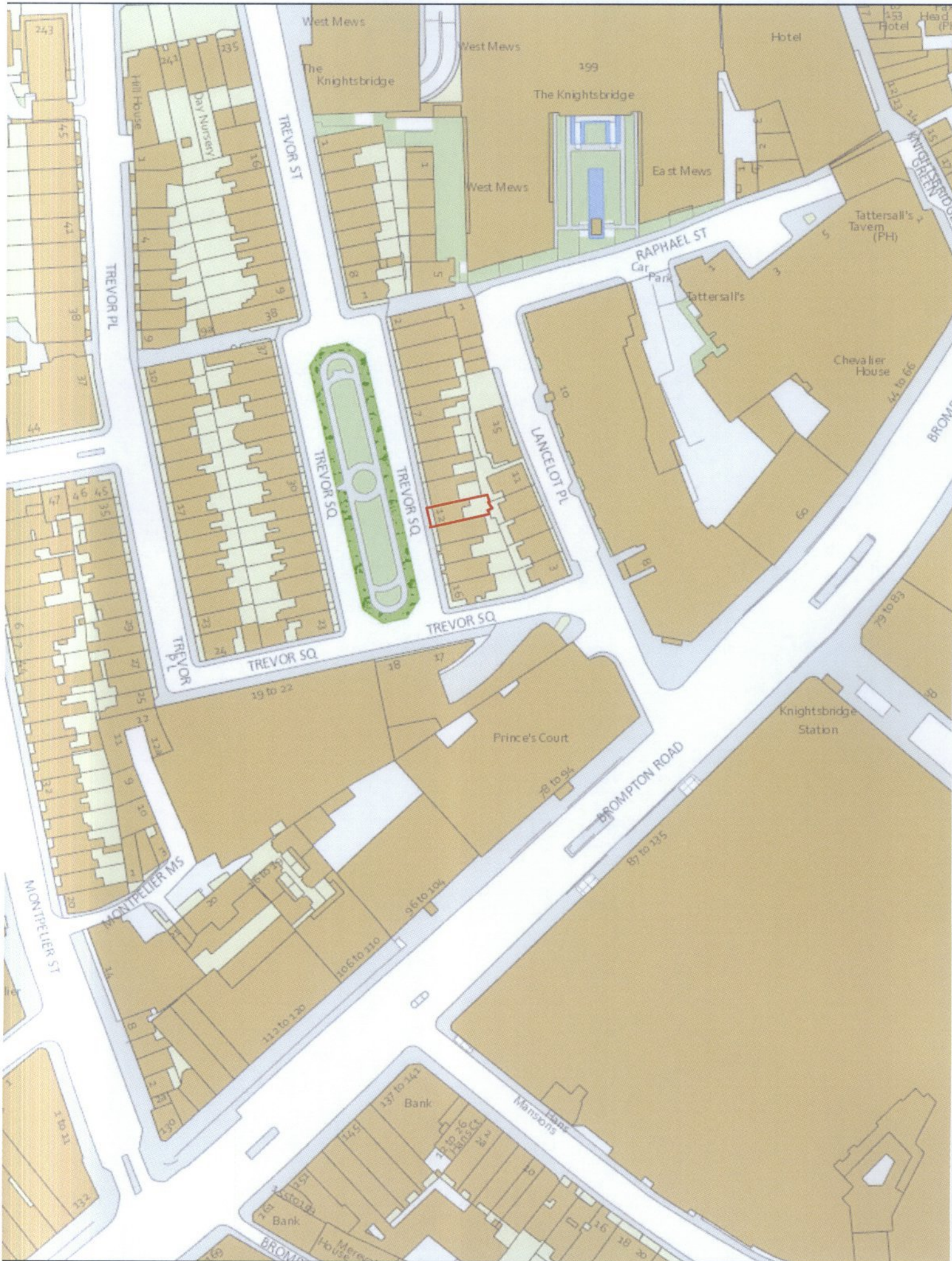


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 27 October 2015	Classification For General Release	
Report of Director of Planning	Wards involved Knightsbridge And Belgravia		
Subject of Report	12 Trevor Square, London, SW7 1DT		
Proposal	Excavation works into garden for extension of the existing lower ground floor level including the demolition of existing rear single storey extension. Use of the proposed extension roof as a terrace. Erection of a third floor mansard roof extension.		
Agent	Holden Harper		
On behalf of	Mr Geoffrey Bell		
Registered Number	15/05331/FULL 15/05332/LBC	TP / PP No	TP/18183
Date of Application	15.06.2015	Date amended/ completed	15.06.2015
Category of Application	Minor		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Knightsbridge		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within 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.





12 TREVOR SQUARE, SW7

2. SUMMARY

No. 12 Trevor Square is a single-family dwelling which is a Grade II listed building and within the Knightsbridge Conservation Area. The building is located on the east side of Trevor Square and comprises lower ground, ground and two upper floors. Permission and consent is sought for excavation works into garden for extension of the existing lower ground floor level with terrace above and the erection of a mansard roof extension. Associated internal alterations are also proposed.

