

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 3 February 2015	Classification For General Release	
Report of Operational Director Development Planning		Wards involved Lancaster Gate	
Subject of Report	Saxon Hall, Palace Court, London, W2 4JA		
Proposal	Application 1: Conversion of 1x3 bed flat in rear south east corner of site to 1x1 bed and 1x2 bed flats and associated external alterations including installation of rooflight, fenestration changes and subdivision of existing terrace. Application 2: Conversion of part lower ground floor to create two bedroom flat and associated external alterations including new windows and doors, and formation of rear terrace with trellis screening.		
Agent	Simon Smith and Michael Brooke Architects		
On behalf of	Palace Court Properties Ltd		
Registered Number	Application 1: 13/07714/FULL Application 2: 14/00018/FULL	TP / PP No	TP/10482
Date of Application	25.07.2013	Date amended/ completed	25.09.2013
Category of Application	Other		
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

Application 1:
Grant conditional permission.

Application 2:
Grant conditional permission.





SAXON HALL, PALACE COURT, W2

2. SUMMARY

This report relates to two separate proposals for alterations to Saxon Hall, an unlisted block of flats located within the Bayswater Conservation Area.

Application 1 relates to the conversion of an approved three bed flat in the rear south east corner of the site to provide 1x1 bed and 1x2 bed flats and associated external alterations including installation of rooflight, fenestration changes and subdivision of existing terrace.

Application 2 relates to the enlargement of an approved one bed flat at lower ground floor to create a two bedroom flat and associated external alterations including new windows and doors, and formation of rear terrace with trellis screening.

The key issues in this case are as follows:

- The impact of the proposals on the character and appearance of the building and the conservation area.
- The impact of the proposals on the amenity of neighbouring residents, in particular those within flats at Saxon Hall.
- The impact of the proposals in terms of highway and parking matters.

The proposals are considered to comply with the relevant policies contained within the City Plan and Unitary Development Plan (UDP) and as such are recommended for approval, subject to conditions.

3. CONSULTATIONS

APPLICATION 1:

COUNCILLOR ANDREW SMITH

Query regarding details of the proposal, instinctively opposed to conversion of family units to smaller units. Details of application clarified by officers.

BAYSWATER RESIDENTS ASSOCIATION

Objection. Would prefer that a larger three bed flat is retained rather than splitting it up into two small units.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Objection. Constant stream of applications for this block increasing the number of units and density; parking issues in the vicinity; query if parking space blocks access to unit; loss of family unit; intensification of site; disabled access ramp too steep.

HIGHWAYS PLANNING MANAGER

Undesirable but could be considered acceptable. One parking space is indicated on the plans, must ensure that this space was not originally conditioned for use by other residential units on the site but aware of wording of that condition being unenforceable and as such the proposal is not contrary to TRANS23. Cycle parking is provided consistent with TRANS10.

ENVIRONMENTAL HEALTH

No objection.

CLEANSING MANAGER

Objection. The plans omit the three 360 litre wheeled bins for recycling currently in use at this site, the proposed waste store may obstruct the swept path of vehicles entering the car park.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 205; Total No. of Replies: 3.

Objections raising some/all of the following concerns:

Design

- Care should be taken to ensure that the building is constructed as approved (query regarding materials).

Amenity

- Noise from footfall of extra people coming and going.

Other

- Rubbish accumulation.
- Residents deserve some peace and quiet.
- Claims that extension has been constructed higher than as approved and with no garden on the roof, applicant must first comply with the original plan.

ADVERTISEMENT/SITE NOTICE: Yes

APPLICATION 2:**BAYSWATER RESIDENTS ASSOCIATION**

No objection.

ENVIRONMENTAL HEALTH

Unable to make an assessment due to plans not being available.

CLEANSING MANAGER

No details of waste storage provided.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 157; Total No. of Replies: 2 .

- Documents have not been fully loaded on website.
- Address is not correct, Flat 16 is in the main building (address has been changed to 'Saxon Hall').

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION**4.1 The Application Site**

Saxon Hall is a block of residential flats, built in the 1960s and comprising lower ground, ground and five upper floors. To the rear of the block is a yard which was previously used for parking and bin storage, accessed from Palace Court via an undercroft access ramp to the left side of the building. To the south of the yard is an extension to the building which has been partially erected following the grant of permission for the erection of an additional flat.

4.2 Relevant History

17 November 1961 – Permission granted for the erection of a six storey and basement building to comprise 19 residential flats. Condition attached as follows: *'The garage accommodation shall be retained as shown on the drawings approved and shall not be used for the accommodation of commercial vehicles, and no trade or business shall be carried on therefrom'*.

26 September 2008 - Planning permission granted for the conversion of an existing storage area (to northern half of application site) at lower ground floor level into a studio flat, accessed via the existing front lightwell.

19 March 2009 - Planning permission granted for the excavation at lower ground floor level to create a self-contained two bedroom flat with associated extensions and alterations to front and side elevations including excavation of lightwells and new windows and doors.

27 August 2009 – Planning permission granted for alterations and the excavation at lower ground floor level to create a self-contained three bedroom flat with new lightwells, windows and doors.

14 January 2010 – Planning permission refused for the conversion of an existing storage area and excavation at lower ground floor level to create a two bedroom flat and a three bedroom flat, involving a new rear extension, windows, doors, rear amenity area and bike stores on grounds of sub-standard accommodation.

27 May 2010 – Planning permission granted for alterations and excavation at lower ground floor level to create three bedroom flat with new rear extension (to south east corner of application site), lightwells, windows and doors.

14 April 2011 – Planning permission granted for alterations and excavation at lower ground floor level to create a three bedroom flat with new double height rear extension (to south east corner of application site), lightwells, windows, doors and green roof and walls.

20 June 2011 – Planning permission refused for erection of 2x 2 bedroom storey mews houses with basements and the provision of associated first floor balconies and balustrading on grounds of lack of parking and impact on highway/public safety, loss of privacy, sense of enclosure, lack of amenity space for new units, potential daylight/sunlight impact for neighbouring properties, potential tree impact and poor daylight to new units.

24 June 2011 – Planning permission refused for erection of part two storey and part one storey one bedroom mews property with roof terrace and glass balustrade and lightwell to the rear of Saxon Hall on grounds of lack of parking, loss of privacy, sense of enclosure, potential daylight/sunlight impact for neighbouring properties, poor daylight to new units, loss of amenity space for approved separate flat and impact on refuse storage.

21 July 2011 – Planning permission granted for conversion of part lower ground floor to create one bedroom flat and associated external alterations involving the introduction of new windows and doors.

