

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 9 August 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Regent's Park	
Subject of Report	16 St John's Wood Road, London, NW8 8RE		
Proposal	Erection of side / rear conservatory at ground floor level, side extension at second floor level and erection of outbuilding for use as a gym.		
Agent	Siraf Associates		
On behalf of	Mr Samir El Kurdieh		
Registered Number	16/05856/FULL & 16/05857/LBC	Date amended/ completed	22 June 2016
Date Application Received	22 June 2016		
Historic Building Grade			
Conservation Area	St John's Wood		

1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

No.16 St John's Wood Road forms one of a pair of semi-detached villas which are listed Grade II and located within the St John's Wood Conservation Area. The building is located on the corner with St John's Wood Road and Cunningham Place.

Planning permission and listed building consent are sought for the erection of rear conservatory at ground floor level, a side extension at second floor level, the erection of outbuilding in the rear garden for use as a gym and associated internal alterations.

Objections to the proposals have been received primarily on design and amenity grounds.

The key considerations in the determination of this application are:

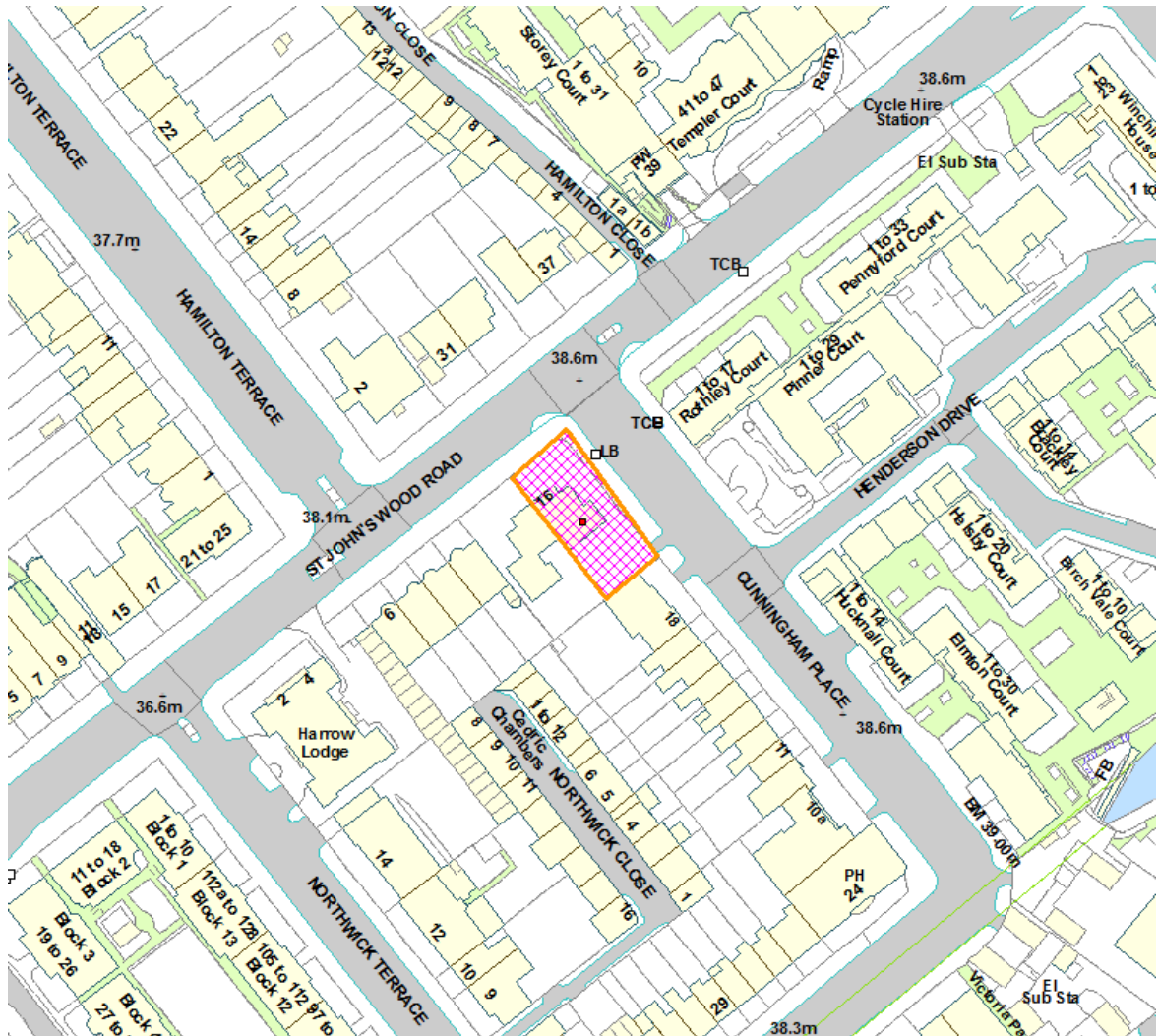
- The impact of the proposals upon the special interest of the listed building and upon character and appearance of the St John's Wood Conservation Area;
- The impact of the proposals upon the amenity of neighbours.