The key issues for consideration are:

- The impact of the alterations on the character and appearance of the listed building and the Knightsbridge Conservation Area;
- The impact of the extensions and terrace on residential amenity.

The proposal is considered acceptable in land use, amenity, design and conservation grounds and complies with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan) and is therefore recommended for approval.

3. CONSULTATIONS

KNIGHTSBRIDGE ASSOCIATION

Object on the grounds that basement extensions should not exceed 50% of the garden and the increase in glazing would be a source of light pollution.

HIGHWAYS PLANNING

Undesirable on transportation grounds but could be considered acceptable.

BUILDING CONTROL

The structural method statement is considered to be acceptable.

ARBORICULTURAL OFFICER (verbally)

No concerns.

ADJOINING OWNERS/OCCUPIERS:

No. consulted: 14

No. of responses: 2

Two letters of objection have been received on the following grounds:

Design

- Size of the basement is disproportionate to the size of the listed building;
- If existing roof structure is original the roof extension is not acceptable in historic building terms;
- Upper ground floor extension is out of character;
- Loss of the rear garden would impact on the character of the listed building and garden square.

Other

- Concerns for trees in proximity of site.

ADVERTISEMENT/SITE NOTICE - Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

12 Trevor Square is a single-family dwelling which is a Grade II listed building and within the Knightsbridge Conservation Area. The building is located on the east side of Trevor Square, which is one of the older squares in the city and forms part of a wider terrace of mid-nineteenth century terraced houses of comparable architectural style. Consistent with the character of the square, it is a quite modest home laid over three floors (plus lower ground floor). Consistent with its earlier date than many terraces, it has a flat rear elevation rather than including a closet wing, although other houses on the row have received later additions of varying forms. The building remains internally essentially intact and externally little has been altered.

4.2 Relevant History

11 Trevor Square – Permission and consent granted on 20 November 2012 for the demolition of the existing ground floor extension and excavation work to create a new basement level beneath the existing garden with the formation of a lightwell and terrace at rear ground floor level.

10 Trevor Square – Permission and consent granted on 24 April 2012 for the demolition of existing rear ground floor extension, excavation of rear garden and erection of extension at rear basement level with roof terrace and associated railings above; alterations to fenestration including new doors for roof terrace at ground floor level.

5. THE PROPOSAL

Planning permission and listed building consent are sought to excavate into garden for the extension of the existing lower ground floor level including the demolition of the existing rear single storey extension. The roof of the lower ground floor extension is sought to be used as a terrace and a mansard roof extension is proposed at third floor level. Internal alterations in association with the works are also proposed.

The scheme has been revised during the course of the application to omit the erection of a single storey extension at upper ground floor level. The depth of the lower ground floor extension has also been reduced, setting it back from the rear boundary wall.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The extended lower ground floor and roof extension would create additional residential accommodation for this single-dwelling property. The proposed residential floorspace increase is welcomed under Policy H3 of the UDP and Policy S14 of the City Plan, so the scheme is acceptable in land use terms.

In terms of standard of accommodation, the proposed basement extension is considered acceptable on the basis that a high proportion of habitable rooms within the dwelling receive good levels of light.

6.2 Townscape and Design

The application site is a remarkably intact early 19th century mid-terrace house on one of Westminster's more modest and quiet squares. Internally the building remains substantially intact and externally little has been altered.

The demolition of the existing rear bathroom extension at lower ground floor level is to be welcomed. However its impact is mitigated in part by its small scale and only partial width across the rear façade.

In relation to the basement extension two letters of objection from neighbours have been received on the following grounds, the disproportionate size of the basement, the upper ground floor extension which is not in keeping with the terrace character, and the loss of rear garden. The Knightsbridge Association also objected on the grounds that the proposed extension will exceed 50% of the garden and the lack of 1.2m of soil for planting.

Upon officer's recommendation, the application has been revised during the course of the application. The revisions include the omission of the single-storey extension at upper ground floor level and the reduction of the depth of the basement from the rear boundary wall. The floor to ceiling height is now similar to the basement extension at No 11 Trevor Square adjacent. Additionally, the proposed balustrade to the upper ground floor terrace has been changed from glazing to metal.

The proposed design changes to the building, in combination with the knowledge of what has been approved to the adjacent property, means that the application is considered acceptable in design terms.

The Knightsbridge Association refers to policy CM28.1 and states that the proposed scheme is contrary to this. Whilst acknowledging the increasing trends towards basement excavation and extension and the potential need to tighten requirements for applications and to introduce limits on new basement development, there are no current policies in the City Plan that specifically refers to basement extension. To this end, part of the revisions of the City Plan which is currently being reviewed includes policy on basements. From the 16th of July to the 9th of September 2015 the Council consulted on those revisions. This application was submitted on the 15th of June 2015 prior to the consultation, therefore to apply this emerging policy would be premature and unreasonable. Consequently, the application must be tested against current development plan policies.

