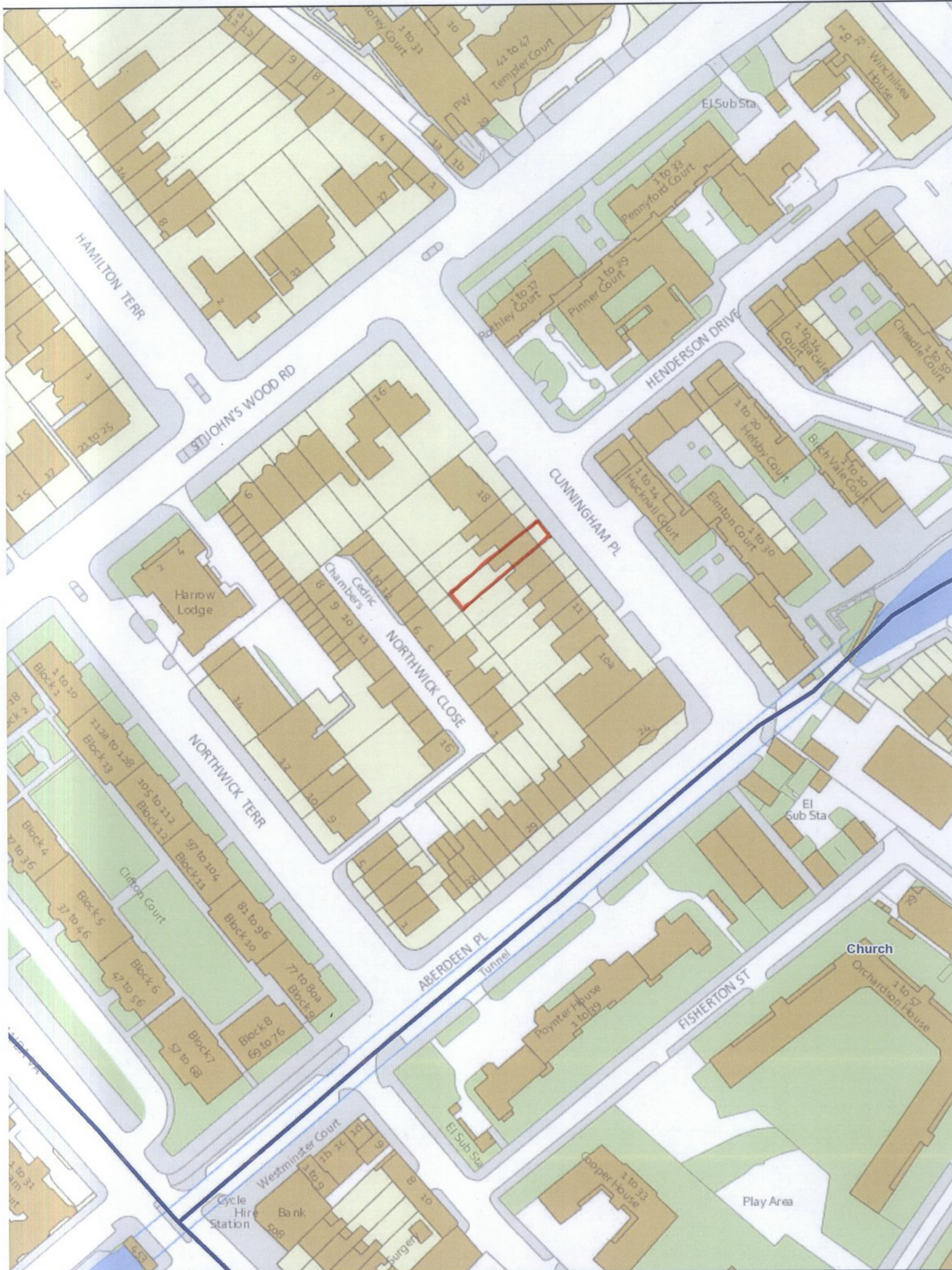


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 29 September 2015	Classification For General Release	
Report of Director of Planning		Wards involved Regent's Park	
Subject of Report	15 Cunningham Place, London, NW8 8TJ		
Proposal	Use of the building as a single family dwelling. Excavation of basement in rear garden area with external alterations comprising the erection of single storey infill extension at lower ground floor rear raised terrace with rooflight, and creation of new lightwell to rear elevation of building. Alterations to front boundary wall and lightwell. Replacement windows and door to rear, and internal alterations, including reinstatement of staircase. Removal of trees in rear garden.		
Agent	Studio Webb Architects Ltd		
On behalf of	Mr Rupert Whitten		
Registered Number	15/01446/FULL 15/01447/LBC	TP / PP No	TP/19425
Date of Application	17.02.2015	Date amended	14.04.2015
Category of Application	Minor		
Historic Building Grade	Grade II Listed Building		
Conservation Area	St John's Wood		
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. 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.



City of Westminster

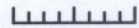
This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.
 © Crown copyright and/or database right 2013.
 All rights reserved. Licence number LA 100019597

Data Source:
 Date: 21/09/2015

N



0 5 10 20 Metres





15 CUNNINGHAM PLACE, NW8

2. SUMMARY

15 Cunningham Place is a Grade II listed 19th century townhouse located within the St John's Wood Conservation Area. Planning permission and listed building consent are sought for a single storey rear infill extension and alterations in connection with the excavation of a basement in the rear garden area of the building. Alterations are also proposed to the front boundary, and for the partial enclosure of the front courtyard to create a utility room, in connection with the amalgamation of the lower ground floor flat with the rest of the building to create a single house.