Item No.

5

The proposals are considered to accord with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan) with regards to conservation, design and amenity and accordingly, are recommended for approval.

3. LOCATION PLAN



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

4. PHOTOGRAPHS



Front and Rear Elevations.

5. CONSULTATIONS

ST JOHN'S WOOD SOCIETY:

Objection raised on the grounds that the conservatory proposed is poorly designed and the obscure glazing proposed to the conservatory will cause light and noise nuisance. Objection also raised on the grounds that the second floor side extension affects the historic core of the building.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 30.

Total No. of replies: 3.

No. of objections: 3.

No. in support: 0.

Three objections received raising objection on all or some of the following grounds:

Design:

- Impact of proposals upon the Grade II listed building

Amenity:

- Loss of privacy from proposed conservatory
- Loss of sunlight and daylight from the proposed side extension
- Creation of a sense of enclosure from the proposed side extension when seen in context of the neighbouring extension at 14A St John's Wood Road.
- Loss of light from the proposed height of the garden gym building
- Loss of outlook from the proposed brick built garden gym building

Other:

- The drawings submitted do not show the context of the neighbouring properties to the proposals

PRESS ADVERTISEMENT / SITE NOTICE: Yes.

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site forms one of a pair of semi-detached villas which are listed Grade II and located within the St John's Wood Conservation Area. The building is located on the corner with St John's Wood Road and Cunningham Place. The building comprises basement, ground floor and two upper floors. As a pair the building is a typical St John's Wood villa which were designed to resemble a single large property and are characterised by their symmetry, simple classical detailing including the rendered ground floor, with recessed entrances reinforcing the feeling of one grand house. Typically they are set in large plots, with generous gardens to the front and rear and wide gaps between properties. Accessed from Cunningham Place is a private driveway.

The neighbouring property, No.14 St John's Wood Road, has been heavily altered in the past. There are three flats in the main building, known as No.14 St John's Wood Road and

a house built between No's.12 and 14, known as No.14A St John's Wood Road. The garden to the lower ground floor flat, extends the same depth as the garden of the application site, excluding the area currently used as a driveway, whilst No.14A St John's Wood Road has an L shaped garden, that projects eastwards behind the garden of the No.14 St John's Wood Road to the rear wall of the driveway of the application site.

6.2 Recent Relevant History

21 December 2007 – Planning permission. Listed building consent and conservation area consent granted for erection of an extension at basement level, reconfiguration of bay window on side elevation and associated internal and external alterations together with replacement and demolition of garage to rear of 16 St John's Wood Road (07/08920/FULL, 078921/LBC & 07/08922/CAC).

7. THE PROPOSAL

Planning permission and listed building consent are sought for the erection of rear conservatory at ground floor level, a side extension at second floor level, the erection of outbuilding in the rear garden for use as a gym and associated internal alterations.

The proposals have been amended during the course of the application to reduce the depth of the second floor side extension. It was not considered necessary to reconsult neighbours on this amendment.

The ground floor conservatory measures 3.1m in width, 3.1m in depth and is 3m in height to the pitch of the roof. The side elevation of the conservatory, on the boundary with No.14 St John's Wood Road is to be obscure glazed and fixed shut. The conservatory is to be constructed in white painted timber. The proposed side extension is 2.5m in width and 7.6m in depth, set back from the main rear elevation by 1m. The extension is designed to be in brick with a rendered parapet to match the existing building. The proposed gym building in the rear garden is 3.35m in width, 7m in length and 3.6m in height and is to be built in brick. The building incorporates a rooflight.

8. DETAILED CONSIDERATIONS

8.1 Land Use

As the extensions proposed are to a single family dwellinghouse, there are no land use implications as a result of the proposals. The extension of the existing dwellinghouse accords with Policy H3 in the UDP and S14 in the City Plan.