In these circumstances, whilst the size of the basement and the consequent reduction of the rear outdoor space are regrettable, it is not considered reasonable to refuse permission on this ground. The existing amenity space is only a courtyard with limited bed planting along the rear and side walls. The proposed size of space for outdoor space at this level is similar to No 11 Trevor Square. The proposals will retain a small element of garden which following revisions provide 1.2m of soil in accordance with the supplementary planning document Basement development in Westminster

The two letters of objection from neighbouring residents stated that the remodelling of the roof should not be supported if it is an original structure. The proposed roof extension is acceptable in principle due to the now almost universal precedents set on this side of the square. The design is also generally acceptable. During the course of the application the proposed mansard roof has been amended to overcome discrepancies.

The proposed internal alterations shown are considered acceptable, limited to those works associated with the extension proposals and for the fixing shut of one door at second floor level.

Following amendments the proposals are considered acceptable on listed building and townscape grounds in accordance with DES1, DES5, DES6, DES10, S25 and S28 and the guidance contained within our SPG 'Roofs' and 'Repairs and Alterations to Listed Buildings'.

6.3 Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect the amenity of existing residents from the effects of new development.

The Knightsbridge Association objection letter expresses concerns about light pollution due to the introduction of glazing to the rear of the basement extension. The proposed window will face a wall of approximately 3.9m in height. It is considered that the introduction of glazing at this level will not create an unacceptable level of light pollution to neighbouring residents including those within Nos. 9 and 11 Lancelot Place.

The proposed terrace at upper ground floor level does not raise concerns as it is in line with adjoining properties in terms of depth. The rear of the flat roof will not be accessible because of the installation of a balustrade. This is considered to be an appropriate mitigation measure to prevent overlooking for the adjoining properties in Trevor Square and Lancelot Place.

As mentioned in the design section it is regrettable that the proposed development occupies the only available open space, but the creation of a first floor terrace will provide expected outdoor amenity space for a family dwelling.

Regarding the impact of the construction works, a construction management plan (CMP) has been submitted with the application. There are no objections to the scope of the CMP from the Highways Planning Manager. A condition is recommended to limit the hours when noisy works are permitted to Monday to Friday 08.00 to 18.00 and Saturdays 08.00 to 13.00 with not excavation works on a Saturday.

Subject to recommended conditions the proposal is therefore considered acceptable in amenity terms.

6.4 Transportation/Parking

The proposal does not raise any significant highway issues.

6.5 Economic Considerations

The economic benefits generated are welcome.

6.6 Other UDP/Westminster Policy 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.

6.7 London Plan

The proposal does not raise strategic issues.

6.8 Planning Obligations

The proposal does not trigger any requirement for Planning Obligations.

6.9 Environmental Assessment including Sustainability and Biodiversity Issues

The existing rear courtyard is already paved, therefore the basement will not result in the loss of any garden space.

6.10 Other Issues

Structural issues relating to basement excavation

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.

The submitted structural report has been considered by our Building Control officers who advised that the structural approach appears satisfactory. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but through other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

Trees

Two respondents expressed concerns about the impact of the excavation works on the trees in the vicinity of the site. However, there are no trees in the properties immediately adjoining the application site. The Council's tree officer verbally confirmed that the proposal raises no concerns.

7 Conclusion

Following revisions to the scheme and subject to appropriate conditions, it is not considered that the objections can be sustained to warrant refusing the application. The proposal is considered acceptable in design and amenity terms subject to the conditions set out in the draft decision letters.

BACKGROUND PAPERS

1. Application form
2. Email from the Knightsbridge Association dated 28.07.2015
3. Memo from the Highways Planning Manager dated 13.07.2015
4. Memo from Building Control dated 24.07.2015
5. Email from occupier at 10 Trevor Square dated 31.07.2015
6. Email from occupier at 11 Trevor Square dated 31.07.2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY E-MAIL – vnally@westminster.gov.uk

DRAFT DECISION LETTER

- Address:** 12 Trevor Square, London, SW7 1DT
- Proposal:** Excavation works into garden for extension of the existing lower ground floor level including the demolition of existing rear single storey extension. Use of the proposed extension roof as a terrace. Erection of a third floor mansard roof extension.
- Plan Nos:** Site location plan; 596/P01 B; 596/P02 C; 596/P03 B; 596/P04 B; 779TV200; 779TV300; Design, access, and heritage statement dated 12 June 2015; Construction and traffic management plan dated 12 June 2015.

For information only - Basement impact assessment and basement construction statement dated 12 June 2015.

Case Officer: Aurore Manceau **Direct Tel. No.** 020 7641 7013

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

- 4 You must apply to us for approval of details of the following parts of the development -

- a) new windows, doors, and rooflights (scale 1:5);
- b) new balustrade/railings (scale 1:5);
- c) overall external profiles of extension (scale 1:20).