28 May 2013 - Planning permission granted for lowering of rear courtyard, alterations to external staircase, and alterations to access ramp.

21 October 2013 - Planning permission granted for variation to Condition 1 of planning permission dated 14 April 2011 (RN: 10/08269/FULL) for alterations and excavation at lower ground floor level to create a three bedroom flat with new double height rear extension (to south east corner of application site), lightwells, windows, doors and green roof and walls, namely to revise internal layout of the approved flat and minor alterations to fenestration.

5. THE PROPOSAL

Application 1 relates to the three bedroom flat approved in April 2011 (as varied by permission granted in October 2013) which is partly located within the lower ground floor level of the building and partly within the new rear extension to the south east corner of the site. The current proposal seeks to convert the approved three bedroom flat into two residential units; namely 1 x 1 bed flat (located within the rear extension at lower ground and mezzanine levels) and 1 x 2 bed flat (located at lower ground floor level within the building). Associated alterations to the elevations and the rear enclosed courtyard are also proposed, including a new door to the flank of the extension, changes to windows and the installation of a trellis within the enclosed courtyard to provide separate areas of amenity space for both flats. The application also proposes the provision of a car parking space within the rear yard adjacent to the entrance to the one bed flat.

The majority of the works to the building have been carried out (with the exception of the trellis to the courtyard) and the flats are in occupation, however, the applicants have erected large timber screening within the former car park area to the rear of the building and as such the car parking space has not been provided. When the proposed use of the area enclosed by the timber screening was queried with the applicants, they advised that this would be used as amenity space for the one bed flat, however, this is not in line with the proposed drawings or the approved drawings for the scheme permitted in May 2013 to lower the courtyard and, as such, the structures in the car park are subject to enforcement investigation.

Application 2 relates to the enlargement under the access ramp to the rear courtyard of a one bedroom flat approved in July 2011 which is located to the northern end of the building at lower ground floor level. The enlarged flat comprises of living room, kitchen, bathroom and two bedrooms. Associated changes to the front and rear fenestration and a rear amenity space with trellis screening are also proposed. The works subject of the application have been carried out and the flat is ready for occupation. In addition, further trellis screening and meter box enclosures have been erected to the front lightwell adjacent to the entrance to the flat. These works do not form part of the application and are being investigated by the Planning Enforcement Team.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal comprising Application 1 seeks to replace an approved three bedroom flat with a one bedroom and a two bedroom flat. Whilst the loss of a family-sized unit is regrettable, the proposal overall will provide a similar amount of residential accommodation and the increase in units is welcomed under Policies H3 and S14. The flats have a reasonable layout in terms of daylight and size. It is not considered that permission could be withheld on land use grounds.

Application 2 relates to the enlargement of an approved studio flat to provide a two bedroom unit. This flat has a good layout with good access to daylight. The increased size of the flat is welcomed under Policies H3 and S14.

6.2 Townscape and Design

The proposals subject of Application 1 are modest in terms of the impact on the design and appearance of the building. They involve minor changes to the fenestration and the erection of a trellis within the enclosed rear courtyard. Given the location and scale of these works, they do not raise design or conservation concerns subject to the materials being as specified in the suggested conditions (i.e. white painted timber for the windows and doors).

The changes to fenestration proposed in Application 2 include bi-folding doors to the front lightwell and French doors to the rear elevation. The bi-folding doors are visible from the street and are large in terms of their width, however, they are broadly in line with the 2011 approval. Although the timber trellis to the rear car park enclosing the newly-formed private amenity space for this flat is not considered ideal in design terms, given its relatively modest scale and location, it is not considered to warrant refusal.

As such, the proposals do not harm the appearance of Saxon Hall or the character or appearance of the Bayswater Conservation Area and are therefore considered acceptable in design terms, in accordance with Policies DES1, DES5 and DES9 in the adopted UDP and S25 and S28 of the City Plan.

6.3 Amenity (Daylight/Sunlight/Sense of Enclosure/Privacy)

Application 1 proposes largely internal changes to the layout, with some changes to fenestration. The use of the approved three bedroom flat as two separate smaller flats does not raise amenity concerns, and neither do the changes to the fenestration given the modest scale of the alterations proposed and the location in relation to other flats within Saxon Hall itself and other neighbouring buildings. The proposed trellis within the enclosed courtyard affects only the two flats subject of the application, and to that extent the trellis will protect the privacy of the occupiers of both units and provide areas of amenity space for both. As such, the proposals are considered acceptable.

The majority of the works proposed under Application 2 are similarly modest in scale and would not result in any significant detrimental impact in amenity terms. The changes to the fenestration are minor and do not result in overlooking to adjacent properties given the location of the works. However, the trellis proposed to be retained to the rear of the building extends beyond the bathroom window for a neighbouring flat at lower ground floor level, with the result that the newly-formed private amenity space for the flat subject of the application would be located immediately outside this neighbouring window. Whilst the bathroom window in question is obscure-glazed and previously faced directly onto a shared lightwell, the proposal would nonetheless result in a more intensive use of the space immediately outside the window by the occupiers of the enlarged flat. This situation is considered to be unneighbourly and would result in an undue loss of privacy for the neighbouring occupiers. A condition is recommended requiring the extent of the trellis to be reduced so that it would not wrap around the bathroom window for the adjacent flat. If agreed by Committee, the matter of the removal of part of the existing unauthorised trellis would be pursued by the Planning Enforcement Team.

For the reasons outlined above and subject to conditions, the two applications would be in accordance with Policy ENV13 in the adopted UDP and S29 of the City Plan.

6.4 Transportation and Parking

The primary issue in highways terms is the car parking requirements generated by the proposals.

Application 1:

When permission was granted for the approved three bedroom flat within the rear extension/rear part of the building at lower ground floor level in April 2011, it was considered at that time that the on-street parking stress levels at night time were not so severe as to warrant refusal of permission. As such, the lack of off-street car parking for the three bedroom flat was accepted. The current proposal involves the creation of an additional unit which would generate the requirement for a parking space in line with TRANS23 and a dedicated parking space is shown on the proposed drawings. This parking space occupies part of the area of the

former car park to the rear of the building, the level of which has recently been lowered following permission granted in May 2013. It should be noted that in considering the application for the lowering of the car park, the City Council received a large number of objections from residents within Saxon Hall about the right to use the parking spaces and they referred to disputes with the freeholder of the building (the applicants) in this regard.

