front has a raised parapet wall with a cornice detail which matches the main front façade. The new extension will be accessed by a new internal staircase in the existing lower ground extension.

The application has been amended to replace the 3 aluminium rooflights in the flat roof with a single timber framed rooflight. The proposal also includes a new 4 panel timber door at front lower ground floor level and the position of boiler flue is now shown.

Item No.
3

The neighbour has been re-consulted on the revisions and given a further 14 days to comment.

8. DETAILED CONSIDERATIONS

8.1 Land Use

This proposal raises no land use issues.

8.2 Townscape and Design

The St John's Wood Society objects to the loss of the townscape gap, and the consultants acting on behalf of the owners of No 5 have submitted a comprehensive letter requesting that the proposed alterations are given an appropriate level of consideration against the relevant policy and legislative context.

In dealing with these planning and listed building consent applications, regard has been had to the relevant statutory tests in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the advice set out in paragraphs 133 and 134 regarding the assessment of the proposal on designated heritage assets.

Policy DES5 states that permission may be refused where it involves the loss of significant gaps in the townscape, and also of relevance are policies DES9 and DES10 in the UDP and policies S25 and S28 in the City Plan. In reaching a decision regard has been had to the advice set out in the NPPF in respect to the impact/harm the proposal may have on the designated heritage assets. (Both the listed buildings at No's 3 and 5 and the St John's Wood Conservation Area)

In assessing this proposal special regard has been had to the desirability of preserving the building or its setting or any features of special architectural or historic interest on this historic building, its listed neighbour and the wider conservation area setting.

In this case, whilst it is accepted that the proposed extension will infill the existing gap between these two houses further, and will be visible from street level views in Cavendish Avenue. However, the proposed extension adopts the materials, details and vocabulary of the original house and therefore remains subordinate to it in terms of its height and set back from the front building line. Although normally the Council would resist the infilling of characteristic townscape gaps, but it is not considered that the existing gap is a significant townscape gap. There is currently a single storey structure in the existing gap, and the City Council has granted permission and listed building consent in 2003 for a similar raised ground floor extension which is a material planning consideration. Overall, despite the objections received, the proposal will preserve the special architectural and historic interest of these two listed houses.

The applicant has replaced the inappropriate aluminium framed rooflights with a single timber framed rooflight which is an improvement in detailed design terms. The amended plans now show the existing boiler flue taken up through the new extension and this flue will now sit behind the raised front parapet and therefore will not be visible from street level.

Item No.
3

In respect of the detailed design of the extension, further details are required regarding the side return of the new extension and its relationship with the high front parapet wall. It is recommended at this stage to impose a modification condition to secure this. The agent is proposing to submit additional drawings and these will be reported verbally to Committee.

Overall, the proposed extension would not harm the special architectural and historic interest of these listed houses and will preserve the character and appearance of this part of the St John's Wood Conservation Area.

8.3 Residential Amenity

Whilst it is accepted that the proposed extension will be seen from the front first floor windows at No 5, it is not considered to result in any material loss of light, increased sense of enclosure or loss of privacy. The proposal therefore complies with policies S29 in the City Plan and ENV13 in the UDP.

8.4 Transportation/Parking

Not relevant in the determination of this proposal.

8.5 Economic Considerations

No economic considerations are applicable for this householder proposal.

8.6 Access

Not relevant in the determination of this proposal.

8.7 Other UDP/Westminster Policy Considerations

None relevant

8.8 London Plan

This proposal raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of these planning and listed building consent applications are considered to be consistent with the NPPF unless stated otherwise. Regard has been had to the impact on the special architectural and historic interest of the Grade II listed buildings at No's 3 and 5 Cavendish Avenue and this part of the St John's Wood Conservation Area as the designated heritage assets.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of these applications.

8.11 Environmental Impact Assessment

Not relevant in the determination of these applications.

8.12 Other Issues

Existing Side Extension

Objections have been raised on the grounds that the existing side extension is not lawful. According to the Council's records, approval was given in 1996; therefore this objection cannot be sustained.

Certificate B notification

The applicant has now served notice under Certificate B on the owner of No 5 as the proposed extension will abut the party wall of this house.

It is evident from the representations received, there has been a long history of dispute between the neighbours, and nevertheless this proposal needs to be assessed on its planning merits.

9. BACKGROUND PAPERS

1. Application form
2. Response from St John's Wood Society, dated 19 October 2015
3. Letter from occupier of 5 Cavendish Avenue, London, NW8 dated 3 November 2015
4. Letters from Turleys, The Charlotte Building, 17 Gresse Street, London W1 dated 29 October 2015 and 2 December 2015.
5. Letter from solicitors acting on behalf of the applicant dated 11 November 2015
6. Copy of the planning permission and listed building consent dated 16 January 2003


Selected relevant drawings

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)


IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT AMANDA COULSON ON 020 7641 2875 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk

10. KEY DRAWINGS


Existing Elevations



Existing West Elevation



Existing East Elevation




A2 Drawing

twd
ARCHITECTS-CHARPENTRE SURVEILLANT
14 South Street, Dufferin Square, 10th Floor, London SW11 3HQ
Tel: 0208 749108 • Fax: 0208 878033 • info@twd.com


Job No: 3 Cavendish Ave. NWB
Drawing title: Existing East and West Elevation
Scale: 1:50 Date: Aug 99

Drawing number: 99498 AL/012	Revision:
------------------------------	-----------


Proposed Elevations



Proposed West Elevation



Proposed East Elevation



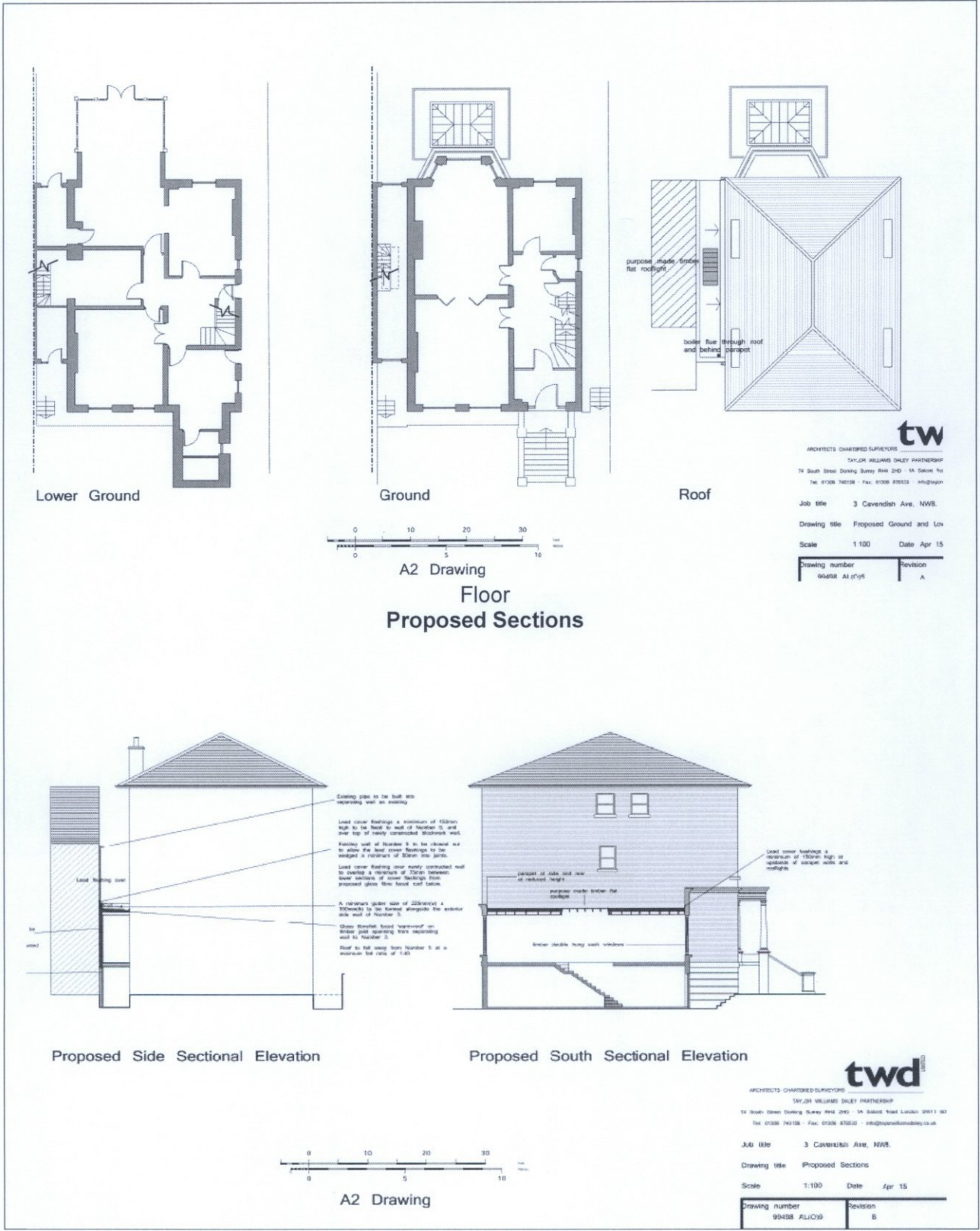
A2 Drawing

tw
ARCHITECTS-CHARPENTRE SURVEILLANT
SIR JOHN WILLIAMS DALEY PARTNERSHIP
14 South Street, Dufferin Square, 10th Floor, London SW11 3HQ
Tel: 0208 749108 • Fax: 0208 878033 • info@tw.com