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

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

Reason:

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

- 5 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

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 Knightsbridge 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 not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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 Knightsbridge 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 The balustrade on the upper ground floor terrace must be installed prior to the use of the flat roof as a terrace. You must then retain and maintain the balustrade for as long as part of the roof is used a terrace.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 3 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 4 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 5 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 6 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 7 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

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Case Officer: Aurore Manceau

Direct Tel. No. 020 7641 7013

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.

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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 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 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 and to make sure the development contributes to the character and appearance of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 You must apply to us for approval of details of the following parts of the development -

- a) new windows, doors, and rooflights (scale 1:5);
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- c) overall external profiles of extension (scale 1:20).

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

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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 Knightsbridge 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)

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

Informative(s):

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

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

In reaching this decision the following were of particular relevance:

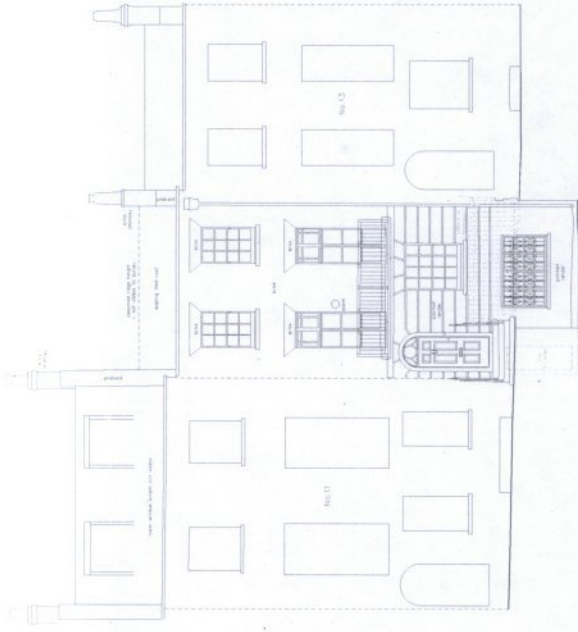
S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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

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

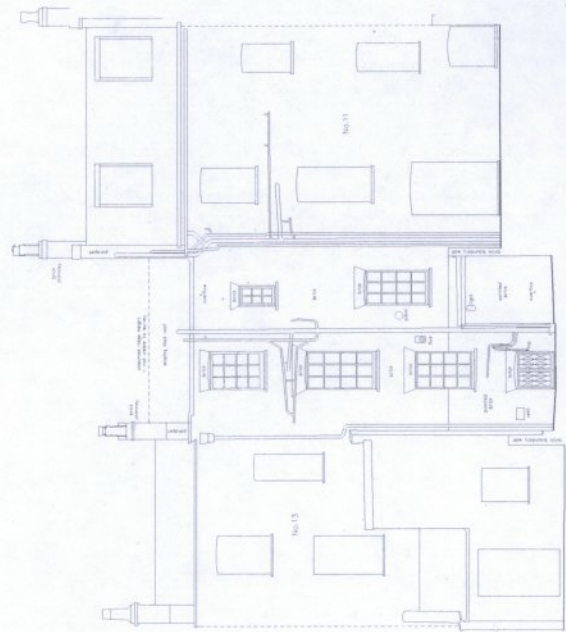
Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

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



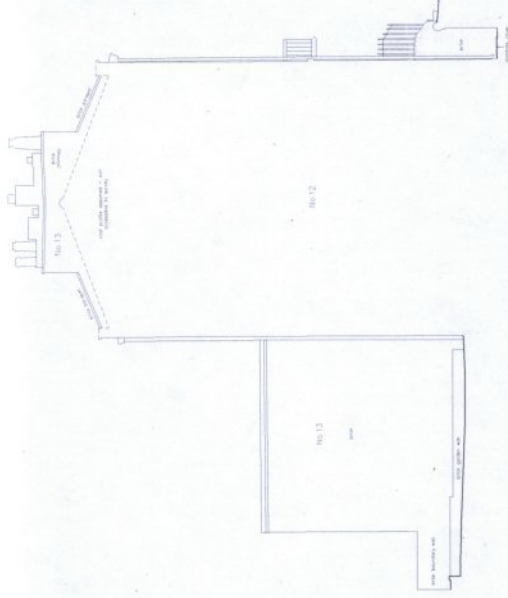
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Elevation 1



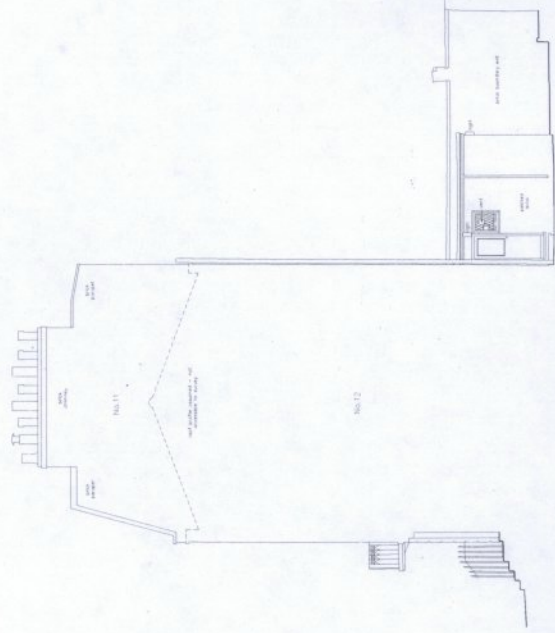
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Elevation 3



