

CITY OF WESTMINSTER		
PLANNING APPLICATIONS SUB COMMITTEE	Date 27 June 2017	Classification For General Release
Report of Director of Planning		Ward(s) involved Abbey Road
Subject of Report	St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT,	
Proposal	<p>16/12291/FULL: Variation of Condition 1 of planning permission dated 2 April 2015 (RN: 14/08070/FULL) for Demolition of existing Barracks buildings (except for the listed Riding School) and redevelopment for residential use (Class C3) to provide a total of 163 units including 59 affordable units . Use of the listed Riding School as private ancillary leisure facility with internal and external alterations. Provision of Class A1/A3 retail units and Class D1 at ground level at 1 - 7 Queen's Terrace, redevelopment behind the retained front facade and the erection of a mansard roof extension ,creation of landscaped areas and reconfigured vehicular and pedestrian access together with associated works including the provision of parking, circulation space, servicing and plant area and use of the listed Riding School as a private ancillary leisure facility, associated internal and external alterations, new side extension and the excavation of a lower ground floor beneath the Riding School. Namely to allow changes to list of approved plans to allow increase in residential units from 163 units to 171 units (increase in market housing) with associated change in unit mix, realignment of Block 4 to allow changes to The Avenue; amend Block 4 from houses to apartment building (retention of three villas on Avenue), reduction in extent and depth of basement excavation; reconfiguration of and increase in parking spaces by 14; alterations to facades and roofs of blocks 7 and 8 and alterations to landscaping plan (Application is accompanied by an Environmental Impact Assessment (EIA)).</p> <p>16/12269/LBC: Variation of Condition 1 of listed building consent dated 2 April 2015 (RN: 14/08099/LBC) for Use of the listed Riding School as a private ancillary leisure facility and associated internal and external alterations. Namely, to vary the approved drawing to allow adjustments to the configuration of the accommodation stairs and lifts at mezzanine, ground and lower ground floor levels, adjustment to the configuration of the lower ground floor adjustment to the design of the western pavilion, rearrangement of the internal configuration along with a repositioning of the connection point and retention and repair of the existing external brickwork.</p>	
Agent	Mr Simon Zargar	
On behalf of	St. John's Wood Square Ltd	

Registered Number	16/12291/FULL & 16/12269/LBC	Date amended/ completed	23 December 2016
Date Application Received	23 December 2016		
Historic Building Grade	II – The Riding School		
Conservation Area	St John's Wood		

1. RECOMMENDATION

1. Grant conditional permission, subject to a deed of variation to the original S106 legal agreement dated 2 April 2015 to secure the following:
- a) Provision of 59 intermediate units at the main Barracks site and 41 affordable rented units at Sentinel House as per the agreed mix; the affordable housing to be retained for the lifetime of the development; the 59 affordable housing units to be transferred to an approved Registered Social Landlord (RSL) on a long lease (at least 99 years);
 - b) Off site affordable housing (41 units) to be provided at Sentinel House prior to the occupation of any market housing at the Barracks site;
 - c) The 20 car parking spaces for the 59 intermediate flats shall be provided on an unallocated basis prior to occupation without charge and with nominal maintenance costs to the RSL;
 - d) Provision of car club membership for each affordable unit for 25 years;
 - e) Provision of the cycle spaces for the 59 intermediate affordable units without charge and at nil cost to the RSL;
 - f) A financial contribution to cover the Council's costs of amending the existing Controlled Parking Zone (CPZ) arrangements to provide the development with its own Controlled Parking Zone (CPZ) and prevent future residents of the development being eligible to apply for or hold a residents parking permit for Zone C;
 - g) Provision of a Management Plan for the private and visitor parking;
 - h) Provision of a Management Plan in respect of the use of the private leisure facility, the garden square and the sanctuary garden;
 - i) Educational contribution of £423,000 towards primary school provision and £106,000 towards secondary school provision (index linked and payable on commencement of development);
 - j) Early Years Project contribution of £250,000 (index linked and payable on commencement of development);
 - k) Health contribution of £250,000 (index linked and payable on commencement of development);
 - l) Local Play Space contribution of £100,000 to the St John's Wood Adventure Playground (index linked and payable on commencement of development);
 - m) Provision of Public Art to a value of not less than £350,000 (index linked) and the art to be installed within six months of practical completion, to be retained and maintained throughout the life of the development;
 - n) Provision of a Travel Plan;
 - o) Provision of a community use of the private leisure facility -3xtwo hour blocks per week with one block to be made available to local schools and the remaining two blocks to be made available to local residents in the geographical area to be amended to include those on both sides of the streets;
 - p) Financial contribution to cover the cost of highway works associated with the creation of the new accesses on Ordnance Hill and Queen's Terrace, provision of a car club space on

Queen's Terrace and the improvements along Ordnance Hill and Queen's Terrace including new street tree planting;

- q) Provision and maintenance of pedestrian routes through the development, which are to be open 24 hours a day;
- r) Provision of a lighting scheme;
- s) The development not to be a gated community;
- t) Compliance with the Construction Code of Practice and contributions towards funding Environmental Sciences involvement in the demolition and construction to be £10,020 and costs associated with the Environmental Inspectorate to be £19,000 per annum;
- u) Offering local employment opportunities during construction;
- v) S106 monitoring costs.
- w) A financial contribution of £100,000(index linked and payable on first occupation of the residential) to Transport for London of which £40,000 towards mitigating the impact of the proposal on cycle parking and £60,000 towards the cost of an average sized cycle docking station in the vicinity of the site.
- x) A replacement tree at 49 Ordnance Hill

2. If the Deed of Variation has not been completed within six weeks of the date of this resolution then:

- a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;
- b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. Grant conditional listed building consent.

4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

Permission and listed building consent were granted on 2 April 2015 (subject to a legal agreement) for the demolition of existing Barracks buildings (except for the listed Riding School) and redevelopment for residential use (Class C3) to provide a total of 163 units including 59 affordable units, use of the listed Riding School as private ancillary leisure facility with internal and external alterations, provision of Class A1/A3 retail units and Class D1 at ground level at 1 - 7 Queen's Terrace, redevelopment behind the retained front facade and the erection of a mansard roof extension, creation of landscaped areas and reconfigured vehicular and pedestrian access together with associated works including the provision of parking, circulation space, servicing and plant area and use of the listed Riding School as a private ancillary leisure facility, associated internal and external alterations, new side extension and the excavation of a lower ground floor beneath the Riding School.

Permission and listed building consent are now sought to vary 2015 consented scheme namely to allow changes to list of approved plans to allow increase in residential units from 163 units to 171 units (increase in market housing) with associated change in unit mix, realignment of Block 4 to allow changes to The Avenue; amend Block 4 from houses to apartment building (retention of three villas on Avenue), reduction in extent and depth of basement excavation, reconfiguration of and increase in

parking spaces by 14, alterations to facades and roofs of blocks 7 and 8 and alterations to landscaping plan. The listed building consent proposals seek to vary the approved drawings in relation to the Riding School to allow adjustments to the configuration of the accommodation stairs and lifts at mezzanine, ground and lower ground floor levels, adjustment to the configuration of the lower ground floor adjustment to the design of the western pavilion, rearrangement of the internal configuration along with a repositioning of the connection point and retention and repair of the existing external brickwork.

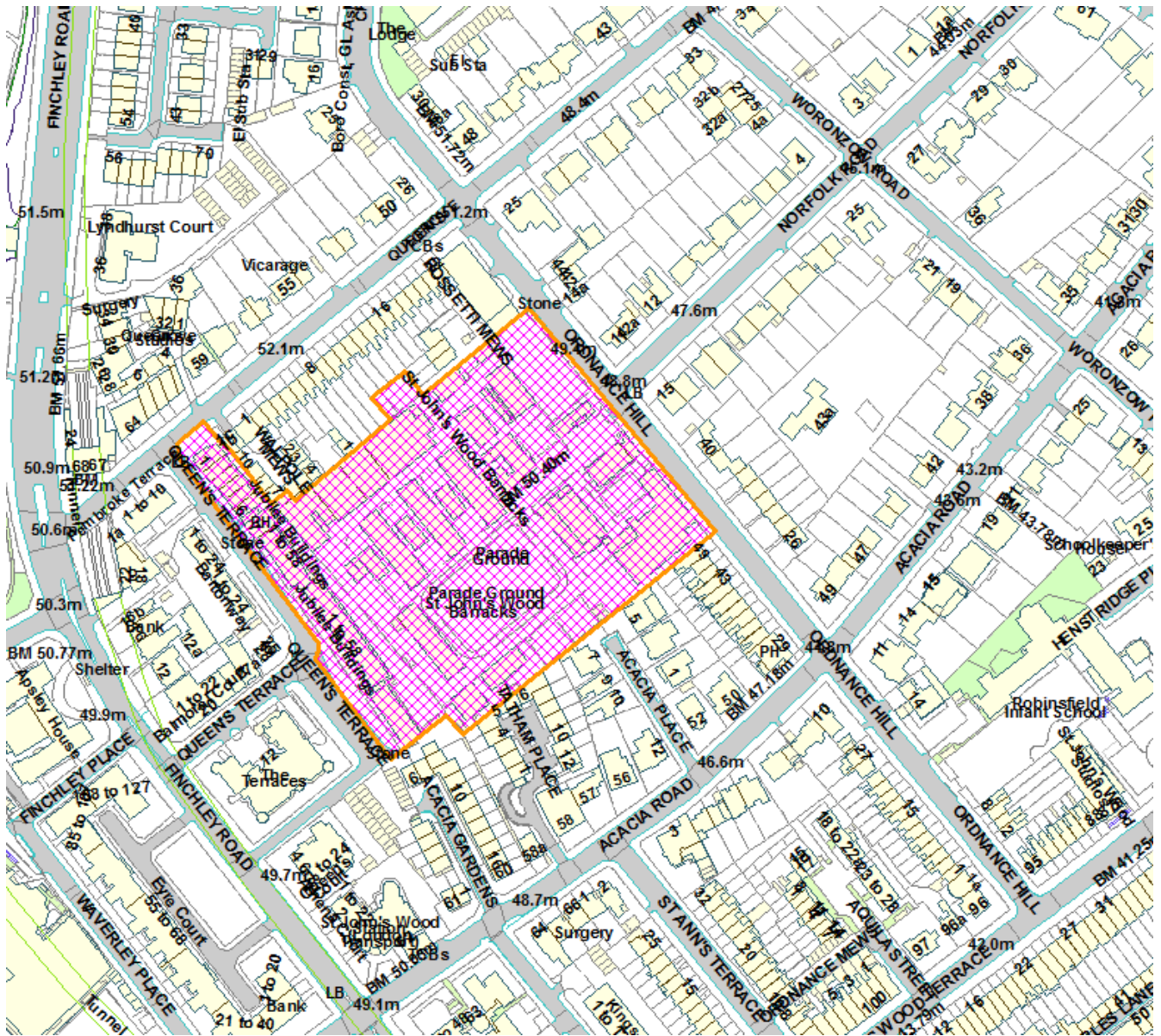
The key issues of this case are:

- Whether the proposals to increase in number of residential units by 8 units is acceptable in land use and affordable housing terms;
- Whether the proposals are acceptable in conservation, design and listed building terms;
- Whether the realignment of Block 4 to the south of the site (as a result of the realignment of The Avenue is acceptable in amenity terms;
- Whether the minor increase in the number of parking spaces is acceptable; and
- Whether the proposals are acceptable in terms of impact upon street trees.

The proposals are considered to comply with City Council's policies within the City Plan (adopted November 2016) and the Unitary Development Plan (UDP – adopted January 2007).

The proposals are subject to a deed of variation to the original legal agreement.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Aerial view of site – from the applicants submission (prior to any demolition on site)

5. CONSULTATIONS

WARD COUNCILLORS:

Any response to be reported verbally.