The original 1961 permission for the building included a condition requiring that '*The garage accommodation shall be retained as shown on the drawings approved and shall not be used for the accommodation of commercial vehicles, and no trade or business shall be carried on therefrom*'. The wording of this condition refers to 'garage accommodation' rather than parking spaces and it does not specify that the parking must be retained for use by the residents of the building. In addition, the applicants advise that the leases for the flats do not contain any provisions for parking spaces to be provided. As such, a condition was attached to the 2013 permission for the lowering of the courtyard which required the existing parking spaces to be re-provided, however, it was not considered reasonable to require the spaces to be retained for use by the residents of the building. As outlined above, the car park has been partially enclosed by timber screening and as such the parking spaces have not been re-provided; the existing layout of the car park is not in compliance with the approved drawings and therefore the matter is being investigated by the Planning Enforcement Team. However, were the car park to be returned to the approved layout, the parking space shown on the proposed drawing for Application 1 could still be provided in addition to the other spaces. A condition is recommended requiring this space to be provided. As such, the proposal complies with Policy TRANS23.

With regard to Application 2, there was formerly no dedicated on-site parking space in connection with the one bedroom flat and the enlargement of the flat to provide an additional bedroom under this application does not generate a parking requirement. As such, this proposal also complies with TRANS23.

A condition is included to secure the provision and retention of cycle parking as shown on the drawings.

The Cleansing Manager has raised concerns regarding the omission of the large recycling bins which were previously in place in the rear yard and he advises that the proposed bin store location may affect vehicles using the rear car park. As outlined above, the rear yard has been lowered, however, the scheme has not been implemented in accordance with the approval granted in 2013 and as such, the bins are in a different location again. A condition is recommended for Application 1 requiring the location of the bin storage area to be relocated to the location shown on the approved drawings for the lowering of the courtyard/ car park.

6.5 Equalities and Diversities

Level access is provided to both flats within Application 1, albeit the one bedroom unit includes a mezzanine space where the bedroom is located. However, it is not considered reasonable to refuse permission on this basis.

The main entrance to the flat subject of Application 2 is via the steps into the front lightwell, however, following the alterations to the rear car park area and the installation of French doors to the rear elevation, it is also now possible to access this flat by means of level access.

6.6 Economic Considerations

Not applicable.

6.7 Other UDP/Westminster Policy Considerations

None.

6.8 London Plan

The proposals do not raise 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 relevant policies in the City Plan which has replaced the Core Strategy have been discussed in this report and other policies in the previous report have not changed significantly. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. 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 applicable.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

Not applicable.

6.12 Other Issues

Objections have been received on grounds of the lengthy history of unauthorised development by the applicants. This is regrettable, however, the applications must be considered on their merits.

6.13 Conclusion

The proposals are, subject to the recommended conditions, considered to comply with the relevant City Plan and UDP policies with regard to land use, design, amenity, and highways. The applications are therefore recommended for approval.

BACKGROUND PAPERS

Application 1:

1. Application form.
2. Email from Councillor Andrew Smith dated 13 October 2013 and subsequent responses from officers.
3. Letter from Bayswater Residents Association dated 02 October 2013.
4. Letters from South East Bayswater Residents Association dated 27 October 2013.
5. Memorandum from Highways Planning Manager.
6. Memorandum from Environmental Health dated 05 November 2013.
7. Memorandum from Cleansing Manager dated 08 October 2013.
8. Email from occupier of 14B Palace Court dated 02 January 2014.
9. Email from occupier of Flat 1 Saxon Hall dated 21 October 2013.
10. Email from Director of Saxon Hall RTM Company/occupier of Flat 18, Saxon Hall dated 27 October 2013.

Application 2:

1. Application form.
2. Letter from Bayswater Residents Association dated 01 September 2014.
3. Email from Environmental Health dated 12 August 2014.
4. Memorandum from Cleansing Manager dated 01 September 2014.
5. Email from occupier of 14B Palace Court dated 07 August 2014.
6. Email from occupier of Flat 18, Saxon Hall dated 29 September 2014.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT NATHAN BARRETT ON 020 7641 5943 OR BY E-MAIL – nbarrett@westminster.gov.uk

DRAFT DECISION LETTER

- Address:** Saxon Hall, Palace Court, London, W2 4JA
- Proposal:** Conversion of 1x3 bed flat in rear south east corner of site to 1x1 bed and 1x2 bed flats and associated external alterations including installation of rooflight, fenestration changes and subdivision of existing terrace.
- Plan Nos:** Location Plan, 1589-27 (As approved), 1589-28 (As proposed), Environmental Performance Statement, Lifetime Homes Assessment, Design and Access Statement.
- Case Officer:** Claragh Mulhern **Direct Tel. No.** 020 7641 2535

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 windows and doors to the new residential units hereby approved shall be formed in white painted timber and maintained in that material and colour.

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 provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

- 6 You must provide the car parking space shown on the approved drawings and the car parking space must be made available for use in connection with the flats hereby approved within 4 months of the date of this permission. The car parking space must be retained as approved thereafter and shall only be used for the parking of vehicles of people living in the residential part of this development. (C22BA)

Reason:

To provide parking spaces for people using the development as set out in STRA 25 and TRANS23 of our Unitary Development Plan that we adopted in January 2007. (R22AB)

- 7 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)

- 8 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

- Revised location for the bin stores to match the location shown on the approved layout plan 1589-22 Rev C for permission granted on 28 May 2013 (RN 12/05820/FULL).

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings within 4 months of the date of this permission.

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

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 We are aware that unauthorised works have been carried out to the rear courtyard, which are subject to investigation by the Planning Enforcement Team.

DRAFT DECISION LETTER

Address: Saxon Hall, Palace Court, London, W2 4JA

Proposal: Conversion of part lower ground floor to create two-bedroom flat and associated external alterations including new windows and doors, and rear terrace with trellis screening.

Plan Nos: Location Plan, Design and Access Statement, 1589-6 Rev H, 1589-5 Rev F (As approved), 1589-5 Rev G (As proposed).

Case Officer: Claragh Mulhern **Direct Tel. No.** 020 7641 2535

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 windows and doors to the new residential units hereby approved shall be formed in white painted timber and maintained in that material and colour.