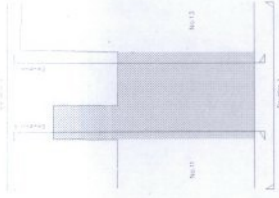
Datum: 8.00

Elevation 2



Datum: 8.00

Elevation 4



Keyplan @ 1:100

14/07/15
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Geomatic Surveys

14th E, Washburn
24 Park Lane
London W1K 1PF
T: 020 7611 1111
F: 020 7611 1112
www.site-line.co.uk

Client:

Contract:

Title:

Drawing No.:

Date:

Scale:

Surveyor:

MR ROBERT BELL

15 TREVOUS SQUARE

WIMBORNE

LONDON

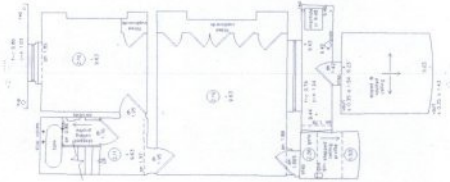
17/01/2016 - Sheet 1 of 1

APRIL 2015

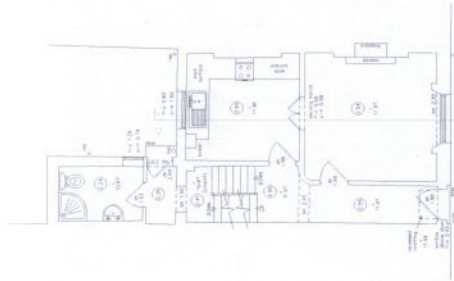
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ET/17/16

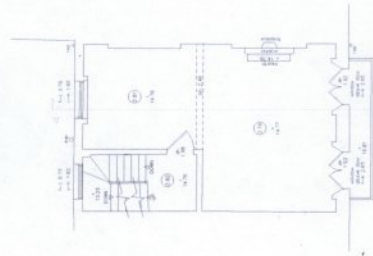
Basement Floor Plan



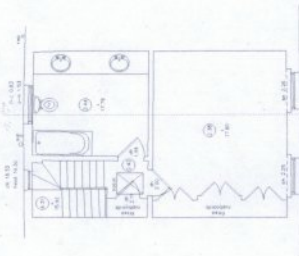
Ground Floor Plan



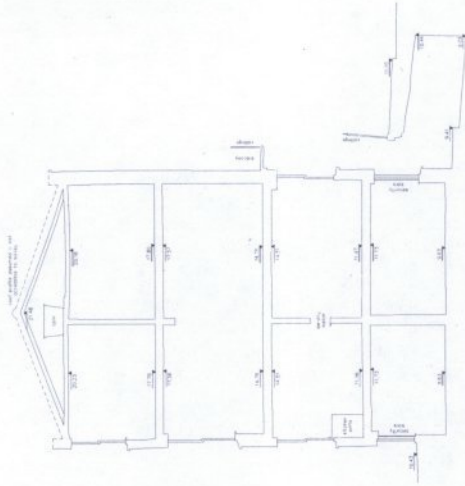
First Floor Plan



Second Floor Plan



Section A-A



Drawn: S.O.

Annotations

- 2/27 - Ceiling heights
- X, 2/27D - Floor levels
- C15 - Column heights
- C16 - Column heights
- C17 - Column heights
- C18 - Column heights
- C19 - Column heights
- C20 - Column heights
- C21 - Column heights
- C22 - Column heights
- C23 - Column heights
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- C25 - Column heights
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- C96 - Column heights
- C97 - Column heights
- C98 - Column heights
- C99 - Column heights
- C100 - Column heights



sateline

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United Kingdom
Tel: +44 (0) 20 8461 1111
www.sateline.com

Geometric Surveyors

Mr. Geoffrey Hill
13 TRESSLER SQUARE
HIGH STREET
LONDON

Client

Contract

Title

FLOOR PLANS & SECTION
77/79/81-83 Ave 1 of 1

Date

APRIL 2015

Scale

1:50 (A1)

Surveyor

S.T./M.