GREATER LONDON AUTHORITY:

The proposals raise no new strategic issues.

TRANSPORT FOR LONDON:

In general TfL are supportive of the proposals. Comments were made to the excessive level of carparking provided; that the visitor car parking should be removed and more 'general' cycle parking should be provided. Also notes that discussions were in place with London Underground regarding the Jubilee Line which runs underneath the site and that details of travel planning and construction management are all being discussed at length with the various interested parties.

LONDON UNDERGROUND:

No objection. Comment made that the applicant is in communication with London Underground.

HISTORIC ENGLAND:

Not considered to be required to be consulted on this application.

HISTORIC ENGLAND ARCHAEOLOGY:

The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. An archaeological evaluation was undertaken in accordance with an agreed WSI and a draft report submitted. Due to the low significance of the remains present during the evaluation, it has been advised that no further archaeological work would be required to mitigate impact. A copy of the report will need to be submitted to discharge the appropriate condition.

NATURAL ENGLAND:

No comment. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

ENVIRONMENT AGENCY:

No objection, providing that the proposed amendments to the scheme do not impact upon the developer's ability to meet the requirements of the surface water drainage condition.

LONDON BOROUGH OF CAMDEN:

No objection.

ST JOHN'S WOOD SOCIETY:

No response received.

BUILDING CONTROL:

No objection.

ENVIRONMENTAL HEALTH:

No objection to the proposed amendments. No objection to the variation of Condition 45 – which sought details of the Construction Environmental Management Plan as this plan has now been agreed in detailed consultation with officers.

HIGHWAYS PLANNING MANAGER:

No objection.

ARBORICULTURAL OFFICER:

Objection raised on the loss of additional trees, compared to the 2015; inadequate soil depths and lack of landscaping detailing.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

Total No consulted: 999; total No response:1

One objection received on the grounds of parking with 170 new properties, air pollution and on the grounds of noise and disruption during the course of works.

SITE AND PRESS NOTICES (Multiple):

Yes.

6. BACKGROUND INFORMATION**6.1 The Application Site**

The application site is approximately 2.2 hectares in area and includes the former St John's Wood Royal Horse Artillery Barracks, as well as the terraced properties at Nos. 1-7 Queen's Terrace; and an area of garden to the north of the Grade II listed Riding School and land at the rear of Nos. 11, 12, 13 and 14 Queen's Grove.

The application site is bounded by the gardens serving the houses in Queen's Grove, Rossetti Mews and Walpole Mews to the north and north east, Ordnance Hill to the east, the houses and gardens of Acacia Place, Acacia Gardens and Tatham Place to the south and Queen's Terrace to the west. The majority of the site with the exception of the Jubilee Buildings in Queen's Terrace lies within the St John's Wood Conservation Area.

The main Barracks site is vacant and now demolished. Inside the Barracks, there is the Grade II listed Riding School which lies adjacent to the northern boundary of the site. The buildings now demolished ranged from the Officer's Mess, stables, 1970s office buildings, a parade square, an exercise ring and the ancillary residential accommodation in the 1930s Jubilee Buildings.

The site also includes the unlisted terrace properties at Nos. 1-7 Queen's Terrace which comprise of retail units and a dentist on the ground and lower ground floor with 16 flats in the upper floors.

The London Underground Jubilee Line tunnel runs underneath the site in the north western corner, and the Thames Water Kings Pond Sewer.

The application site lies outside the Central Activities Zone (CAZ). The surrounding area is residential in character, with a mixture of villas, semi-detached and terraced houses. To the west of the site in Queen's Terrace are four/five storey blocks of flats such as Pembroke Terrace and Barton Way, and further down Queen's Terrace are the more modern and taller blocks of flats such as The Terraces.

6.2 Recent Relevant History

14/08070/FULL & 14/08099/LBC

Planning permission and listed building consent were granted on 2 April 2015 for the demolition of existing Barracks buildings (except for the listed Riding School) and redevelopment for residential use (Class C3) to provide a total of 163 units including 59 affordable units, use of the listed Riding School as private ancillary leisure facility with internal and external alterations, provision of Class A1/A3 retail units and Class D1 at ground level at 1 - 7 Queen's Terrace, redevelopment behind the retained front facade and the erection of a mansard roof extension, creation of landscaped areas and reconfigured vehicular and pedestrian access together with associated works including the provision of parking, circulation space, servicing and plant. Use of the listed Riding School as a private ancillary leisure facility, associated internal and external alterations, new side extension and the excavation of a lower ground floor beneath the Riding School.

Permission was granted subject to a legal agreement to secure the following:

- a) Provision of 59 intermediate units at the main Barracks site and 41 affordable rented units at Sentinel House as per the agreed mix; the affordable housing to be retained for the lifetime of the development; the 59 affordable housing units to be transferred to an approved Registered Social Landlord (RSL) on a long lease (at least 99 years);
- b) Off site affordable housing (41 units) to be provided at Sentinel House prior to the occupation of any market housing at the Barracks site;
- c) The 20 car parking spaces for the 59 intermediate flats shall be provided on an unallocated basis prior to occupation without charge and with nominal maintenance costs to the RSL;
- d) Provision of car club membership for each affordable unit for 25 years;
- e) Provision of the cycle spaces for the 59 intermediate affordable units without charge and at nil cost to the RSL;
- f) A financial contribution to cover the Council's costs of amending the existing Controlled Parking Zone (CPZ) arrangements to provide the development with its own Controlled Parking Zone (CPZ) and prevent future residents of the development being eligible to apply for or hold a residents parking permit for Zone C;
- g) Provision of a Management Plan for the private and visitor parking;
- h) Provision of a Management Plan in respect of the use of the private leisure facility, the garden square and the sanctuary garden;
- i) Educational contribution of £423,000 towards primary school provision and £106,000 towards secondary school provision (index linked and payable on commencement of development);
- j) Early Years Project contribution of £250,000 (index linked and payable on commencement of development);
- k) Health contribution of £250,000 (index linked and payable on commencement of development);

- l) Local Play Space contribution of £100,000 to the St John's Wood Adventure Playground (index linked and payable on commencement of development);
- m) Provision of Public Art to a value of not less than £350,000 (index linked) and the art to be installed within six months of practical completion, to be retained and maintained throughout the life of the development;
- n) Provision of a Travel Plan;
- o) Provision of a community use of the private leisure facility -3xtwo hour blocks per week with one block to be made available to local schools and the remaining two blocks to be made available to local residents in the geographical area to be amended to include those on both sides of the streets;
- p) Financial contribution to cover the cost of highway works associated with the creation of the new accesses on Ordnance Hill and Queen's Terrace, provision of a car club space on Queen's Terrace and the improvements along Ordnance Hill and Queen's Terrace including new street tree planting;
- q) Provision and maintenance of pedestrian routes through the development, which are to be open 24 hours a day;
- r) Provision of a lighting scheme;
- s) The development not to be a gated community;
- t) Compliance with the Construction Code of Practice and contributions towards funding Environmental Sciences involvement in the demolition and construction to be £10,020 and costs associated with the Environmental Inspectorate to be £19,000 per annum;
- u) Offering local employment opportunities during construction;
- v) S106 monitoring costs.
- w) A financial contribution of £100,000(index linked and payable on first occupation of the residential) to Transport for London of which £40,000 towards mitigating the impact of the proposal on cycle parking and £60,000 towards the cost of an average sized cycle docking station in the vicinity of the site .

A number of conditions attached to the 2015 consent have been discharged (and the draft decision notices have listed these approvals and the documents approved).

7. THE PROPOSAL

Planning permission is sought to vary the original permissions to allow changes to list of approved plans to allow an increase in residential units from 163 units to 171 units (increase in market housing) with associated change in unit mix, realignment of Block 4 to allow changes to The Avenue; amend Block 4 from houses to an apartment building (retention of three villas on Avenue), reduction in extent and depth of basement excavation, reconfiguration of and increase in parking spaces by 14, alterations to facades and roofs of blocks 7 and 8 and alterations to landscaping plan.

Below is a land use table comparing the as consented scheme with the as proposed scheme.

Table 1:

Use	Existing Areas (GEA m2)	As Consented -Proposed Areas (GEA m2)	As Consented-Difference (GEAm2)	As Proposed (GEAm2)	Change from consented (GEAm2)
Army Barracks (sui generis use)	23 000	0	-23 000	-23 000	0
Residential above ground	6 000	37 900	+ 31 000	39 500	+1600
Residential below ground	-	17 900	+17 900	13 800	-4100
Residential facilities below ground		1 800	+1 800	1 700	-100
Residential facilities below ground		2 700	+2 700	1 900	-800
Ancillary Space Below Ground		7 000	+7 000	8 800	+1 800
On site Affordable Housing		4 500	+4 500	4 600	+100
Retail Units					
Dentist (D1)	100		-100	-100	-100
Shops (A1)	300		-300	-300	-300
Retail A3	100	400	+400	+400	+400
LGF	300	100	-200	-200	-200
Storage/Ancillary					
Total	29 800	72 300			
Off Site Affordable Housing at Sentinel House		5 100			
Total (including off site)		77 400		75 900	-1 500

*GEA figures as reported to committee in 2015

8. DETAILED CONSIDERATIONS

8.1 Land Use

The principle of a residential redevelopment of this site has been previously accepted by the Council and will accord with Policy S14 in the City Plan. This proposal is for 8 additional market housing units, a total of 171 units compared to the consented scheme of 163. The number of on-site affordable units remains the same as the 2015 consented scheme (59 units). There is no change to the off-site affordable housing 41 social rented units at Sentinel House, Old Marylebone Road.

Although the 2015 consented scheme for 163 units is a material consideration in the determination of this latest planning application, this current proposal needs to be assessed in the light of the adopted City Plan, the London Plan and the central government advice in the NPPF.

8.1.1 Density

The consented 2015 scheme was in the region of 343 habitable rooms per hectare (hrh) and considered acceptable. This proposal for 8 extra units results in a density of 357 hrh which is in accordance with the policy range and in relation to the GLA guidance and the sites PTAL rating.. The development is therefore considered acceptable and not considered to result in an overdevelopment.

8.1.2 Mix of Uses

The proposed unit mix is set out below:

Table 2:

Tenure	Accommodation Type	Bedrooms	Consented	% - Consented	Proposed	Change from Consented	Overall Mix
Market Housing	Flats	1 bed (1 p)	6	6%	5	-1	3%
		1 bed (2 p)	9	9%	2	-7	1%
		2 bed (4 p)	10	10%	22	12	13%
		3 bed (6 p)	37	36%	27	-10	16%
		4 bed	15	15%	37	22	22%
		5 bed	11	11%	4	-7	2%
		6 bed	0	0	1	1	1%
	Houses	4 bed	6	6%	6	0	4%
		5 bed	4	4%	5	1	3%
		6 bed	0	0	3	+3	2%
		7 bed	6	6%	0	-6	0%
		Total 104		Total 112	+8		
Affordable Housing	Flats	1 bed (1 p)	20	12%	20	0	12%

		1 bed (2 p)	23	13%	23	0	13%
		2 bed	16	9%	16	0	9%
			Total 59	100%	Total 59		

With regards to the proposed mix of units, City Plan Policy S15 encourages an appropriate mix of units in terms of size, type and affordable housing provision within new developments. Reflecting the applicant's ambition for a family orientated development, a high proportion of larger family units, with 83 of the 112 market housing units containing three or more bedrooms and this is welcomed. There are no longer any 7 bedroom houses proposed and this too is welcomed and the scheme is considered to optimise the land more efficiently in accordance with policy S14 of the City Plan.