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 apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

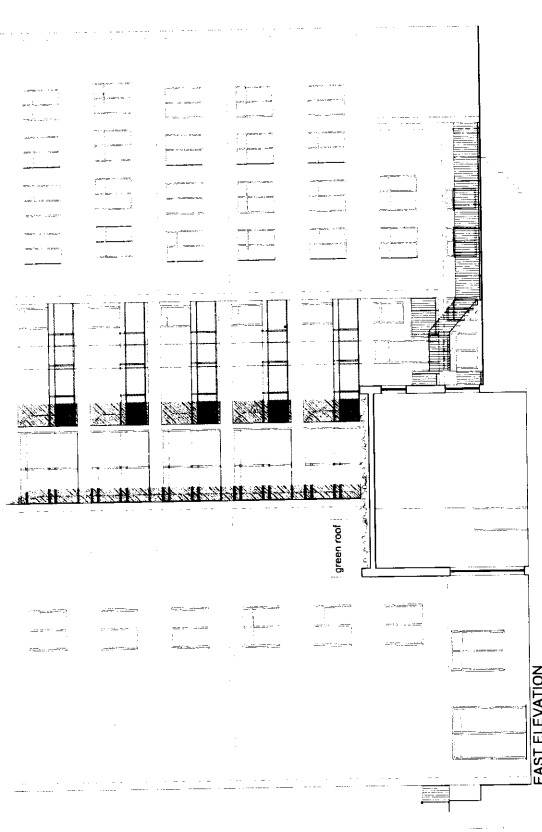
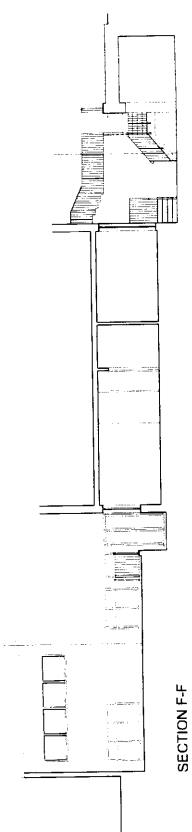
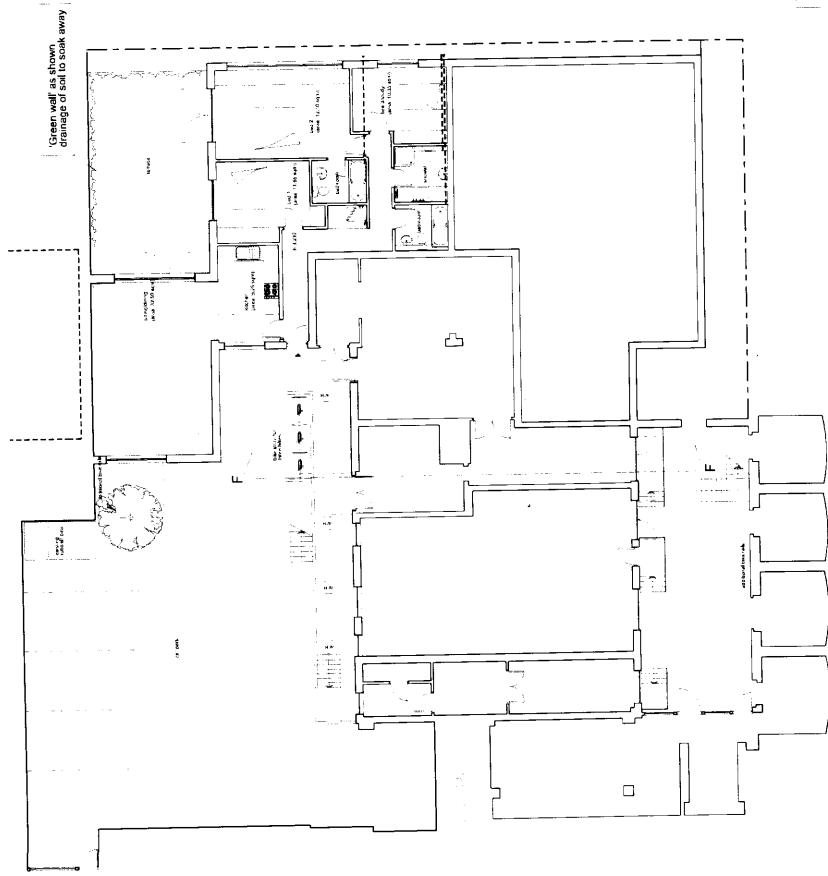
- Reduced size of the rear terrace area and associated reduced extent of trellis fence to ensure that the trellis/terrace do not extend beyond the bathroom window for the adjacent lower ground floor flat.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings within 4 months of the date of this permission.

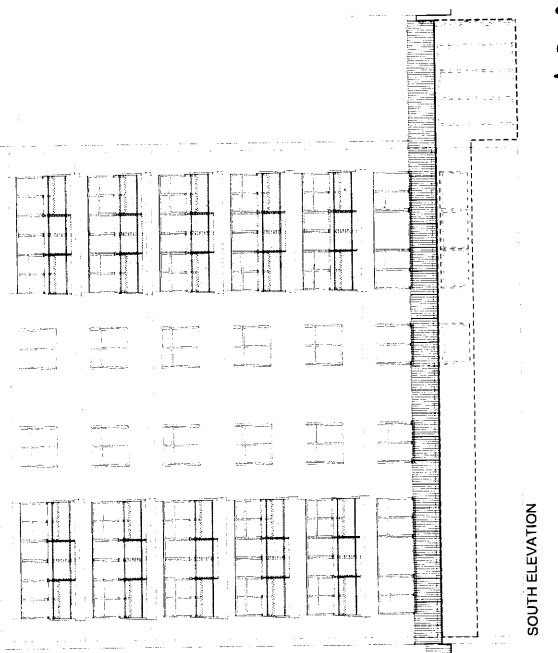
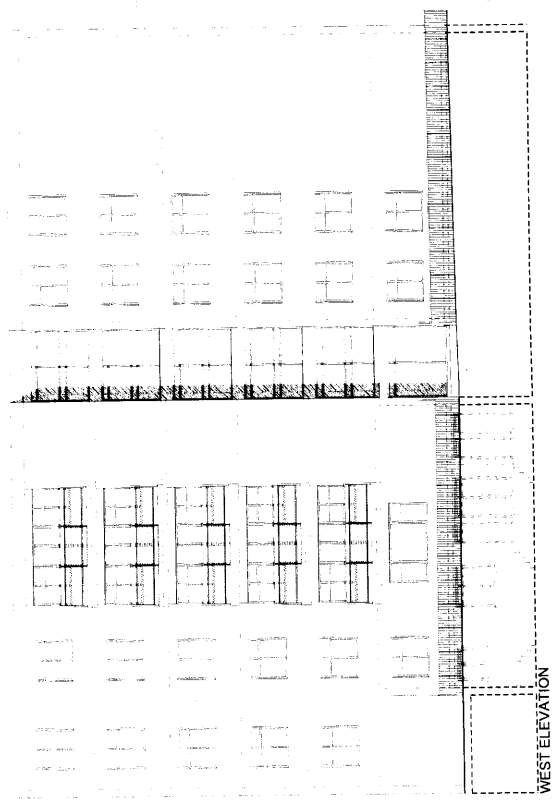
- 5 To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

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 We are aware that unauthorised works have been carried out to the front lightwell, which are subject to investigation by the Planning Enforcement Team.



