

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 23 February 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Regent's Park	
Subject of Report	20 Hanover Terrace, London, NW1 4RJ,		
Proposal	Excavation of basement extension including swimming pool below garden and former stable block, internal and external alterations to existing buildings, demolition of former gardener's house to rear of site and replacement with building containing lift to basement level and utilities, erection of glazed link structure between main house and former stable block, demolition and replacement of bay window extensions to garden elevation of main house and infill extension at ground floor level between main house and boundary wall with No.19. Alterations and extensions to enlarge existing dwellinghouse.		
Agent	Purcell		
On behalf of	Hanover Terrace Limited		
Registered Number	15/09445/FULL 15/09446/LBC	Date amended/ completed	6 January 2016
Date Application Received	9 October 2015		
Historic Building Grade	I		
Conservation Area	Regent's Park		

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.

2. SUMMARY

The application site comprises a six storey grade I listed end of terrace dwellinghouse dating from the early 1820's. The building also has two outbuildings to the rear and a large garden to the side (north west) elevation of the house. The site is located within the Regent's Park Conservation Area and is visible in views from Regent's Park across the Outer Circle.

Permission and listed building consent are sought for the excavation of a double height basement

extension below the garden and the former stable block, internal and external alterations to existing buildings, demolition of the former gardener's house to rear of site and its replacement with building containing lift to basement level and utilities, erection of glazed link structure between main house and former stable block, demolition and replacement of bay window extensions to garden elevation of main house and erection of an infill extension at ground floor level between main house and boundary wall with No.19 Hanover Terrace.

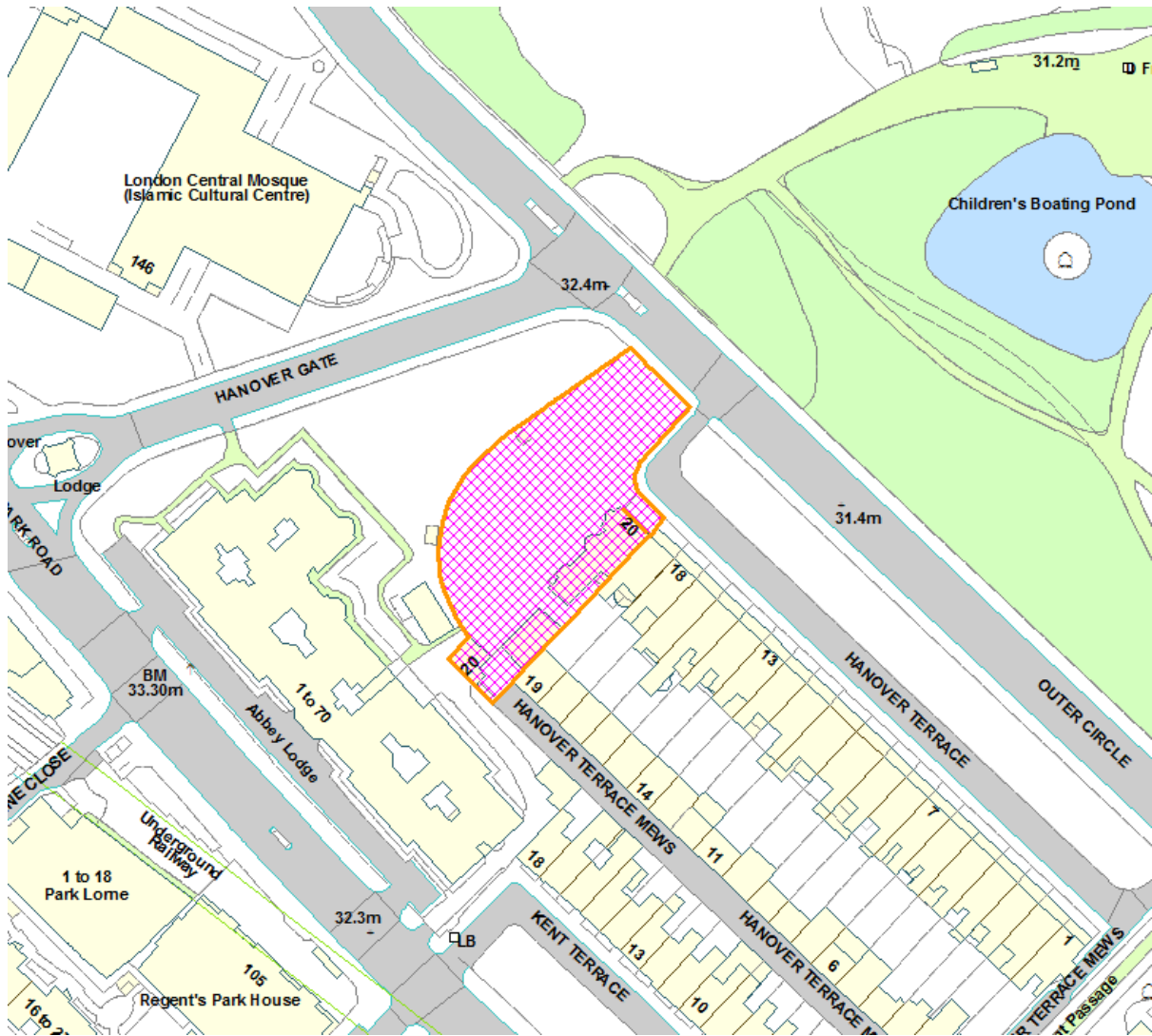
The current scheme differs from that previously approved by the Planning Applications Committee on 18 November 2015, in that the latest scheme includes the provision of a swimming pool and gym area within the basement, with associated additional mechanical plant.

The key issues in this case are:

- * The impact on the significance of the Grade I listed building.
- * The impact on the character and appearance of the building and the Regent's Park Conservation Area.
- * The impact on trees on and adjacent to the application site.
- * The impact on the amenity of neighbouring residents.

The proposed development is considered to be acceptable and in accordance with relevant Policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan). It is considered that concerns expressed by the Arboricultural Manager can be overcome by conditions, as set out in this report. As such, it is recommended that conditional planning permission and listed building consent are granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation (top) and garden elevation (bottom).

5. CONSULTATIONS

WARD COUNCILLORS (REGENT'S PARK)

Any response to be reported verbally.

ST MARYLEBONE SOCIETY

Note previous approval for large basement despite loss of worrying number of trees. Could not determine in current proposal has any further external effects on either the garden or trees.

ARBORICULTURAL MANAGER

Objection to scale of tree loss, as per previous application. More detail required in relation to replacement tree planting and landscaping. Likelihood of loss or damage to retained trees due to proximity to proposed construction site. Details of soil profile and composition should be provided. Basement appears to extend closer towards S10 (a group of Elders) than in approved scheme. Note two arboricultural reports have been submitted and advise one has been superseded. Ventilation ducts will reduce space available for replacement tree planting. Tree protection plans and construction management plan are inconsistent and consistent tree protection measures and construction management plan should be sought by condition.

BUILDING CONTROL

No objection. Structural methodology is acceptable.

ENVIRONMENTAL HEALTH

No objection. Conditions recommended.

HIGHWAYS PLANNING MANAGER

No objection. Conditions and informatives recommended.

HISTORIC ENGLAND (LISTED BUILDS/CON AREAS)

Authorisation to determine application.

HISTORIC ENGLAND – ARCHAEOLOGY

Recommend conditions as per previously approved scheme.

THE ROYAL PARKS

Any response to be reported verbally.

ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

COUNCIL FOR BRITISH ARCHEOLOGY

Any response to be reported verbally.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally.

THE GEORGIAN SOCIETY

Any response to be reported verbally.

THE VICTORIAN SOCIETY

Any response to be reported verbally.

TWENTIETH CENTURY SOCIETY

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 138.

Total No. of replies: 4 (two from one respondent).

No. of objections: 2 (plus one email querying construction site access).

No. in support: 0.