Job No: 3 Cavendish Ave. NWB
Drawing title: Proposed East and West Elevation
Scale: 1:50 Date: Aug 99

Drawing number: 99498 AL/011	Revision: B
------------------------------	-------------

Proposed Floor Plans



DRAFT DECISION LETTER

Address: 3 Cavendish Avenue, London, NW8 9JD,

Proposal: Infill extension to side of property at raised ground floor level and associated alterations

Plan Nos: 99498 AL(O)1, 99498 AL(O)6; 99498 AL(O)5 Revision A, 99498 AL(O)9 Revision B, 99498 AL(O)11 Revision B, 99498 AL(O) 12
Planning Statement, Heritage Statement, and Design Statement .Sample of brick.

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only: between 08.00 and 18.00 Monday to Friday; between 08.00 and 13.00 on Saturday; and, not at all on Sundays, bank holidays and public holidays., Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and

Item No.
3

DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The side extension shall be built in accordance with the submitted brick sample.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 The new windows shall be timber single glazed sash windows.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 **Pre-Commencement condition** Before any works commence on site detailed drawings(at a scale of 1:50)of the side elevation of the raised ground floor extension shall be submitted to and approved by the City Council as local planning authority The development shall be carried out in accordance with the approved drawings .

Reason To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informatives

1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

DRAFT DECISION LETTER

Address: 3 Cavendish Avenue, London, NW8 9JD,

Proposal: Infill extension to side of property at raised ground floor level and associated alterations.

Plan Nos: 99498 AL(O)1, 99498 AL(O)6; 99498 AL(O)5 Revision A, 99498 AL(O)9 Revision B, 99498 AL(O)11 Revision B, 99498 AL(O) 12; Planning Statement, Heritage Statement, and Design Statement .Sample of brick.

Case Officer: Amanda Coulson **Direct Tel. No.** 020 7641 2875

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 The side extension shall be built in accordance with the submitted brick sample.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 The new windows shall be timber single glazed sash windows painted white.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1

Item No.
3

of our Unitary Development Plan that we adopted in January 2007, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

5. Pre-Commencement condition Before any works commence on site detailed drawings(at a scale of 1:50)of the side elevation of the raised ground floor extension shall be submitted to and approved by the City Council as local planning authority The development shall be carried out in accordance with the approved drawings .

Reason

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT** - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:
S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

This page is intentionally left blank

Agenda Item 4

Item No.
4

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 5 January 2016	Classification For General Release	
Report of Director of Planning	Ward(s) involved Bayswater		
Subject of Report	30 Kildare Terrace, London, W2 5LX,		
Proposal	Single storey rear extension at lower ground floor level, formation of roof terrace at raised ground floor level and erection of balustrade; conversion of front vaults into habitable accommodation, lowering floor under front vaults and part of rear garden by 600mm.		
Agent	Mr Jonathan Wright		
On behalf of	Mr Harry Roheby Johnson		
Registered Number	15/02880/FULL	Date amended/ completed	15 September 2015
Date Application Received	30 March 2015		
Historic Building Grade	Unlisted		
Conservation Area	Westbourne		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

Planning permission is sought for the erection of a single storey rear infill extension at lower ground floor level, formation of roof terrace at raised ground floor level and erection of balustrade; conversion of front vaults into habitable accommodation and lowering of the floor under the front vaults and part of rear garden by 600mm. The proposal has attracted a number of objections from neighbouring residents on the grounds of the impact of construction works, design and impact on amenities.

The key issues are:

- * The impact of the extensions and works upon the character and appearance of this part of Westbourne Conservation Area.
- * The impact on the amenities of neighbours.

The proposal once built would preserve the character and appearance of this part of the Westbourne Conservation Area and would have no significant detrimental impact on the amenities of neighbours. Subject to conditions, the proposal would accord with the UDP and City Plan policies and therefore approval is recommended.

Item No.
4

3. LOCATION PLAN



4. PHOTOGRAPHS



Rear elevation



View from existing extension towards garden of No. 28 Kildare Terrace

Item No.
4

5. CONSULTATIONS

ORIGINAL CONSULTATION

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Awaiting comments from neighbours. Unfortunate no Construction Management Plan (CMP). Object to casement windows at rear. Terrace location appears acceptable. Should be condition stopping two flat roofs being used as a terrace.

BUILDING CONTROL

No response.

ADJOINING OWNERS/OCCUPIERS:

No. consulted: 166; No. of replies: 4 and 1 petition

Petition to require submission of Construction Management Plan signed by 27 people and objections on some or all of the following grounds.

Design

Increase depth as a result of rear extension disproportionate to original house size and more than any in terrace.

Amenity

Loss of privacy as a result of rear balcony;

Noise from terrace;

Proposed casement window at rear of extension would result in loss of privacy;

Loss of daylight/sunlight as a result of rear extension.

Other matters

Absence of a CMP;

Impact on Purple plum tree;

Excessive excavation;

Use of front vaults as living accommodation unsuitable because of lack of ventilation;

Building works shouldn't be allowed during weekends and no delivery/collection during weekdays and outside of commuting hours;

Boiler housed under pavement dangerous.

SITE NOTICE:

Yes.

SECOND CONSULTATION - AMENDED TREE REPORT TO SHOW RETENTION OF TREE IN REAR GARDEN

ARBORICULTURAL OFFICER

Excavation of rear garden too close to purple leaf plum tree. Would need to reduce the size of the proposed rear garden lower patio.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Welcome reduced excavation which we trust will further safeguard tree in rear garden.

Item No.
4

BUILDING CONTROL

Any response to be reported verbally

ADJOINING OWNERS/OCCUPIERS:

No. consulted: 166; No. of replies: 2

2 Objections which did not introduce any new comments to those listed above.

SITE NOTICE:

Yes.

THIRD CONSULTATION - REDUCTION IN EXTENT OF EXCAVATION TO REAR GARDEN AND SUBMISSION OF CONSTRUCTION MANAGEMENT PLAN

ARBORICULTURAL OFFICER

Extent of excavation just about acceptable to ensure survival of purple leaf plum tree.

Acceptable subject to conditions.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Any comments to be reported verbally

ADJOINING OWNERS/OCCUPIERS:

No. consulted: 166; No. of replies: 4

1 letter of support and 3 letters of objection on all or some of the following grounds:

Design

Bulk and mass disproportionate to original size of house;

Cuts significantly into garden.

Other Matters

CMP does not go far enough in assuring residents they will be able to enjoy peaceful amenity of street;

2 suspended parking bays in front of property have not been properly policed by Council or applicants;

No noisy works shall be carried out on Saturdays;

Only one tipper truck should be on site at once;

Tipper truck should not be permitted to reverse in or out of Kildare Terrace;

There should be no deliveries at weekends;

Security risk of extension.

SITE NOTICE:

Yes.

6. BACKGROUND INFORMATION

6.1 The Application Site

No.30 Kildare Terrace is a four storey mid-terrace family dwelling. It is a unlisted building located within the Westbourne Conservation Area.

6.2 Recent Relevant History

14/11913/FULL

Single storey rear extension at lower ground floor level, formation of roof terrace at raised ground floor level and erection of balustrade; conversion of front vaults into habitable accommodation, lowering floor under entire house and front garden and part of rear garden by 600mm.

Application Withdrawn

13 March 2015

7. THE PROPOSAL

Planning permission is sought for the erection of a single storey rear extension at lower ground floor level, formation of roof terrace at raised ground floor level and erection of balustrade; conversion of front vaults into habitable accommodation and lowering the floor under the front vaults and part of rear garden by 600mm.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The principle of additional residential floorspace in land use terms is supported by Policy H3 of the UDP.