NOTES:

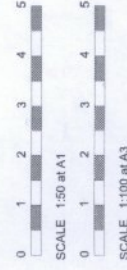
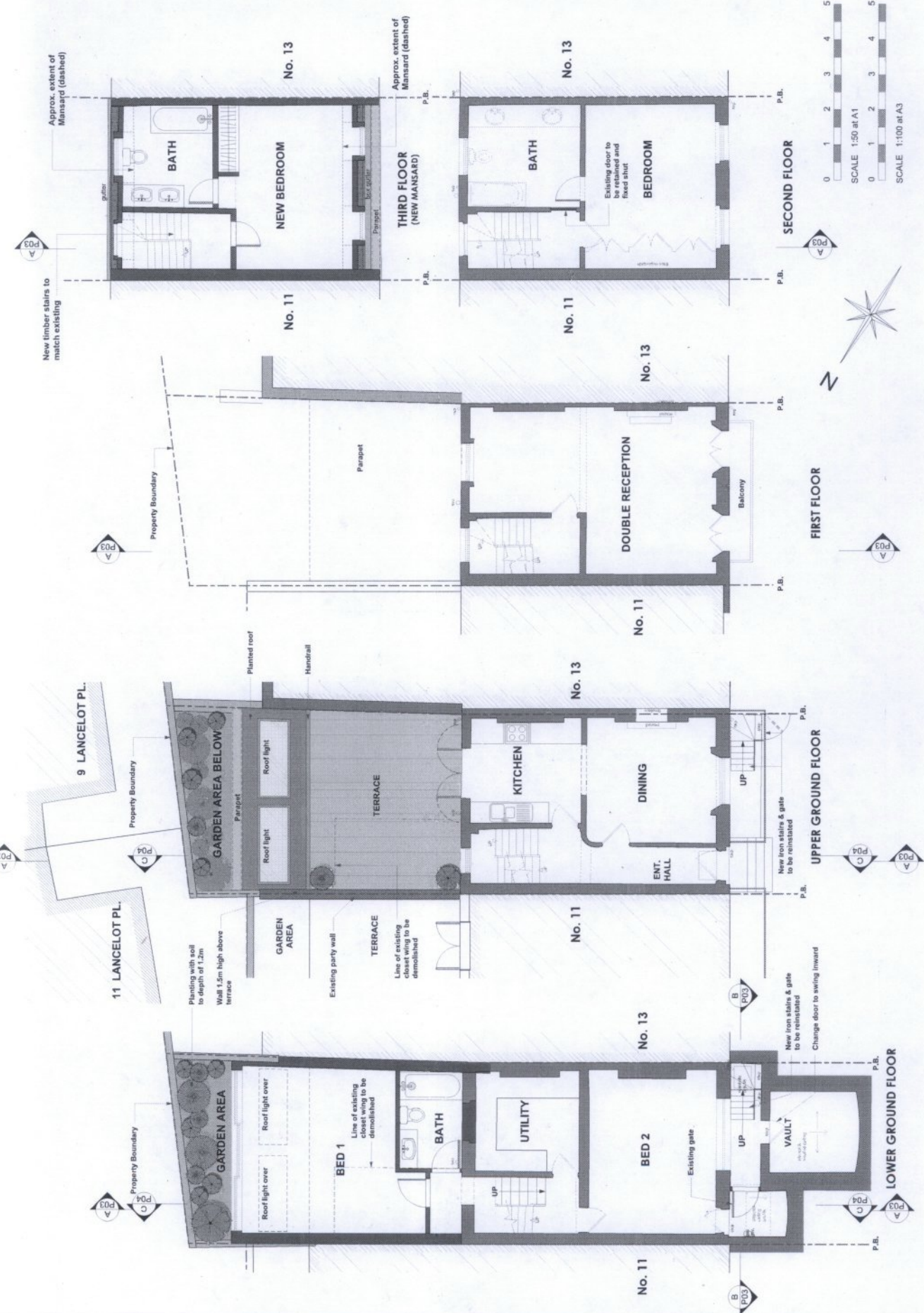
UNUSUAL ITEMS IDENTIFIED IN
CONVEYANCE ASSESSMENT

KEY
 Indicated Area
 Wall
 Floor
 Work
 Existing

13 TREVOR SQUARE
LONDON SW7

PROPOSED FLOOR PLANS
 DRAWN BY: FH
 CHECKED BY: B
 DATE: 15/04/2015
 SCALE: 1:50 @ A1
 DRAWN BY: KH
 CHECKED BY: MH
 DATE: 15/04/2015
 SCALE: 1:50 @ A1

Do not build the structure
All dimensions to be checked on site
Indicated Areas are for information only
Holden Harper
 architects & engineers
 29 Regent Street, London W1B 3EX
 Telephone: 020 8746 5522
 Email: info@holdenharper.co.uk
 www.holdenharper.co.uk



NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.