Two letters/ emails raising objection on all or some of the following grounds:

- Attention drawn to a Times article on basement development.
- Objector shares concerns expressed in Times article.
- Risk of damage to surrounding trees many of which are protected by TPOs.
- Risk of subsidence to Abbey Lodge.
- Additional excavation now sought should be assessed against SPD guidance and emerging policy for basement development.
- Appears guidance on planting, landscaping, boundary walls and setting have been overridden.
- Concern that building will be shrouded in scaffolding for a considerable period.
- Increased risk of flooding.
- Risk of structural damage to host listed building.
- Potential for lift to harm original fabric of the listed building.
- Potential for noise disturbance from use of the car stacker, art handling lift and staircase enclosure.

PRESS ADVERTISEMENT/ SITE NOTICE: Yes.

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site forms part of a Grade I listed terrace, dating from the early 1820s. It is located within the Regent's Park Conservation Area. There are two detached outbuildings to the rear of the site, which in part are contemporary with the original house. The main house and outbuildings have been altered and extended, with perhaps the most significant intervention occurring in c.1911/12 when a remodelling of the interior occurred and a large two storey extension was added to the rear. The rear double-height stable block was also altered at this time. The rear 'caretaker's cottage' (20 Hanover Terrace Mews) was altered and extended in the late 1940s. The wall and gate entrance at the northern end of Hanover Terrace Mews provides access into the rear service buildings and while likely to contain some original 1820s fabric has been modified to accommodate larger entrance openings.

There are no other listed buildings in the immediate vicinity of the development proposal, with the Grade II* listed Kent Terrace approximately 50 metres to the south and the Grade II* listed Hanover Gate Lodge over 100 metres away to the north east.

Hanover Terrace forms part of John Nash's Crown Estate development of Regent's Park. The scheme which was developed during the second decade of the nineteenth century comprised stuccoed terraces of houses, each a grand composition in classical style, ringing the Park, with a highly contrived 'natural' landscape within which were set several villas. Hanover Terrace was one of the finer and more expensive of the developments and was constructed between 1822-23 to Nash's design. It comprises twenty houses contained in a palace front, with a pedimented central bay and end wings. The terrace lies on the west side of Regent's Park and there are very attractive views of the terrace from the within the park. Unlike the other buildings in the terrace, No.20 was associated with a large garden to the north-west and originally it would appear that the driveway and the main entrance to the house was through this area of landscaping, with the entrance to the house contained within the north-west, garden facing, facade.

6.2 Recent Relevant History

18 July 1989 – Permission and listed building consent granted for the erection of a conservatory extension at No.20 Hanover Terrace Mews (89/02644/FULL and 89/02849/LBC).

12 August 1996 – Permission granted for alteration of rear boundary wall by raising height by 2 metres to regain former height and arch detailing at No.20 Hanover Terrace Mews (96/01740/FULL and 96/01741/LBC).

5 July 1996 – Listed building consent granted for insertion of roller shutter and side hung gates into existing arched entrance opening (96/07822/FULL and 96/04496/LBC).

20 March 2015 – Listed building consent was granted for opening up of floorboards, marble floor-tiles, suspended ceilings and high-level boxing to allow for removal of asbestos-related contamination. Removal of asbestos contaminated linings and details (15/00807/LBC).

2 December 2015 – Planning permission and listed building consent were granted for excavation of basement extension below garden and former stable block, internal and external alterations to existing buildings, demolition of former gardener's house to rear of site and replacement with building containing lift to basement level and utilities, erection of glazed link structure between main house and former stable block, demolition and replacement of bay window extensions to garden elevation of main house and infill extension at ground floor level between main house and boundary wall with No.19. Alterations and extensions to enlarge existing dwellinghouse (15/06788/FULL and 15/06789/LBC). See copy of decision and relevant drawings in background papers.

7. THE PROPOSAL

The current application for planning permission and listed building consent seeks approval to excavate a basement extension below the garden and former stable block of

this grade I listed building, with associated internal and external alterations to the existing buildings including demolition of the former gardener's house to rear of site and replacement with a new building, erection of glazed link structure between the main house and the former stable block, demolition and replacement of the bay window extensions to garden elevation of the main house and erection of an infill extension at ground floor level between main house and boundary wall with No.19 Hanover Terrace.

The alterations and extensions proposed are largely the same as previously approved in December 2015, following the Planning Applications Committee's resolution to overturn the officer recommendation for refusal and grant conditional permission and listed building consent at the committee meeting held on 20 October 2015. The main difference between this application and the previously approved scheme is the inclusion of a swimming pool and associated gym within the basement, which results in alterations to the degree of excavation, the amount of mechanical plant required and the external manifestations required to ventilate the additional plant.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The enlargement of the existing dwellinghouse would accord with Policy H3 in the UDP and as such the proposals are considered acceptable in land use terms. The proposed basement includes a large gallery space, but this would be a private gallery and would be ancillary to the lawful use of the existing building as a single dwellinghouse.

8.2 Townscape and Design

8.2.1 Relevant Legislation and Policy

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 indicates that *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 72 of the same Act indicates that *"In the exercise, with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

In terms of the NPPF the key considerations are addressed in Chapter 12 with paragraphs 133 and 134 specifically addressing the issues of harm to designated heritage assets, which in the case of this application, the designated heritage assets would comprise the building itself and the Regent's Park Conservation Area.

The main development plan policies of relevance are S25 and S28 in the City Plan and DES 1, DES 5, DES 9 and DES 10 in the UDP.

Also of particular relevance to this application is the City Council's Supplementary Planning Document 'Basement Development in Westminster' (2014). The Council is also

currently formulating a new policy in relation to basement development. This draft policy is now at an advanced stage in the adoption process and as set out in the Cabinet Member statement of October 2015, the policy will be applied when determining applications received on or after 1 November 2015. In this case the application was made on 9 October 2015 and as such, the emerging draft basement development policy has not been applied in the assessment of this application (see also Section 8.12.1 of this report).

8.2.2 Significance of Affected Heritage Assets

As per the approved scheme, the application includes a detailed heritage impact assessment. This rightly attributes the very highest significance to the original 1822-23 Nash house, which is a fine example of Regency architecture and forms a key component of the Crown Estate Regent's Park development. The relationship and close proximity to Regent's Park is also a significant contributor to the character and appearance of the conservation area.

The service buildings/ structures to the rear of the site are also of significance as they are contemporary with the main house, however, their contribution varies according to their level of alteration, with the stable block/ garage considered to make a more important contribution because it has undergone less alteration, whereas the caretaker's cottage has undergone substantial alteration and as such its significance is of a lesser degree.

A major phase of works took place to the property in 1912 and these works do contribute to the special interest of the building and reflect an important phase in the building's history, including a re-ordering of the layout to move the main entrance to the front façade, rather than the garden-facing façade.

The landscape setting within which No.20 sits is also considered to make a very positive contribution towards the building's significance. It would seem clear from historic maps that the gardens to the north side of the site were once of considerable size and included much of the land now occupied by the neighbouring Abbey Lodge. In the nineteenth century the grounds appear to have served two properties: 20 Hanover Terrace and a detached villa called 'Abbey Lodge' (the latter no longer survives and is now occupied by the far larger building of the same name). The grounds associated with no.20 appear to have included an access drive from the outer circle, and a series of pathways, including a circular path (or turning circle) directly in front of the house. The First Edition of the Ordnance Survey clearly indicates tree planting within this garden and the garden design appears to be relatively naturalistic, as opposed to a formal geometric arrangement. With the re-ordering of 1912 it is likely that the driveway through the gardens from the Outer Circle was dispensed with and the garden was transformed from the front garden to a private 'rear' garden, which was accessed through the main house. Despite these changes this large garden still survives and is connected with the main house. The garden forms a key component to the setting of the listed building and to its significance. The garden and its landscaping also make a very positive contribution to the character and appearance of the conservation area, where these fine Regency buildings are set amongst a parkland landscape.

It should be noted that the contribution of the existing trees and the landscaping of the site to the character and appearance of the Regent's Park Conservation Area and the setting of the listed building is considered in Section 8.7.1 of this report.