8.2 Townscape and Design

UDP policy DES 5 seeks to ensure the highest standards of design in alterations and extensions, specifically noting that permission will be granted where an alteration or extension does not visually dominate the existing building and is of a scale and detailed design that reflects the host building. It also states that permission may be refused for an extension which rises above the penultimate storey of the existing building.

Above the recessed entrance it is proposed to erect a side extension at second floor level. During the course of the application the scale of this addition has been reduced so that the rear elevation is recessed from the rear elevation of the core of the building by one metre. The second floor extension reflects and incorporates the architectural characteristics that are present on the first floor below with regards to materiality, architectural detailing and the design and scale of the fenestration.

The St John's Wood Society have raised an objection to the second floor side extension on the grounds that it results in the loss of the historic core of the building. To the side and rear the building has been historically altered and extended resulting in a 2 storey rear bay to the rear and a projecting bay on the side wing of the recessed entrance. Furthermore the neighbouring building in this semi-detached pair has been extended at second storey level above the recessed entrance. In this context the principle of erecting a second floor side extension is considered to have a limited impact on the special interest of the listed building.

The side extension would be set within the envelope of the current form and is recessed from the rear elevation allowing for the conscious design of the host building to remain and the historic core to be interpreted. As the neighbouring building has been extended in this location, when the front elevation is viewed directly, the building will have a degree of symmetry, although it is recognised that the extension to the application site will be slightly larger in scale with respect to its height and width. Additionally, the cornice detail has been replicated giving the extension a more formal appearance. In this instance, although this is not apparent on the neighbouring property, this is not considered to be an unsympathetic approach. Whilst UDP policy DES 5 restricts the erection of an extension which rises above the penultimate storey of the existing building, this site is considered to be able to sympathetically accommodate the addition with harm to the listed building and the character and appearance of the St. John's Wood Conservation Area. Access into the second floor extension will be through an opening in the external wall at the top of the internal wall. This is considered acceptable in listed building terms.

As proposed the conservatory would sit within a recess on the rear elevation against the boundary with No.14 St Johns Wood Road. The extension would be at ground floor level and would be single storey, formed of a white painted timber frame and be glazed. The elevation adjacent to the boundary would be obscure glazed. The City Council's Supplementary Planning Guidance document '*Conservatories*' states that they should be designed so as not to be dominant in scale, should reflect the proportions and details of the host building and should be confined to the lower levels of the buildings. As a listed building, a high standard of design and qualities of materials is expected in order for it to sit comfortably with the architectural and historic integrity of the host building. The conservatory proposed is confined to a recess on the rear elevation, is of a subservient scale and appears as a lightweight addition to the listed building. The conservatory is not considered to visually dominate the rear elevation, will be interpreted as a later addition and is considered to be in accordance with policy DES 5 in the UDP. Access into the conservatory will utilise the existing openings, which is a sympathetic approach, and therefore the introduction will not result in a loss of historic fabric. This alteration is therefore acceptable in design and listed building terms.

From the planning history for the site it is apparent that there was a garage structure in the location of the proposed gym building. This was demolished following conservation area

consent granted in 2007. Therefore the principle of a building in this location has previously accepted. The garage will be the same height as the neighbouring single storey structure, at No.18 Cunningham Place but will be further recessed into the site. The erection of a building which is subserviently scaled and of a detailed design which is in keeping with the built form in the immediate setting, including the neighbouring building, is not considered to have a negative impact in townscape terms and is in accordance with policies DES1 and DES 5 in the UDP. The front elevation is traditionally detailed so that it is interpreted as an ancillary and subservient structure in the garden setting, which is considered to be sympathetic to the setting of the heritage asset and the character and appearance of the conservation area.

The proposed works are considered acceptable in terms of their design, materials, impact upon plan form and impact upon historic fabric. The works are not harmful to the special interest (significance) of the listed building and will preserve or enhance the character and appearance of the St John's Wood Conservation Area. The proposals therefore comply with the NPPF, S25 and S28 of Westminster's City Plan: Strategic Policies and DES 1, DES 5, DES 9 and DES 10 of Westminster's Unitary Development Plan (adopted January 2007) and the Supplementary Planning Guidance 'Repairs and Alterations to Listed Buildings' (adopted April 1996).

8.3 Residential Amenity

Policy ENV13 of the UDP and S29 of the City Plan aim to safeguard the amenity of residents from the effects of new development with particular regard to overlooking, sense of enclosure and loss of daylight and sunlight.