8.1.4 Affordable Housing

The 2015 consented scheme included 59 affordable units on site (a total of 4500m²) and 41 units at Sentinel House as secured under permission 14/08069/FULL (a total of 5100m²). The tenure split between the two sites was 41% social rented flats and 59% intermediate flats. The applicant also agreed to make a financial contribution of £2million towards the City Council's affordable housing fund.

It is not proposed to alter this provision or arrangement, however in light of the 8 additional market units being proposed, the applicant submitted a viability assessment with the application. This argues that the original offer is still considered to be the maximum amount of affordable housing which can reasonably be provided. The City Council's own viability consultants (Carter Jonas – the same consultants used for the consented 2015 scheme) have assessed the viability assessment and concur with the applicant in that the original offer is the maximum amount of affordable housing which can reasonably be provided.

The proposals are therefore considered to comply with current Policy S16 in the City Plan (adopted 2016).

8.1.5 Standard of Accommodation

All apartments/houses have been designed to the GLA Housing Design Guide. All the units will be Lifetime Homes compliant (with the exception of a number of units within the Queen's Terrace building in relation to heights of windows due to the constraints of the existing façade), with 10% of the residential units being wheelchair accessible or easily adaptable.

As reported for the 2015 scheme, in terms of the quality of accommodation provided, the majority of flats and houses meet the BRE criteria in relation to good day lighting and sunlight but there are a small number of windows located at ground and lower ground floor levels which fall short of the guidelines, these are either on the side and rear facades and are affected because of the proximity and height of the proposed new blocks. The south (side) elevation of Block 10 (the affordable housing block) will receive low levels of sunlight, but a number of the affected windows are secondary windows or serve

bedrooms. There are studio flats being proposed which have three windows facing the side elevation and therefore will receive fairly low levels of light and have a restricted outlook, but it is not considered that these flats will be so substandard as to warrant refusal of permission. The current application is not considered to worsen the levels of daylight and sunlight over what was previously allowed.

The proposed amenity areas within the proposal will receive good levels of sunlight and daylight.

The residential units were originally designed to be built to achieve Code for Sustainable Homes (CSH) Level 4. It is still proposed to build the development in accordance with the equivalent of Code for Sustainable Homes (CSH) Level 4. (as CSH is no longer in existence) with 8 affordable units developed to achieve the equivalent of CSH Level 5 (compared with 5 in the Consented Scheme).

8.1.6 Retail/ Leisure Uses

The proposed amendments do not affect any of the previously approved retail and leisure uses. The proposals are consistent with current policy and supported as part of the overall development.

There are a number of provisions made for play space; health; education and social and community facilities within the legal agreement and no changes to these are proposed.

8.2 Townscape and Design

This current application seeks permission for a variety of amendments to the April 2015 approved scheme. This report will therefore focus on the amendments proposed rather than the scheme previously approved. The alterations and the design implications of these are as follows:

Basement Extent

The revised proposal includes a substantial reduction in the extent of the Lower Ground Floor Level 2 (which lies beneath Blocks 04 and 08 of the approved scheme) and alterations to the depth of Lower Ground Floor Level 1. None of these changes would alter the external appearance of the development and raise no new design issues.

Ordnance Hill

It is proposed to re-position the entrance on Ordnance Hill to the east-west route, referred to as 'The Avenue', so that the entrance is slightly further to the south. As a consequence the street façade to Ordnance Hill is proposed to be slightly re-ordered. The result is that the southern block of houses, facing onto Ordnance Hill (Block 8) is reduced in length by one house; and Block 7, which lies to the northern of the entrance is proposed to be changed from apartments to houses and has been extended by one house. Block 7 is also to be stepped, matching the approved arrangement for Block 8 to take account of the slope in the road. The height of the blocks remains broadly the same as approved, with a slight reduction in height caused by the proposed stepping.

In terms of the facades which face onto Ordnance Hill, there are proposed changes to all three blocks (Blocks 5, 7 and 8). The changes are relatively subtle, with the general approach of recreating the appearance of terraced blocks, with a primary facing-material of brick still maintained. The changes relate to changes in stonework details, and in the case of Block 7 a more clearly expressed hierarchy to the windows has been developed. The façade to Block 5 arguably sees the greatest level of change with the grouping of the first and second floor windows and introduction of bay windows.

Overall these changes are regarded as entirely acceptable in design and townscape terms and very much in the spirit of the approved scheme. The changes reflect some slight layout modifications and represent a design refinement of the approved scheme.

Riding School Square

This is the landscaped area of the development which lies immediately in front and to the east of the retained listed Riding School building. It is surrounded on its other sides by Blocks 6 (to the south) and 5 (to the east). In this revised proposal the facades of Blocks 5 and 6 where they face onto the square have been revised. The façade of Block 5 has changed from one which is brick-facing to instead have a stone, 3 bay, grid with each bay divided by a double column detail. This change has inspired a change to the central part of the façade to Block 6, as it faces the square and which now contains a three bay stone element above ground floor level. These changes remain very much within the spirit of the original design and forge a cohesive quality to this space, which represents a refinement of the approved scheme.

The Avenue

As previously mentioned this represents the east-west linear space towards the southern half of the site. The changes include landscaping modifications to the road layout and planting areas; a change to the east-facing façade of Block 1, which terminates the western side of the linear space, which involves introducing a 3-bay element, similar to that for Blocks 5 and 6 where they face onto Riding House Square.

The main changes in this area relate to Block 4 (which runs along the south side of the linear space), which as approved included 4 terraced houses at the eastern end and 6 detached villas at the western end. The proposals here include uniting the 6 detached villas into a single apartment building and changing the terrace of 4 into 3 detached villas. The main façade of the apartment block will be subdivided into six parts thus having a similar character and appearance to the approved scheme and all of the buildings will continue to be clad in stone as previously approved and there will be no proposed change in height. There will be some changes to the bulk of the building, caused by the amalgamation of the 6 detached villas into one block and also an increase of approximately 1.7m to the depth of this block, brought about by internal layout requirements. Garden rooms against the southern boundary wall and associated with the 6 villas are removed from this apartment block revision and this space is re-provided on the rear of the blocks at lower ground floor level.

The changes to the linear space layout and to the rear of Block 1 are relatively minor and can be regarded as refinements to the scheme which are acceptable in design terms. The changes to Block 4 are of a greater magnitude and arguably represent the most

substantial changes introduced by this application. In design terms the overall height of the block remains the same and the additional bulk on the back is not considered to result in an appreciably different massing in townscape views. The architectural approach remains consistent with the approved scheme, in terms of a classical idiom and similar bay subdivision. As such, while the changes are of a greater magnitude they maintain the character, scale and quality of the approved scheme and as such are considered acceptable as minor material amendments.

The Garden Square

This is the central and largest space within the development. It lies immediately to the south of the listed Riding School building and is surrounded on its other three sides by Block 6 (on the east side), 3 (on the south side) and 2 (on the west side). The proposals include façade changes, which redistribute and order some of the fenestration and bay layouts and also change facing materials from stone to brick and vice-versa in places. The 3-bay stone element referred to elsewhere in relation to Blocks 1, 5 and 6, is also incorporated into the facades of these Garden Square blocks. Again the changes retain the character and quality of the approved scheme and are considered acceptable in design terms.

Queen's Terrace

The changes here are similar to elsewhere with refinements to bay divisions and window layouts, with a modification of the window hierarchy, notably to Blocks 2 and 10. Again the changes are considered acceptable.

Apartment Block Mansard Roofs

The roofs of the apartment blocks originally approved comprised a series of veiled roof coverings over a set back top storey. The current proposal modifies the size and location of the openings within the mansard veil. Some amendments to the east-ward facing roof pitch of Block 6 have been made during the course of the application, to take into consideration officers concerns with regards to the visibility of the openings from Ordnance Hill. Given the context and visible aspect of these openings and roof form, the changes are not considered to diminish the overall character and quality of the design.

Blocks 9 and 10

The rear elevation of block 9 has been amended to introduce a more regular and ordered distribution of doors and windows, although regrettably the access decks are maintained. The changes are nevertheless an improvement upon the approved scheme and are considered acceptable. The mansard roof to Block 9 has also had to be raised in height by 200mm to accommodate additional insulation. This aspect of the scheme was an issue with the previous permission, where the impact of a mansard was considered contentious in terms of its impact on Queen's Grove, nevertheless given the minimal change in height and the need for the insulation to meet the equivalent of CSH Level 5, it is considered that the change is sufficiently modest to be acceptable. With respect to Block 10 this has been increased in height by 650mm, to accommodate additional insulation, a green roof, pv panels and safe access to the rooftop plant. To mitigate this height a secondary slope has

been introduced to the mansard, which gives a recessive quality. The perceptible change is very modest and considered acceptable.

The Grade II Listed Riding School

Some minor adjustments to the works to the Riding School are also proposed. These include a change in location of openings that connect with the new western pavilion extension; design changes to the new western pavilion itself; alterations to the layout of the new lower ground floor plan; and changes to the new ground floor and mezzanine structure, which will sit within the volume of the listed building. These changes are minor refinements to the design and will maintain the original design approach and will not have an adverse impact on the listed building. Of greatest significance is the effective confirmation that the scheme will go forward with the planned removal of the external modern render to the facades. The preliminary work that has been undertaken to assess the impact of this has been immensely successful and the result will restore the building to its original facing material, which will result in a significant enhancement of its appearance.

Conclusion

The proposals considered acceptable in design terms and would be in accordance with design policies S25 and S28 of our City Plan; and DES 1, DES 4, DES 7, DES 9 and DES 10 of our UDP. The revised proposals are considered to be wholly in accordance with the aims of the NPPF.

The conditions imposed on the original permission would adequately address and cover the changes proposed and no additional conditions are considered necessary. Condition 8 originally secured details of the rear facades of 1-7 Queen's Terrace, however these details have now been submitted as part of the proposals and therefore this condition is amended to reflect the details. Condition 20, requiring details of the façade treatment to Block & has also been met and the condition amended to reflect these details.

8.3 Residential Amenity

Policy ENV13 of the UDP relates to protecting amenities, daylight and sunlight, and environmental quality. Policy ENV 13 (D) states that the City Council will resist proposals which result in a material loss of daylight/sunlight, particularly to existing dwellings and educational buildings. Policy ENV 13 (E) goes on to state that developments should not result in a significant increase in sense of enclosure, overlooking, or cause unacceptable overshadowing, particularly on gardens, public open space or on adjoining buildings, whether in residential or public use. There has been no significant change in City Council amenity policies since the consented scheme was approved, save for the adoption of the Basement Policy discussed in section 8.11 below.

The proposed amendments have very little impact upon the amenity of surrounding residents when compared to the extant 2015 scheme. Where there has been some change to bulk and massing of roof forms etc these are generally all contained within the site and there would be no perceivable difference to surrounding residents when compared to the consented scheme. The application is accompanied by an Environmental Impact Assessment (to be discussed in more detail) below and this indicates that in terms of

daylight, sunlight and overshadowing there is little change between the current amendments and the approved scheme of 2015.

Of note however is the minor increase in bulk to the rear of the Block 4 in the southern part of the site, north of the existing residential properties in Acacia Place and Tatham Place, as a result of the change from six large villas and four junior villas to one apartment block and three houses. The main rear elevation is increased in depth by approximately 1.7m. The single storey outbuildings/ garden rooms originally approved within the rear gardens of this block are now proposed to be re-provided on the rear of blocks at lower ground floor level and, as a result of the increase depth project into the rear gardens by some 2m. The bulk of the rear elevation of Block 4 are set a sufficient distance away from the northern elevations of the properties in Acacia Place and Tatham Place and separated by the existing 9m high Barracks boundary wall. It is not considered that these alterations would result in any noticeable harm to residential amenity in terms of daylight, sunlight, overshadowing and sense of enclosure.