8.2.3 Proposed Development

The principle of a basement extension with little or no external manifestation is considered acceptable and has been established by the previously approved scheme. Albeit a dramatic intervention in term of its scale, the extension would not be positioned under the main house and thus there would be minimal impact on historic fabric and no impact on the plan form and hierarchy of spaces within the house. The link between the extension and the original house is positioned in a discreet part of the building and would be in the form of a lift which largely rises within the 1912 part of the building. A further link between the new basement and the main house, runs from a heavily modified area at the rear of the main house, under the yard area (adjacent to No.19 Hanover Terrace) and then underneath the stable/ garage block. This will feature a new glass floor structure to the narrow yard, but will again be discreet and have minimal impact on historic fabric. The glass floor will allow light into this staircase, but is positioned so as to have minimal visual impact. A further set of connecting links to the basement are proposed to the replacement caretaker's cottage building and in the context where the replacement building is considered acceptable, the connections to the basement will be well integrated into new build elements.

The proposed demolition of the caretaker's cottage and its replacement building are considered acceptable. The existing building, while retaining fragments of its original 1820s fabric, has been substantially altered and as such its contribution to the group has been severely diminished. The replacement building will complement the original architecture and restore a greater degree of integrity to this part of the site. Subject to design details and materials which can be secured by condition, this element of the proposal is not considered to have an adverse impact on the listed building; and arguably will enhance its setting. It will similarly have no adverse impact on the conservation area.

The proposed link structure between the 1912 wing and the stable / garage block is considered acceptable. The lightweight design will ensure that the spatial separation between the two structures is maintained, while the modest width of the link ensures that that the connection points can be integrated successfully into the existing architecture.

The alterations to the stable/ garage block, while creating a very different interior space, do so without removing historic fabric of any significance. The primary interest of this building lies in its external appearance and in the surviving roof structure and these elements are to be retained. In the case of the external appearance, the replacement of some later windows and re-instatement of original detailing will enhance the appearance of the building. The introduction of the modern glass doors, will introduce a contemporary design element; however, it is considered that this is done in a complimentary fashion, reflecting a former void space in the façade, which will not have an adverse impact on the special interest of the structure.

The main interventions to the facades of the main building are the demolition and rebuilding of the 1912 ground floor bay and the installation of several new windows into

the Nash facade. The new windows, which include new openings at first and second floor level, relate to blind openings shown on a set of 1911 plans of the building. While it is likely that there were not originally windows in this location there would appear to have been a clear design intent for a more ordered and relieved façade than currently exists. The alterations are considered to be true to the architectural intent for this facade and are not considered to result in an adverse impact on the listed building, particularly as this facade is seen in isolation from the rest of the terrace. The 1912 bay does contribute to the significance of the listed building, but is quite clearly a later addition and the proposal is to dismantle this in order to address structural issues and to allow easier construction of the basement extension. The intention is for this to be reconstructed using the same materials and it is considered, subject to appropriate conditions to secure methodology of these works, that this element of the proposal would ultimately not have an adverse impact on the listed building.

With respect to the internal alterations, as per the approved scheme, in general the historic floor plan is respected and in some cases such as at first floor level, the original plan is better revealed with the removal of later partitions. There are numerous issues relating to the interior, in terms of method of refurbishment, detailing of finishes and impact of services, which will require further information, but it is considered that these matters can be successfully addressed by condition.

The main departures from the approved scheme relate to the extent of excavation, to accommodate the swimming pool now proposed (approximately 1.2m additional depth across whole basement and 3.5m where the pool tanks and plant room are proposed at Proposed Basement Level 4), and the provision of additional mechanical plant to serve the pool and associated gym area. In design terms the additional excavation proposed would have no impact on the significance of the listed building or the character and appearance of the conservation area, as it would be located within the garden area in an area that was previously permitted to be excavated, albeit to a lesser extent.

The additional vents now proposed to serve the mechanical plant at basement level associated with the swimming pool would be discreetly located with the air intake and extract vents located within the lightwell to the north western (garden) elevation of the building. Whilst the vents proposed would have limited top soil over them, they would be located below the existing raised pathway running along the full length of the garden elevation of the house and in this location the lack of soil depth over the vents would not detract from the mature garden setting of the listed building. It is recommended that further details of the layout of the vents, to ensure planting can still be provided either side of the garden path, and the design and appearance of the ventilation grilles within the lightwell are secured by condition.

8.2.4 Design/ Listed Building Summary

No.20 Hanover Terrace is a grade I listed building which is of high historic and architectural significance and it is set within the Regent's Park Conservation Area, to which it makes a very positive contribution. As per the approved scheme, the current proposals represent a significant intervention to this building and aside from the building's original construction in the 1820s, would represent the most substantial change to the building since 1912. Nevertheless, it is considered that the application, including the amendments to incorporate a swimming pool and gym at basement level,

has demonstrated careful consideration to the elements that contribute to the special interest (significance) of this building and the contribution it makes to the conservation area, and the scheme would ensure that the special interest of the building, its setting and the setting of the remainder of the listed terrace are maintained; and the character or appearance of the conservation area are preserved. The proposed alterations and extensions to the listed building are considered to meet the statutory requirements and to accord with our policies S25 and S28 of our City Plan; and DES 1, DES 5, DES 9 and DES 10 of our City Plan; as well as the NPPF guidance; and our own planning guidance, notable that relating to listed buildings and to basement development.

8.3 Residential Amenity

Given the subterranean location of the proposed basement extension, it would not cause any loss of light, increased sense of enclosure or overlooking to neighbouring windows, despite its large size.

The proposed rear extension to the main building and glazed link structure would be below the level of the existing boundary wall with No.19 and set back from the boundary wall respectively. In the positions proposed it is not considered that these modest additions would cause a loss of light or increased sense of enclosure to neighbouring windows in the rear elevation of No.19. Given the position of the glazed link, set between the main house and the stable block and its purpose as a corridor and not a habitable room, it is not considered that it would cause significant overlooking towards the rear windows of No.19.

The replacement building located to the rear boundary of the site in the location of the existing Caretaker's Cottage would have a larger footprint than the existing cottage. However, notwithstanding the increase in footprint and bulk of the replacement building, given the significant degree of separation between it and neighbouring properties, it would not have an adverse impact on the amenity of neighbouring residents in terms of sense of enclosure or loss of light. The new structure contains a utilities building and lift to basement level and would contain any windows. Accordingly no additional overlooking would be caused.

Other alterations to the main listed building and stable block would not cause a significant loss of amenity with the alterations and extensions largely facing the north west garden elevation.

Accordingly, the external alterations and extensions to the existing building, which are largely the same as previously approved, are considered to be acceptable in amenity terms and would accord with Policy ENV13 in the UDP and Policy S29 in the City Plan.

8.4 Transportation/ Parking

The Highways Planning Manager is satisfied that the proposed development is acceptable in transportation terms. As per the approved scheme, the development would provide two car parking spaces within a car stacker accessed from Hanover Terrace Mews, with further parking possible above the car stacker. Whilst cycle storage is not shown, there is ample space within the development to accommodate sufficient storage.

A waste store is shown and this is sufficient to serve the single dwellinghouse on this site.

As in the approved scheme, it is proposed to use the vehicular access to the site from Hanover Terrace Mews to accept infrequent art deliveries to the private art gallery for private display within the proposed basement. The Highways Planning Manager does not find this objectionable given that it has been demonstrated in the vehicles required to carry out such deliveries can manoeuvre satisfactorily in and out of the site and along Hanover Terrace Mews.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The proposed alterations and extensions would not alter the existing access to this private dwellinghouse. Given the building is grade I listed there is limited scope for external alteration to provide improved access, particularly to the front of the site. However, the proposed lift between basement and first floor level would improve step free access within the dwellinghouse.