The key issues in this case are:

- The conversion of the property back to a single house.
- Whether the proposed basement will harm the special architectural and historic interest of this Grade II listed house, and preserve the appearance and character of this part of the St John's Wood Conservation Area.
- Whether the internal and external alterations are acceptable in listed building terms.
- The impact of the rear extension on the amenities of neighbours.
- Proximity of the basement in relation to the mature tree in the rear garden of No. 16 Cunningham Place.

The application has been amended to reduce the footprint of the basement and remove the ground floor extension.

The revised proposal is considered acceptable in listed building, design, and residential amenity terms and it is recommended that the applications are approved subject to conditions.

3. CONSULTATIONS

Original Submission

ST JOHN'S WOOD SOCIETY

Objection raised on the following grounds:

- Overdevelopment of site.
- Loss of trees.
- Size and scale of proposed basement which extends under two thirds of the garden.
- Excessive rooflights.
- Rear extension is a glazed box and projects above the boundary wall and will create a sense of enclosure to the neighbour.
- Railings should be traditionally fixed in to the coping stone.

HIGHWAYS PLANNING MANAGER

Proposal is acceptable on transportation grounds.

THAMES WATER

Comments relating to water infrastructure.

ENVIRONMENTAL HEALTH

Concerns relating to light levels in proposed basement.

BUILDING CONTROL

Any response to be reported verbally.

ARBORICULTURAL MANAGER

Proposal is acceptable.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 30; Total No. of Replies: 19.

Consultation on initial scheme:

Thirteen letters of objection (including five letters from one resident), two neutral comments, four letters of support.

Design Issues

- Lightwell out of character with host building.
- Excavation of basement would disrupt hierarchy of the building and room spaces.
- Rooflights and lightwells are not complimentary in design terms to the appearance of the Grade II listed building.

Amenity Issues

- Concern about light pollution from proposed lightwells.
- Insufficient information about noise and ventilation for basement.

Arboricultural Issues

- Concern about impact of works on Chestnut tree in rear garden and impact on surrounding trees to rear garden.

Other Issues

- Concern about inaccuracy of plans provided by applicant.
- Information missing from initial submission.
- Concern about insufficient consultation and incorrect process in initial consultation period.
- Impact of basement excavation on potential subsidence and flooding.
- Flood risks associated with basement excavation.
- Adverse impact of construction works, insufficient information regarding party wall agreements.
- Concern about works to walls to front and rear of building.

Letters of support

- Proposal will support family cohesion by providing family sized accommodation.
- Improvements to appearance of street scene.
- Proposal considered to maximise potential of site given constraints.

Third consultation

Any further responses to be reported verbally.

Revised scheme (9 September 2015)

ST JOHN'S WOOD SOCIETY

To be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 19. No replies received to date.

Any further responses to be reported verbally.

ADVERTISEMENT/SITE NOTICE: Yes ...

4. BACKGROUND INFORMATION

4.1 The Application Site

15 Cunningham Place is a Grade II listed building within the St John's Wood Conservation Area. The property is currently divided into two units, with a self-contained flat at lower ground floor level and a larger family sized unit on ground, first, second and third floors.

4.2 Relevant History

Planning permission and listed building consent were granted in 1994 for the subdivision of the building that exists at present (94/01842/FULL and 94/01843/LBC). Following this, two applications were refused in 2001 (references 00/089333/FULL and 01/07003/FULL) for the erection of a conservatory and a second floor rear extension with associated roof terrace. Both were refused on design grounds and, in the case of the roof terrace, its impact on residential amenity.

5. THE PROPOSAL

The proposed development has been altered in the course of its consideration. Previous elements of the scheme including a single storey extension at ground floor level have been removed and the size of the basement has been reduced to ensure a larger area of garden is retained and to reduce the impact of the proposals on surrounding trees.

The works now under consideration comprise:

- The amalgamation of the flat at lower ground floor level with the maisonette above to return the building to a single family dwelling.
- Alterations to the front boundary of the property to create a new boundary wall and gate.
- Partial infill of the existing front courtyard to create a utility room.
- External alterations to the rear of the property to create a lower ground floor rear infill extension with rooflights, new external lightwell immediately abutting the rear closet wing.
- A new basement level beneath part of the rear garden creating a study/media room, connected to the main building.
- Associated internal alterations to the plan form of the building to facilitate the amalgamation of the two units.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal to amalgamate the existing one bedroom unit at lower ground floor level with the larger unit above would return this Grade II listed building to its original use as a single family dwelling. Whilst the proposal will result in the loss of a residential unit, Policy S14 of the City Plan specifically states that proposals involving the amalgamation of existing flats to return a building to its original use as a single dwelling will be acceptable in principle. As such, the

proposal and the associated extension to the residential accommodation being provided are considered to comply with Policies S14 of the City Plan and H3 of the UDP.