8.2 Townscape and Design

The works to the front vaults are acceptable. There is a variety of treatments to this front area within the terrace. The proposal would retain the stairs in the existing position, and would not change the appearance of the building significantly and would have minimal impact on the character and appearance of the conservation area.

The rear infill extension is located at lower ground floor level, with very limited visibility, between the closet wing of the property and that of No.28. Because of its set back and its comparatively low height to the closet wings on either side it will appear subservient to the original building. The fenestration shows a clear separation between the infill extension and the closet wing. An objection has been received regarding the excessive bulk and depth of the extension however the neighbouring property (No. 32) has a similar scaled extension and the extension does not project any further into the garden than the existing closet wing.

The proposal also involves the replacement of the conservatory style extension off the original closet wing at upper ground floor level with a more solid brick structure with a traditional sized window to the rear elevation. Also proposed is the replacement of a modern window with fixed, top light and casement elements and timber panelling below to the rear elevation of the original closet wing at first floor level with a more traditional brick wall and sash window. These alterations are welcomed as more appropriate features to this Victorian terrace.

Simple black metal railings are proposed to the roof terrace which is set back on the flat roof of the extension so that is behind the neighbouring closet wing.

Item No.
4

The proposal would be consistent with Policies DES1, DES5 and DES9 of the UDP and Policies S25 and S28 in the City Plan.

8.3 Residential Amenity

The proposed rear extension is set below and behind the existing closet wing of the property on one side and almost entirely behind the closet wing and boundary wall with No.28 on the other. The other alterations are set within the existing envelope of the building. There are therefore no significant amenity implications of the development for neighbouring properties in terms of loss of daylight/ sunlight or sense of enclosure.

A terrace is proposed on part of the extensions flat roof. It will be set back behind the line of the existing closet wing of No.28 which will minimise overlooking. Objections have been received regarding the loss of privacy resulting from the balcony and the creation of additional noise. Although there may be some potential for overlooking from this terrace into parts of the garden of No.28, this would not be significant because of the set back and the adjoining closet wings wall. Because of the limited size of the balcony and its close proximity to the garden it is unlikely that it would result in any significant increase in activity and noise. It should also be remembered that there is an advantage to these proposals in that the existing glass conservatory at first floor level is to be replaced with a solid brick extension, thereby largely reducing overlooking to No. 28 from the current situation.

Accordingly, the proposal would be consistent with Policy ENV13 of the UDP and Policy S29 of the City Plan.

8.4 Transportation/Parking

The proposal does not create any additional residential units and therefore is acceptable in terms of transportation and parking.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

No changes are proposed to the properties access arrangements.

8.7 Other UDP/Westminster Policy Considerations

Following advice from the City Council's Arboricultural Officer the application was modified to reduce the extent of excavation in the rear garden after concerns regarding the purple leaf plum tree in the rear garden. The Arboricultural officer does not object to the amended proposal subject to a condition requiring the submission of further details of tree protection measures.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.11 Environmental Impact Assessment

The proposal is not of sufficient scale to require the submission of an Environmental Impact Assessment.

8.12 Other Issues

Construction impact

The proposal involves only limited excavation involving lowering the floor under front vaults and part of rear garden by 600mm. Initial objections were received to the application not including a Construction Management Plan (CMP). This would normally be required for an application for a more extensive excavation, for example when creating a basement level, however the applicant has since submitted a plan which outlines how the construction impact of the works will be managed and mitigated. The CMP has been consulted on and objections have been received that it does not go far enough in assuring residents they will be able to enjoy peaceful amenity of street. Specific points raised include objections that 2 suspended parking bays in front of property have not been properly policed in the past, that noisy works could be carried out on Saturdays, to the lack of restriction to only one tipper truck being on site at once, to any tipper truck being permitted to reverse in or out of Kildare Terrace and to any deliveries being made at weekends. The applicant has considered these comments relating to the CMP and has revised the submitted CMP accordingly. It is now proposed that no noisy work will take place at weekends, that there will at no time be more than one tipper truck on site, that the tipper truck nor other delivery vehicles will not be allowed to reverse and that deliveries will only take place on weekdays. It is considered that the CMP takes every reasonable step to consider resident's concerns and to mitigate the amenity implications of the development.

9. BACKGROUND PAPERS

1. Application form
2. Memorandum from Tree Section dated 5 June 2015 and 23 July 2015
3. Memorandum from South East Bayswater Residents Association dated 26 April 2015 and 31 July 2015
4. Undated Petition
5. Letter from occupier of Flat 3, 34 Kildare Terrace, dated 18 June 2015
6. Letter from occupier of 35 Kildare terrace, London, dated 15 June 2015
7. Letter from occupier of 28 Kildare Terrace, London, dated 12 June 2015
8. Letter from occupier of 36 Kildare Terrace, London, dated 15 June 2015, 1 August 2015

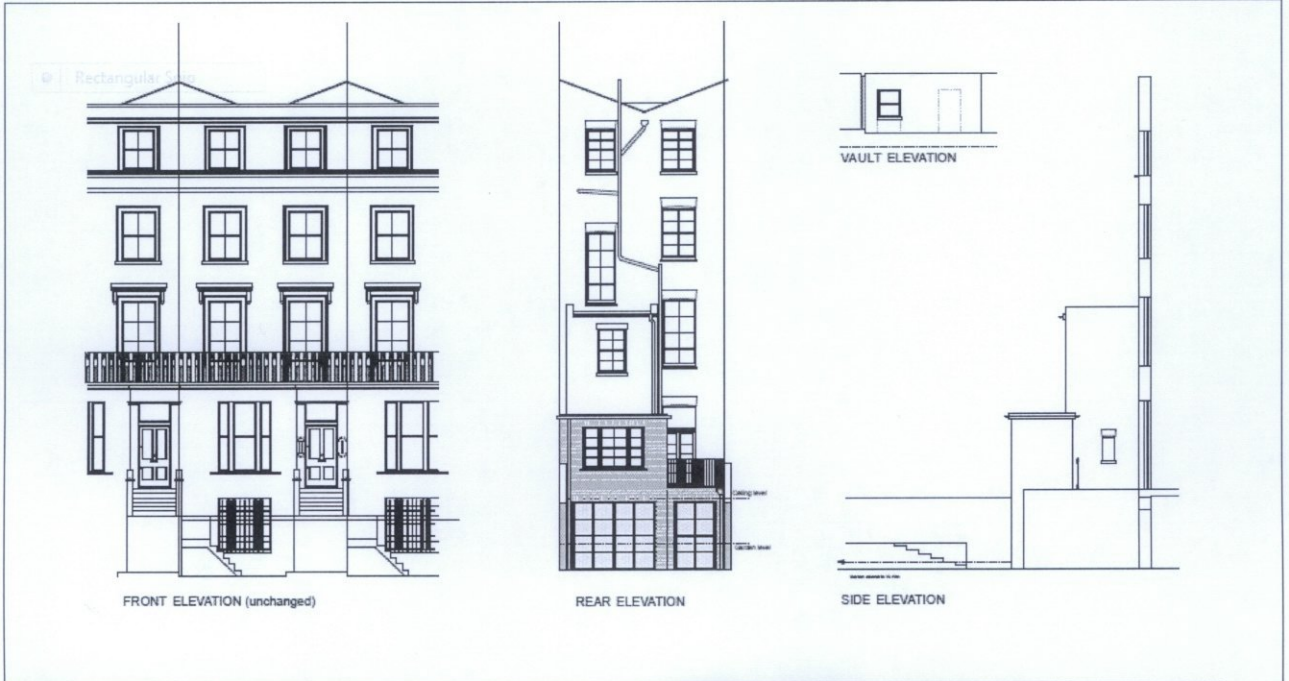
Item No.
4

and 8 October 2015

9. Letter from occupier of 28 Kildare Terrace, London, dated 7 August 2015
10. Letter from occupier of 23 Kildare Gardens, London, dated 28 September 2015
11. Letter from occupier of 34 Kildare Terrace, London, dated 5 October 2015
12. Letter from occupier of 22 Kildare Terrace, London, dated 29 September 2015
13. Letter from occupier of 36 Kildare Terrace, London, dated 8 October 2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT RICHARD LANGSTON ON
020 7641 7923 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk

10. KEY DRAWINGS



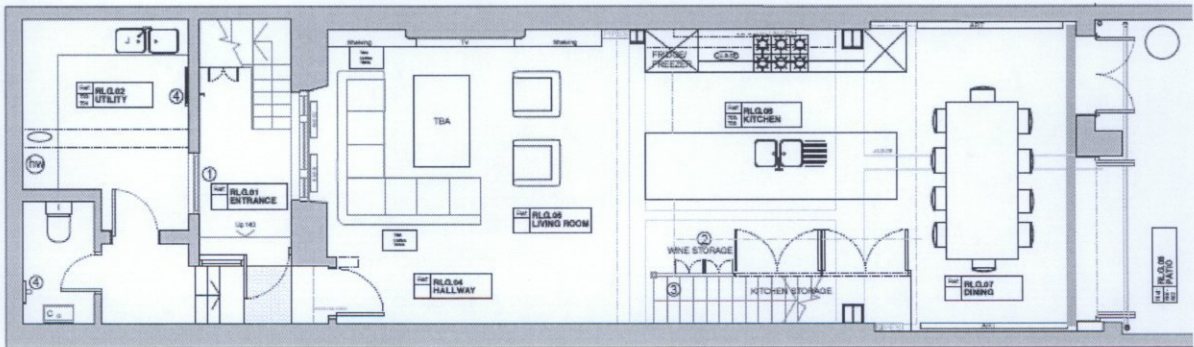
No structural work to be carried out without structural engineers approval in writing.
Be sure to print at 100% and check scale bar with a scale rule for confirmation



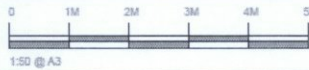
Roland Cowan Architects
30 Westbourne Park Villas London W2 2SD
T 0207 226 5550 E info@rca.uk.com
F 0207 226 5556 W www.rca.uk.com

Project	1336: 30 Kildare Terrace W2 SLX		
Drawing Title	PROPOSED ELEVATIONS		
Dep No:	1336-EL-170	Revision	C
Scale	1:100 @ A3	Date	18 NOV 2015
		Drawn by	PMR/PN/SH

DO NOT SCALE FROM THIS DRAWING. ANY DIMENSIONS ARE TO BE REPORTED TO RCA IMMEDIATELY PRIOR TO THE EXECUTION OF THE WORK OR TO THE ARCHITECT'S REPRESENTATIVE TO BE APPROVED. CHECK BEFORE ANY WORK IS SET OUT.



No structural work to be carried out without structural engineers approval in writing.
Be sure to print at 100% and check scale bar with a scale rule for confirmation



Roland Cowan Architects
30 Westbourne Park Villas London W2 2SD
T 0207 226 5550 E info@rca.uk.com
F 0207 226 5556 W www.rca.uk.com

Project	1336: 30 Kildare Terrace W2 SLX		
Drawing Title	PROPOSED LOWER GROUND FLOOR INDOORS		
Dep No:	1336-GA-110	Revision	E
Scale	1:50 @ A3	Date	18 NOV 2015
		Drawn by	PMR/PN/SH

DO NOT SCALE FROM THIS DRAWING. ANY DIMENSIONS ARE TO BE REPORTED TO RCA IMMEDIATELY PRIOR TO THE EXECUTION OF THE WORK OR TO THE ARCHITECT'S REPRESENTATIVE TO BE APPROVED. CHECK BEFORE ANY WORK IS SET OUT.

DRAFT DECISION LETTER

Address: 30 Kildare Terrace, London, W2 5LX,

Proposal: Single storey rear extension at lower ground floor level, formation of roof terrace at raised ground floor level and erection of balustrade; conversion of front vaults into habitable accommodation, lowering floor under front vaults and part of rear garden by 600mm.

Plan Nos: Site location Plan; 1336-PP-300RevA; 1336-PP-301RevA; 1336-PP-302RevA; 1336-PP-303RevA; 1336-PP-304RevB; 1336-PP-305RevA; 1336-PP-306RevA; 1336-PP-307RevB; 1336-PP-308RevA; 1336-DM-050RevA; 1336-DM-051RevA; 1336-DM-052RevA; 1336-DM-053RevA; 1336-DM-054RevA; 1336-DM-055RevA; Design and Access Statement. Arboricultural Impact Assessment; Construction Management Plan; Method Statement;

Case Officer: Richard Langston

Direct Tel. No. 020 7641 7923

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only: , ,
* between 08.00 and 18.00 Monday to Friday, , * between 08.00 and 13.00 on
Saturday; and, * not at all on Sundays, bank holidays and public holidays., , Noisy work
must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission.
(C26AA)

Item No.
4

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westbourne Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 Except for the shaded area annotated "roof terrace" on drawing number 1336-GA-120REvD, you must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 5 **Pre Commencement Condition.** You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing marked tree protection plan in the Arboricultural Report. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005. You must then carry out the work according to the approved details. (C31AC)

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 6 You must then carry out the development in accordance with the submitted Construction Management Plan.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 7 The new windows and doors shall be formed in white painted timber and the new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westbourne Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

This page is intentionally left blank

Item No.
5

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 5 January 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Little Venice	
Subject of Report	Marylebone Flyover, London, W2		
Proposal	Display of public art on the underside of the Flyover using a technique called 'Clean Art'.		
Agent	Mr Austin Nwadike		
On behalf of	Mr Austin Nwadike		
Registered Number	15/08510/ADV	Date amended/ completed	23 October 2015
Date Application Received	1 September 2015		
Historic Building Grade	Unlisted		
Conservation Area	Not in a conservation area.		

1. RECOMMENDATION

Grant advertisement consent.

2. SUMMARY

The Marylebone Flyover is the section of the Marylebone Road / Westway (A40) which crosses over the Edgware Road. This site is not within a conservation area and there are no listed buildings in the immediate vicinity. The flyover was built in the late 1960s and is of concrete construction, with a shuttered construction finish. The flyover is supported on two piers, one on either side of the Edgware Road. The area immediately by the flyover is a harsh environment, dominated by roads and traffic and the flyover structure has become relatively grimy over the years as a result of this environment.

Transport for London are the highway authority for both Edgware Road and the Westway and this advertisement consent application is made by them. The proposal is to display images on the two flyover piers as well as parts of the soffit and parapet. The images will be created by a process known as 'Clean Art', which is a technique where dirty surfaces are used as a canvas to create artworks. The artist cleans selected parts of the surface to create a contrast between the clean and dirty areas. The work is created using stencils and a water power washer, with no chemicals used. In this case, in order to produce a sufficient degree of contrast, the proposal includes darkening further the areas of the structure where the Clean Art is to be applied and this is to be done by applying a mixture of coal dust and water.

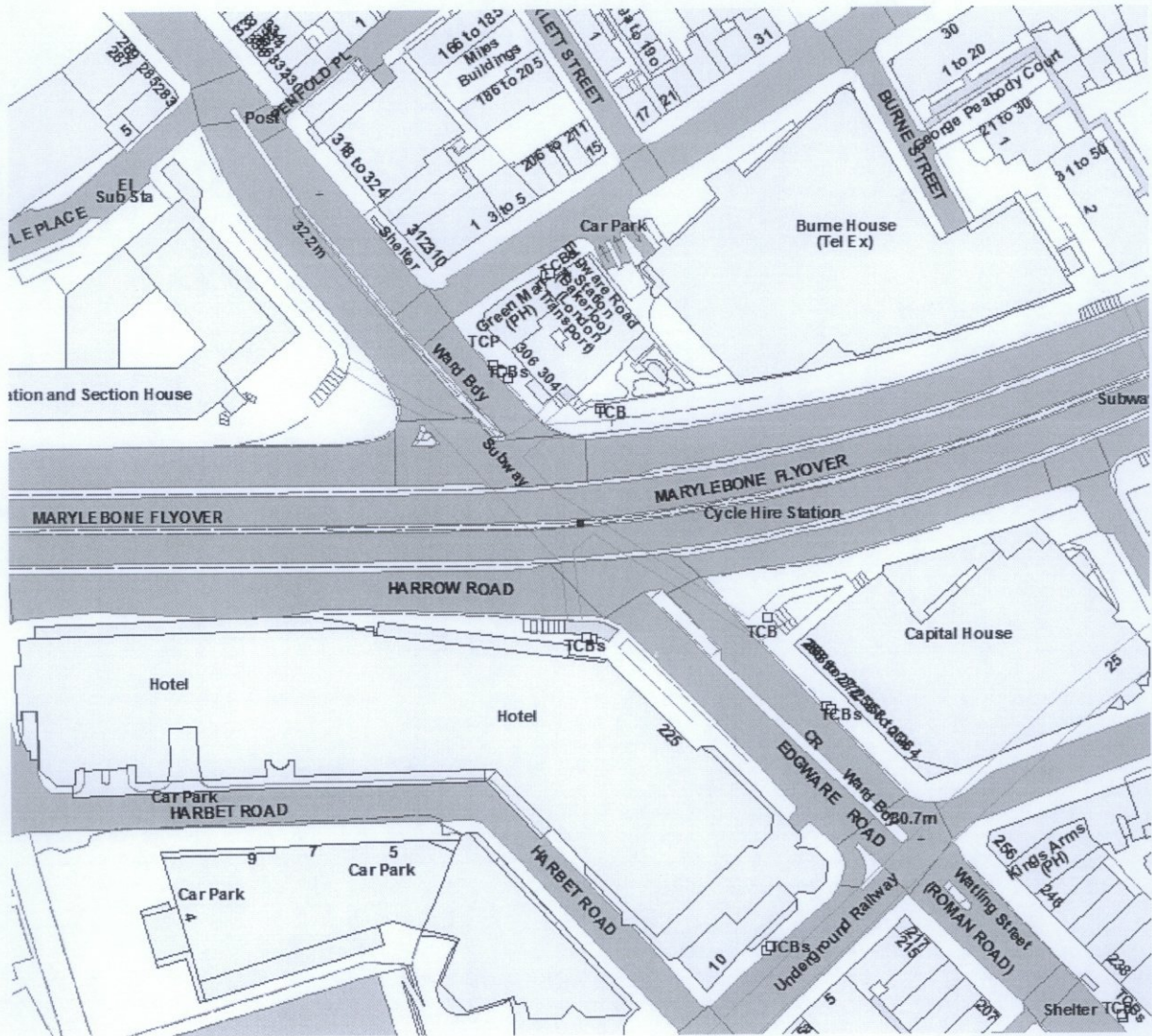
The concept designs that are proposed are to depict trees on the two piers with birds in flight and perched above. It is suggested that a condition is imposed to secure final artwork details. In the words of the applicant, the intention of the artwork is “to improve the urban environment for those who pass under the flyover; to draw attention to the impact of pollution in the area; to expose people to an innovative and thought provoking artform; and to make the bridge a more beautiful and pleasant place”.