8.7 Other UDP/Westminster Policy Considerations

8.7.1 Arboricultural Issues

As per the approved scheme the Arboricultural Manager remains extremely concerned regarding the potential impact of the development upon the trees to be retained, as well as the extent of tree removal proposed.

In terms of tree removal, this remains as per the approved scheme (removal of 17 of the existing 30 trees on the site). The extent of basement excavation proposed, in terms of area, initially appeared to be greater than was previously approved; however, the submitted drawings have been amended to show the piling line to the north and east, closest to neighbouring trees, would match the piling line in the approved scheme. Following this amendment, the concerns expressed by the Arboricultural Manager in her memo of 8 February 2016 in terms of the potential for the current scheme to result in increased harm to retained trees relative to the approved scheme, during construction, have been addressed.

The Committee previously resolved that the extent of tree loss proposed was acceptable in this case and accepted the applicant's justification that a large number of the trees to be removed are of relatively poor quality or have limited remaining life expectancy. The Committee also had regard when considering the approved scheme, to the applicant's offer of replacement tree planting comprising larger replacement tree specimens to provide some immediate maturity to the replacement planting. As per the approved scheme it is recommended that the replacement landscaping and tree planting are secured by conditions. Subject to the recommended conditions, the proposed landscaping and replacement tree planting would maintain the setting of the listed

building and the character and appearance of this part of the Regent's Park Conservation Area.

The basement will be covered by 1.5 metres of top soil across most of its extent, with only limited areas having a lesser soil coverage to accommodate ventilation ducting; albeit most of this reduced soil coverage will be located under existing hard paved areas of the garden. In this context the Arboricultural Manager's concern that the current scheme would provide substantively less garden area within which to provide replacement tree planting cannot be supported as a ground on which to withhold permission.

Clarification is required with regard to the construction accesses as these are not consistent across the tree protection plan and the construction management plan and this has implications for the impact of construction works on trees to be retained. Conditions are recommended to ensure that revised versions of these documents are provided which are consistent in terms of the location of the temporary construction site entrance.

Subject to the recommended conditions, it is considered that the impact on trees and landscaping, on and adjacent to the site is acceptable and would accord with Policies ENV16, ENV17, DES1 and DES9 in the UDP and Policies S25 and S38 in the City Plan.

6.7.2 Noise

The application includes the provision of mechanical plant. This plant is largely located at basement level with ventilation grilles provided within the garden area incorporated into low level retaining walls that will form part of the garden landscaping. Two further condenser units are provided at roof level at roof level set behind the roof edge parapets. The arrangement of the mechanical plant is similar to that previously approved and despite the inclusion of additional mechanical plant at basement level in the current scheme to serve the swimming pool proposed in the latest scheme, Environmental Health have confirmed that the mechanical plant will operate sufficiently below the background noise level so as to accord with Policies ENV6 and ENV7 in the UDP and Policy S32 in the City Plan.

Concern has been raised in respect of the potential for noise disturbance from the use of the proposed car stacker, art handling lift and staircase enclosure. The mechanical plant associated with the car stacker would be subject to the noise and vibration conditions referenced in the preceding paragraph and these would prevent the car stacker plant causing noise or disturbance to neighbours. The art handling lift would be located within the envelope of the new outbuilding to the rear of the site and in this enclosed location would be unlikely to cause noise disturbance to neighbours on the infrequent occasions that it would be used. The staircase enclosure, at the boundary with No.19 would be fully enclosed and persons passing through this sealed circulation space would be unlikely to generate sufficient noise to be capable of disturbing neighbouring residents in Hanover Terrace. As such, the objection raised on noise disturbance from these sources cannot be supported as a ground on which to withhold permission or consent.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

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

8.11 Environmental Impact Assessment

The proposed development is of insufficient scale to require an Environmental Impact Assessment. Where relevant the environmental impact of the development has been covered in other sections of this report.

8.12 Other Issues

8.12.1 Structural Considerations

Objectors have raised concerns that the basement construction will have an adverse structural impact on the application property and neighbouring properties, as well as increasing the risk of flooding. They consider that the proposed basement should be considered having regard to the Supplementary Planning Document 'Basement Development in Westminster' (2014) and the emerging draft basement policy, which is now at an advanced stage in the adoption process and as set out in the Cabinet Member statement of October 2015. However, as set out in Section 8.2.1 of this report, this application was submitted prior to 1 November 2015 and therefore only the guidance in the SPD can be used in the assessment of this application, in combination with the adopted planning policies in the UDP and City Plan.

With regard to structural and flooding considerations, the submitted structural methodology statement has been referred to Building Control, who have assessed the statement, having regard to the guidance on such matters in the SPD. They have confirmed that they are content that the construction methodology proposed is appropriate for this site. In this context it is considered that there is not any significant risk to the fabric of the retained listed building, or other neighbouring buildings, which are further from the location of the proposed basement excavation. It is considered that this is as far as this matter can reasonably be taken as part of the consideration of the planning and listed building consent application and the concerns raised on structural and flooding grounds cannot be supported as grounds on which to reasonably withhold permission or listed building consent.

8.12.2 Construction Management

A Construction Management Plan that seeks to minimise the impact of the development on neighbouring residents and the local highway network has been submitted with the application and given the location of the site at the end of Hanover Terrace and immediately adjacent to the Outer Circle, the construction works could be carried out on

this site with less disturbance to neighbours and the highway network than is typically the case in Central London. However, whilst the CMP is generally in accordance with the guidance provided in Appendix 2 of the 'Basement Development in Westminster' SPD (2014), in light of the concerns raised by the Arboricultural Manager in respect of the consistency of the CMP with the tree protection measures set out in the submitted Arboricultural Statement, it is appropriate to impose a condition requiring the submission of a revised CMP prior to the commencement of development that is consistent with tree protection measures that are to the Arboricultural Manager's satisfaction.

8.12.3 Archaeology

As per the previously approved scheme, Historic England have requested that on-site archaeological investigation and a written scheme of historic building investigation are secured by condition and a condition to this effect has been included on the draft decision letter.

9. BACKGROUND PAPERS

1. Application form.
2. Email from the St. Marylebone Society dated 13 January 2016.
3. Memos from the Highways Planning Manager dated 23 November 2015 and 20 January 2016.
4. Memo and email from Environmental Health dated 27 November 2015 and 13 January 2016.
5. Email from the Historic England Greater London Archaeological Advisory Service dated 14 December 2015 (with attached letter dated 23 September 2015).
6. Email from Building Control dated 8 January 2016.
7. Memos from the Arboricultural Manager dated 14 January 2016 and 8 February 2016.
8. Letters (x3) from Historic England dated 25 January 2016.
9. Emails (x2) and attached newspaper article from the Chairman of the Abbey Lodge RTM company dated 30 November 2015 and 1 December 2015.
10. Letter from Blakeney Leigh Limited Chartered Building Surveyors dated 28 January 2016.
11. Emails from the occupier of 18 Kent Terrace dated 27 January 2016, 29 January 2016 and 2 February 2016.