An objection has been raised by the St John's Wood Society on overdevelopment grounds, but it is not considered that the revised basement and rear extension represent an undesirable intensification of the site.

6.2 Townscape and Design

Located on the west side of Cunningham Place, No. 15 forms part of a wider terrace of Grade II listed early 19th century townhouses within the St John's Wood Conservation Area.

Comprising lower ground, ground and three upper storeys, the property exhibits a classical Georgian two-bayed facade with stuccoed lower ground and ground floors, with segmental-arched sash windows, iron balcony at first floor with a distinctive heavy cornice above second floor. Consistent with the wider terrace, the property terminates with a parapet which conceals a traditional butterfly roof. It is evident that minor alterations have occurred to the rear, however, its original form and details have mostly been retained.

6.2.1 Basement

The principle of introducing a basement under the rear garden is considered to be acceptable in historic building terms. The basement would form a subservient ancillary space accessed from the main building via the infill extension at the rear of the property. It is considered to be a sensitive addition that provides additional habitable living space with minimal alterations to the external appearance of the building and will not harm its special architectural and historic interest.

The walk on rooflight proposed adjacent to the rear elevation is considered to be uncharacteristically large in scale in light of the adopted supplementary planning guidance on Basement Development in Westminster. An amending condition has been added to require the rooflight to be reduced in size, with further guidance given in an Informative on how to achieve this.

6.2.2 Rear infill extension

Alterations are proposed to the rear elevation to facilitate the enlarged basement area. This involves the construction of a raised terrace within the infill between the closet wing and the boundary of 14 Cunningham Place, and a lightwell adjacent to the rear closet wing extension.

Accessing the basement from within an infill extension is considered to be sympathetic to the significance and interpretation of the heritage asset, therefore the principle of a single storey infill extension is considered to be acceptable. Whilst it is acknowledged that the extension projects beyond the built line of the closet wing, due to the change in ground levels and introduction of an external lightwell, the interpretation of the historic core is maintained.

The replacement of the modern fenestration on the rear elevation of the closet wing is acceptable in design terms, subject to the detailed design which can be reserved via condition.

6.2.3 Front lightwell

Works to the front courtyard are proposed involving the creation of a utilities store, upgrading

the staircase and the introduction of railings to the front elevation. This reconfiguration facilitates the return of the building to its use as a single family dwelling and also enables an enclosed secure utility room/bike store to be constructed to the front of the property. This will be covered by planters.

Regarding the front railings, the proposals shown on the plans require amendment to be acceptable in design terms. To be consistent with the appearance of the street, the brick courses will need to be lowered and higher railings installed to be consistent with other parts of the terrace. These changes are set out in an amending condition.

The courtyard area was previously altered to facilitate the sub-division of the building into flats. The appearance of the revised courtyard is acceptable and fairly consistent with other buildings of this age and appearance. As such, it is acceptable in listed building and design terms, subject to additional detail of the materials and detailed design being required by condition.

6.2.4 Internal alterations

The internal plan form of the lower ground floor level has been compromised to some extent due to its separation from the upper floors. The reinstatement of the basement stairs in its historic location is welcomed. The associated works, which involve lowering the floor by one step at ground floor level are considered to be acceptable as this arrangement is not uncommon in buildings of this style and age, plus the benefit of the reinstatement of the staircase is considered to outweigh the loss of any fabric in the hall.

Regarding the lower ground and upper floors, the proposals on these floors relate to modern partitions and therefore their removal/alteration is considered to be acceptable. The retention and sealing off of existing doors is welcomed as this aids the interpretation of the historic plan form.

In the closet wing it is proposed to insert French doors on the side elevation. These alterations are considered to have a limited impact on the significance of the heritage asset as the interpretation of the plan form will remain through the retention of nibs.

Overall, the amended proposals are considered to meet the objectives of Policies S25 and S28 of the City Plan and DES 1, DES 5, DES 9 and DES 10 of the UDP.

6.3 Residential Amenity

Concerns were originally expressed that the originally submitted scheme involving a ground floor infill extension would result in a loss of daylight and sunlight to No. 14 Cunningham Place, but following the deletion of the ground floor infill extension, this concern has been addressed. The works now under consideration would not result in any significant impact on the daylight and sunlight of neighbouring residents.

The proposed raised ground floor terrace adjacent to No. 14 Cunningham Place, has the potential to result in overlooking over the existing boundary wall shared between No. 14 and 15 Cunningham Place to a greater extent than exists at present. The applicant proposes to address this by constructing a timber trellis fence on top of the existing boundary wall to a height of 2.15m from ground level. This arrangement is fairly typical of boundary walls and would not create an unacceptable loss of light or sense of enclosure for the neighbouring resident.

Concerns have been expressed that no details of ventilation have been provided for the basement excavation. The plans do not depict plant, and the applicant has confirmed this is the case, and this is reflected in an Informative.

The application is considered to be acceptable in amenity terms, meeting the requirements of S29 of the City Plan and ENV13 of the UDP.

6.4 Highways/Parking Issues

None relevant.

6.5 Equalities and Diversities

Not relevant.

6.6 Economic Considerations

Not relevant.

6.7 Other UDP/Westminster Policy Considerations

None relevant.