C	12/2015	12/2015	12/2015
B	12/2015	12/2015	12/2015
A	12/2015	12/2015	12/2015
Rev	Date	By	
PROJECT: 13 TREVOR SQUARE LONDON, SW7			

DWG	PROPOSED FRONT & REAR ELEVATIONS
DATE	28/01/2015
SCALE	1:50 @ A1
DATE	14/04/2015
SCALE	1:100 @ A3
DATE	14/04/2015
SCALE	1:100 @ A3

Do not build the drawing
All dimensions to be checked on site
Holden Harper architects & engineers
24 High Street, London, SW1E 6TJ
Tel: 020 7463 3522
Email: info@holdenharper.co.uk
www.holdenharper.co.uk



NOTES:

UNUSUAL BRICK GROUND IN CIVIL ENGINEERING

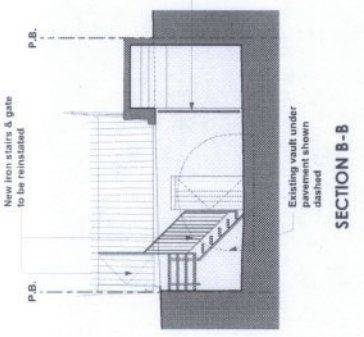
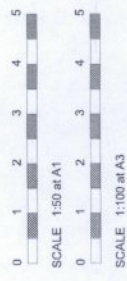
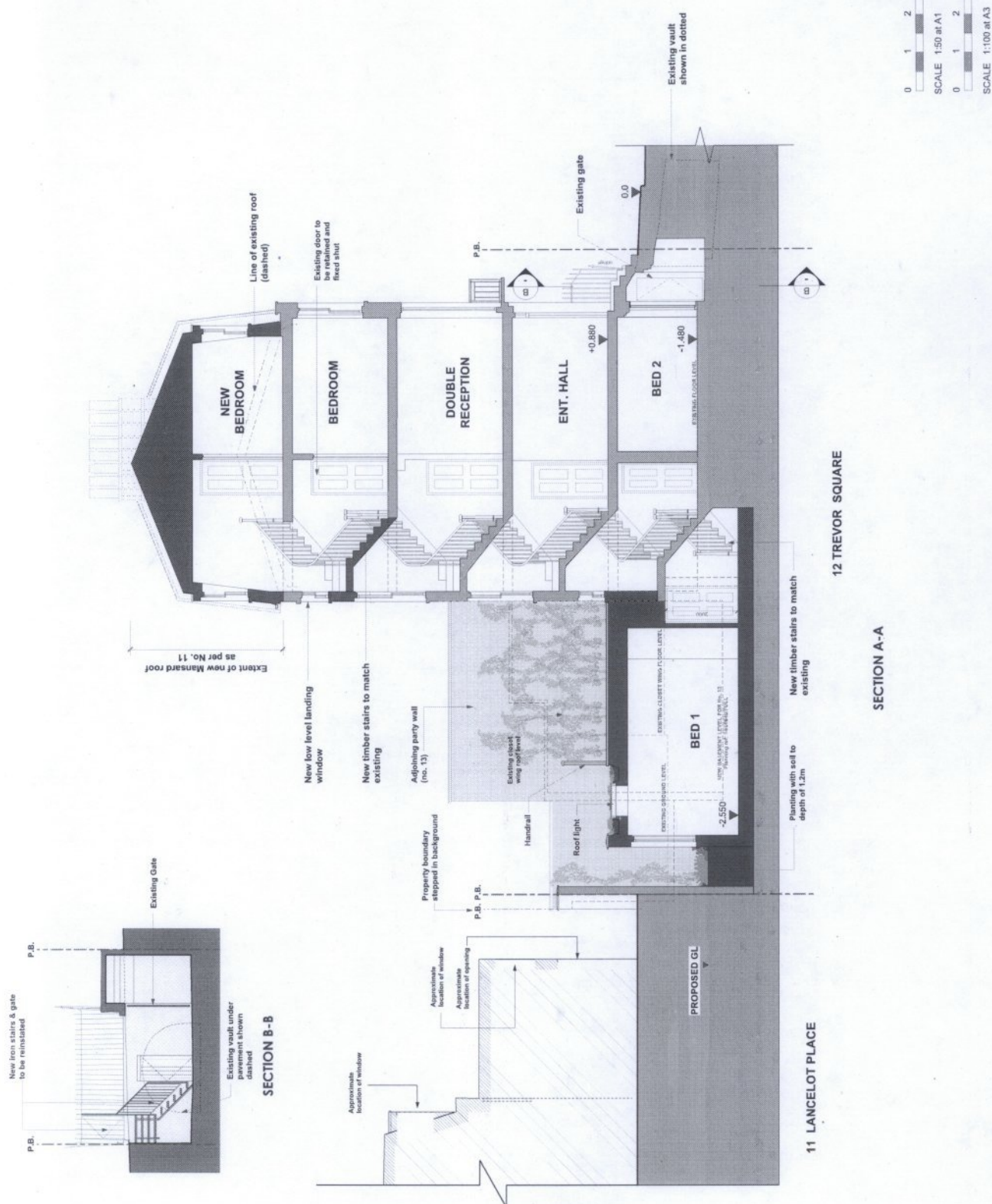
KEY	Indicates New
Indicates Existing	Walls