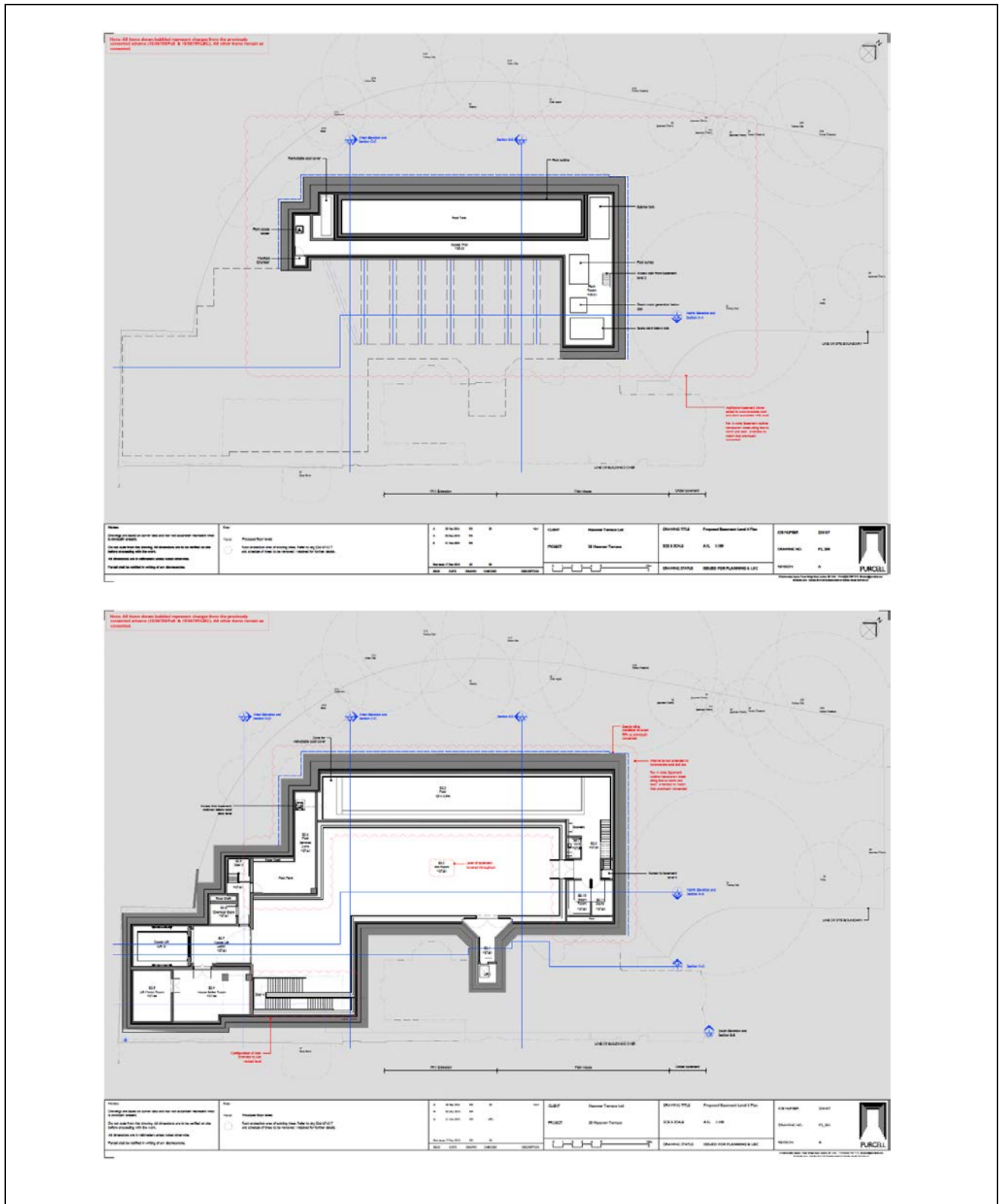
Selected relevant drawings

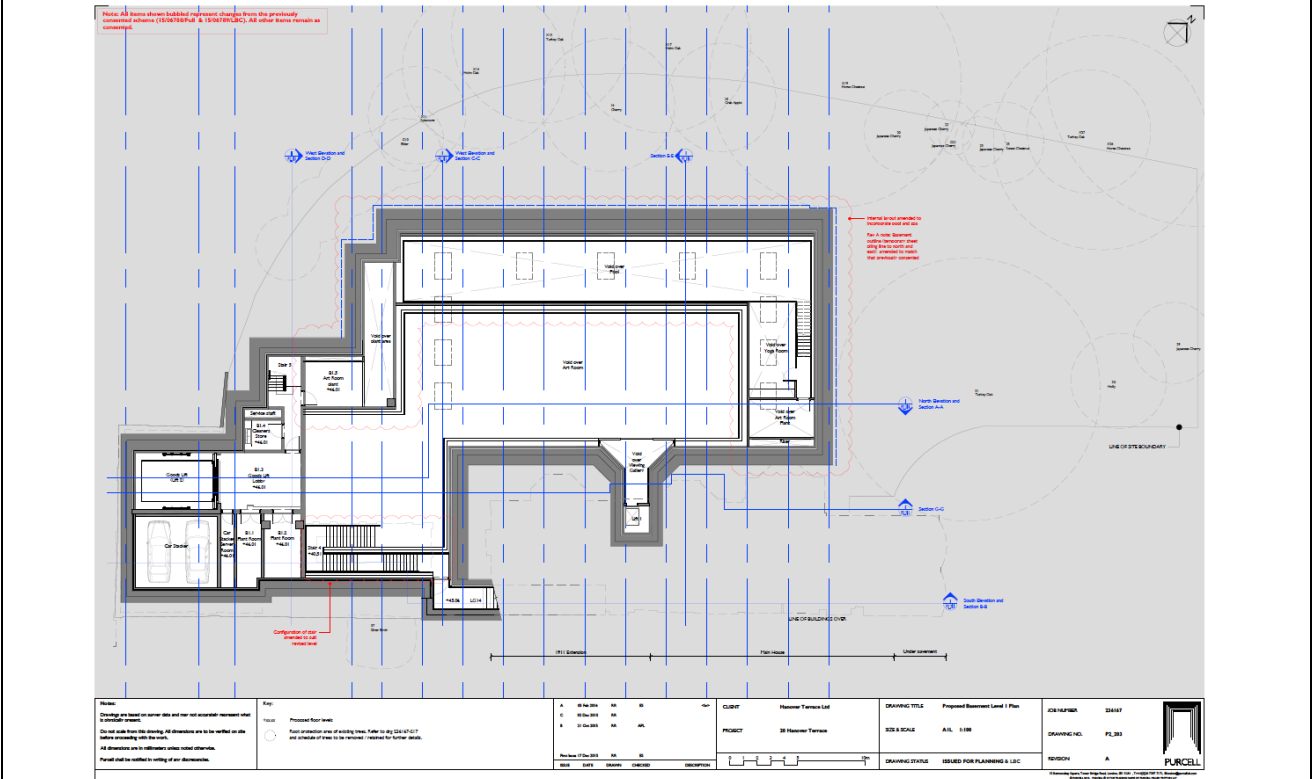
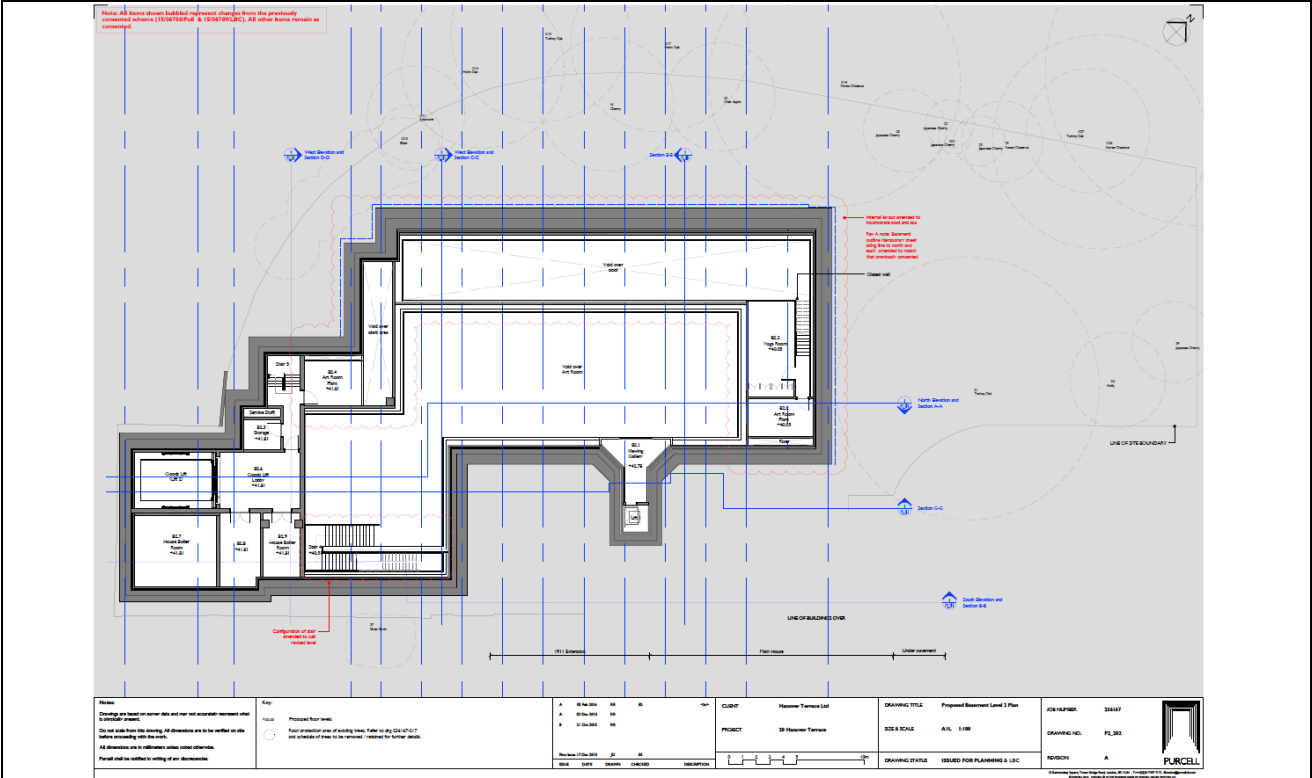
Existing and proposed plans, elevations and sections.