Windows above in match existing with floor and double glazing



Scale 0 1 2 3 4 5m

NOTES

1. All dimensions are to the face of the work.
2. All dimensions are to the centre of the work unless otherwise stated.
3. All dimensions are to the face of the work unless otherwise stated.
4. All dimensions are to the face of the work unless otherwise stated.

notes

Saxon Hall, 16 Palace Court

title Proposed Plan, Section and Elevations

job no. 1589

scale 1:100 @ A1, 1:200 @ A3

date 10.11.2009

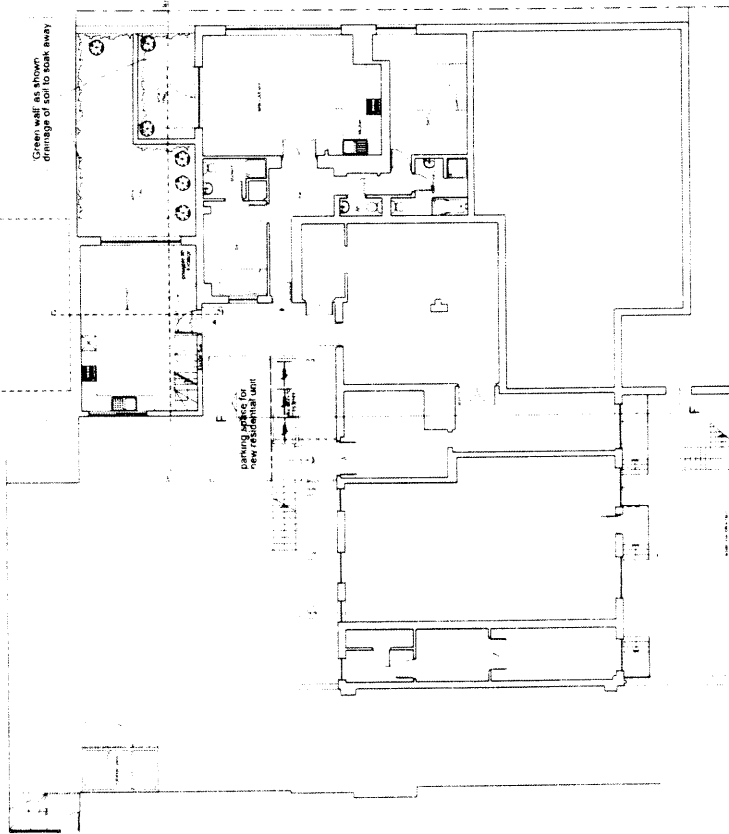
drawn by 1589-5

revision rev. L: 31.01.2011

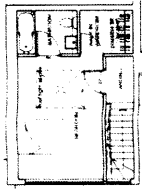
Simon Smith & Michael Brooke Architects

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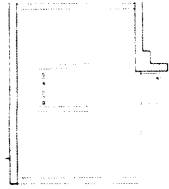
APPLICATION 1 - AS APPROVED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

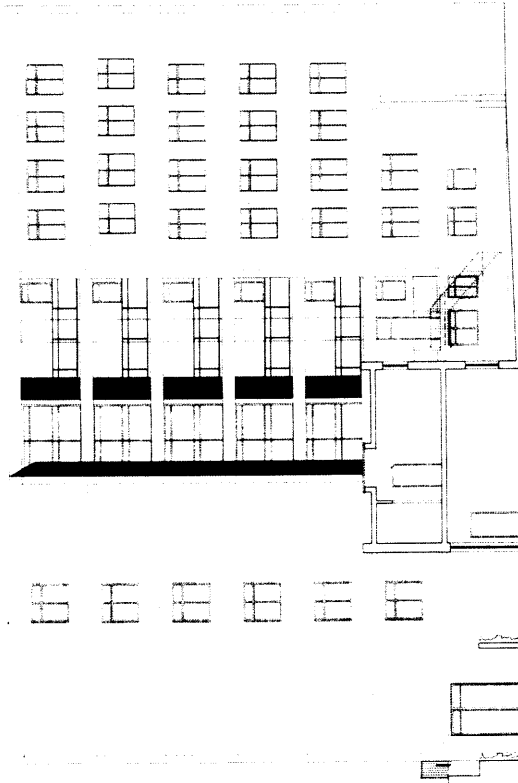


ROOF PLAN

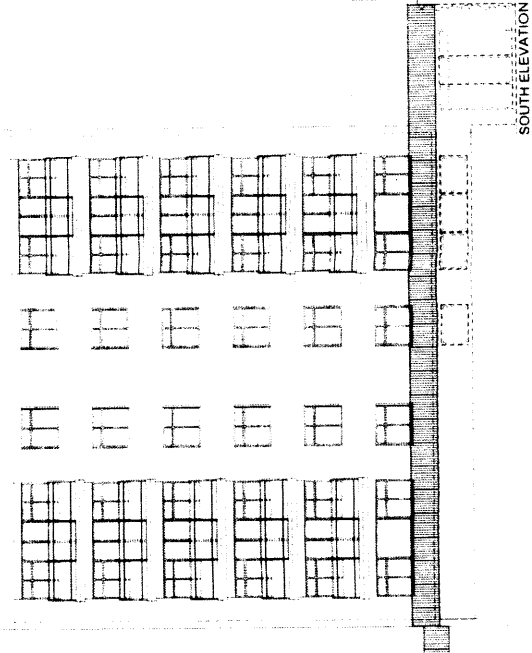
Windows and doors to match existing with timber and double glazing

WEST ELEVATION NEWS HOUSE

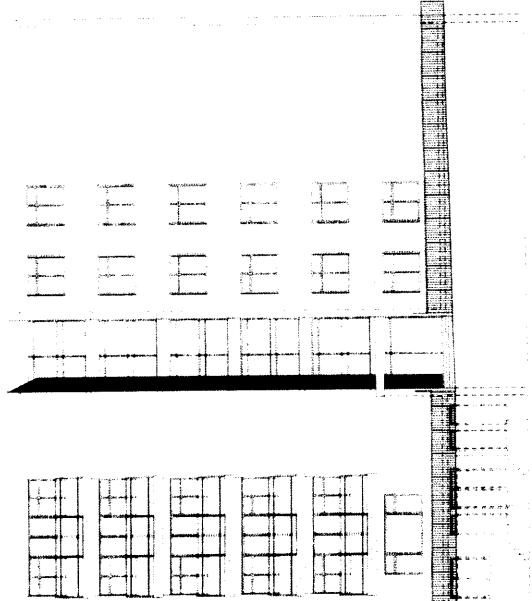
NORTH ELEVATION NEWS HOUSE



SECTION AA



SOUTH ELEVATION



WEST ELEVATION

fifth floor
fourth floor
third floor
second floor
first floor
upper ground floor
lower ground floor

NOTES

1. All dimensions are to the face of the work unless otherwise stated.
2. All work to be in accordance with the Building Regulations.
3. All work to be in accordance with the relevant British Standards.
4. All work to be in accordance with the relevant Building Regulations.