Objections have been received in relation to loss of privacy, loss of daylight and sunlight, light spillage and loss of garden views from residents within the lower ground floor flat, the ground floor flat and the upper flat of the neighbouring property.

The conservatory proposed at ground floor level would be built directly on the boundary with No.14 St. John' Wood Road, in place of the existing terrace. The conservatory will be a painted timber framed structure with fixed glazed panels, which are to be obscure glazed along the boundary with No.14.

The nearest window adjacent the proposed side elevation of the conservatory serves a bedroom of the ground floor flat. At lower ground floor of the neighbouring property, directly below the proposed conservatory, is a small conservatory which is in use as a dining area. Given the glazed nature and its depth of the proposed conservatory, measuring 3.1m in depth, it is not considered that the occupiers of the above mentioned flats will experience such an increased sense of enclosure, so as to suffer a material loss of amenity.

As the side elevation of the proposed conservatory is to be obscure glazed with no opening windows, it is not considered that any overlooking will occur to the windows of the neighbouring properties or that the objectors will experience any unacceptable levels of noise. A sample of the obscure glazing is to be secured by condition. The garden elevation of the conservatory will allow for overlooking to occur to the garden of the lower ground floor flat of No.14 St John's Wood Road; however you can already see this garden from the existing terrace at ground floor level to the rear of the application site and therefore

whilst the conservatory space may be used more intensively, this arrangement is not considered to be unacceptable in amenity terms.

With regards to light spillage, as with any glazed structure there is the potential for this to be noticeable; however, any light spillage is not considered to be likely to be so significant so as to warrant refusal given the relatively small size of the proposed conservatory structure.

The proposed side extension at second floor level is set back from the rear elevation of the main property and therefore results in no amenity concerns to neighbours.

The proposed gym building on the existing rear driveway, which is already separated from the main garden by a 1.8m fence/ shrubbery will be visible to the objectors living in No.14 St John's Wood Road and will effectively bring a solid brick wall of 3m in height, some 3.3m closer to them. The existing fence/shrubbery is to remain as a buffer zone. With a garden depth (to both the application site and No.14 St John's Wood Road) measuring approximately 7m, the gym building is not considered to have a harmful effect upon the amenity of these occupiers in terms of loss of light. Whilst the neighbours outlook will be altered, currently they already look over the side elevation of the garage of No.18 Cunningham Place and therefore the proposals are not considered to result in any further harm in terms of causing an increased sense of enclosure. The proposed gym building will butt directly to the rear wall/ elevation of the driveway, which is adjacent the end of the L shaped garden of No.14a St John's Wood Road. Although this alteration will be appreciable to the occupiers of No.14a, the proposals are not considered to be harmful in amenity terms.

The proposals are considered acceptable in amenity terms and comply with Policy ENV13 of the UDP and S29 of the City Plan.

8.4 Transportation/Parking

The proposed gym building in the rear garden will occupy an area currently used for off-street parking. The proposals will still allow for one car to be parked off-street and therefore the proposal would accord with Policy TRANS23 in the UDP in parking terms.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

There are no access issues as a result of this application.

8.7 Other UDP/Westminster Policy Considerations

None relevant.

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

Not applicable.

8.12 Other Issues

Objections have been received on the grounds that the plans submitted do not make any reference to the neighbouring properties, in terms of showing existing extensions etc. Whilst drawings showing the proposals in the context of neighbouring properties are beneficial in many cases, this is not a formal requirement when validating a planning application. It is for the case officer to assess the implications of the proposals upon neighbouring properties during the course of the planning application and this assessment has been undertaken by officers in this case. As part of the assessment of the current application officers have undertaken a site visit to the neighbouring lower ground floor flat at No.14 St. John's Wood Road, as well as to the application site, to assess the impact on neighbouring occupiers this flat and others within No.14 St. John's Wood Road.

9. BACKGROUND PAPERS

1. Application form.
2. Email from St John's Wood Society dated 19 July 2016.
3. Emails (x3) from the occupier of The Garden Flat, 14 St John's Wood Road all dated 4 July 2016.
4. Email from the occupier of Ground Floor Flat, 14 St John's Wood Road dated 5 July 2016.
5. Email from the occupier of Upper Floor Flat, 14 St John's Wood Road dated 8 July 2016.

Selected relevant drawings

Existing and proposed plans and elevations.