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. 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

The development is of insufficient scale to require planning obligations.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

A number of objections to the original application drew attention to the overall size of the rear

basement proposed, which comprised a large amount of the rear garden. The Supplementary Planning Guidance Document 'Basements' supports an undeveloped margin of garden land to be retained in new developments, and a 1.2 metre deep soil covering any additional basement excavation. The applicant has amended the application to comply with this guidance.

There are a number of small trees within the existing rear garden. These trees are not of any value regarding the conservation area in which they are located and the Arboricultural Manager does not object to their loss, subject to satisfactory replacement landscaping which is to be dealt with by condition. There are a number of trees in the vicinity of the site, including a Sycamore tree in the rear garden of No.16 Cunningham Place which is covered by a TPO. The adjacent owner, and a number of other residents objected to this application expressing concerns that the proposed works to excavate the basement would result in damage to this tree.

On the advice of the Arboricultural Manager, the applicant has amended the application to reduce the size of the basement which is considered to be an acceptable distance (10 metres) from the Sycamore tree. The proposal as amended is considered to address the concerns of the neighbouring resident.

6.12 Other Issues

6.12.1 Basement Excavation

The Council does not currently have a specific planning policy relating to basement development but is working with local residents to develop one in revising our adopted City Plan to incorporate detailed policy. Until this plan has been adopted, the Supplementary Planning Document 'Basement Development in Westminster', adopted 24 October 2014 is relevant and has been taken into account in the assessment of this planning application.

The impact of this type of development is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Residents are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings and occupiers. Many also cite potential effects on the water table and the potential increase in the risk of flooding.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the National Planning Policy Framework March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures. To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

Should permission be granted, this statement will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with it. The purpose of the report is to show that there is no foreseeable impediment to the scheme satisfying the Building Regulations in due course. It is considered that this is as far as this matter can reasonably be taken as part of the consideration of the planning application. Detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations, as cited above. To go further would be to act beyond the bounds of planning control.

6.12.2 Construction Management

The applicant has submitted a revised Construction Management Plan which is considered acceptable in highways and amenity terms and this will be secured by condition.

6.12.3 Accuracy of plans

The neighbouring resident has made a number of allegations stating that the proposals are misleading and inaccurate, particularly in respect of the design and access statement. Following discussion with officers, the applicant has reviewed the application materials and made minor amendments and a further period of consultation was undertaken. The applicant states that the existing plans were drawn to an accurate survey, discrepancies may exist between measurement of rooms on the application site and those on adjoining properties but no evidence has been presented to suggest that there are material inaccuracies in respect of the information that has been submitted.

The site location plan reflects the area to which the application relates. Concern is also raised regarding the accuracy of the arboricultural report. Regarding this, the report submitted by the applicant is considered to be sufficiently detailed to meet the relevant technical standards to enable an assessment to be made regarding the principle of this development. Further details relating to tree protection measures are required by condition. Overall, the drawings and supporting information that have been submitted by the applicant to describe this application are of a standard consistent with other similar applications for planning permission for projects of this nature and are considered to meet national and local information requirements. No evidence has been presented to the Council to suggest that there are inaccuracies that may be material to the determination of this application.

The works involve alterations to the respective party walls to both the front and rear of the property. These have been assessed on the basis of the proposed plans, which show altered boundary walls to the rear with an extended timber trellis fencing measuring 2.15m high facing 16 Cunningham Place and a similar height to the boundary with 14 Cunningham Place. For the reasons discussed previously in this report, a two metre high garden boundary wall is a fairly typical arrangement and would not have a material impact on the amenity of the neighbouring residents.

The proposed works involve operations and alterations to land outside the ownership of the applicant. Legally the applicant can apply for planning permission and listed building consent to land including buildings and fixtures outside its ownership. The applicant submitted a Certificate B on 3 March 2015 notifying the respective ownership interests of the proposed development, in line with the provisions of planning law. Any works taking place to land outside the ownership of the applicant necessary to implement this permission would be a matter of negotiation between the parties concerned, and it is for the applicant to comply with all relevant legislation relating to construction activity particularly where it involves works to land and buildings outside its ownership. The concerns expressed by the neighbouring resident have been followed up in as far as it is possible to do so in the context of determining these applications.

7. CONCLUSION

In summary, the proposed development is considered to be acceptable in design and conservation, amenity, transportation and environment terms and would accord with the relevant policies in the City Plan and UDP. As such, the applications are recommended for approval, subject to the conditions set out in the draft decision letters.

BACKGROUND PAPERS

1. Application forms
2. Objection letter from St John's Wood Society dated 7 April 2015.
3. Response from Highways Planning Manager dated 17 March 2015
4. Response from Thames Water dated 25 March 2015.
5. Response from Environmental Health (undated).
6. Response from Arboricultural Manager dated 18 August 2015
7. Response from Arboricultural Manager dated 7 September 2015
8. Response from occupier of 16 Cunningham Place dated 12 March 2015.
9. Response from occupier of 16 Cunningham Place dated 14 March 2015.
10. Response from occupier of 4 Northwick Close dated 16 March 2015.
11. Response from occupier of 15 Cunningham Place dated 19 March 2015.
12. Response from occupier of 16 Cunningham Place dated 20 March 2015.
13. Response from occupier of 3 London dated 22 March 2015.
14. Response from occupier of 27 Aberdeen Place dated 23 March 2015.
15. Response from adjoining resident dated 23 March 2015.
16. Response from occupier of 16 Cunningham Place dated 25 March 2015.
17. Response from resident of Cedric Chambers, Northwick Close dated 24 March 2015.
18. Response from occupier of 16 Cunningham Place dated 25 March 2015.
19. Response from occupier of 9 St John's Wood Road dated 26 March 2015.
20. Response from occupier of 16 Cunningham Place dated 27 March 2015.
21. Response from occupier of 26 Aberdeen Place dated 30 March 2015.
22. Response from 14 Cunningham Place dated 23 April 2015.