Whilst Block 4 is proposed to be reconfigured as an apartment block rather than six houses, some 1.7m closer to those properties within Acacia Place and Tatham Place, window positioning in the rear elevation has not been altered significantly so as to result in any additional or harmful overlooking. It must also be remembered that the outlook from any rooms at lower ground, ground and first floor will primarily overlook the existing boundary wall.

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

8.4 Transportation/Parking

One objection has been received on the grounds of car parking and that the area is already difficult to park in and a scheme of this size would significantly increase this demand.

In general, the proposed scheme raises very little 'transportation/ highways' concerns and the main principles of the whole development remain as per the consented 2015 scheme. The Transport Assessment Addendum demonstrates that the proposed development remains fully compliant with relevant transport policy (City Council and London Plan). The uplift in residential units proposed is expected to have a negligible impact in terms of overall site generated trips compared to the consented scheme. Furthermore, the amendments to the site including the installation of an automated vehicle stacking system for the affordable units is unlikely to result in any delays or queuing on the public highway.

There are however four differences proposed and these are addressed below:

Realignment of The Avenue

The Avenue which is the east- west linear road/ landscaped space towards the southern half of the site is to be shifted southwards on Orndance Hill and Queen's Terrace. This shift in location is minor and has been proposed to take into consideration design evolution of Blocks 7 & 8 on Orndance Hill. The movement southwards poses little risk to highway safety.

Car Parking

The 2015 scheme allowed a total of 189 car parking spaces of which 144 spaces were for the private units and 20 spaces for the affordable units. In addition, 16 spaces were proposed for visitors to the site and a further 9 spaces for management and security. It was also agreed that the site will have its own new Controlled Parking Zone (CPZ).

There are proposed to be 14 extra car parking spaces, 12 associated with the 8 extra market housing units, which is 1.5 spaces per unit and 2 additional visitor spaces. This is in line with UDP standards in policy TRANS 23. TfL has commented that the level of parking is excessive, however it should be noted that this objection was raised as part of the original application.

The Highways Planning Manager raises no objection to the small increase in parking and this will not materially affect the overall trip generation.

Cycle Parking

The 2015 scheme allowed a total of 366 cycle parking spaces, of which 279 spaces were for the private residential in a secure storage room at lower ground floor 1. A total of 75 cycle spaces for the affordable units were approved and four additional cycle spaces at ground level for visitors. Also approved were six cycle spaces for the retail units on the corner of Queen's Grove and Queen's Terrace and an additional stand was agreed to be installed.

The applicant confirms that 16 extra cycle spaces are proposed in addition to those previously approved. Given the number of spaces shown on the plans, it is difficult to assess where these are to be actually located and TfL has raised this point also. However, the Highways Planning Manager considers this level of cycle storage acceptable as this exceeds the standards required. The proposals are considered to comply with TRANS11 of the UDP.

Cycle parking for the affordable housing is not proposed to change and is already to London Plan standards so is also acceptable.

As per TfL's original comments, the need for visitor car parking at the level proposed is not required and should be removed from the scheme and then the space allocated to additional cycle parking. This would then provide more spaces which would hopefully be utilised when the forthcoming Cycle Superhighway 11 comes into action. The City Council's Highways Planning Manager has no objections to the level of overall parking and therefore TfL comments cannot be supported.

Car Stacker

The previously approved 20 spaces for the affordable units accessed via Queen's Terrace are now to be accessed via an automated vehicle stacking system and the Highways Planning Managers concurs with the conclusions of the assessment provided in the Transport Strategy which says that there should not be any queueing on the street as a result of this arrangement.

The details of this car stacker and its maintenance are, as per the previous consent to be secured via the legal agreement.

8.5 Economic Considerations

The Royal Horse Artillery vacated the Barracks in 2012. As per the approval of 2015, the applicant indicates that the proposal will generate full time equivalent construction jobs. This was originally estimated at 480 (as part of the 2015 scheme), however this has now increased to 560 and welcomed. This is alongside an estimated 54 jobs on site. The future residential population of the development will also bring local economic benefits to the area.

As per the original heads of terms, it is still recommended that local employment opportunities during the construction be secured through a legal agreement, and the applicant is being recommended to contact Westminster Works.

8.6 Other UDP/Westminster Policy Considerations

8.6.1 Trees

Planning permission 14/08070/FULL allowed the removal of almost all of the trees on and around the site. The current proposal includes additional tree removal:

- Two Indian chestnuts (T54 and T55), street trees Queen's Terrace within application site boundary.
- One cherry (T70) at 49 Ordnance Hill outside the application site boundary.
- Illustratively, two larches (T65 and 66), street trees Queen's Terrace outside the application site boundary.

The chestnuts are proposed to be removed to accommodate a revised construction traffic route. The addendum to Arboricultural Method Statement (TMA131207 Rev.1) December 2016 ref 131207-CD-53 say the trees are individually of low merit and because of the propensity of the trees to shed branches it would not be suitable to retain these trees to maturity. The City Council's Arboricultural Officer considers the trees to be of high amenity value, and does not think that their removal to accommodate a revised construction access is justified, given the apparent ample space to locate the construction access elsewhere on this frontage.

The revised construction traffic route has been discussed at length between the developers, officers in Environmental Health and TfL. The applicant argues that whilst the site boundary is large, the location of the construction access is limited by a number of controlling factors as set out within the supporting technical information. In particular this includes the preferred inbound construction route, the construction logistics (both on site and the ability to manoeuvre vehicles to access into the site) and a desire to minimise construction disturbance to neighbouring properties. The chosen location aligns with the future location of The Avenue which runs through the site. Whilst initially an alternate location could be used, once the blocks are under construction, this entrance would need to move back to this location. Retaining the trees would require significant pruning in order to accommodate site traffic, to allow high sided construction vehicles to pass between the crown of the trees and this would impact their visual amenity.

Whilst the loss of the chestnuts trees is regrettable, given the benefit of the proposed redevelopment scheme and that the trees are only to be removed so to allow as minimal impact as possible to neighbouring properties in terms of construction, noise and disruption, in this instance is not considered reasonable to insist the applicant to retain these trees.

The applicant argues that replacement planting (to be secured by condition) would go some way to overcome the loss of these trees. The Queen's Terrace public realm enhancements (including the replacement street tree planting) form an important part of the wider improvement the redevelopment of the Barracks will secure, and the applicant is committed to progressing these works in close liaison with the City Council.

In response to the loss of the cherry tree at 49 Ordnance Hill, this is within a property outside of the application site and would require a S.211 notice and therefore could not be determined as part of this application. The Arboricultural Officer does however consider that whilst regrettable, its loss is considered acceptable subject to appropriate tree replacement and as this is not within the application site, the applicant would have to confirm their agreement to this provision within the deed of variation.

In regard to the two larch trees on Queen's Terrace, whilst approval is not currently sought for the proposed changes to the public realm on Queen's Terrace as it is outside the application site, the Arboricultural officer has noted that the loss of the larch trees would not be supported given these trees are the only larch trees planted as street trees in Westminster and as such they have considerable rarity value.

8.6.2 Landscaping

As a result of the design amendments there will be changes proposed to the landscaping. The concept of the landscaping proposals are considered to be similar to the 2015 permission and again it is recommended that details of this are secured by permission (Condition 30).

8.6.3 Soil Depths

The landscape statement (Section 73 Application) December 2016 SJWS_ASD_RPT_161202_V2 says further detail on soil depths and specifications will be submitted separately as part of the discharge of planning condition 49. Whilst this is noted, the Arboricultural Officer considers that the proposed soil depths (for all the associated landscaping and tree planting) identified in the key on plan 463-010-502_Soil Depth_Rev B indicate 'potential future flexibility' of soil depth in two categories is too vague.

Since the 2015 scheme was granted, in July 2016 the City Council has adopted its Basement Policy (CM28.1 of the City Plan) which states that there must be 1.2m depth of soil and substrate above basement development. There are some areas where the proposed soil depth will be below this standard or non-existent in some parts of the site and that landscaping will be in raised planters. Whilst the current scheme would not comply with City Council policy, given the proposed redevelopment of this site replaces a largely hard landscaped plot and to insist on 1.2m soil depth above the basement which

extends under the whole site, would be unreasonable as the development would require a fundamental redesign. It is considered that the proposed landscaping within the development will be to a high quality.

8.6.4 Basement

As noted above, the City Council adopted its Basement policy (CM28.1 of the City Plan) in July 2016. The proposed development would fail to comply with some aspects of the basement policy. The original 2015 permission is a material consideration in the assessment of the revisions proposed and given that a request to comply with the new policy would at this stage in the process significantly harm the bringing forward of this development, which is a Strategic Housing Site, and would require a substantial redesign, the proposals are considered acceptable. In addition, this development is a large accessible site and is subject to a Construction Environment Management Plan (CEMP) which has been compiled with the close input of Environmental Health officers (see section 8.11 of this report) and therefore any development will be well managed reducing its impact on surrounding residential occupiers, and the wider area.

8.6.5 Other matters

Given this application is accompanied by an Environmental Assessment, matters relating to archaeology, land contamination, air quality, plant noise are dealt with in Section 8.10 of this report.

8.7 London Plan

The GLA have assessed the details of the amended proposals and, given the scale and nature of the proposals, conclude that the amendments do not give rise to any new strategic planning issues.

8.8 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.

8.9 Planning Obligations

A deed of variation to the original legal agreement is required. The original agreement secured the following:

- a) Provision of 59 intermediate units at the main Barracks site and 41 affordable rented units at Sentinel House as per the agreed mix; the affordable housing to be retained for the lifetime of the development; the 59 affordable housing units to be transferred to an approved Registered Social Landlord (RSL) on a long lease (at least 99 years);
- b) Off site affordable housing (41 units) to be provided at Sentinel House prior to the occupation of any market housing at the Barracks site;
- c) The 20 car parking spaces for the 59 intermediate flats shall be provided on an unallocated basis prior to occupation without charge and with nominal maintenance costs to the RSL;

- d) Provision of car club membership for each affordable unit for 25 years;
- e) Provision of the cycle spaces for the 59 intermediate affordable units without charge and at nil cost to the RSL;
- f) A financial contribution to cover the Council's costs of amending the existing Controlled Parking Zone (CPZ) arrangements to provide the development with its own Controlled Parking Zone (CPZ) and prevent future residents of the development being eligible to apply for or hold a residents parking permit for Zone C;
- g) Provision of a Management Plan for the private and visitor parking;
- h) Provision of a Management Plan in respect of the use of the private leisure facility, the garden square and the sanctuary garden;
- i) Educational contribution of £423,000 towards primary school provision and £106,000 towards secondary school provision (index linked and payable on commencement of development);
- j) Early Years Project contribution of £250,000 (index linked and payable on commencement of development);
- k) Health contribution of £250,000 (index linked and payable on commencement of development);
- l) Local Play Space contribution of £100,000 to the St John's Wood Adventure Playground (index linked and payable on commencement of development);
- m) Provision of Public Art to a value of not less than £350,000 (index linked) and the art to be installed within six months of practical completion, to be retained and maintained throughout the life of the development;
- n) Provision of a Travel Plan;
- o) Provision of a community use of the private leisure facility -3xtwo hour blocks per week with one block to be made available to local schools and the remaining two blocks to be made available to local residents in the geographical area to be amended to include those on both sides of the streets;
- p) Financial contribution to cover the cost of highway works associated with the creation of the new accesses on Ordnance Hill and Queen's Terrace, provision of a car club space on Queen's Terrace and the improvements along Ordnance Hill and Queen's Terrace including new street tree planting;
- q) Provision and maintenance of pedestrian routes through the development, which are to be open 24 hours a day;
- r) Provision of a lighting scheme;
- s) The development not to be a gated community;
- t) Compliance with the Construction Code of Practice and contributions towards funding Environmental Sciences involvement in the demolition and construction to be £10,020 and costs associated with the Environmental Inspectorate to be £19,000 per annum;
- u) Offering local employment opportunities during construction;
- v) S106 monitoring costs.
- w) A financial contribution of £100,000(index linked and payable on first occupation of the residential) to Transport for London of which £40,000 towards mitigating the impact of the proposal on cycle parking and £60,000 towards the cost of an average sized cycle docking station in the vicinity of the site.