The key considerations are the impact of the proposal on amenity and upon public safety.

Policy DES 8 of the Council’s UDP indicates that advertisement consent will not normally be granted for advertisements on street furniture. However, in this case it is suggested that an exception can be made as the advertisement is not overtly commercial and relatively subtle in terms of its visual impact. The proposal has met with no objection and is positively supported in some of the responses. The proposals are likely to be completed at a substantial cost and whilst the images are to be relatively durable given their sheltered location, in all probability they will have a limited lifespan and will fade over time.

The proposal is not considered to have an adverse impact upon either amenity or public safety and as such is recommended for approval.

3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and /or database rights 2013. All rights reserved License Number LA 100019597

4. PHOTOGRAPHS



5. CONSULTATIONS

COUNCILLOR ACTON:
Supports the proposal.

TRANSPORT FOR LONDON - BOROUGH PLANNING:
Supports the proposal.

HIGHWAYS PLANNING - DEVELOPMENT PLANNING
Any response to be reported verbally.

HYDE PARK ESTATE ASSOCIATION:
Any response to be reported verbally.

THE ST MARYLEBONE SOCIETY:
Supports the proposal.

PADDINGTON WATERWAYS & MAIDA VALE SOCIETY:
Supports the proposal.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 0
Total No. of replies: 0
No. of objections: 0
No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND PAPERS

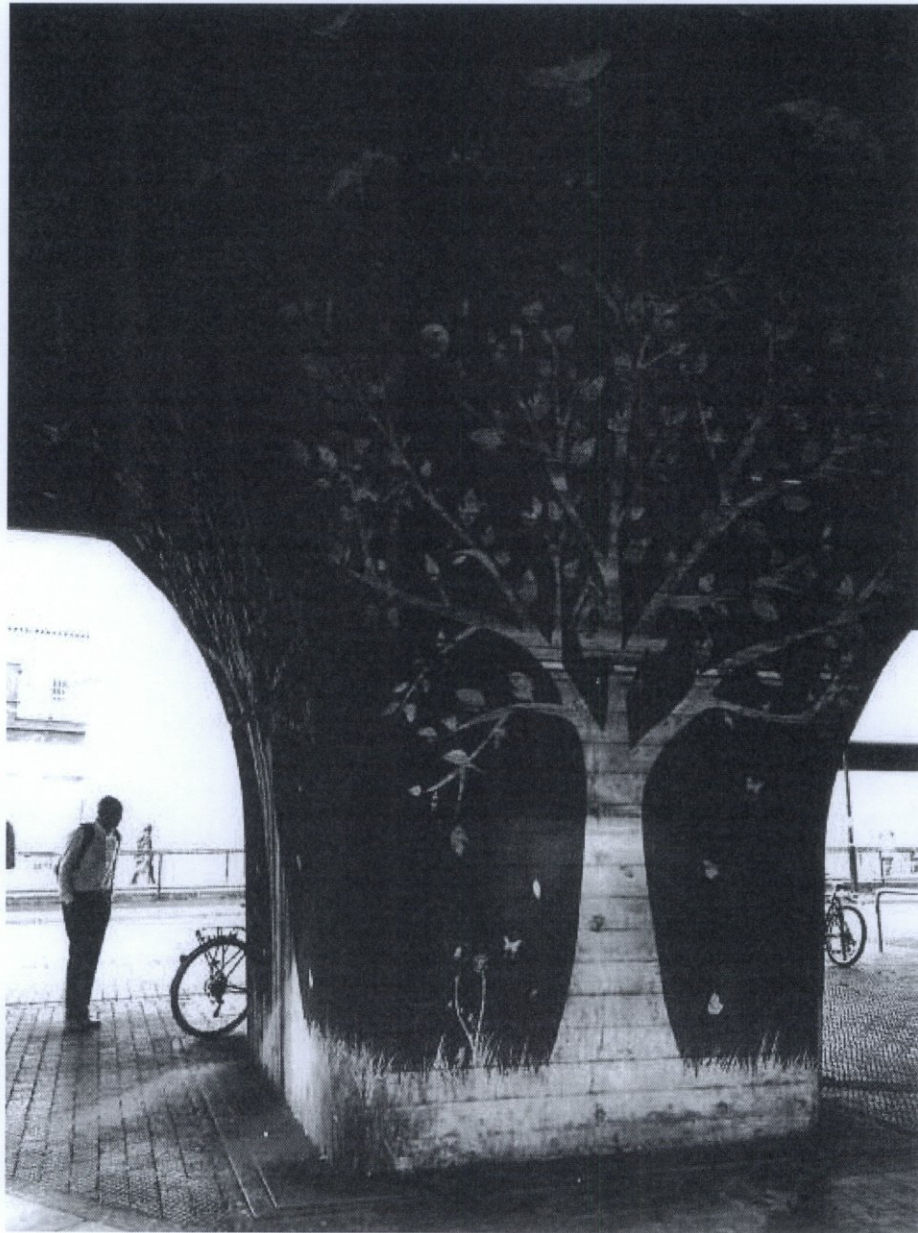
1. Application form
2. Response from The St Marylebone Society, dated 14 November 2015
3. Response from Paddington Waterways & Maida Vale Society, dated 16 November 2015
4. Response from Transport for London, dated 6 November 2015
5. Response from Cllr Acton, dated 8 November 2015.

Selected relevant drawings

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT TOM BURKE ON 020 7641 2357 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk

7. KEY DRAWINGS



A photo montage to illustrate the proposal.

Item No.
5

DRAFT DECISION LETTER

Address: Marylebone Flyover, London, ,
Proposal: Display of public art on the underside of the Flyover using a technique called 'Clean Art'.
Plan Nos: Site location plan; document titled "Clean Art on the Marylebone Flyover London".

Case Officer: Tom Burke **Direct Tel. No.** 020 7641 2357

Recommended Condition(s) and Reason(s):

- 1 You must apply to us for approval of full details of the following parts of the development - the finalised artwork content. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details.

Reason:
To safeguard amenity and public safety.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

This page is intentionally left blank

Agenda Item 6

Item No.
6

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 5 January 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Hyde Park	
Subject of Report	3 Albion Close, London, W2 2AT,		
Proposal	Demolition of single family dwelling and replacement with a new family dwelling incorporating the excavation of a new basement and roof terrace.		
Agent	Mr Dominic Goldfinger		
On behalf of	Mr E.H. Borno		
Registered Number	15/05392/FULL	Date amended/ completed	4 August 2015
Date Application Received	16 June 2015		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		

1. RECOMMENDATION

Refuse permission. - overlooking from roof terrace and detailed design of roof top railings, staircase enclosure and lift over run.