12 TREVOR SQUARE	LONDON, W17
DATE	14/04/2015
SCALE	1:50 @ A1
DRAWN BY	KE
CHECKED BY	PH

DRG. NO.	PROP. SECTION A & B
DRG. NO.	8/1/103
DATE	14/04/2015
DRAWN BY	KE
CHECKED BY	PH
DRG. NO.	PLANNING

Do not scale this drawing
All dimensions to be checked on the
main drawing unless otherwise stated

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11 LANCELOT PLACE

12 TREVOR SQUARE

SECTION A-A

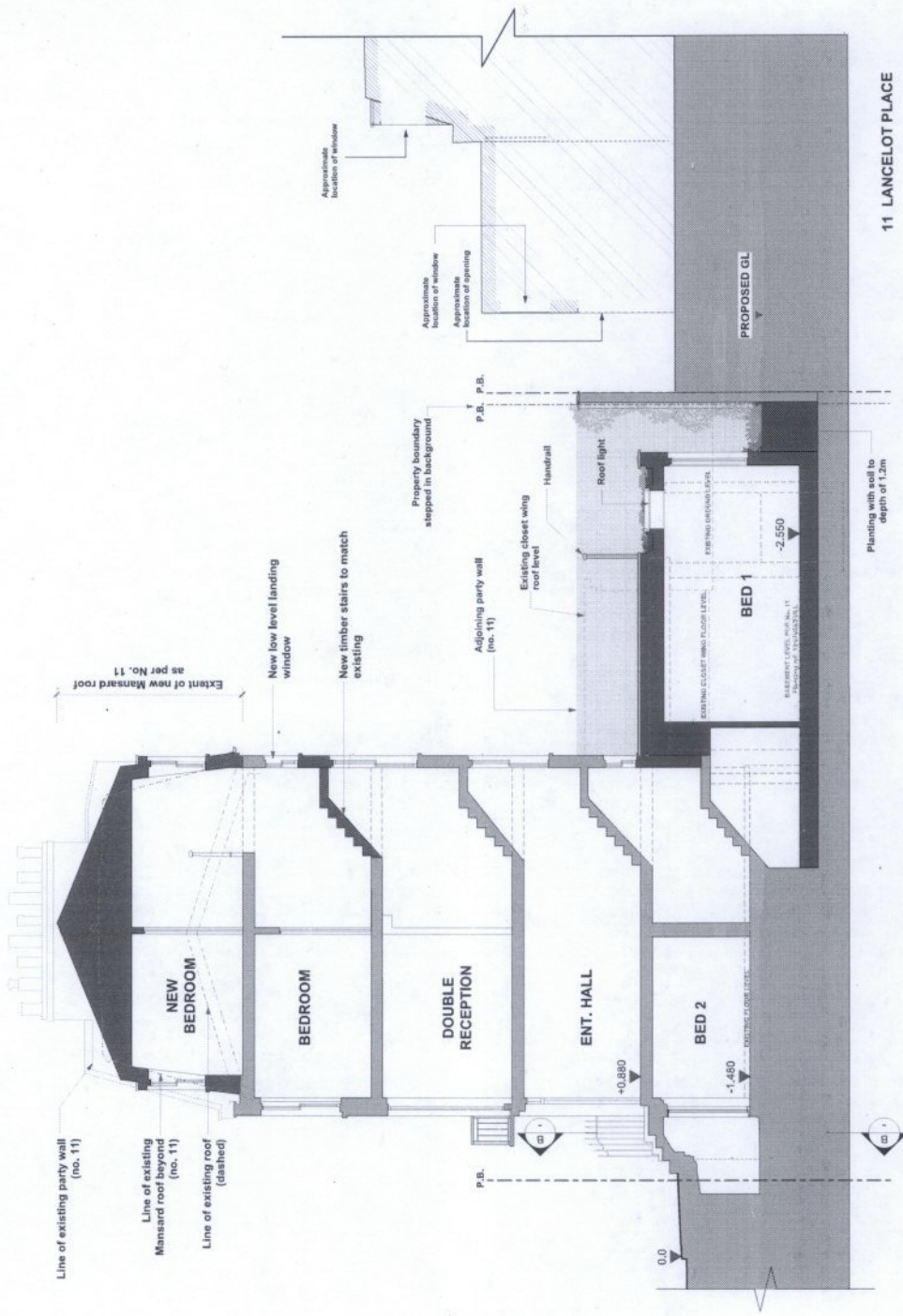
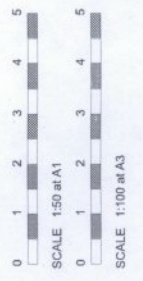
NOTES:

UNLESS SPECIFIED IN
CONTRACT AGREEMENT:

KEY

	Proposed New
	Proposed Existing
	Wall

DATE	14/09/2015
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REVISION	B
DESIGN NO.	511/P/04
DESIGN	SN
PROPOSED SECTION C	
JOB	12 TREVOR SQUARE LONDON, W17
CLIENT	12 TREVOR SQUARE LONDON, W17
DRAWN BY	KE
CHECKED BY	BH
DESIGN STATUS	PLANNING



SECTION C-C

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