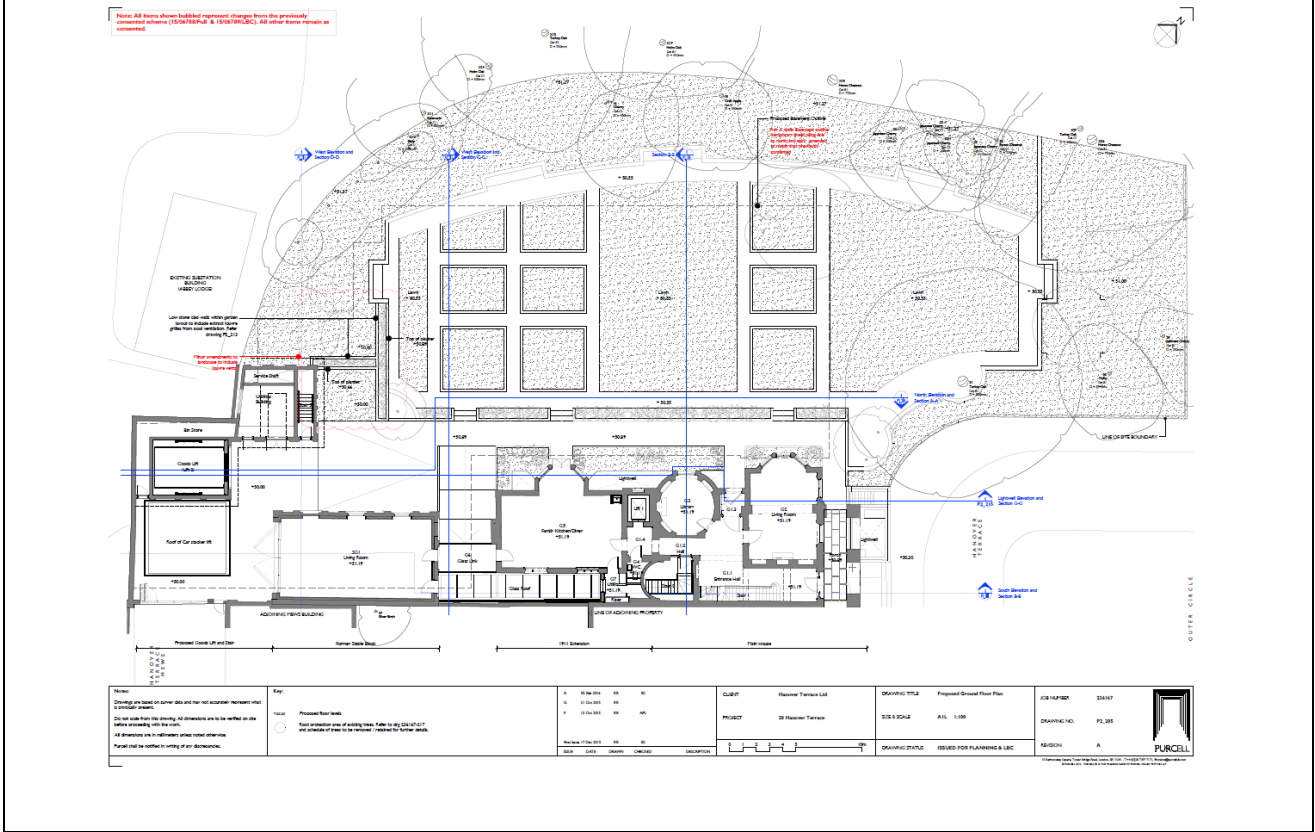
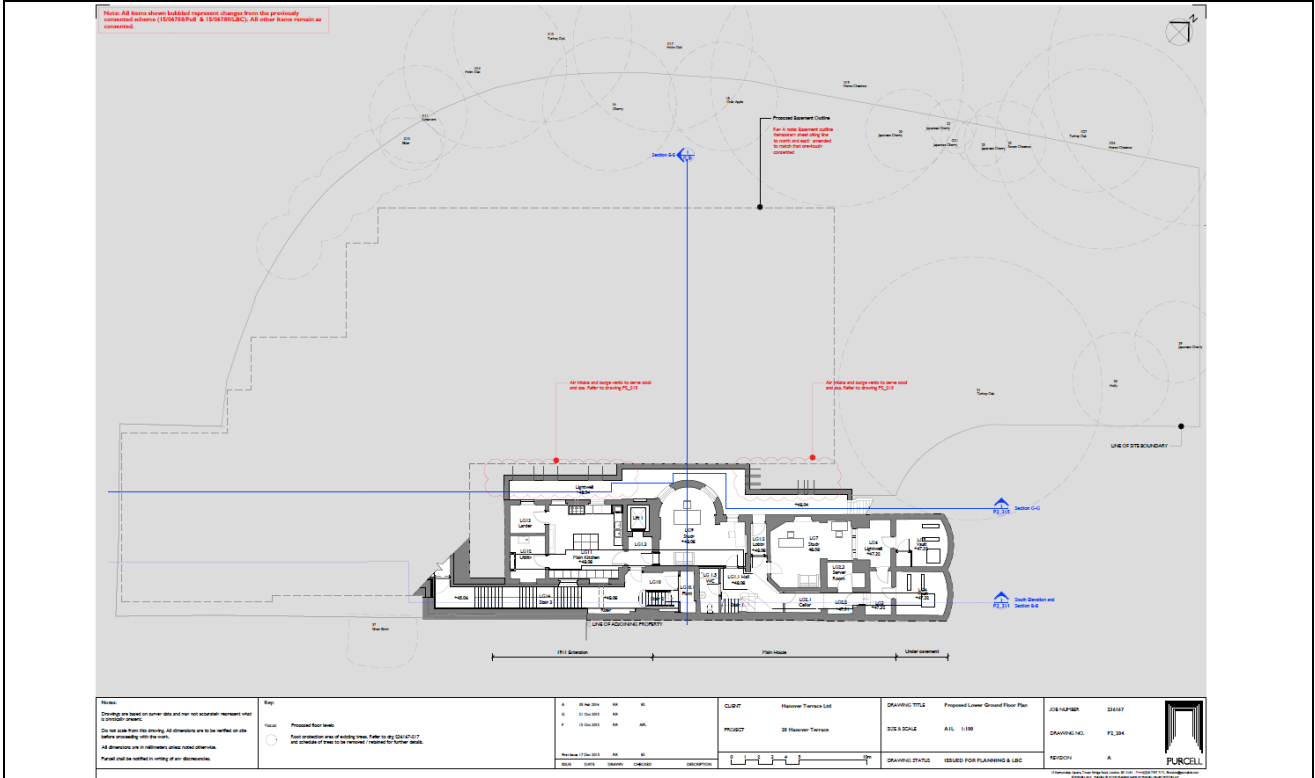
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT KIMBERLEY DAVIES ON 020 7641 5939 OR BY EMAIL AT kdavies1@westminster.gov.uk