Additional undertakings as a result of the variations proposed include:

x) A replacement tree at 49 Ordnance Hill;

The undertakings agreed are considered to comply with S33 of the City Plan: Delivering Infrastructure and Planning Obligations.

The total estimated CIL is £8,355,955.05 of which £2,707,694.09 corresponds to Mayoral CIL and £5,648,260.96 corresponds to Westminster CIL.

8.10 Environmental Impact Assessment

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 were laid before Parliament on 19 April and came into force on 16 May 2017. The publication of the new regulations reflects the Government's legal obligations with respect to EU Directive 2014/52/EU.

As assessed under the 2015 scheme, this proposal falls within Schedule 2 Category 10b of the EIA Regulations as an 'urban development' project owing to its nature, scale and location and has the potential to give rise to significant effects on the environment. The category of development has not altered as a result of the newly adopted regulations 2017. It is important to note that projects which are the subject of a (duly made) Screening Opinion request prior to 16 May 2017, shall be 'screened' under the existing 2011 EIA Regulations.

In respect of this Application, the Planning Practice Guidance states that a "S73 application is considered to be a new application for planning permission under the Town and Country Planning (EIA) Regulations 2011". The guidance goes further to address where an Environmental Statement (ES) accompanied the initial application (i.e. the 2014 ES), and states that "Where an Environmental Impact Assessment was carried out on the original application, the planning authority will need to consider if further information needs to be added to the original Environmental Statement to satisfy the requirements of the Regulations". It is concluded that whether changes to the initial ES are required or not, an ES must be submitted to accompany this application.

The purpose of the EIA is to predict how environmental conditions may change as a result of the proposed development and to specify any investigative measures.

The results of the EIA process are presented within an ES Addendum, which describes the potential impacts and likely effects of the amended proposed development during the demolition and construction stage and on completion and occupation of the amended proposed development. As a point to note, the affordable housing site at Sentinel House has not been considered in this ES Addendum. Accordingly, the Non Technical Summary (NTS) which accompanies this application only focusses on the amended proposed development for the Main Site.

The aim of the NTS is to summarise the content and main findings of the ES in a clear and concise manner to assist in understanding what the environmental impacts and significant effects of the amended proposed development may be.

The ES has considered the potential direct, indirect and cumulative impact of the proposal and these are identified as:

- Adverse –detrimental or negative impact to an environmental resource or receptor
- Neutral –an effect that is neither beneficial nor adverse
- Beneficial.

- Where adverse or beneficial effects have been identified, these are classified as:
 - Negligible – imperceptible effect
 - Minor-slight, very short or highly localised effect
 - Moderate –limited effect (by magnitude, duration, reversibility, vale and sensitivity of receptor) which may be considered significant
 - Major - considerable effect (by magnitude, duration, reversibility, vale and sensitivity of receptor) which may be more than a local significance or lead to a breach of a recognised environmental threshold, policy, legislation or standard)

Alternatives

The EIA regulations require the ES to report on the main alternatives studied by the applicant and to indicate the main reasons for their choice, taking into account the environmental impacts. The site already benefits from extant permission for its redevelopment and establishes the acceptability of a residential use of land, and this has influenced the design of this latest proposal. The applicant has the option to implement the 2015 scheme for 163 units, but has decided to produce a revised design which although it has increased the number of residential units, it is considered in general to be a better and high quality residential development, with substantially less basement excavation

Demolition and Construction Management

The ES recognises that the impacts arising from demolition and construction can be sources of potentially significant effects on environmental resources and residential amenity, albeit the effects are temporary. The ES sets out the main impacts, to establish a framework for the management of these impacts and this forms the basis of a Construction Environmental Management Plan (CEMP) approved under this application (see condition 45). The Amended Proposed Development's indicative development programme is based on the assumption that development works would commence during Q2 of 2017 For the purpose of the EIA, the development works are anticipated to be undertaken over a 65 month period, with completion targeted for 2022.. Two access points are proposed during construction, one from Ordnance Hill and the other from Queen's Terrace (which will become available following the demolition of the existing buildings). This access will afford a quicker route for construction vehicles onto the A41 and reduce traffic flows on Ordnance Hill. The applicant has shown its commitment to setting up regular Residents and Community Liaison Groups and carry out public consultation with the local community and stakeholders regarding the demolition and construction process.

Transport for London is the highway authority responsible for Finchley Road and any changes to the traffic lights will need their approval.

Socio Economics

Although set out in Section 8.5 of this report, the demolition and construction will offer new employment opportunities, but in terms of the overall number of jobs within the borough, this will be negligible. There is expected to be a moderate beneficial outcome from the new housing and additional spending in the area. It is considered that the additional demands of healthcare/ education can be mitigated by the additional financial contributions (secured by legal agreement). In terms of open space, play space and leisure facilities, the proposal will have a moderate beneficial impact at the local level.

Heritage, Design and Townscape

As addressed in part 8.2 of this report, the proposed design amendments are considered wholly acceptable and minor in light of the previously consented scheme. The conclusions of the current in so far as the likely significant heritage, townscape and visual effects of the amended proposed development, remain unchanged from that previously concluded in the ES for the 2015 consented development.

Archaeology

As reported to committee in 2015 whilst the site is not in an area identified by the Council as an area of archaeological priority, given the site long military history, it was considered that there may be potential to uncover structural and artefact remains of archaeological. Conditions to secure a watching brief amongst other building recordings etc, were required, and this view was supported by English Heritage (Archaeology) at the time, now known as Historic England. These were listed as Conditions 12, 13 and 14) in the 2015 approval. These conditions have been discharged since permission was granted, in consultation with Historic England and the conditions as set out within the draft decision notices have been amended to reflect this.

Transport and Access

It is accepted that during demolition and construction there will be high volumes of construction traffic. The applicant has sought to split arrivals and departures and have two access points, but is accepted that the proposal will have a moderate adverse effect on a number of residents and businesses. This is to be partly mitigated by the CEMP and the applicant making financial contributions towards the Council's Environmental Inspectorate. Once completed, the proposal will have negligible impact on the local road network, on street parking, public transport and walking and cycling.

Air Quality

One objection has been received on the grounds of air pollution, although it is not clear as to whether the objector refers to pollution during the course of construction or once the development is complete.

It is considered that the demolition and construction has the potential for significant effects on air quality and measures will need to be in place to control dust emissions. The effects on air quality during this stage are considered to be at worse Slight Adverse. Again the

CEMP addresses measures to control dust emissions during construction and these have been agreed by Environmental Health officers.

The proposal includes an energy centre and associated plant but it is not considered that these will affect the air quality of adjoining and future residents of the development. In terms of air pollution given the distances of the units from the surrounding roads it is not considered that any further mitigation measures are required.

Noise and Vibration

Again the greatest impacts arise from the demolition and construction of the development and from construction traffic. One objection has been received on the grounds of noise and disruption during the course of the application. The NTS has assessed the implications of noise and vibration and are considered to be Moderate Adverse to nearby residents and businesses.

These can be partly mitigated by the terms and agreement of the CEMP and hours of building work condition and to ensure no excavation/construction works in association with the basement take place on Saturday, Sunday or Bank Holidays.

Once completed the impact will be negligible. The new buildings have been designed to address ground borne noise and vibration from the Jubilee Line.

Ground Conditions and Contamination

The applicant's desk top study, submitted with the original application, found that there may be some small areas of minor contamination due to its military use and there is one 'hot spot' of contamination at the eastern part of the site. The original ES identified that a piling risk assessment would need to be developed by structural engineers to determine the most appropriate method of piling and to minimise the risk of potential contamination to groundwater from piling. This and the land contamination condition were considered to satisfactorily address the likely slight adverse effects during demolition and construction. This detailed site investigation and finding, as reserved by the land contamination condition (Condition 11) have been agreed in consultation with Environmental Health and condition 11 has been amended to reflect the details approved.

The applicant's ES has identified that there may be asbestos present and this will need to be appropriately managed and disposed by licensed contractors in accordance with the Regulations and under a licence from the Health and Safety Executive.

Water Resources and Flood Risk

The greatest risk is associated with the demolition and construction with the possibility of pollution, however it is considered to be a minor adverse effect. The CEMP has included a water efficiency strategy (Condition 45).

Once completed, the future occupants of the development will increase water demands and foul drainage requirements, and this additional demand will be offset by a variety of water saving measures in order to meet Level 4 of the Code of Sustainable Homes. The impact is considered to be negligible.

Wind

As originally reported, it is not considered that the proposed new development will have adverse effects on local wind conditions given the height and bulk of the proposed development. The open spaces within the site are sheltered from the wind. Overall the proposal is considered to have a negligible impact.

Cumulative Effects

When reported to committee in 2015, there were a number of major developments in the St John's Wood area taking place or likely to take place during the construction programme for the redevelopment, and these included the American School, Quintin Kynaston School, the new Warner Stand at Lords Cricket Ground, 38-44 Lodge Road, 12-22 Finchley Road. The majority of these have now been completed. The current NTS has identified an additional four schemes which are or could take place during the course of construction and these include The Compton (St John's Wood Delivery Office), 30 Lodge Road; Dora House, 60 St. John's Wood; Wellington Building, 28-32 Wellington Road; and Tavern Stand & Allen Stand, Lords Cricket Ground St John's Wood Road. Again the CEMP approved as part of this application takes into consideration these developments and other major redevelopments in the area which may have an impact on construction traffic and will be monitored carefully by Environmental Health officers.

8.11 Other Issues

Statement of Community Involvement

The original scheme and the amendments have been the subject of extensive pre-application consultation with local residents and stakeholders. This has included meetings, public drop in exhibitions and public presentations. The main focus of the community consultation process was a public exhibition held in 7 Queen's Terrace over two days: Thursday 24th November 2016, 4pm-8pm; Saturday 26th Saturday 2016, 10am to 2pm. The information given at the exhibition was mailed out to all those who had stated that they were unable to attend but had requested further information about the proposals. In addition, all material displayed was uploaded onto the project website www.stjohnswoodsquareproject.com on Monday 28th November 2016. Over the course of the two days 50 visitors attended the exhibition: 22 on the Thursday and 28 on the Saturday. It has been reported that in general all comments received in relation to the amendments were supportive.

Conditions

A number of conditions attached to the 2015 permission have been discharged prior to the submission of this current application. The draft decision notice is therefore to be amended to reflect these approvals. A number of other conditions, have, through the submission of this application now been met and the conditions again will be amended to reflect this.

One condition worthy to note is Condition 45. This condition required a Construction Environmental Management Plan (CEMP) be submitted which would seek to control and ultimately minimise as far as possible the impact of the demolition and construction works upon immediate neighbours and the surrounding area. During the course of this

application the CEMP has been agreed with Environmental Health Officers and therefore the condition is to be amended to reflect this.

9. CONCLUSION

The proposed amendments as detailed are considered to be entirely acceptable in terms of land use, design and townscape, amenity, highways and trees; are very much in the spirit of the approved scheme and considered to be minor in nature, when assessed having regard to the 2015 consented scheme.