DATE: 19.09.2013

SCALE: 1:100 @ A1, 1:200 @ A3

PROJECT: Saxon Hall, 16 Palace Court

CLIENT: Simon Smith & Michael Brooke Architects

ARCHITECT: Simon Smith & Michael Brooke Architects

NO. 15, 207-7th St, 207 7th St, New York, NY 10011, USA

TEL: +1 212 767 7611

WWW: www.ssbarchitects.co.uk

REV. NO. 1589 - 28

DATE 19.09.2013

SCALE 1:100 @ A1, 1:200 @ A3

PROJECT Saxon Hall, 16 Palace Court

CLIENT Simon Smith & Michael Brooke Architects

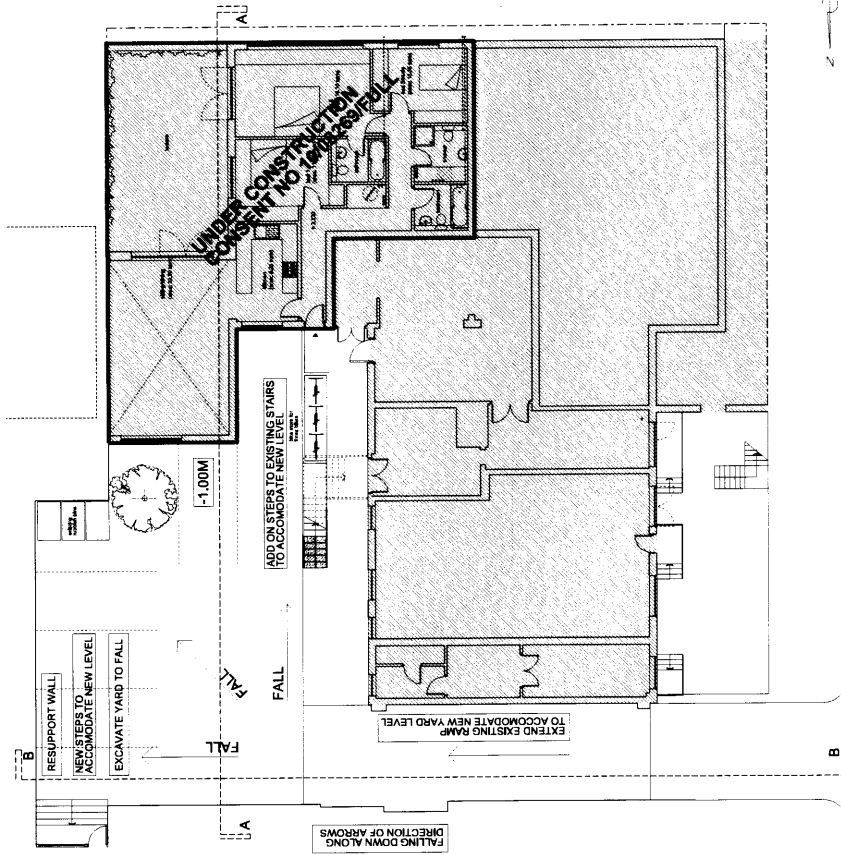
ARCHITECT Simon Smith & Michael Brooke Architects

NO. 15, 207-7th St, 207 7th St, New York, NY 10011, USA

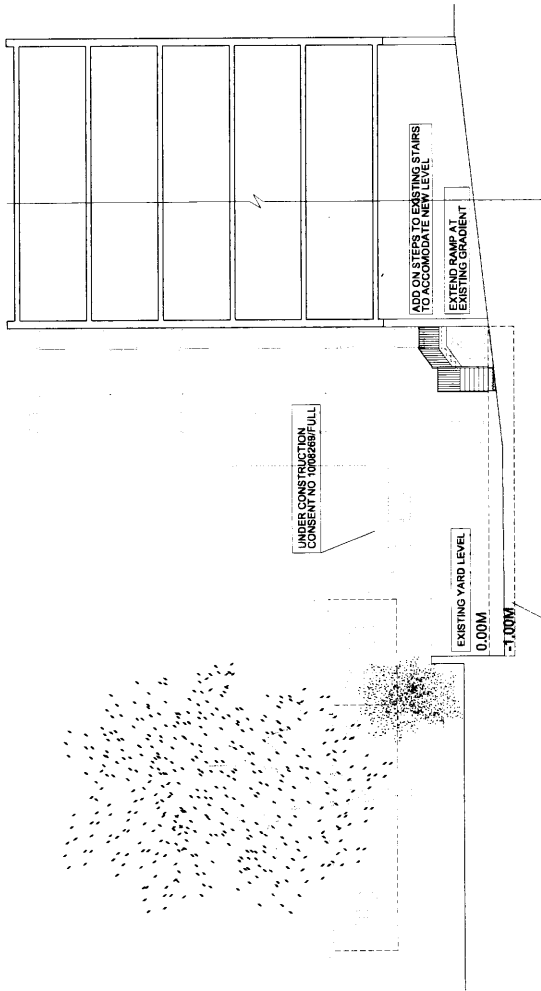
TEL: +1 212 767 7611

WWW: www.ssbarchitects.co.uk

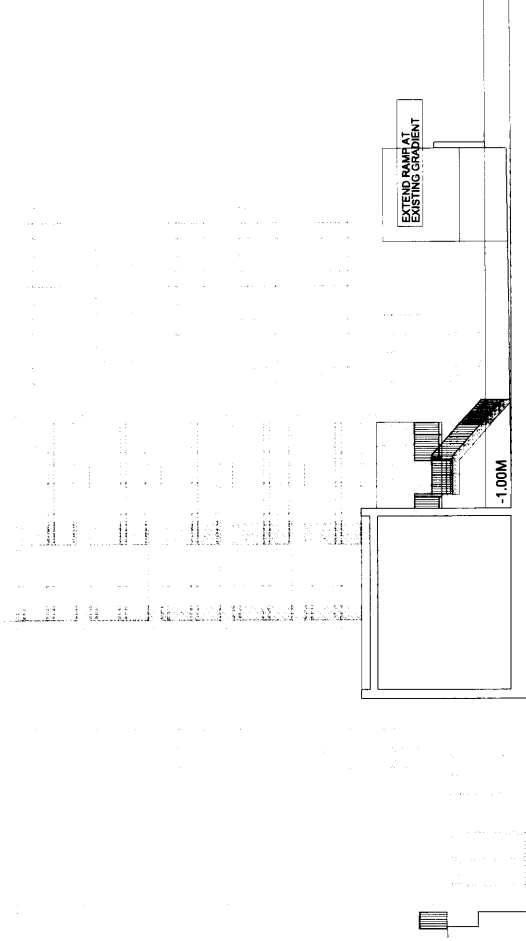
APPLICATION 1 - AS PROPOSED



PLAN



PROPOSED SECTION BB



PROPOSED SECTION AA

APPROVED REAR
CAR PARK LAYOUT
- FOR INFO.