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

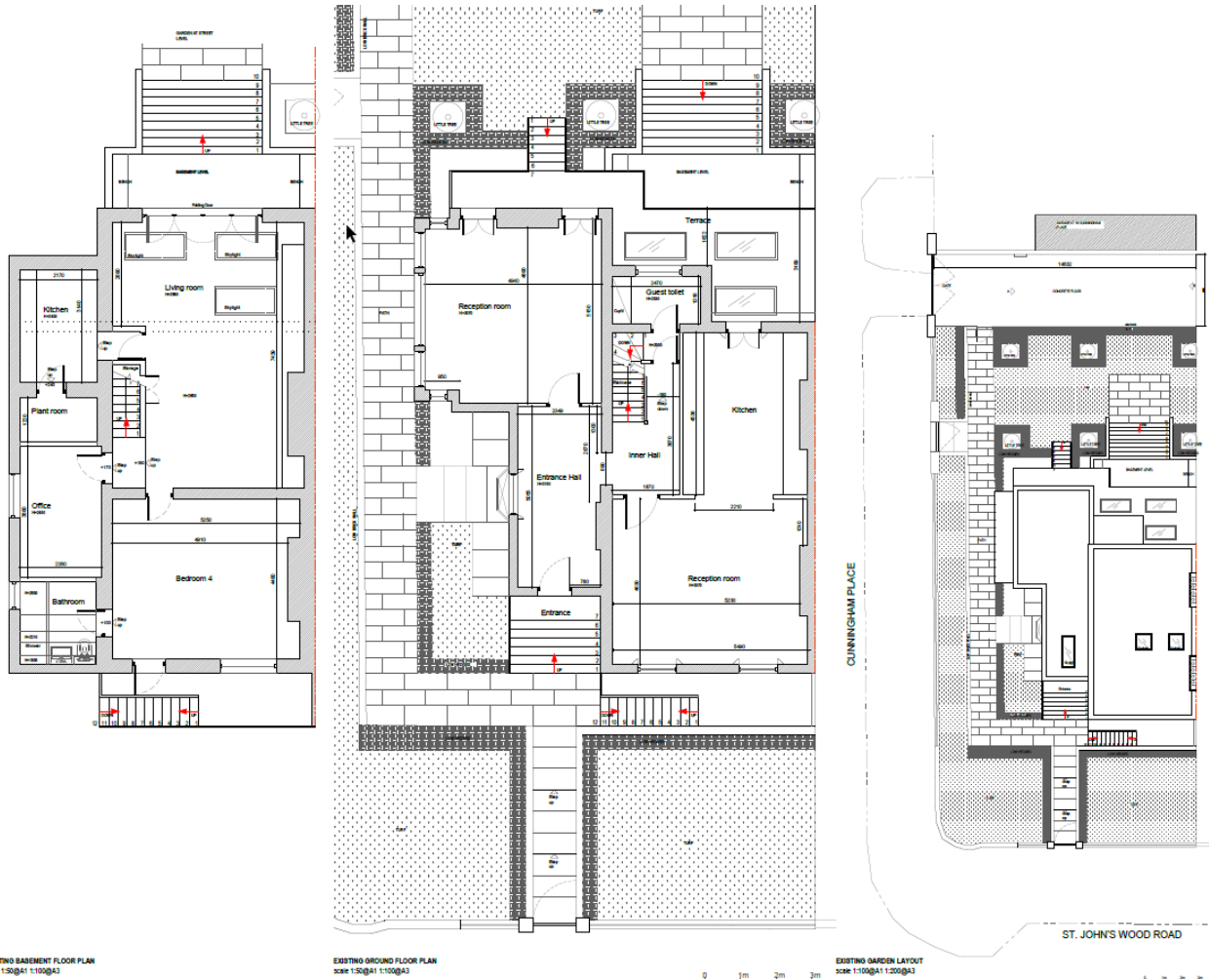
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: OLIVER GIBSON BY EMAIL AT ogibson@westminster.gov.uk.

Item No.