10. BACKGROUND PAPERS

1. Application form.
2. A copy of the officers committee report, presented in 2015.
3. Decision notices of the 2015 scheme.
4. Letter from Historic England dated 17 January 2017.
5. Memorandum from Building Control dated 17 January 2017.
6. Letter from Natural England dated 19 January 2017.
7. Letter from London Underground dated 26 January 2017.
8. Letter from Environment Agency dated 30 January 2017.
9. Letter from Historic England Archaeology dated 1 February 2017.
10. Letter from London Borough of Camden dated 7 February 2017
11. Letter from GLA dated 7 February 2017.
12. Memorandum from Waste Officer dated 21 February 2017.
13. Letter from TfL dated 14 March 2017.
14. Memorandum from Highways Planning Manager dated 23 May 2017.
15. Memorandums from Arboricultural Officer dated 24 March and 5 June 2017.
16. Memorandum from Environmental Health (including Major Redevelopments And Infrastructure) dated 16 June 2017.
17. Letter from occupier of Flat E, 64 Queens Grove, dated 20 January 2017

(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: KIMBERLEY DAVIES BY EMAIL AT kdavies1@westminster.gov.uk

11. KEY DRAWINGS

As Consented Site Plan.



As Proposed Site Plan.



Ordnance Hill Elevations (Blocks 5,7,8) As Consented & As Proposed.



Fig 4.2.1 Ordnance Hill The Consented Development



Fig 4.2.2 Ordnance Hill The Amended Proposed Development
Profile of The Consented Development shown in red outline

Elevation treatment As Consented & As Proposed – Block 5 & 8



4.4.1 Block 8 The Consented Development



4.4.2 Block 8 The Amended Proposed Development



4.5.1 Block 5 The Consented Development



4.5.2 Block 5 The Amended Proposed Development

The Avenue South Elevation (Block 1,4 & 8) As Consented & As Proposed



Fig 4.8.1 The Avenue: The Consented Development



Fig 4.8.2 The Avenue : The Amended Proposed Development

The Avenue North Elevation (Block 2, 3, 6 & 7) As Consented & As Proposed



Fig 4.10.1 The Avenue: The Consented Development



Fig 4.10.2 The Avenue : The Amended Proposed Development

Queens Terrace Elevation (Block 1, 2, 9 & 10) As Consented & As Proposed



Fig 4.12.3 Consented Queen's Terrace Elevation



Fig 4.12.4 Proposed Queen's Terrace Elevation

Elevations of Block 5, 6 & 4 As Consented & As Proposed



Fig 4.12.5 Consented Blocks 5, 6, 4



Fig 4.12.6 Proposed Blocks 5,6,4

Elevations of Block 2, 3, 6 & 7 As Consented & As Proposed



Fig 4.12.9 Consented Blocks 2, 3, 6, 7



Fig 4.12.10 Proposed Blocks 2, 3, 6, 7

Sections (As Consented & As Proposed) of whole site and Block 4



Fig 3.1.3 Section AA The Consented Development

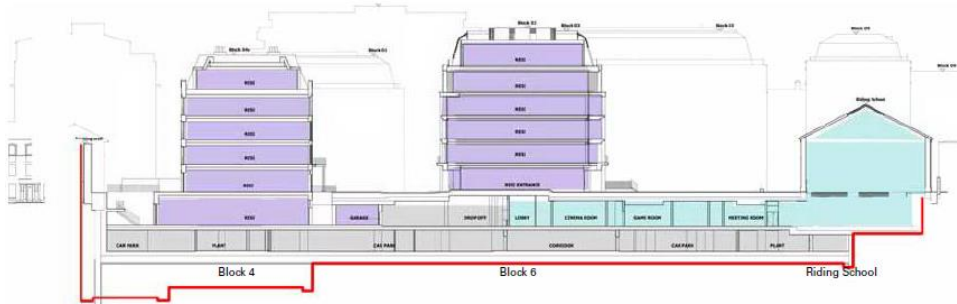


Fig 3.1.4 Section AA The Amended Proposed Development with the Consented Development profile shown in red

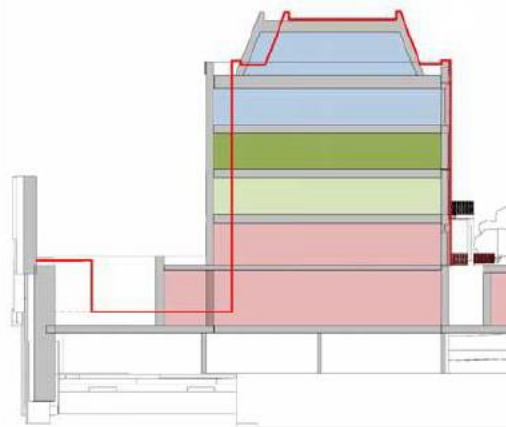


Fig 4.9.5 Proposed section, showing the lower ground floor extension to Block 4. The red line shows the Consented Development profile of Block 4.

DRAFT DECISION LETTER– 16/12291/FULL

Address: St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT

Proposal: Variation of Condition 1 of planning permission dated 2 April 2015 (RN: 14/08070/FULL) for Demolition of existing Barracks buildings (except for the listed Riding School) and redevelopment for residential use (Class C3) to provide a total of 163 units including 59 affordable units . Use of the listed Riding School as private ancillary leisure facility with internal and external alterations. Provision of Class A1/A3 retail units and Class D1 at ground level at 1 - 7 Queen's Terrace, redevelopment behind the retained front facade and the erection of a mansard roof extension ,creation of landscaped areas and reconfigured vehicular and pedestrian access together with associated works including the provision of parking, circulation space, servicing and plant area and use of the listed Riding School as a private ancillary leisure facility, associated internal and external alterations, new side extension and the excavation of a lower ground floor beneath the Riding School. Namely namely to allow changes to list of approved plans to allow increase in residential units from 163 units to 171 units (increase in market housing) with associated change in unit mix, realignment of Block 4 to allow changes to The Avenue; amend Block 4 from houses to apartment building (retention of three villas on Avenue), reduction in extent and depth of basement excavation, reconfiguration of and increase in parking spaces by 14, alterations to facades and roofs of blocks 7 and 8 and alterations to landscaping plan (Application is accompanied by an Environmental Impact Assessment (EIA)).

Plan Nos: SJWS_S+P_C645: P_00_001; P_01_001; P_02_001; P_03_001; P_04_001; P_05_001 A; P_06_001; P_RF_001; LG0_001; LG1_001; LG2_001; E_01_001; E_02_001; E_03_001; E_04_001; E_07_001; E_08_001; E_09_001; E_11_001; E_12-001; E_13-001; E_14_001; P_051-001; P_054-001; P_054_002; P_056_003; P_057_001; P_057_002; P_057_003; P_058_001; P_058_002; P_059_001; P_151_001; P_152_001; P_156_002; P_156_003; P_156-004; P_160_001; P161_001; P_161_002; P_163_001; S_AA_001; S_BB_001 A; S_CC_001; SJWS_S+P_B1_C645_BS_TY_001; SJWS_S+P_B2_C645_BS_TY_001; SJWS_S+P_B3_C645_BS_TY_001; SJWS_S+P_B4A_C645_BS_TY_001; SJWS_S+P_B4B_C645_BS_TY_001; SJWS_S+P_B5_C645_BS_TY_001; SJWS_S+P_B6_C645_BS_TY_001; SJWS_S+P_B7_C645_BS_TY_001; SJWS_S+P_B8_C645_BS_TY_001; SJWS_S+P_B9_C645_BS_TY_001; SJWS_S+P_B9_C645_BS_TY_002; SJWS_S+P_B9_C645_BS_TY_003; Covering Letter dated 23 December 2016; Design Statement Addendum (including Landscaping Addendum and plans 463-010-100 C; 463-010-200 C; 463-010-201 C; 463-010-202 C); Townscape Commentary dated May 2017; Planning Statement Addendum dated December 2016; Construction Environmental Management Plan (revised May 2017); Statement of Community Involvement; Volume 1 : Non Technical Summary December 2016 ;Volume2: ES Main report dated December 2016 ; Volume 3 :Addendum Heritage, Townscape and Visual Assessment Impact; Volume 4 Technical Appendix 4aTransport Assessment Addednum; Volume 4: Technical Appendices 4 c Addendum; Volume 5 - 2014 Environmental Statement (for information only); Addendum to Arboricultural Method Statement; Report on Archaeological Excavation dated 14 October 2016.

For information only: Basement Impact Assessment Addendum dated December

2016.

Approved Plans: 14/08070/FULL:

Covering letter dated 14.8.2014, Basement Impact Assessment; Planning Statement ; Design, Landscape and Access Statement ,Overview Affordable Housing Report , Statement of Community Involvement ,Sustainability and Energy Statement P_00_001 Rev B; C645_P_AL-002 Rev A ; C645_P_LG_001 Rev A ;LG1_001 Rev A; LG2_001 Rev A; P_001 Rev B P_01_001 Rev B ;P_02_001 Rev B ;P_03_001 Rev B ;P_04_001 Rev B ;P_05_001 Rev B ;P_06_001 Rev A; P_RF_001 Rev B ;E_01_001 Rev A ;E_02_001 Rev B ;E_03_001 Rev A; E_04_001 Rev A;E_05_001 Rev A; E_06_001 Rev A; E_07_001 Rev A; E_08_001 Rev A; E_09_001 Rev A; E_10_001 Rev A; E_011_001 Rev A;E_012_001 Rev A; E_013_001 Rev B E_014_001 Rev A ;S_AA_001_1 Rev A; S_BB_001_1 Rev A; S_CC_001_1 Rev A; B1_BS_TY_001Rev A ;B2_BS_TY_001Rev A ;B3_BS_TY_001Rev A ;B4_BS_TY1_001Rev A ;B4_BS_TY2_001Rev A ; G251_B5_BS_TY_001 Rev A ;B7_BS_TY_001 Rev A; C645-B8_BS_TY_001 Rev A ;B9_BS_TY_001 Rev A ;B10_BS_TY_001 Rev A ;P_051_001 Rev A ;P_052_001 Rev A ;P_053_001 Rev A ;P_054_001 Rev A ;P_055_001 Rev A ;P_056_001 Rev A ;P_056_002 Rev A ;P_056_003 Rev A ;P_057_001 Rev A ;P_057_002 Rev A ;P_057_003 Rev A ;P_058_001 Rev A ;P_058_002 Rev A ;P_058_003 Rev A ;P_058_004 Rev A ;P_101_001 Rev A ; JA12 E 04 001 Rev A; P_102_001 Rev A ;P_111_001 Rev A ;P_112_001 Rev A ;P_151_001 Rev A ;P_152_001 Rev A ;P_153_001 Rev A ;P_154_001 Rev A ;P_155_001 Rev A ; JA12_P_RF_001 Rev A; E_01_001 Rev A; E_02_001 Rev A; E_03_001 Rev A; E_04_001 Rev A ,E_05_001 Rev A; E_06_001 Rev A; S_AA_001 RevA; S_CC-001 RevA, JC20_P_00-001 Rev A;Volume 1 : Non Technical Summary ;Volume2: ES Main report; Volume 3 :Heritage, Townscape and Visual Assessment Impact Volume 4 Technical Appendix 4aTransport Assessment and Travel Plan Volume 4 Technical Appendix 4b Additional Affordable Housing Site Volume 4: Technical Appendices 4 c. Letter from ENVIRON dated 3.11. 2014 regarding the amendments.Planning Design Addendum dated October 2014 , Landscape Statement Addendum October 2014 and drawing 463-030-100 Rev A; 010-100 Rev A; 200 Rev A;201 Rev A ;202 Rev A; 202 Rev A; Car Parking Management Review dated 20.10 2014 .Email dated 4.12.2014 and letter from DP9 in response to the GLA Stage 1 comments, report on Wheelchair Housing Clarification dated 3 .11.2014 and GLA Stage 1 Response on Energy .