DATE: 0 1 2 3 4 5m

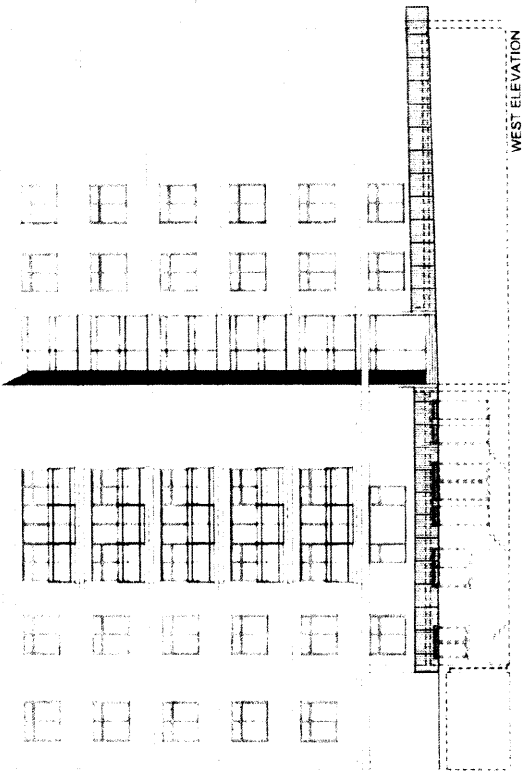
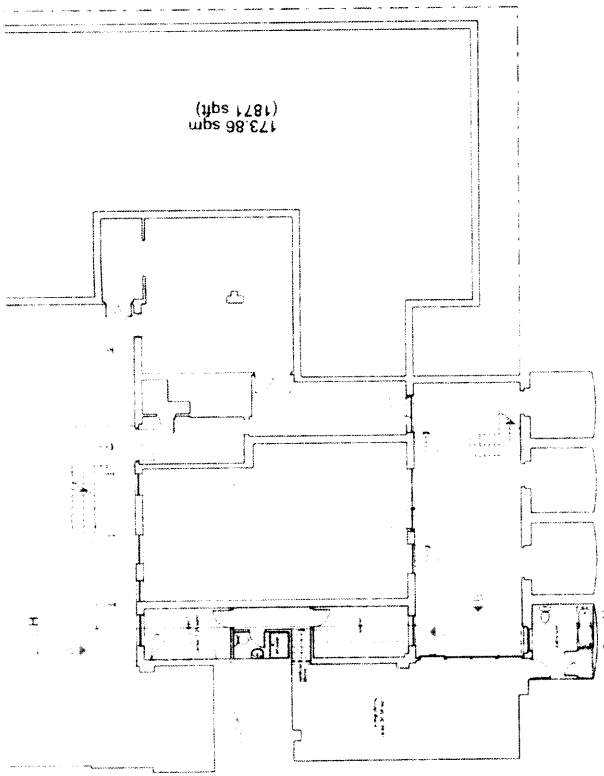
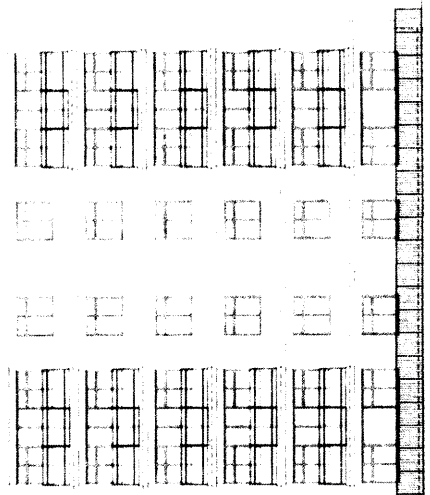
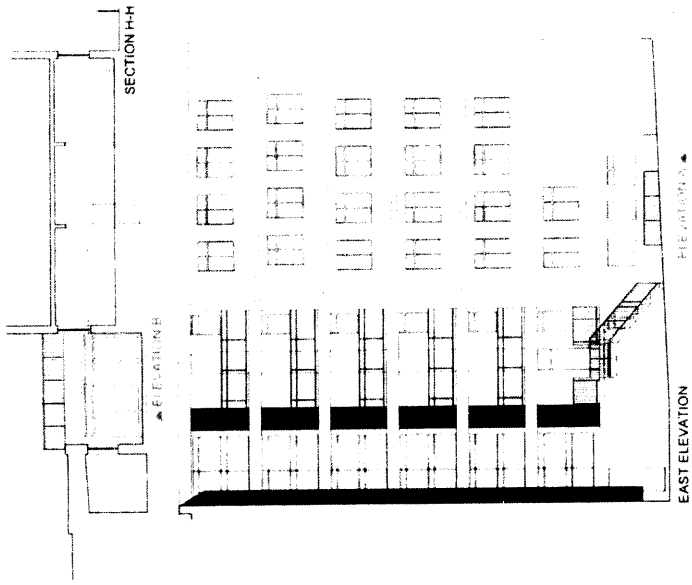
NOTES:
1. All dimensions are to the centre line of the structure.
2. All dimensions are to the finished ground level unless otherwise stated.
3. All dimensions are to the finished ground level unless otherwise stated.
4. All dimensions are to the finished ground level unless otherwise stated.