- 23. Response from 17 Cunningham Place dated 30 April 2015.
- 24. Response from 12 Cunningham Place dated 1 May 2015.
- 25. Response from John Lyons Charity dated 7 May 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA COULSON ON 020 7641 2875 OR BY E-MAIL – acoulson@westminster.gov.uk

DRAFT DECISION LETTER

- Address:** 15 Cunningham Place, London, NW8 8TJ
- Proposal:** Use of the building as a single family dwelling. Excavation of basement in rear garden area with external alterations comprising the erection of single storey infill extension at lower ground floor rear raised terrace with rooflight, and creation of new lightwell to rear elevation of building. Alterations to front boundary wall and lightwell. Replacement windows and door to rear, and internal alterations, including reinstatement of staircase. Removal of trees in rear garden.
- Plan Nos:** Site Location Plan, S.00, GE.01, GS.00 rev B, GA.00 rev B, GA.01 rev B, GE.00 rev B, GA.02 rev A, GA.03 rev A, EX.00, EX.01, EX.02, EX.03, EX.04, EX.05, DE.00 rev A, DE.01 rev A. Construction Management Plan (Rev A) Heritage Statement, Design and Access Statement (revised). For information only: Arboricultural Report by Sylva Consultancy (received 17 April 2015). Structural Engineering report and construction method statement by Cambridge Architectural Research, Site investigation plans by Chelmer site investigations.

Case Officer: Neil Holdsworth

Direct Tel. No. 020 7641 5018

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 Except for basement excavation work, 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.

You must carry out basement excavation work only:

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

Noisy work must not take place outside these hours. (C11BA)

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 2018 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AG)

- 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 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 You must apply to us for approval of detailed drawings, including sections, of the following parts of the development

- new doors and windows

You must not start work on these parts of the development until we have approved what you have sent us.

You must then carry out the works according to these details.

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 You must apply to us for approval of detailed drawings, sections and elevations of the following parts of the development

- new railings to ground floor front elevation, including internal railings leading down to the lower ground floor level.

You must not start work until we have approved what you have sent us.

You must then carry out the work according to these details (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 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 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

- rooflight on ground floor of rear extension reduced in size

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. (C26UB)

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)

- 7 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. 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. You must then carry out the work according to the approved details.

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)

- 8 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. 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 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 **** of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St John's Wood Conservation Area, and to improve its contribution to biodiversity and the local environment. 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. (R30CD)

- 9 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:
- revisions to the boundary treatment on the front elevation to show a lowered brickwork wall with larger railings, matching other front boundaries along this side of Cunningham Place.
- 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. (C26UB)

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)

- 10 The development shall be carried out in accordance with the approved Construction Management Plan (CMP), unless an alternative CMP is submitted to and approved by the City Council as local planning authority.

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.

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 In respect of condition 6, you are advised that as proposed the obscure glazed rooflight projects from the rear elevation down the side of the closet wing and is uncharacteristically large in scale. In order to reduce the visual impact on the rooflight and maintain the setting of the heritage asset it is recommended that the scale of the rooflight is reduced or it is introduced in a narrow L-plan around the footprint of the rear elevation. To meet the requirements of this condition you must submit a smaller rooflight amended in line with this advice.
- 3 Our approval is based on Chelmer Site investigations structural engineering scheme dated 29 January 2015. Because of the professional qualifications of this company we have not done any double-checking or appointed our own consultant engineers. We are relying on the knowledge and qualifications of your consultants. You and the consultants are responsible for carrying out the work in a way that will cause as little disturbance to the listed buildings as possible.

You must send us any changes you want to make to the approved structural engineer's scheme so that we can approve them under the terms of condition 1. (I89AA)

- 4 This permission has been granted on the basis that the proposed basement is to be naturally ventilated. Should you proposed mechanical ventilation, you may need to apply for planning permission.
- 5 In respect of condition 9 you are advised that the proposed retention of the existing front boundary wall with a small set of railings is not considered to be acceptable as it would be of different proportions to other boundary wall/railing combinations found along this part of Cunningham place. If you want to amend the boundary wall, you are advised to reduce its height and introduce larger railings. The drawings should also show revised alterations to front brick piers consistent with others along Cunningham Place.
- 6 Some of the trees adjacent to 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 2922.
- 7 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)
- 8 Please read the following.
 - * British Standard BS: 5837 (2005) and later revisions - Recommendations for trees in relation to construction
 - * National Joint Utilities Group guide NJUG 10 - Guidelines for the planning, installation and maintenance of utility services in proximity to trees (1995)
 - * Arboricultural Practice Note APN 1 - Driveways close to trees (1996), and the products available to provide hard surfaces close to trees. (I92AA)

DRAFT DECISION LETTER

Address: 15 Cunningham Place, London, NW8 8TJ

Proposal: Excavation of basement in rear garden area with external alterations comprising the erection of single storey infill extension at lower ground floor rear to creating raised terrace with rooflight, and creation of new lightwell to rear elevation of building. Alterations to front boundary wall and lightwell. Replacement windows and door to rear, and internal alterations to create a single family dwelling, including reinstatement of staircase.