Riding School : Design and Access Statement, Heritage and Alteration Assessment; 987-900 A; 901 A;902 A; 903A, 904A, 905A, 906A, 907A, 908A. 1000 A, 1001 A,1002 A, 1003 A, 1004 A, 2000 A, 2002, 2003A, 2007A, 3003A, 4000A,4001A,4002A, 4003A, 4004A, 4005A, 4006A, 4100A, 4101A, 4102 A, 4103A, 4104A, 4200 A, 5000A, 5001, 5002 A, 5003A.G251_B10_BS_TY_004; G645_B9_P_01_001; G645_B9_P_02_001: G645_B9_P_03_001: G645_B9_P_04_001: G645_B9_P_05_001: G645_B9_P_06_001

Approval of Details Application:

15/04469/ADFULL

Covering letter dated 19th May 2015, Copy of licence from Natural England (Ref

2015-9230-EPS-MIT) and letter from Natural England dated 30th April 2015.

15/04482/ADFULL:

Covering letter dated 19 May 2015 , Remediation Strategy by Environ dated May 2015 UK-11-21230 , email dated 29th June 2015 and letter from Rambol Environ dated 25 June 2015 .Email dated 9 July 2015 .

15/04471/ADFULL:

Written scheme of investigation for an archaeological excavation and standing building recording dated 29.4.2015 .St John's Wood Square Project : Planning Condition 14 : Public Engagement and covering letter dated 19 May 2015.

16/05057/ADFULL:

Covering letter dated 31 May 2016 and Addendum to Written Scheme of Investigation for Archaeological Excavation 2016.

15/09713/ADFULL:

Report on a standing building recording.

15/10365/ADFULL:

Covering letter dated 6 November 2015 and Energy Strategy Review Summary.

15/04470/ADFULL:

Covering letter dated 19th May 2015 ,Arboricultural Report : Method Statement for Demolition and Construction July 2015.

Case Officer: Kimberley Davies

Direct Tel. No. 020 7641 5939

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 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 occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 The development hereby permitted shall not be commenced (except for demolition and excavation of basement) until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) 'Volume 2: Environmental Statement Main Report Chapter 12: Water Resources, Hydrology and Flood Risk' and 'St John's Wood Square, EIA Drainage Strategy, 3505-S1-000-DN-009 Rev 01' has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason:

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

- 4 **Pre Commencement Condition.** You must not start any demolition work on site until we have approved either:

- (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission; or
b) an alternative means of ensuring that we are satisfied that demolition on the site will only occur immediately prior to development of the new buildings.

You must only carry out the demolition and development according to the proposed arrangements. (C29AC)

Reason:

To maintain the character of the St John's Wood Conservation Area as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 5 The demolition of the Officer's Mess building shall take place according to the licence from Natural England approved by the City Council as Local Planning Authority under reference 15/04469/ADFULL or in accordance with another license granted by Natural England as submitted to and approved by the City Council.

Reason:

The bats are protected species, and a licence must be obtained from Natural England in accordance with the Wildlife and Countryside Act 1981 and the Conservation of Habitat and Species Regulations 2010 and in accordance with policy S38 of Westminster's City Plan adopted November 2016 and ENV 17 of our Unitary Development Plan that we adopted in January 2007.

- 6 Full details of bat boxes (including both summer and winter hibernation boxes) including the number and location including a report from a suitably qualified ecologist shall be submitted to and approved by the City Council as local planning authority prior to the commencement of the relevant part of the development.
The development shall be carried out in accordance with this approved report, and these bat boxes shall not be removed unless agreed by the City Council as local planning authority.

Reason:

To ensure adequate mitigation for the loss of the existing bat roost in the Officers Mess building and to provide improved roosting opportunities and improve biodiversity as set out in S38 of Westminster's City Plan adopted November 2016 and ENV 17 of our Unitary Development Plan that we adopted in January 2007.

- 7 The development hereby permitted shall not commence(excluding any site investigations, archaeological works ,and demolition works required pursuant to this planning permission) until detailed design and method statements (in consultation with London Underground) for all the foundations, basement and ground floor structures , or any other structures below ground level, including piling (temporary and permanent) have been submitted to and approved in writing by the City Council as local planning authority which:

Provide details on all structures

Accommodate the location of the existing London Underground structures and tunnels

Accommodate ground movement arising from the construction thereof;and

Mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which area required by the approved design statements in order to procure the matters in the paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

To ensure that the development does not impact on the existing London Underground transport infrastructure, in accordance with London Plan policy 3C.4 and Land for Transport Supplementary Planning Guidance .

- 8 The rear elevation of No's 1-7 Queen's Terrace shall be carried out in accordance with the approved drawings or in accordance with other façade details (at a scale of 1:50) as submitted to and approved by the City Council.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 9 Pre-Commencement Condition. Before any development (including demolition) takes place on site, you will need to submit a Construction Logistics Plan (CLP) for approval by the City Council in consultation with Transport for London (TfL) .The development shall be carried out in accordance with the agreed Plan.

Reason:

In order to safeguard the impact on Transport for London's Road network .

- 10 You must apply to us for approval of samples of materials including glazing, and elevations and roof plans annotated to show where the materials , you will use for each block are to be located within the development. You must not start work above ground floor level on each block until we have approved what you have sent us .You must then carry out the work using the approved samples of materials .

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 11 Any demolition or excavation works must be carried out having regard to the approved desktop study; site investigation and remediation strategy as approved by the City Council as Local Planning Authority on 13 July 2015 under reference 15/04482/ADFULL or in accordance with another desktop study; site investigation and remediation strategy submitted to and approved by the City Council/

You must apply to us for approval of the following investigation reports when the development has been completed.

Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate.
(C18AA)

Reason:

To make sure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in STRA 34 and ENV 8 of our Unitary Development Plan that we adopted in January 2007. (R18AA)

- 12 You must abide by the written scheme of investigation for a programme of archaeological work as approved by the City Council as Local Planning Authority on 5 June 2015 (then superseded on 22 June 2016) under reference 15/04471/ADFULL and 16/05057/ADFULL and the written report of the investigation and findings as approved by the City Council as Local Planning Authority on 4 December under reference 15/09713/ADFULL or in accordance with other written schemes of investigation and written reports of investigations and findings as submitted to and approved by the City Council.

You must not use any part of the new building until we have confirmed that you have carried out

the archaeological fieldwork and development according to this approved scheme. (C32BC)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

- 13 All demolition shall take place in accordance with the programme of building recording and reporting in accordance with the Written Scheme of Investigation approved by the City Council on 5 June 2015 under reference 15/04471/ADFULL or in accordance with another programme submitted to and approved by the City Council.

Reason:

Built heritage assets on this site will be affected by the development, and to secure building recording in line with the advice set out in Section 12 of the National Planning Policy Framework.

- 14 The programme of archaeological work shall take place according to the details identified in the programme of public engagement approved by the City Council as Local Planning Authority on 5 June 2015 under reference 15/04471/ADFULL or in accordance with another programme submitted and approved by the City Council.

Reason:

To ensure there is a programme of public engagement in relation to the site's archaeology.

- 15 The private ancillary leisure facility in the listed Riding School shall only open between the hours of 07.00 to 2300 hours Monday to Saturday and from 08.00 to 22.00 hours on Sundays and Bank Holidays.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and SOC1 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 16 The Sanctuary Garden shall only be used by occupiers of the development and their visitors and shall only be open from dawn to dusk .This garden must not be used for entertaining purposes.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 17 One of the ground floor retail units at No's 1-7 Queen's Terrace shall be for Class D1 use (a medical use only within Class D1) .Details of the location and size of this unit, including hours of opening shall be submitted to and approved by the City Council prior to the occupation of the ground floor retail units.

Reason:

To ensure that Class D1 medical unit is reinstated in the completed development in accordance with policy S34 of Westminster's City Plan adopted November 2016 and SOC1 of our Unitary Development Plan that we adopted in January 2007.

- 18 The development shall be constructed using the energy efficiency measures and renewable energy technology(s) approved by the City Council as Local Planning Authority on 23 November 2015 under reference 15/10365/ADFULL or in accordance with another strategy as submitted to and approved by the City Council.

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44AC)

- 19 The residential element of the development hereby approved shall achieve a Code for Sustainable Homes rating of Level 4, (or any such national measure of sustainability that replaces that scheme of the same standard) and at least eight affordable units shall meet Level 5 . A post construction certificate confirming this standard has been achieved must be issued by the Building Research Establishment, and be submitted for approval by the City Council as local planning authority within three months of the completion of development.

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44AC)

- 20 Block 7 shall be carried out in accordance with the approved drawings or in accordance with other façade details (at a scale of 1:100) as submitted to and approved by the City Council.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 21 Before the development is occupied, a Service and Delivery Plan shall be submitted to and approved by the City Council in consultation with Transport for London .The development shall be carried out in accordance with this approved plan.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 22 You must apply to us for approval of details of how waste is going to be stored for the Class A1/A3 and D1 units . You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the waste store in line with the approved details, and clearly mark it and make it available at all times to everyone using these units . You must not use the waste store for any other purpose. (C14CD)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 23 You must apply to us for approval of details of how waste is going to be stored for the private and market housing and the ancillary private leisure centre. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the waste store in line with the approved details, and clearly mark it and make it available at all times to everyone using the development . You must not use the waste store for any other purpose. (C14CD)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

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

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 25 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 26 Twenty car parking spaces(20) must be provided for the 59 affordable housing flats within the development , and these spaces shall only be used for the parking of vehicles of people living in these flats .

Reason:

To provide parking spaces for people using the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22AB)

- 27 At least eighteen (18) visitor car parking spaces shall be provided within the development hereby approved, and these spaces must be retained for visitors and to be used for no other purpose.

Reason:

To provide parking spaces for visitors at the development as set out in STRA 25 of our Unitary Development Plan that we adopted in January 2007.

- 28 One Hundred and Fifty Six (156) car parking spaces shall be provided for the market housing within the development and these spaces shall only be used for the parking of vehicles of people living in these flats and houses .

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

- 29 Before any works start on the Affordable Block 10, full particulars of the automated car stacker including a Lift Management Strategy (to ensure that the lift is programmed to return to the ground floor as its normal position and details of its maintenance.) shall be submitted to and approved by the City Council as local planning authority .The car lift and the management strategy shall be in place prior to the occupation of this block.

The development shall be carried out in accordance with the approved details and Lift Management Strategy.

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 30 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 or find that they are dying, severely damaged or diseased within 5 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 St John's Wood Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) 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)

- 31 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the proposed buildings to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To reduce the effect the development has on the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43AB)

- 32 You must apply to us for approval of detailed drawings at a scale of 1:50 including a detailed acoustic report of the following parts of the development -
Kitchen extract system to serve the Class A3 unit. 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 (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area and to safeguard the amenities of future residential occupiers in the floors above and those adjoining. This is as set out in S25, S28, S29 and S32 of Westminster's City Plan adopted November 2016 and DES 1, DES 5, ENV6 and ENV13 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 33 You must apply to us for approval of detailed drawings scale 1:20 of the following parts of the development - mansard roof treatment to Blocks 01, 02, 03, 06, 10. 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 drawings. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 34 You must apply to us for approval of detailed drawings at a scale of 1:10 of the following parts of the development -
- i) new boundary wall treatments to each block
 - ii) the railings around the Garden Square
 - iii) the boundary treatment to the Sanctuary Garden
 - iv) the southern boundary wall treatment with Acacia Gardens, Tatham Place, Acacia Place

and Ordnance Hill, specifying whether existing walls are to be retained or rebuilt.

v) Boundary treatments to the north with Rossetti Mews, Rossetti House, Queen's Grove and Walpole Mews

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 35 You must not put up any extensions to the houses or alter their roofs without our permission. This is despite the provisions of Classes A, B and C of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order 1995 (or any order that may replace it). (C21HA)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 36 You must apply to us for approval of detailed drawings at a scale of 1:20 of the following parts of the development - windows, doors, balustrades and railings to each block. 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 drawings. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 37 You must apply to us for approval of detailed drawings at a scale of 1:20 of the following parts of the development - entrance gates to the car lift to Block 10. 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 drawings. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

38 (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 5 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 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.