LEGEND:
 Previous planning consent
 Proposed stairs

PROJECT INFORMATION:
 Title: Proposed Plan, Section and Elevations
 job no.: 1589
 scale: 1:100 @ A1, 1:200 @ A3
 date: 29.03.2012
 rev. no.: 1589-22
 revision: rev. C: 13.11.2012

CLIENT: Saxon Hall, 16 Palace Court

ARCHITECT: Simon Smith & Michael Brodie Architects
 No. 3, South Lane, Luton, Bedfordshire, LU1 1JH
 Tel: 01582 277190 Fax: 01582 277191
 Email: info@simon-smith.com

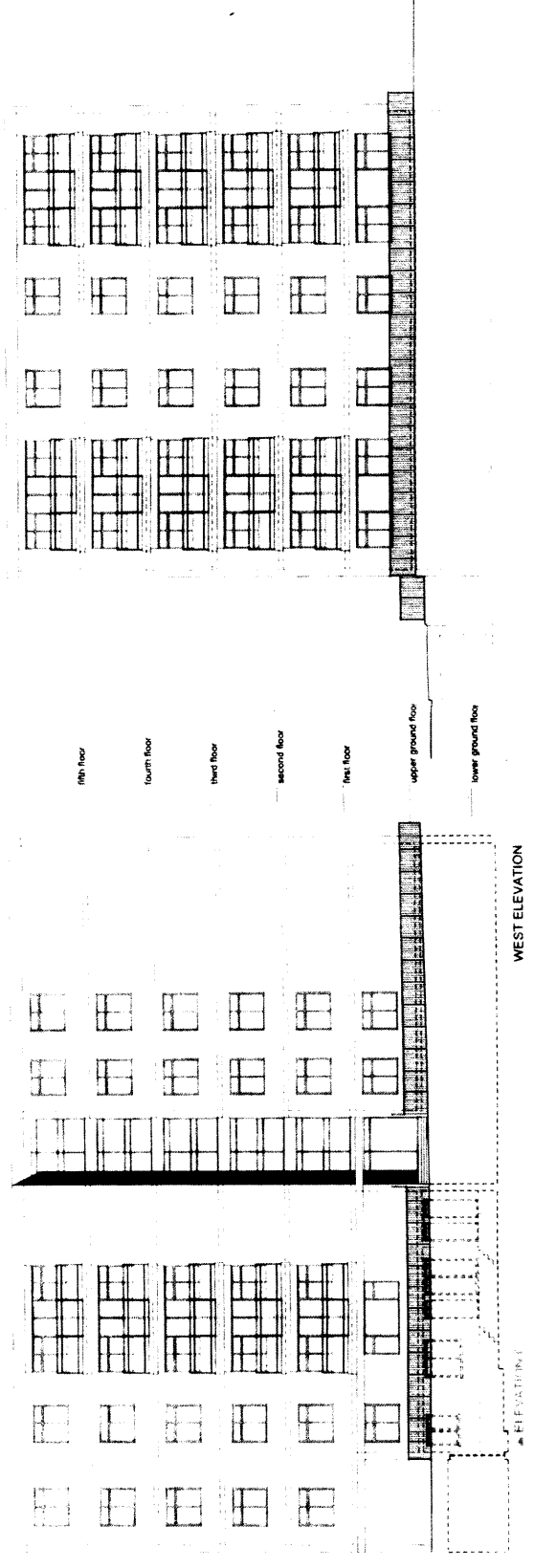
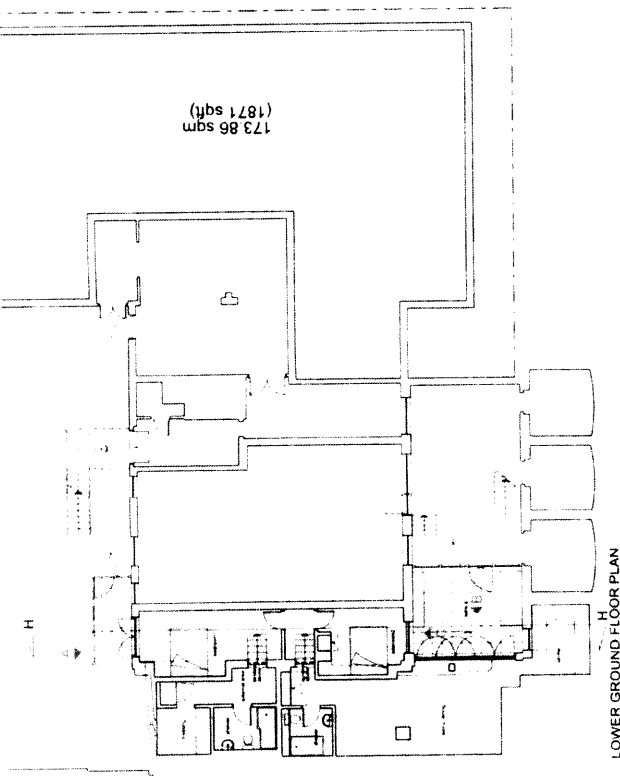
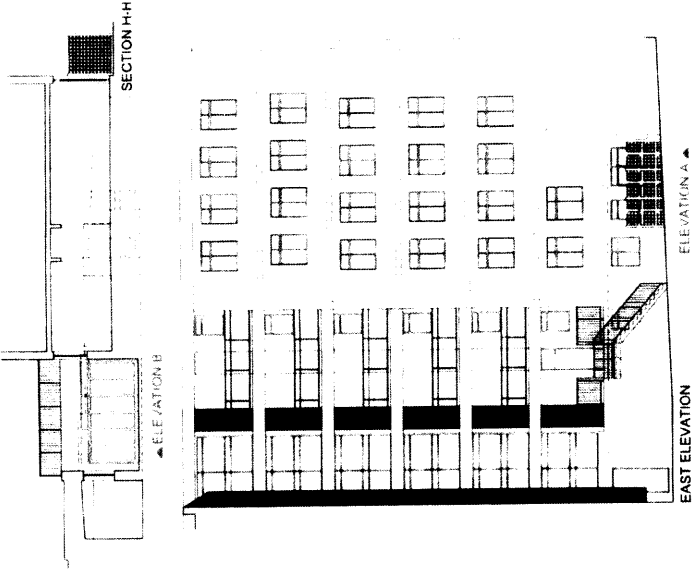


fifth floor
 fourth floor
 third floor
 second floor
 first floor
 upper ground floor
 lower ground floor

Approved under 1170453/FULL
 plus section 111
 Project No. Section
 and Elevation: 1589
 job no. 1589
 scale 1:50 @ A1 1:100 @ A3
 date 24.11.06
 org no. 1589-5
 revision: rev. F. 05.03.2014

Simon Smith & Michael Brindle Architects
 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

APPLICATION 2 - AS EXISTING



title Proposed Plan, Section and Elevation
 job no 1589
 scale 1:50 @ A1, 1:100 @ A3
 date 24.11.08
 fig no 1589-5
 revision rev G 05.03.2014
 Simon Smith & Michael Brooke Architects
 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

SOUTH ELEVATION

WEST ELEVATION

APPLICATION 2 - AS PROPOSED