Plan Nos: Site Location Plan, S.00, GE.01, GS.00 rev B, GA.00 rev B, GA.01 rev B, GE.00 rev B, GA.02 rev A, GA.03 rev A, EX.00, EX.01, EX.02, EX.03, EX.04, EX.05, DE.00 rev A, DE.01 rev A.

Case Officer: Neil Holdsworth

Direct Tel. No. 020 7641 5018

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 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 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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 All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)

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)

- 5 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 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)

- 6 You must apply to us for approval of detailed drawings, sections and elevations of the following parts of the development

New railings to front elevation.

You must not start work until we have approved what you have sent us.

You must then carry out the work according to these details (C26CB)

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)

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

- revisions to the boundary treatment on the front elevation to show a lowered brickwork wall with larger railings, matching other front boundaries along this side of Cunningham Place. 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. (C26UB)

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)

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

- rooflight on ground floor of rear extension reduced in size

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. (C26UB)

Reason:

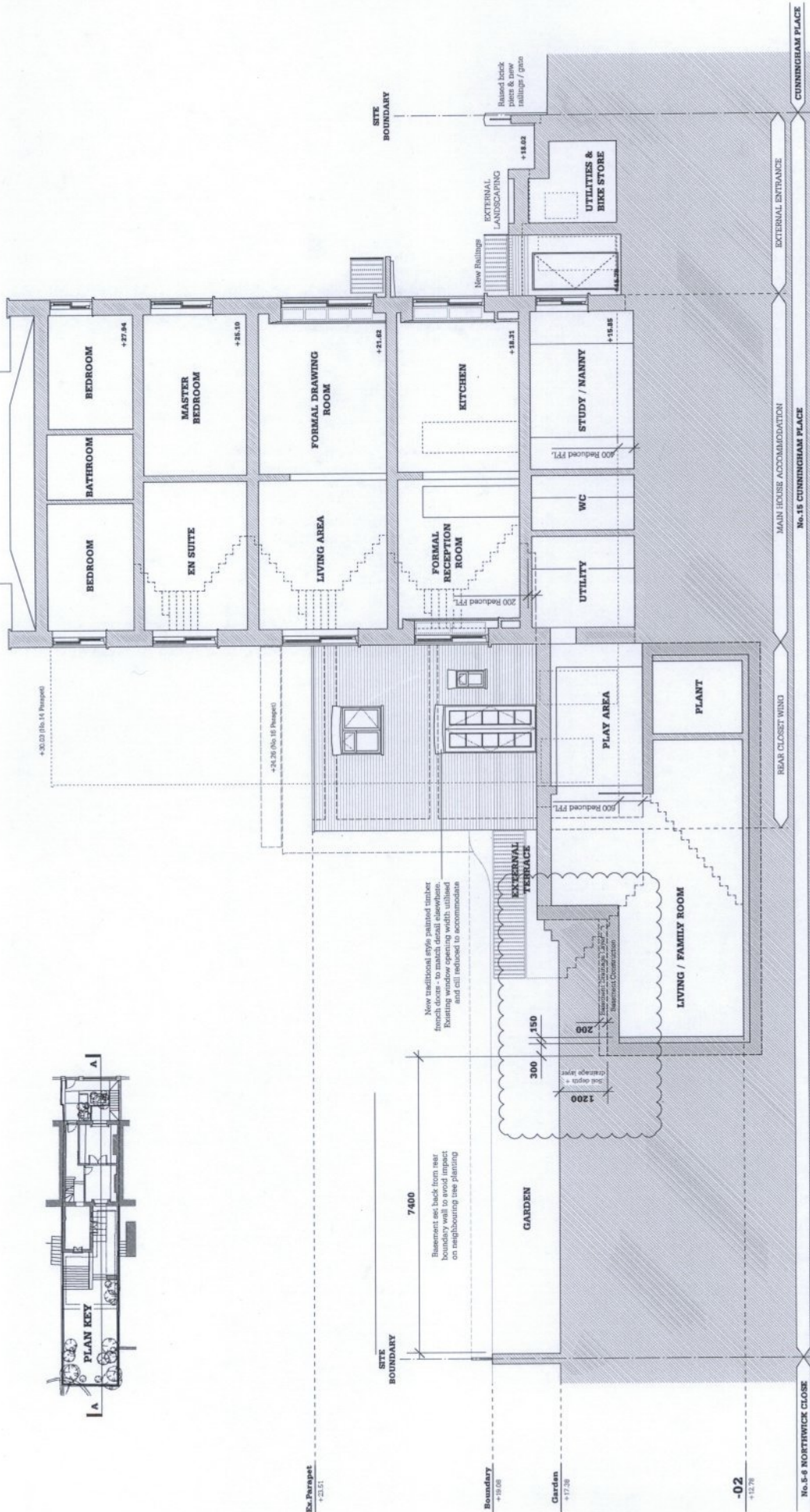
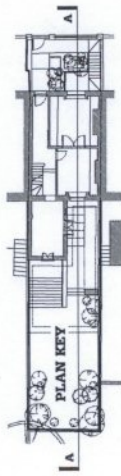
To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning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

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 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.