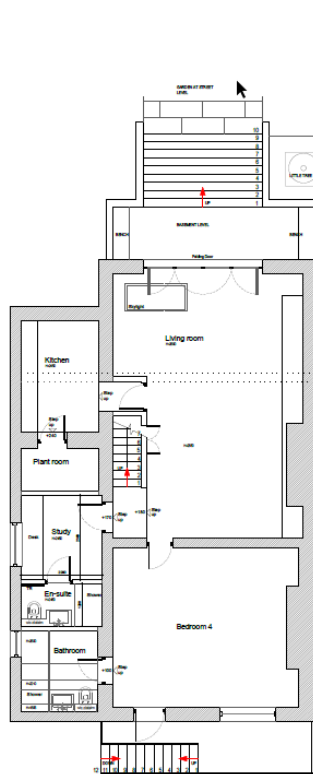
5

10. KEY DRAWINGS

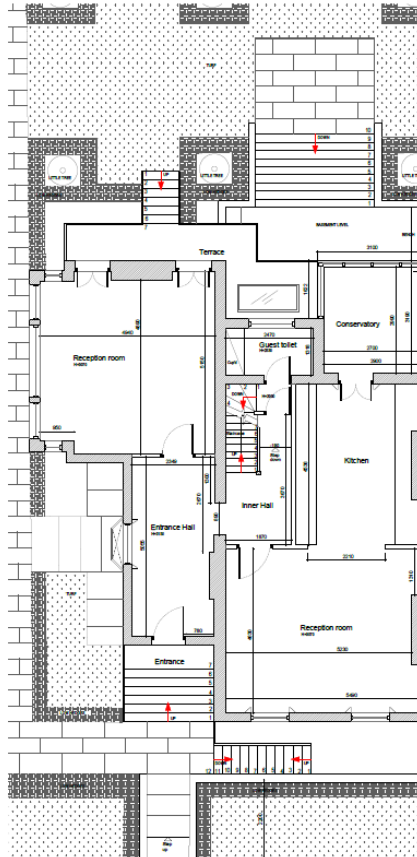
Existing lower ground, ground and garden plan



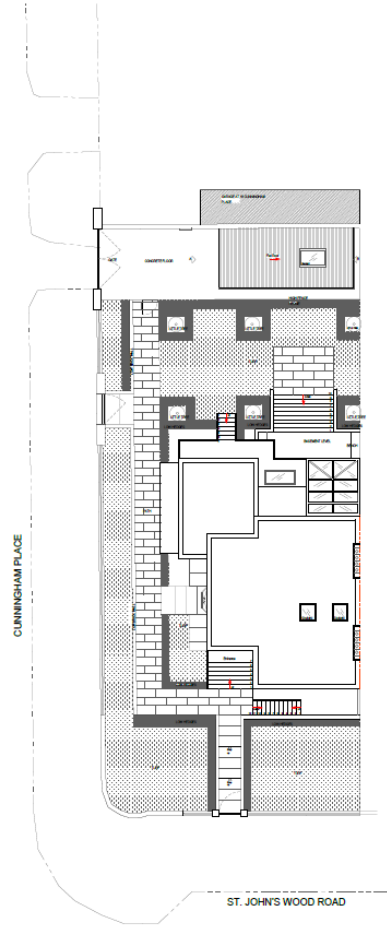
Proposed Lower Ground, Ground and Garden Plan