2. SUMMARY

This application seeks approval to demolish this 1930's three storey mews house and build a new mews house with a basement, ground and first floor with a mansard roof above. A roof terrace is proposed on the flat roof of the mansard accessed by a staircase enclosure, and there is a lift over run projecting above the mansard. This latest proposal for a traditional mews house seeks to overcome an earlier appeal decision in 2011 for a new house of a modern contemporary design which was dismissed on design grounds. Objections have been received from the Hyde Park Estate Association and from adjoining neighbours. There are no townscape objections to the principle of demolition and the key considerations of this proposal are:

- i) whether the new house is an acceptable replacement building in terms of its form, height and design;
- ii) the impact of the proposed basement;
- iii) the impact on the amenities of neighbouring residents, in particular the roof terrace on top of the mansard;
- iv) and no off street parking is being provided for the new house.

In townscape terms, the proposed mews house design in keeping with the rest of the mews and in general is welcomed, however there are some aspects of the detailed design which are not acceptable.

The proposed roof terrace, associated railings, staircase enclosure and lift over run on top of the

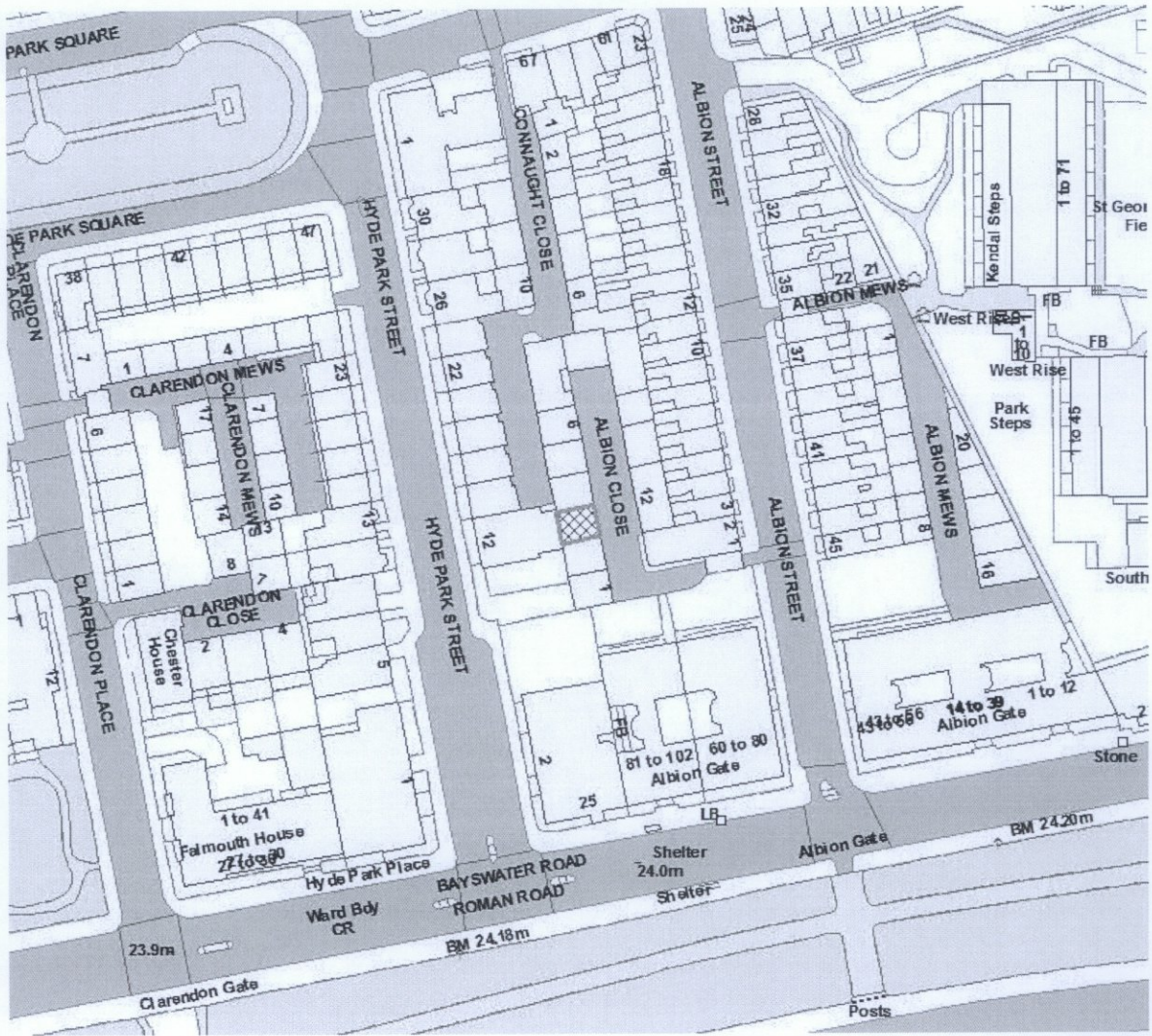
Item No.
6

mansard have attracted objections. Although the Inspector in 2011 did not consider that a roof terrace would be no worse than the existing situation, further analysis of the planning history has revealed an appeal against an Enforcement Notice which was dismissed in 1993 for rear railings. The Inspector in 1993 allowed the existing access ladder to the flat roof on the basis it was for maintenance access only and upheld the Enforcement Notice in respect of the railings.

The applicant has been requested to omit the roof terrace and associated structures from this latest application but is unwilling to do so. Therefore, the application is being determined as it stands. It is therefore recommended to refuse permission for the roof terrace on overlooking grounds. It is also considered that the design of the roof top railings, the staircase enclosure and the lift over run will all add clutter to the roof, harm the appearance of the new house and this part of the Bayswater Conservation Area, and are unacceptable in design terms.

It is accepted that the currently submitted Construction Management Plan in relation to the proposed basement is not detailed enough, and had this scheme been considered acceptable, this matter could have been reserved by condition. Although no off street parking is being provided for the new house, there is an existing on street space in this private road. It is not considered that the proposal will result in a material loss of light to neighbours. Many of the objections raised are private matters and are not grounds to refuse permission.

3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013.
 All rights reserved License Number LA 100019597

4. PHOTOGRAPHS



5. CONSULTATIONS

HYDE PARK ESTATE ASSOCIATION:

Object, consider the application to be the worst sort of over-development that will damage the important heritage of the Hyde Park Estate and be just too big to implement without a huge and unacceptable impact on the quiet enjoyment of this important residential area. Albion Close is one of Westminster's most beautiful mews and retains many fine Georgian and Victorian features. Deeply concerned that this development will seriously damage the wonderful heritage of the area and cannot be achieved without unacceptable and unsafe disruption to the neighbourhood. The overdevelopment is not necessary, these mews houses were not built to provide extensive basement areas and neither should they be expected to be rebuilt. Although not a listed building the mews house is an integral part of the close and it should be protected and appropriately enhanced. Request that the Council reject this significantly unnecessary application.

BUILDING CONTROL:

To be reported verbally.

ENVIRONMENTAL HEALTH:

No objection.

THAMES WATER:

No objections, and request a number of informatives.

HIGHWAYS PLANNING MANAGER:

Refuse on transportation terms, loss of existing garage and no parking being provided for the new house. The previous application indicated a dedicated demarcated on street space directly in front of the property within Albion Close. Without this external space, the application is contrary to policy TRANS 23. To make the application acceptable this external space should be included in the red line and linked via a suitable condition. Request conditions to secure waste storage.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No consulted 42 No Replies 22 objections received to date.

Land Use:

- The proposed basement under the footprint of the mews house fails to comply with the draft policy which states that basements should not extend beneath more than 50% of the site curtilage. This application should be refused because the Council is in the process of revising their guidelines and it is in the consultation process before submission to the Secretary of State for examination in September. It would be wrong to grant permission at this stage before the new guidance is known.

Design

- New application is an improved design compared to earlier schemes but significant areas of concern remain to the design of the lift over run, the glazed sliding access at roof level. Although the architect claims that the impact of these two elements on the roof's appearance is limited, no visual assessment to show these features from views within the mews or neighbouring properties.

Item No.
6

- These structures which project 0.52 m and 0.255 m above the roof could be reasonably expected to appear as incongruous features which will detract from the character and appearance of this part of the Bayswater Conservation Area.
- Proposal fails to accord with policies S25 and S28 in the City Plan and DES 1 in the UDP and London Plan polices 7.6 and 7.8.
- Request conditions to ensure high quality materials if minded to approve.

Amenity:

- First floor rear window not shown in plan but not on the elevation will be obscured but no restrictions on the proposed second floor mansard windows.
- Loss of privacy to residents at No 12 Hyde Park Place.
- The roof terrace is materially different from previous proposals and in the proposed terrace will result in an increased perception of overlooking and is contrary to policies S29 and ENV13.
- The proposed roof terrace will result in overlooking into bedrooms and bathrooms in the mews.
- The current roof terrace has not been permitted and therefore it should not be approved Roof garden will affect the privacy of No 2; result in overlooking into the skylight of No 2.
- Proposal will be visible from the ground floor balcony of 12 Hyde Park Street, and result in a loss of privacy to garden and balcony.