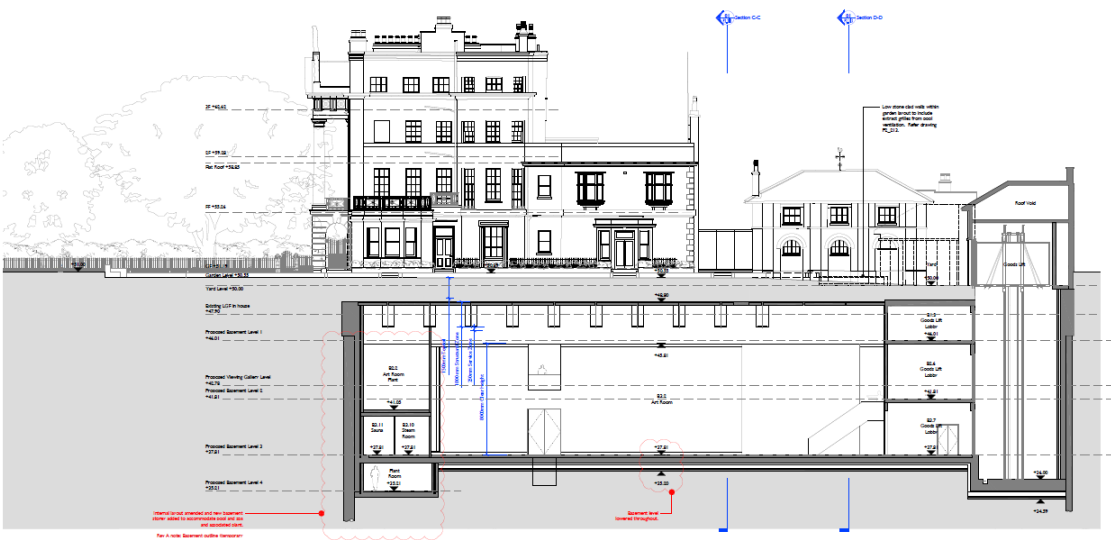
10. KEY DRAWINGS





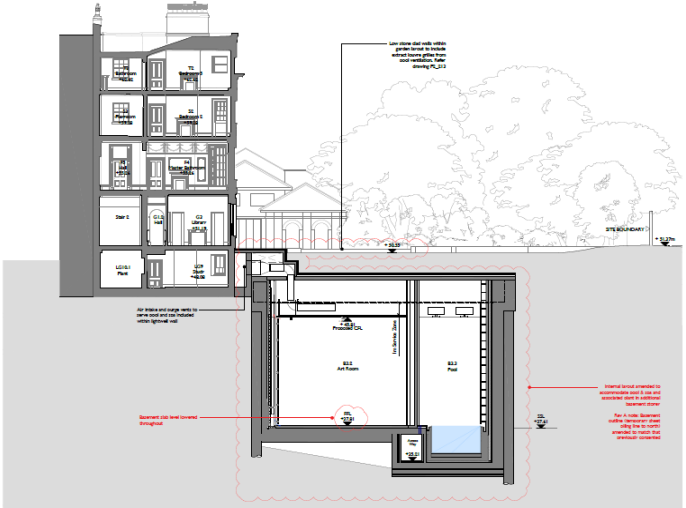


Note: All floors shown hatched represent changes from the previously consented scheme (15/012016/01 & 15/012016/02). All other floors remain as consented.



Notes: Drawings are based on current data and may not accurately represent what is on the ground. Do not scale from the drawing. All dimensions are to be verified on site before commencing with the work. All dimensions are in millimetres unless noted otherwise. Partial shall be verified in writing if not dimensions.	Key: TALL Proposed floor levels	A	01 Nov 2014	NA	NA	CLIENT	Hewson Terrace Ltd	DRAWING TITLE	Proposed Section A-A	JCS NUMBER	120187	
		A	01 Nov 2014	NA	NA	PROJECT	38 Hewson Terrace	SIZ & SCALE	A1/L 1/100	DRAWING NO.	PL_218	
		Rev	01 Nov 2014	NA	NA	DRAWING STATUS	ISSUED FOR PLANNING & LBC	REVISION	A			

Note: All floors shown hatched represent changes from the previously consented scheme (15/012016/01 & 15/012016/02). All other floors remain as consented.



Notes: Drawings are based on current data and may not accurately represent what is on the ground. Do not scale from the drawing. All dimensions are to be verified on site before commencing with the work. All dimensions are in millimetres unless noted otherwise. Partial shall be verified in writing if not dimensions.	Key: TALL Proposed floor levels	A	01 Nov 2014	NA	NA	CLIENT	Hewson Terrace Ltd	DRAWING TITLE	Proposed Section E-E	JCS NUMBER	120187	
		A	01 Nov 2014	NA	NA	PROJECT	38 Hewson Terrace	SIZ & SCALE	A/L 1/100	DRAWING NO.	PL_218	
		Rev	01 Nov 2014	NA	NA	DRAWING STATUS	ISSUED FOR PLANNING & LBC	REVISION	A			

PLANNING PERMISSION DRAFT DECISION LETTER

Address: 20 Hanover Terrace, London, NW1 4RJ,

Proposal: Excavation of basement extension including swimming pool below garden and former stable block, internal and external alterations to existing buildings, demolition of former gardener's house to rear of site and replacement with building containing lift to basement level and utilities, erection of glazed link structure between main house and former stable block, demolition and replacement of bay window extensions to garden elevation of main house and infill extension at ground floor level between main house and boundary wall with No.19. Alterations and extensions to enlarge existing dwellinghouse.

Plan Nos: 001A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 150B, 151B, 152B, 153B, 154C, 155C, 156B, 157B, 158C, 159B, 161B, 162B, 163B, P2_P200A, P2_P201A, P2_P202A, P2_P203A, P2_P204A, P2_P205A, P2_P206, P2_P207, P2_P208, P2_P209, P2_P210A, P2_P211, P2_P212A, P2_P213, P2_P214A, P2_P215, P2_P216, P214, P215, P217A, 305, Planning Statement dated 16 December 2015, Design and Access Statement dated December 2015 (Rev.B) (as amended by Rev.A proposed drawings), Arboricultural Report dated 17 July 2015 as amended by Supplementary Planning Information document by Purcell dated 16.10.15 and drawing 1-38-3484/2/P4, Energy Assessment dated 27 July 2015 (Rev.3.0) and addendum report dated 15/12/2015, Noise Survey Report dated 15 December 2015 (Rev.03), Party Wall Report dated 17 July 2015 (for information only), Statement of Community Involvement dated July 2015, Transport Statement dated July 2015, Addendum to Jessop's Archaeological Statement dated July 2015 (Issue 1), Archaeological Statement dated August 2014, Construction Management Plan dated 15 October 2015 (Rev 2), Preliminary Ecological Appraisal Report (Ref: 15196/E1), Daylight and Sunlight Assessment dated 31 July 2015, Flood Risk Assessment and Drainage Strategy dated July 2015, Heritage Impact Assessment dated July 2015 (Issue 2) and Structural Engineering Notes Including Construction Method Statement dated December 2015.