PROPOSED BASEMENT FLOOR PLAN
scale 1:50 @ 1:100 @ A3

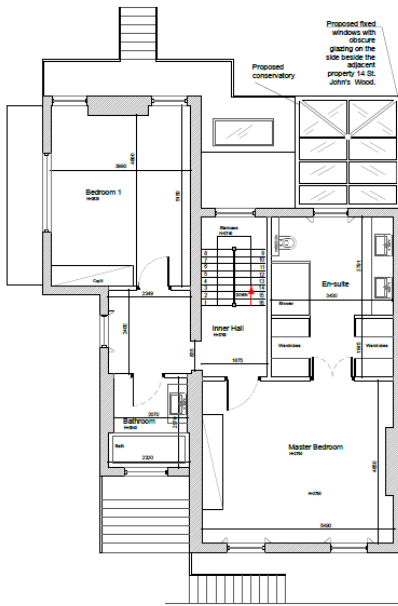


PROPOSED GROUND FLOOR PLAN
scale 1:50 @ 1:100 @ A3

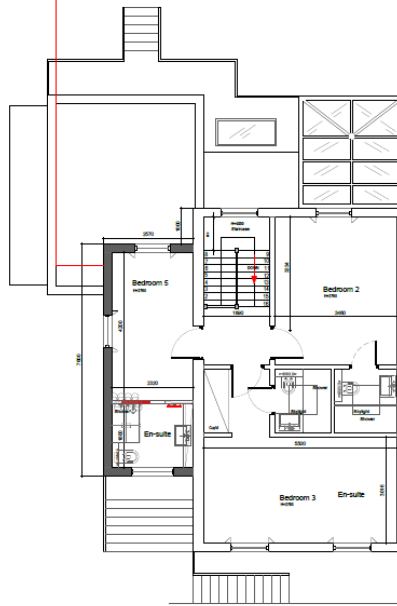


PROPOSED GARDEN LAYOUT
scale 1:50 @ 1:200 @ A3

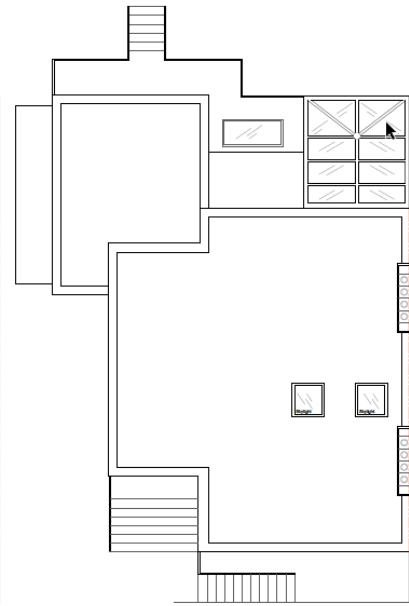
Existing and Proposed First, Second and Roof Plan



PROPOSED FIRST FLOOR PLAN
scale 1:50 @ A1 1:10 @ A3

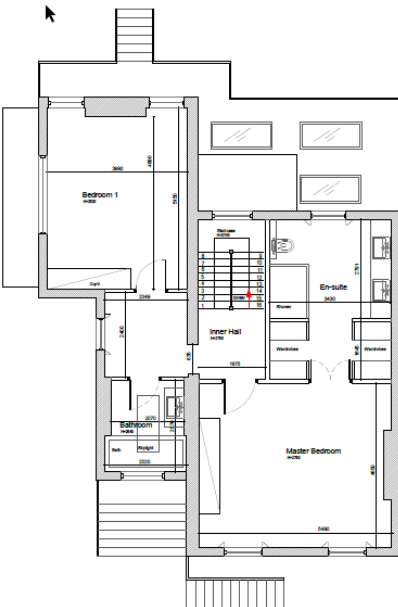


PROPOSED SECOND FLOOR PLAN
scale 1:50 @ A1 1:10 @ A3

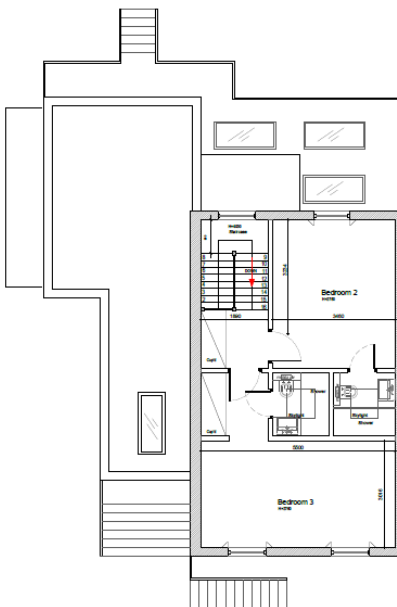


PROPOSED ROOF PLAN
scale 1:50 @ A1 1:10 @ A3

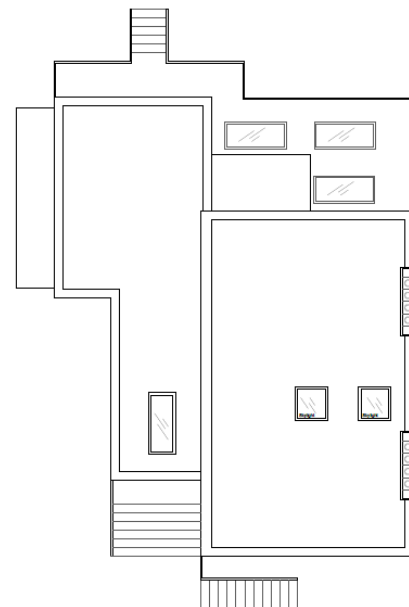
0 1m 2m 3m



EXISTING FIRST FLOOR PLAN
scale 1:50 @ A1 1:10 @ A3



EXISTING SECOND FLOOR PLAN
scale 1:50 @ A1 1:10 @ A3



EXISTING ROOF PLAN
scale 1:50 @ A1 1:10 @ A3

Existing and Proposed Front and Rear Elevations



EXISTING FRONT ELEVATION
scale 1:50@A1 1:100@A3

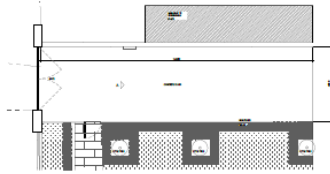
PROPOSED FRONT ELEVATION
scale 1:50@A1 1:100@A3