SECTION A-A (PROPOSED) SCALE 1:100 @ A3

Studio Webb
ARCHITECTS LIMITED

FOR
Rupert Whitten

Unit 10, 14th Street,
124 - 128 Bury Road, London, W1D 8EL

T : +44 (0)20 3176 0709

E : info@studio-webb.co.uk

W : www.studio-webb.co.uk

SCALE 1:100 @ A3

11100 / A3

10m

5m

2m

1m



This drawing is the property of Studio Webb Architects Ltd. Copyright is reserved & this drawing is issued on the condition that it is not copied, reproduced, retained or used in any way without the prior written consent of Studio Webb Architects Ltd. If in any doubt, contact the author.

PROJECT NAME
15 Cunningham Place, NW8 8JT

DRAWING TITLE
Section A-A (Proposed)

PROJECT NO.
14618

DATE
02.2015

REVISION NO.
08.00

REVISION
B

REV

DATE

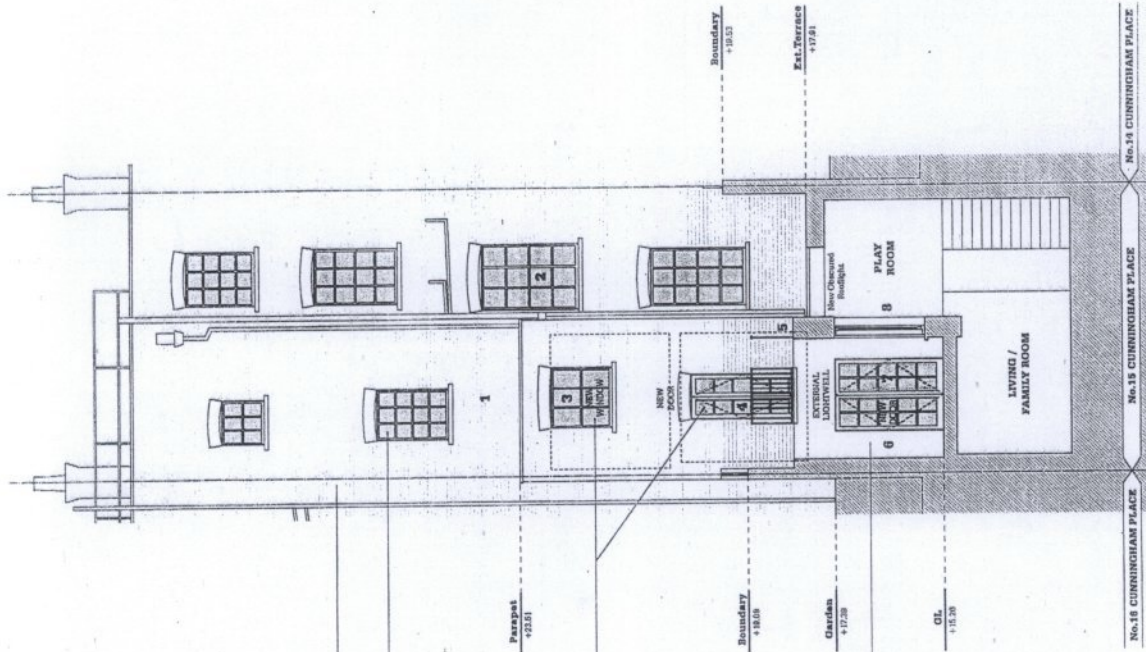
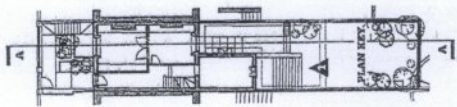
20.08.15

31.07.15

Basement Drainage Layer Slab

Basement / Full Amendments

REVISION NOTES



Existing brickwork to main house & closet wing is to be retained.

Upper level existing painted timber sash windows are to be retained

Existing "hooded" windows and french doors to the closet wing rear facade are to be removed (structural openings retained), and new painted timber sash / french doors installed

New external light-well formed to garden area. Windows to be retained to match low level detailing elsewhere to the listed block. New painted timber french doors and window are proposed.