Other Matters:

- Object to the demolition of the existing building and the construction of a basement as this will affect the structural integrity of adjoining houses. Result in unacceptable noise and disruption for many months in a small cul de sac with limited access and no turning space for large vehicles.
- Health and safety issues for residents with small children, those who work from home.
- Little information on the drawings.
- The new house fails to meet Lifetime Homes standards as there needs to be an accessible toilet at entrance level with drainage provision to allow a shower to be fitted in the future.
- The submitted Construction Management Plan is inadequate and lacking in substance and contains a number of errors. If concrete is to be pumped in from the entrance this will cause a security risk.
- No consultation has been undertaken with the managing agents for Albion Close.
- If the Council is minded to approve a conditions should be imposed to secure a detailed Construction Management Plan.

ADVERTISEMENT/SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Albion Close is a small mews cul- de sac off Albion Street. It is a gated community and a private road. This application relates to No 3, an existing 1930's house on the west side of the mews on ground, first and second floors. The house is out of character with the rest of

the mews which are the more traditional brick mews houses with mansard roof extensions. The application site lies within the Bayswater Conservation Area. The house currently has an integral garage. The house backs onto the Grade II listed 12 Hyde Park Street.

6.2 Recent Relevant History

Planning permission and conservation area consent were dismissed by the Planning Inspectorate at appeal on 13 November 2011 for the demolition of the existing building and the erection of a new house with a basement. The Inspector concluded that the modern design of the replacement house would perpetuate the incongruity of the property with its neighbours, the mews and the character and appearance of the Conservation Area as a whole and fail to comply with policies DES1, DES4, and DES9. A copy of this appeal decision is set out in the background papers

Planning permission and conservation area consent were refused by Sub-Committee on 10 March 2011 (overturning officers' recommendation for approval) on the unsatisfactory form and detailed design of the proposed development and its adverse impact on the character and appearance of the Bayswater Conservation Area.

Planning permission granted on 19 June 2007 for the conversion of garage to additional living space with associated alterations front elevation at ground, and first floor level, erection of rear extension at first and second floor levels and installation of three rooflights. This permission was valid for 3 years and has now lapsed.

Appeal against an enforcement notice served in respect of the installation of railings to the rear of the roof and access ladder from the first floor rear roof to the main flat roof. The appeal was allowed on 2 March 1993 in respect of the retention of the ladder and granted planning permission subject to a condition that the ladder shall be used as a means of emergency access to the third floor for the purposes of maintenance of the roof and water tanks. The enforcement notice was upheld in respect of the rear railings.

7. THE PROPOSAL

This application seeks approval to demolish this 1930's three storey mews house leaving the side and rear party walls and build a new mews house with a basement, ground and first floors, with a mansard roof. A roof terrace is proposed on the flat roof of the mansard together with a staircase enclosure and a lift over run. This proposed house is of a traditional mews design and seeks to overcome the appeal decision dated 8 November 2011.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Despite the objections raised on over-development grounds, the proposal to redevelop the existing house is acceptable in land use terms.

It has been raised by a number of the objectors that the proposed basement fails to comply with the Council's new policies and this matter is dealt with later in this report.

8.2 Townscape and Design

The existing 1930's building is out of character and an anomaly in this established mews. It is considered that the existing house has a neutral impact on the character and appearance of this part of the Bayswater Conservation Area and as such there are no objections to the principle of its demolition subject to a high quality replacement building. The proposed new house follows the established mews vernacular and will be in keeping with the rest of the mews. It is a suitable replacement building, meeting the policy tests set out in DES 4 in the UDP which requires infill buildings in areas of unified and significant townscape quality to replicate their surroundings.

There is an increase in the massing of the new house at the rear as the existing lightwells and lower roof terrace are shown to infilled, and additional floorspace being created by the excavation of a basement, but the proposal will not affect the setting of the Grade II listed properties in Hyde Park Street at the rear.

In design terms, the railings at roof level to enclose the terrace, the lift over run and the staircase enclosure to provide access onto the roof terrace do represent additional clutter and such features are normally discouraged in design terms. It is accepted that the railings are set back from the front of the mansard and therefore will not be visible from street level but they will be clearly visible from the upper floor windows of neighbouring buildings. The same comment also applies to the proposed staircase enclosure (which projects 0.255 m) which provides access onto the flat roof and the lift over run (which projects 0.52 m) above the flat roof level. The applicant has been advised by officers to remove these aspects from the scheme but is unwilling to do so. Therefore the application is being determined as it stands.

Whilst it is recognised that the design of the mews house is a significant improvement compared to the scheme dismissed at appeal in 2011, there remains detailed design aspects which are not acceptable and regrettably these cannot be overcome by conditions.

8.3 Residential Amenity

Sunlight and Daylight /Sense of Enclosure

Objections have been received from neighbours on loss of light grounds to a rooflight serving No 2 Albion Close, but it is not considered that the proposed mansard will result in a material loss of daylight or sunlight to this house, or to the houses on the opposite side of the Close, or the flats at the rear at No 12 Hyde Park Street.

Item No.
6

Overlooking

Objections have been raised to the proposed roof terrace on top of the mansard on overlooking grounds and neighbours request that if the Council is minded to approve, a condition should be imposed to prevent its use as a terrace.

According to the Council's records, an enforcement notice was served in 1992 in respect of unauthorised railings at roof level at the rear and an access ladder at this house. The Inspector at appeal in 1993 allowed the ladder access onto the flat roof but only for maintenance access only. It should be noted that when the last planning application was reported to Committee, this enforcement appeal was not available to officers and Members.

Despite this 1993 appeal decision, it would appear that the flat roof has been used as a terrace by the current owners, albeit its use has been limited by the fact there are no safety railings to enclosure the area, and access to the terrace via the external ladder to the roof has been in breach of the condition.

In dealing with the appeal for the contemporary house , the Inspector in 2011 assessed the objections raised by residents to the proposed roof terrace, and stated in paragraph 24 'that having viewed the proposal from the existing roof and assessed the degree of overlooking that would arise, I consider that this would not be a matter to justify refusal of permission .It would be no more than existing, and there is nothing substantive in the submissions of the parties to indicate that the present access to the roof is in any way not lawful'.

Whilst this Inspector's appeal decision is a material consideration in the determination of this latest planning application, the Inspector was not aware of the full enforcement history in respect of the previous railings.

The applicant has been requested by officers to remove the roof terrace on top of the mansard but is unwilling to do so. Therefore the application is being determined as it stands.

The proposed creation of a roof terrace is considered to result in overlooking to neighbouring residents in Albion Close and Hyde Park Street, and therefore the application is recommended for refusal, as it fails to comply with policies ENV13 and S32. It is not considered that this overlooking could be addressed by screening, which in turn would result in further clutter and bulk at roof level,

An objection has been raised by 12 A Hyde Park Street that the rear dormer will overlook their garden and balcony. Had this scheme been considered acceptable, a condition could be been imposed to ensure that this dormer together with the first floor window below are obscured glazed and fixed shut.

8.4 Transportation/Parking

The Highways Planning Manager advises that permission should be refused as the proposal will result in the loss of existing garage and no parking being provided for the new house. There is a dedicated demarcated on street space directly in front of the property within Albion Close. To make the application acceptable, the Highways Planning Manager requires this external space to be conditioned.

It is regrettable that no integral garage is being proposed for the new house. Albion Close is a private road, but given there is currently an on street space for this house in this private mews, a refusal on parking grounds would be difficult to defend at appeal. It is not considered reasonable to impose a condition on the use of this space, as it is located outside the red line of the application site.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

An objection has been raised that the new house does not comply with Lifetime Homes as there is no wheelchair accessible toilet at entrance level. This is mainly a matter for Building Control and is not a ground to refuse permission.

8.7 Other UDP/Westminster Policy Considerations

Refuse /Recycling

Had this scheme been considered acceptable, refuse storage could have been secured by condition.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise. Special regard has been had to the desirability of preserving designated heritage assets.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.11 Environmental Impact Assessment

Not relevant in the determination of this application.

8.12 Other Issues

Basement

Strong objections have been received from neighbouring residents to the principle of excavating a basement floor and a number of the objectors cite that the proposal fails to comply with the Council's latest basement policy which states that a basement shall not exceed no more than 50% of the site's curtilage.