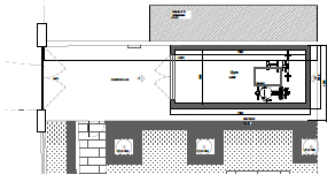
EXISTING REAR ELEVATION
scale 1:50@A1 1:100@A3

PROPOSED REAR ELEVATION
scale 1:50@A1 1:100@A3

Proposed Gym Building



EXISTING REAR SIDE PLAN
Scale 1:100 @ A1 1:100 @ A3

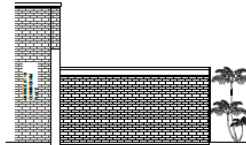


PROPOSED REAR SIDE PLAN
Scale 1:100 @ A1 1:100 @ A3

Architect's signature



Sample of the wooden gate make by specialist.

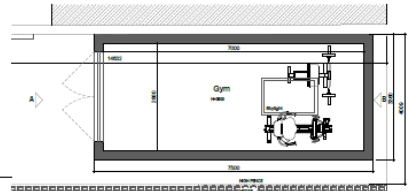


EXISTING ELEVATION A
Scale 1:50 @ A1 1:100 @ A3

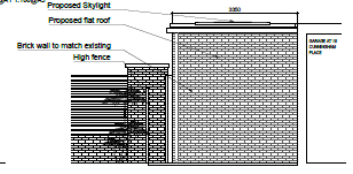


PROPOSED GYM ELEVATION A
Scale 1:50 @ A1 1:100 @ A3

- Proposed flat roof with Skylight
- New linear double door
- Existing High fence
- Brick wall to match existing



PROPOSED GYM PLAN
Scale 1:50 @ A1 1:100 @ A3



PROPOSED GYM ELEVATION B
Scale 1:50 @ A1 1:100 @ A3

- Proposed Skylight
- Proposed flat roof
- Brick wall to match existing High fence

Scale of 1:50 @ A1

DRAFT DECISION LETTER – PLANNING APPLICATION

Address: 16 St John's Wood Road, London, NW8 8RE

Proposal: Erection of rear conservatory at ground floor level, side extension at second floor level and erection of outbuilding for use as a gym.

Reference: 16/05856/FULL

Plan Nos: 16-16SJWR: 100A; 101 A; 200C; 201B; 300B; 400B; 500A; 600A; V01A; V02; V03A; V04A; V05A; V06A; Design and Access Statement and Historic Buildings Impact Assessment.

Case Officer: Kimberley Davies

Direct Tel. No. 020 7641 5939

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

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

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

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan (July 2016) 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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) 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 detailed drawings of the following parts of the development - the new windows in the second floor extension. 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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) 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 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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) 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 The glass that you put in the windows in the side elevation on the boundary with 14 St John's Wood Road elevation of the conservatory must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

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 (July 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 7 The single storey outbuilding shall not be used as habitable accommodation including overnight sleeping and shall only be used for other purposes incidental to the enjoyment of the single family dwellinghouse at 16 St John's Wood Road.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, 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.

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 (July 2016), 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 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 3 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 4 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)

Address: 16 St John's Wood Road, London, NW8 8RE,

Proposal: Erection of rear conservatory at ground floor level, side extension at second floor level and erection of outbuilding for use as a gym.

Reference: 16/05857/LBC

Plan Nos: 16-16SJWR: 100A; 101 A; 200C; 201B; 300B; 400B; 500A; 600A; V01A; V02; V03A; V04A; V05A; V06A; Design and Access Statement and Historic Buildings Impact Assessment

Case Officer: Kimberley Davies **Direct Tel. No.** 020 7641 5939

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

- 1 The works 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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) 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 detailed drawings of the following parts of the development - the new windows in the second floor extension. 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 building and to make sure the development contributes to the character and appearance of the 2.4 Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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 (July 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

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

In reaching this decision the following were of particular relevance:

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

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

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

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

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

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