Schedule of Materials

- 1 Yellow / brown facing brickwork (Piemish Bond, Imperial Bricks) - Existing retained
- 2 Painted timber sash windows (white) - Existing retained
- 3 Painted timber sash windows (white) - replacement unit to match existing windows to rear facade
- 4 Painted timber double french doors (white) - replacement unit
- 5 Black painted metal railings
- 6 Recessed wall face (white) - to match existing low level treatments elsewhere
- 7 Painted timber double french doors (white)
- 8 Painted timber fixed window unit

REAR ELEVATION 01 (PROPOSED) SCALE 1:100 @ A3

FOR
Rupert Whitton

Studio Webb
ARCHITECTS LIMITED

Unit 52, Bull Mill Depot
18 - 192 Bathby Road, London, W10 0EL

T +44 (0)20 3176 0788

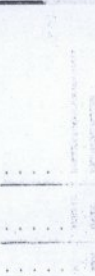
F info@studio-webb.co.uk
or www.studio-webb.co.uk

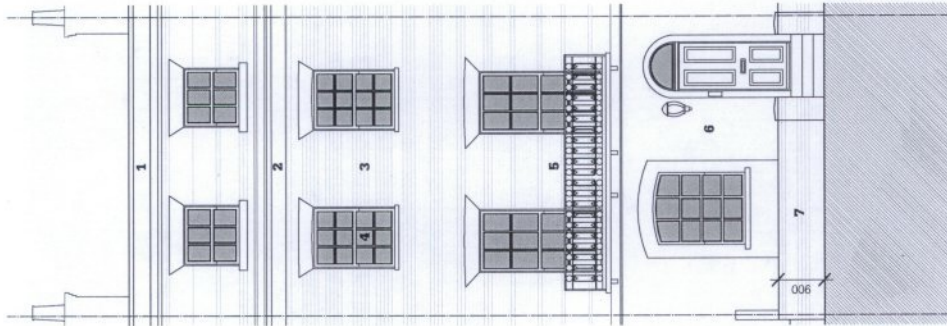
SCALE / PAPER SIZE
1:100 / A3



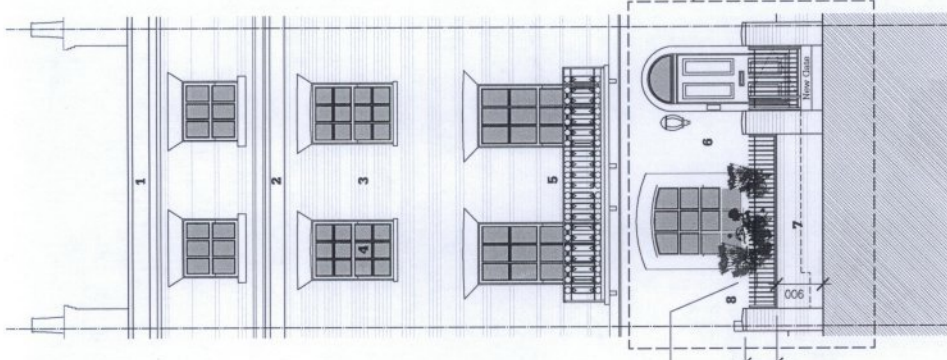
PROJECT NAME	16 Cunningham Place, NW8 8JT
DRAWING NO.	GE.00
PROJECT NO.	14018
DATE	09/2018
REVISION	

CLIENT TITLE
Rear Elevation 01 (Proposed)





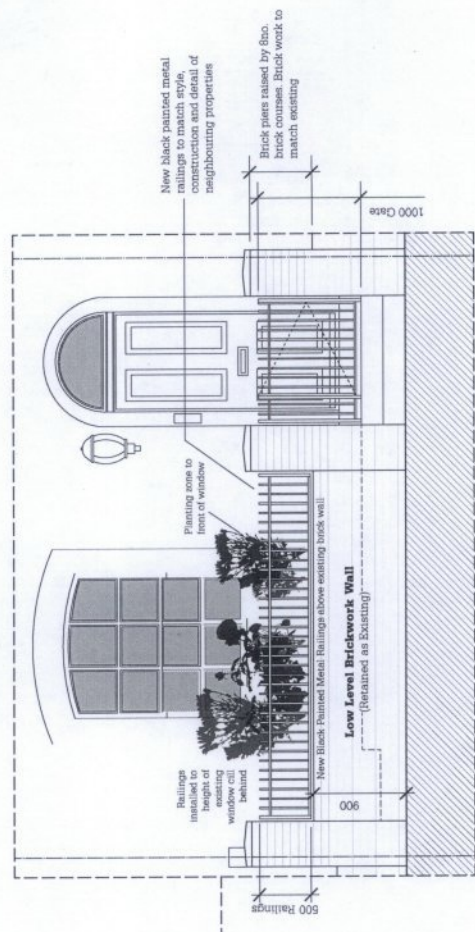
FRONT ELEVATION (EXISTING) SCALE 1:100 @ A3



FRONT ELEVATION (PROPOSED) SCALE 1:100 @ A3

Schedule of Materials

- 1 Stone parapet band detailing
- 2 Stone banding detailing between brick coursing
- 3 Yellow / brown facing brickwork, (Purbeck Bond, Imperial Bricks)
- 4 Painted (white) timber sash windows with brick headers
- 5 Orange brick metal railings to window balconies
- 6 Handmade brickwork
- 7 Black painted boundary wall with low level piers / stone copings
- 8 Proposed black painted metal railings



FRONT BOUNDARY ELEVATION (PROPOSED) SCALE 1:50 @ A3



REV	DATE	REVISION NOTES

PROJECT NAME 15 Cunningham Place, NW8 8JT	DRAWING TITLE Front Elevation (Existing & Proposed)	DRAWING NO GE.01
PROJECT NO 14018	DATE 02.2015	REVISION
STATUS PLANNING APPLICATION		