Case Officer: Oliver Gibson

Direct Tel. No. 020 7641 2680

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

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

Reason:

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

- 2 All new work 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 Regent's Park 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)

- 3 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)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. 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 using the approved materials. (C26BC)

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 Regent's Park 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 apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

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 Regent's Park 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)

6 You must apply to us for approval of full details of the following parts of the development:

- i) all new windows and doors;
- ii) the ground floor link structure;
- iii) all proposed alterations to external railings;
- iv) all works to the boundary walls, including entrance gate onto Hanover Terrace Mews;
- v) modifications to brickwork and brickwork detailing for the former stable block;
- vi) brickwork detailing to the new outbuildings (containing art handling lift and utilities);
- vii) glass roof alongside party wall with no.19 Hanover Terrace;
- viii) size and position of rooftop air-conditioning units, showing relationship to existing parapets;
- ix) means of integrating services and physical appearance of any services interventions (where external);
- x) replacement lantern over main staircase;
- xi) new rooflights;
- xii) vent grilles within garden elevation lightwell (serving swimming pool plant).

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details.

Reason:

To 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 Regent's Park Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

7 **Pre Commencement Condition.** Notwithstanding the submitted Construction Management Plan, no development shall take place, including any works of demolition, until a detailed construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:

- (i) a construction programme including a 24 hour emergency contact number;
- (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
- (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
- (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
- (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

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.

- 8 A) No development other than demolition to existing ground level (where shown on the drawings hereby approved) shall take place until the applicant has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved in writing by the the City Council as local planning authority and a report on that evaluation has been submitted to the local planning authority.
- B) If heritage assets of archaeological interest are identified by the evaluation under Part (A), then before development, other than demolition to existing ground level, commences the applicant shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.
- C) No development or demolition shall take place other that in accordance with the Written Scheme of Investigation approved under Part (B).
- D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason:

Heritage assets of archaeological interest may survive on the site. The City Council wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

- 9 You must apply to us for approval of detailed drawings showing the following alteration to the scheme:
- Provision of a planter (of a height no greater than the height of the adjacent roof edge parapet) along the south eastern elevation of the second floor level roof terrace.

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 prior to occupation of the enlarged dwellinghouse. Following its installation the planter must be permanently retained in the position we approve. (C26UB)

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)

- 10 Notwithstanding the landscaping scheme submitted at application stage, 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 one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees that form part of the landscaping scheme we approve or find that they are dying, severely damaged or diseased within five years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Regent's Park 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)

- 11 **Pre Commencement Condition.** Notwithstanding the arboricultural statements submitted at application stage, you must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing 1-38-3484/2/P4 (Rev.12.10.15), and trees adjacent 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. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005. You must then carry out the work according to the approved details. (C31AC)

Reason:

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

- 12 You must apply to us for approval detailed drawings showing any ground level changes proposed underneath the canopy of any trees which are to be kept or within their root protection areas (as defined by paragraph 5.2.2 of British Standard BS 5837: 2005) and within five metres beyond them (both in respect of temporary and permanent level changes). You must not carry out the ground level changes until we have approved what you have sent us. You must then carry out the ground level changes in accordance with the details we approve.

Reason:

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

13 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing

excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

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

Reason:

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

- 15 You must apply to us for approval of detailed drawings of the following parts of the development: the position and routes of the ventilation ducts serving the basement level swimming pool plant demonstrating how planting (soft landscaping) will be retained to either side of the raised pathway running along the garden elevation of the building.

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 detailed drawings. (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 Regent's Park Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Condition 8 requires a written scheme of investigation, which will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by us in consultation with Historic

England before any on-site development related activity occurs beyond that specified in the condition.

- 3 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)
- 4 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)
- 5 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.
- 6 Conditions 13 and 14 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)

LISTED BUILDING CONSENT DRAFT DECISION LETTER

Address: 20 Hanover Terrace, London, NW1 4RJ,

Proposal: Excavation of basement extension including swimming pool below garden and former stable block, internal and external alterations to existing buildings, demolition of former gardener's house to rear of site and replacement with building containing lift to basement level and utilities, erection of glazed link structure between main house and former stable block, demolition and replacement of bay window extensions to garden elevation of main house and infill extension at ground floor level between main house and boundary wall with No.19. Alterations and extensions to enlarge existing dwellinghouse.

Plan Nos: 001A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 150B, 151B, 152B, 153B, 154C, 155C, 156B, 157B, 158C, 159B, 161B, 162B, 163B, P2_P200A, P2_P201A, P2_P202A, P2_P203A, P2_P204A, P2_P205A, P2_P206, P2_P207, P2_P208, P2_P209, P2_P210A, P2_P211, P2_P212A, P2_P213, P2_P214A, P2_P215, P2_P216, P214, P215, P217A, 305, Planning Statement dated 16 December 2015, Design and Access Statement dated December 2015 (Rev.B) (as amended by Rev.A proposed drawings), Arboricultural Report dated 17 July 2015 as amended by Supplementary Planning Information document by Purcell dated 16.10.15 and drawing 1-38-3484/2/P4, Energy Assessment dated 27 July 2015 (Rev.3.0) and addendum report dated 15/12/2015, Noise Survey Report dated 15 December 2015 (Rev.03), Party Wall Report dated 17 July 2015 (for information only), Statement of Community Involvement dated July 2015, Transport Statement dated July 2015, Addendum to Jessop's Archaeological Statement dated July 2015 (Issue 1), Archaeological Statement dated August 2014, Construction Management Plan dated 15 October 2015 (Rev 2), Preliminary Ecological Appraisal Report (Ref: 15196/E1), Daylight and Sunlight Assessment dated 31 July 2015, Flood Risk Assessment and Drainage Strategy dated July 2015, Heritage Impact Assessment dated July 2015 (Issue 2) and Structural Engineering Notes Including Construction Method Statement dated December 2015.

Case Officer: Oliver Gibson

Direct Tel. No. 020 7641 2680

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

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

Reason:

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

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished

appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

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

- 3 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. 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 using the approved materials. (C26BC)

Reason:

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

- 4 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

Reason:

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

- 5 You must apply to us for approval of full details of the following parts of the development:

- i) all new windows and doors (both internal and external);
- ii) the ground floor link structure;
- iii) all proposed alterations to external railings;
- iv) all works to the boundary walls, including entrance gate onto Hanover Terrace Mews;
- v) modifications to brickwork and brickwork detailing for the former stable block;
- vi) brickwork detailing to the new outbuildings (containing art handling lift and utilities);
- vii) glass roof alongside party wall with no.19 Hanover Terrace;
- viii) size and position of rooftop air-conditioning units, showing relationship to existing parapets;
- ix) means of integrating services and physical appearance of any services interventions;
- x) new joinery details to first floor rooms of main house, including skirting boards, window architraves and window reveal details;

- xi) replacement lantern over main staircase;
- xii) new rooflights;
- xiii) new staircase from ground floor of main house down to lower ground floor;
- xiv) modifications to existing fireplaces and proposed replacement fireplaces;
- xv) new floor finishes;
- xvi) vent grilles within garden elevation lightwell (serving swimming pool plant).

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details.

Reason:

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

- 6 You must apply to us for approval of full details of the following parts of the development:

- with respect to the proposed dismantlement and re-erection of the 1912 bay, you must submit a detailed drawn and photographic record (both internally and externally) of the existing bay and its interior, a methodology for the dismantlement and storage of the fabric, and a strategy for re-erection.

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

You must then carry out the work according to these approved details.

Reason:

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

- 7 You must not disturb existing historic fabric including chimney pieces, plasterwork (including plain ceilings and walls), architraves, panelling, doors, other joinery, floorboards 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.

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

- 8 **Pre-Commencement Condition** No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved in writing by us. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

A) The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B) The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason:

The built heritage assets on this site will be affected by the development. The City Council wishes to secure building recording in line with National Planning Policy Framework, and publication of results, in accordance with Section 12 of the National Planning Policy Framework.

- 9 You must apply to us for approval of detailed drawings of the following parts of the development: the position and routes of the ventilation ducts serving the basement level swimming pool plant demonstrating how planting (soft landscaping) will be retained to either side of the raised pathway running along the garden elevation of the building.

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 detailed drawings.
(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 Regent's Park Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

Informative(s):

- 1 **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 our Supplementary Planning Guidance:

Repairs and Alterations to Listed Buildings.

- 2 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)

- 3 In respect of Condition 8, the written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.