Firstly, the City Council in refusing the previous application in 2011 did not raise an objection to the principle of a basement excavation under this mews house. Secondly, this planning application was submitted before the Council's new basement policy which is now being used for development control purposes for new planning applications received after 1 November 2015. Therefore this application has to be determined in the light of the current adopted policies and the basement SPD. Thirdly, the new policy states that basements shall not exceed beneath more than 50% of the garden land and not the curtilage as cited by the objectors. Therefore despite the objections raised, this proposal for a basement under the footprint of the existing house would comply with the new policy.

In respect of the objections received on structural stability grounds and the impact on the water table. The formal views of Building Control are awaited and will be reported verbally to Committee.

Many of the objections cite that the submitted Construction Management Plan (CMP) is not detailed enough and contains a number of errors. It is recognised that a more robust CMP would be required, and has this scheme been considered acceptable, this could have been reserved by condition.

A number of the objections raised regarding construction on this private mews and these are private matters and are not grounds to refuse planning permission.

9. BACKGROUND PAPERS

1. Application forms ,
2. Response from the Hyde Park Estate Association dated 16.9.2015.
3. Memorandum from Environmental Health dated 18.8.2015
4. Memorandum from Highways Planning Manager dated 25.8.2015
5. Email from Thames Water dated 25.8.2015
6. Email from 16 Hyde Park Street London W2 dated 27.8.2015.
7. Email from 9 Albion Close London W2 dated 29.8.2015.
8. Emails from 2 Albion Close London W2 dated 1.9.2015 and 7.9.2015.
9. Email from 6 Albion Close London W2 dated 3.9.2015.
10. Email from 10 Albion Close London W2 dated 5.9.2015
11. Emails from 12 Hyde Park Street London W2 dated 4.9.2015.
12. Email from 11 Albion Close London W2.
13. Email from 5 Albion Close London W 2 dated 8.9.2015.
14. Email from 9 Albion Close London W 2 dated 10.9.2015
15. Email and letter from D Rose Planning 19-20 Bourne Court, Southend Road, Woodford Green Essex IG 8 8 HD on behalf of the Albion Close Management Ltd dated 10.9.2015 .

- 16 Email from 12 A Hyde Park Street London W2 dated 12.9.2015.
- 17 Email from 11 Albion Street London W2 dated 17.9.2015 ,
- 18 Email from 2 Albion Close London W2 enclosing photographs from skylight dated 17.9.2015.
- 19 Email from 4 Albion Street London W2 dated 16.9.2015.
20. Email from 6 Albion Close London W2 dated 30.9.2015
21. Email from 6 Albion Close London W2 dated 12 .11.2015
- 22 Emails x2 from 11 Albion Close London W2 dated 12.11.2015 and 14.11.2015.
- 23 Emails x2 from 2 Albion Close London W2 dated 15.11.2015.
24. Email from 7 Albion Close London W2 dated 16.11.2015
- 25 Email from 12 Albion Close London W2 dated 23.11.2015
26. Copy of appeal decision dated 13.10.2011.
- 27 Copy of Enforcement Appeal 1993 .

Selected relevant drawings

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT AMANDA COULSON ON
020 7641 2875 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk

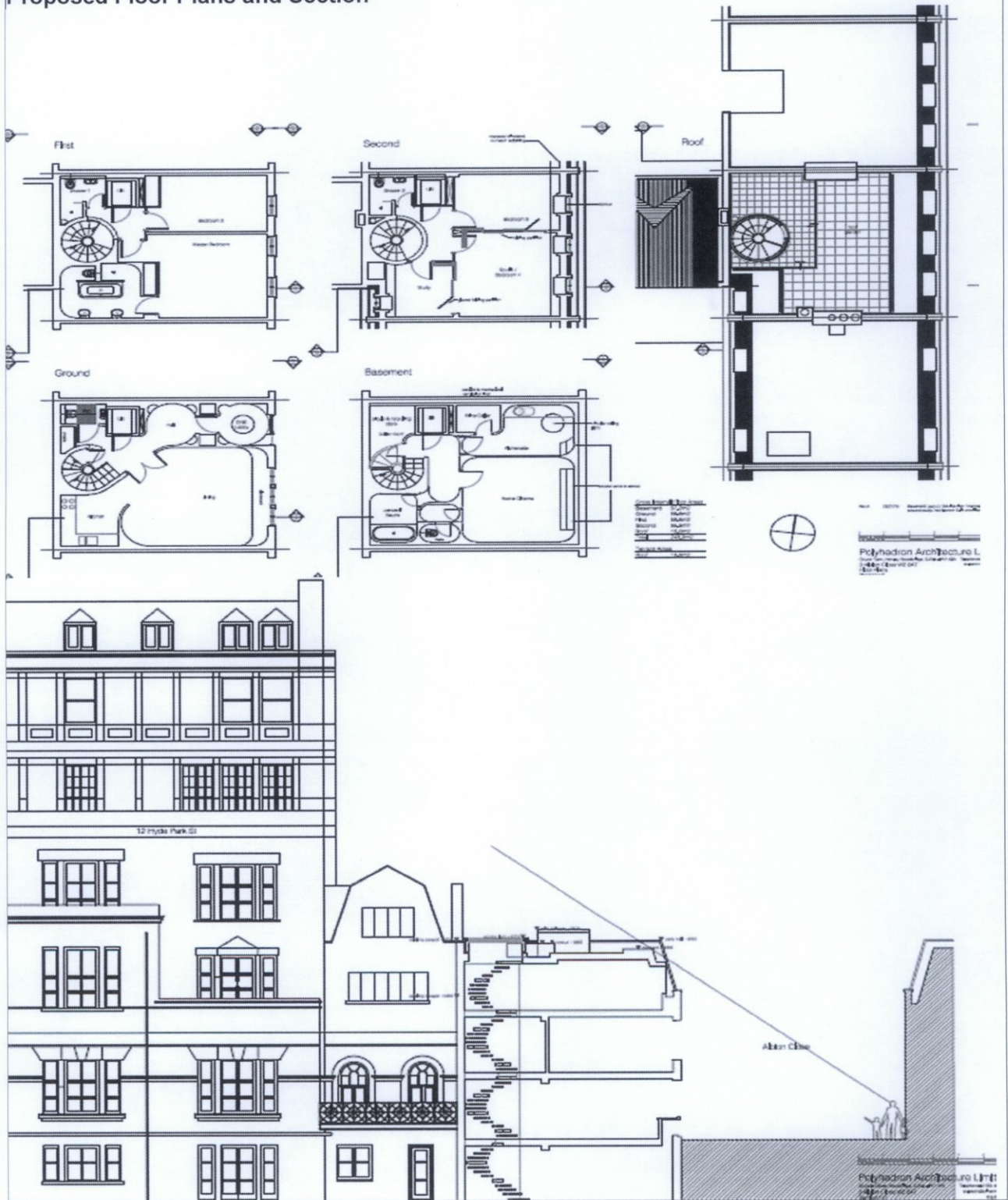
Item No.
6

7 KEY DRAWINGS

Proposed Front Elevation(Visual)



Proposed Floor Plans and Section



Item No.
6

DRAFT DECISION LETTER

Address: 3 Albion Close, London, W2 2AT,

Proposal: Demolition of single family dwelling and replacement with a new family dwelling incorporating the excavation of a new basement and roof terrace.

Plan Nos: Location plan ; ALB/001/00/B , ALB/001/01, ALB/001/00/B ALB/100/01, ALB/200/00/B, ALB/200/01; ALB/201/00/B ALB/100/00/B, ALB/101/01, ALB/101/00/A, ALLB/301/00/C NALB/400/00/C, AALB/401/00/B ALB/500/00/C, ALB/501/00/C ALB/502/00 Section BB Proposed ; ALB/502/00 A Section CC Proposed.
Design and Access Statement ;Noise Impact Assessment ; Preliminary Planning Compliance Report ; Noise and Vibration Management Plan, Structural Method Statement (for information) , Construction Management Plan (for information only) Visuals x2

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

Reasons for Refusal:

Reason:

The use of the flat roof of the mansard roof extension as a roof terrace would lead to an unacceptable loss of privacy for people in neighbouring properties. This would not meet S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (X13AB)

Reason:

The railings, staircase enclosure and lift over run projecting above the mansard roof extension by reason of their location and size would present additional clutter at roof level detrimental to the appearance of this new house and fails to preserve or enhance the character and appearance of this part of the Bayswater Conservation Area. As such the proposal fails to comply with policies S25 and S28 of our Westminster's City Plan: Strategic Policies adopted November 2013 and DES 6 and DES9 of our Unitary Development Plan that we adopted in January 2007.

Informatives

1.You are advised to submit a revised application which excludes the roof terrace , and includes the lift over run within the envelope of the mansard roof extension , which will be viewed more favourably .You are also advised to submit a revised Construction Management Plan.

This page is intentionally left blank