(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 LA90, 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:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(2) of our Unitary Development Plan that we adopted in January 2007 (UDP), 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 (November 2016), 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.

- 39 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.

- 40 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant associated with the private leisure facility in the Riding School will comply with the Council's noise criteria as set out in Condition 38 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

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 (UDP), 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 (November 2016), by contributing to reducing excessive ambient noise levels.

- 41 You must apply to us for approval of a scheme of public art as described in the Planning Statement.

You must carry out the scheme according to the approved details within six months of practical completion of the final phase of development.

You must maintain the approved public art and keep it on this site. You must not move or remove it.

Reason:

To make sure the art is provided for the public and to make sure that the appearance of the building is suitable. This is as set out in DES 7 (A) of our Unitary Development Plan that we adopted in January 2007. (R37AB)

- 42 The mansard roof extension to No's 1-7 Queen's Terrace shall be clad in natural grey slates to the Queen's Grove and Queen's Terrace elevations.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in

January 2007. (R26BE)

- 43 You must apply to us for approval of detailed drawings at a scale of 1:20 of the following parts of the development - windows, external doors, rooflights to listed Riding School. 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 drawings. (C26DB)

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 (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 44 Details of the visitor cycle stands outside the listed Riding School and the corner of Queen's Terrace and Queen's Grove shall be submitted to and approved by the City Council as local planning authority. The approved cycle stands shall be provided prior to the occupation of the private ancillary leisure facility and the retail shops.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 45 All development shall take place, including any works of demolition, in accordance with the Construction Environmental Management Plan (CEMP) dated May 2017 (revised 16 May) by Arcadis.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 46 You must put a copy of this planning permission and all its conditions at street level outside the site on Ordnance Hill and Queen's Terrace for as long as the work continues on site.

You must highlight on the copy of the planning permission any condition that restricts the hours of building work. (C21KA)

Reason:

To make sure people in neighbouring properties are fully aware of the conditions and to protect their rights and safety. (R21GA)

- 47 You must protect the trees on and close to the site in accordance with the details approved by the City Council as Local Planning Authority on 13 July 2016 under reference 15/04470/ADFULL or in accordance with a more detailed and up to date method statement as submitted to and approved by the City Council.

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 (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 48 The development shall be monitored by an arboricultural consultant as approved by the City Council as Local Planning Authority on 13 July 2015 under reference 15/04470/ADFULI or in accordance with details of another consultant, details of which must be submitted to and approved by the City Council.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St John's Wood Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) 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)

- 49 You must apply to us for approval of details of the depth and specifications of the new soil which you propose to use to create an adequate rooting environment for new tree planting and landscaping, including details of the drainage layer and other components, and the way the proposed areas of soil will be connected before the landscaping is installed. You must then carry out the work according to the approved details. .

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 50 Details of the location of the Class A3 unit on the basement and ground floors of the Queen's Terrace buildings including details of the number of covers, and hours of use shall be submitted to and approved by the City Council as local planning authority before works start on fitting out these units. The development shall be carried out in accordance with the approved details.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and ENV13 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 51 The Class A1 units hereby approved shall only open between the hours of 08.00 to 23.00.

Reason:

To protect the environment of people in neighbouring properties and those living in the flats above the shops as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

52 This permission must be commenced no later than 2 April 2018

Reason:

As required by s91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004.

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 (November 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 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to
 - a) Provision of 59 intermediate units at the main barracks site and 41 affordable rented units at Sentinel House as per the agreed mix; the affordable housing to be retained for the lifetime of the development; The 59 affordable housing units to be transferred to an approved Registered Social Landlord (RSL) on a long lease (at least 99 years);
 - b) Off site affordable housing (41 units) to be provided at Sentinel House prior to the occupation of any market housing at the Barracks site;
 - c) The 20 car parking spaces for the 59 intermediate flats shall be provided on unallocated basis prior to occupation without charge and at with nominal maintenance costs to the RSL;
 - d) Provision of the car club membership for each affordable unit for 25 years;
 - e) Provision of the cycle spaces for the 59 intermediate affordable without charge and at nil cost to the RSL.
 - f) A financial contribution to cover the Council's costs of amending the existing Controlled Parking Zone (CPZ) arrangements to provide the development with its own Controlled Parking Zone (CPZ) and prevent future residents of the development being eligible to apply for or and hold a residents parking permit for Zone C;
 - g) Provision of a Management Plan for the private and visitor parking;
 - h) Provision of a Management Plan in respect of the use of the private leisure facility, the garden square and the sanctuary garden
 - i) Educational contribution of £423,000 towards primary school provision and £106, 000 towards secondary school provision;
 - j) Early Years Project contribution of £250,000(index linked and payable on commencement of development);
 - k) Health Contribution of £ 250,000 (index linked and payable on commencement of development);
 - l) Local Play Space contribution of £100,000 to the St John's Wood Adventure Playground (index linked and payable on commencement of development);
 - m) Provision of Public Art to a value of not less value of than £350,000 (index linked) and the art to be installed within six months of practical completion, to be retained and maintained throughout the life of the development

- n) Provision of a Travel Plan
 - o) Provision of a community use of the private leisure facility -1x2 hour for local schools and 2x3 hour blocks for local residents .
 - p) Financial contribution to cover the cost of highway works associated with the creation of the new accesses on Ordnance Hill and Queen's Terrace, provision of a car club space on Queen's Terrace and the improvements along Ordnance Hill and Queen's Terrace including new street tree planting.
 - q) Provision and maintenance of pedestrian routes through the development, which are to be open 24 hours a day;
 - r) Provision of a lighting scheme
 - s) The development not to be a gated community
 - t) Compliance with the Construction Code of Practice and contributions towards funding Environmental Sciences involvement in the demolition and construction to be £10,020 and costs associated with the Environmental Inspectorate to be £19,000 per annum`
 - u) Offering the provision of local employment opportunities during construction.
 - v) Section 106 monitoring costs.
 - w) A financial contribution of £100,000(index linked and payable on first occupation of the residential) to Transport for London of which £40,000 towards mitigating the impact of the proposal on cycle parking and £60,000 towards the cost of an average sized cycle docking station in the vicinity of the site .
 - x) A replacement tree at 49 Ordnance Hill
- 3 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)
- 4 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: www.westminster.gov.uk/cil

Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form** **immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**

CIL forms are available from the planning on the planning portal:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Forms can be submitted to CIL@Westminster.gov.uk

Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.

- 5 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 6 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)
- 7 To meet condition 47 the minimum protection we normally expect is plywood boarding at least 1.2 metres high. The boarding should go around the tree at a distance from the trunk which will keep machinery away from the branches. If this is not possible there should be at least two metres between the trunk of the tree and the boarding. (I33AA)
- 8 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)
- 9 Under the Greater London Council (General Powers) Act 1973, as amended by the Deregulation Act 2015, you need planning permission to use residential premises as 'temporary sleeping accommodation' (i.e. where the accommodation is occupied by the same person or persons for less than 90 consecutive nights) unless the following two conditions are met:
 1. The number of nights in any single calendar year in which the property is used to provide 'temporary sleeping accommodation' does not exceed 90 [ninety].
 2. The person who provides the sleeping accommodation pays council tax in respect of the premises under Part 1 of the Local Government Finance Act 1992 (where more than one person provides the sleeping accommodation, at least one of those persons must pay council tax in respect of the premises).

This applies to both new and existing residential accommodation. Please see our website for more information: <https://www.westminster.gov.uk/short-term-letting-0>.

Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all

or part of a flat or house for a specified week, or other period, each year).

- 10 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team
Environmental Health Service
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 11 Your proposals include demolition works. If the estimated cost of the whole project exceeds £300,000 (excluding VAT), the Site Waste Management Plan (SWMP) Regulations 2008 require you to prepare an SWMP before works begin, to keep the Plan at the site for inspection, and to retain the Plan for two years afterwards. One of the duties set out in the Regulations is that the developer or principal contractor "must ensure, so far as is reasonably practicable, that waste produced during construction is re-used, recycled or recovered" (para 4 of the Schedule to the Regulations). Failure to comply with this duty is an offence. Even if the estimated cost of the project is less than £300,000, the City Council strongly encourages you to re-use, recycle or recover as much as possible of the construction waste, to minimise the environmental damage caused by the works. The Regulations can be viewed at www.opsi.gov.uk.
- 12 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 13 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 14 The development will result in changes to road access points. Any new threshold levels in the

building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point.

If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)

- 15 Condition refers to a publication called 'Contaminated land, a guide to help developers meet planning requirements' - produced in October 2003 by a group of London boroughs, including Westminster. You can get a copy of this and more information from our environmental health section at the address given below.

Contaminated Land Officer
Environmental Health Consultation Team
Westminster City Council
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Phone: 020 7641 3153
(I73AB)

- 16 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact:

Thames Water Utilities Ltd
Development Planning
Maple Lodge STW
Denham Way
Rickmansworth
Hertfordshire
WD3 9SQ
Tel: 01923 898072
Email: Devcon.Team@thameswater.co.uk

- 17 Because building contracts are complicated, we must see the contract needed under condition 4a at least six weeks before you need our decision. (I75AA)
- 18 In respect of Construction Logistics Plan (CLP) this needs to be drafted in accordance with TfL's new guidance which can be downloaded from <http://www.tfl.gov.uk/info-for/freight/planning/construction-logistic-plans?intcmp=7830>.

Any proposed changes to the road layout on the A41 Finchley Road and the possible removal of a traffic island will require a traffic order through a section 278 agreement .TfL advise that the proposed road layout will need to be assessed to understand the impact it would have to the rest of the network

- 19 In respect of the Delivery and Servicing Plan (DSP) , this needs to address the arrangements for all users within the development .Further information is available at <http://www.tfl.gov.uk/info-for/freight/planning/delivery-and-servicing-plans?intcmp=7833>.
- 20 In respect of Condition 3, you are advised that the following information must be provided based on the agreed drainage strategy
- A clearly labelled drainage layout plan showing pipe networks and any attenuation areas or storage locations. This plan should show any pipe node numbers that have been referred to in network calculations and it should show invert and cover levels of manholes
 - Confirmation of the critical storm duration.
 - Where infiltration forms part of the proposed storm water system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
 - Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods, calculations showing the volume of these are required.
 - Where an outfall discharge control device is to be used such as hydro brake or twin orifice, this should be shown on the plan with the rate of discharge stated.
 - Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event; including an allowance for climate change in line with the Planning Practice Guidance: Flood Risk and Coastal Change. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.
- Further advice can be obtained from the Environment Agency .The approval of Thames Water is also required on the drainage scheme for the proposed development.
- 21 You need to speak to our Trees Section about any proposal to remove trees in the public footways surrounding the site .You will have to pay for the removal and replacement of trees including all administration , design , supervision costs and the costs of establishing the trees in the first three years of planting . We will not remove street trees until such time you have satisfied all the pre-commencement conditions and you are in the position to commence the development .We will not remove the trees on Ordnance Hill unless we have approved the location of services proposed below the footway and the services must be located to allow space for the provision of large specimen trees to replace the existing trees.
- 22 Some of the trees on the site are protected by a Tree Preservation Order. You must get our permission before you do anything to them. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I30AA)
- 23 Condition 47 may require you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered

with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:

- * the order of work on the site, including demolition, site clearance and building work;
- * who will be responsible for protecting the trees on the site;
- * plans for inspecting and supervising the tree protection, and how you will report and solve problems;
- * how you will deal with accidents and emergencies involving trees;
- * planned tree surgery;
- * how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
- * how you will remove existing surfacing, and how any soil stripping will be carried out;
- * how any temporary surfaces will be laid and removed;
- * the surfacing of any temporary access for construction traffic;
- * the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
- * site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;
- * how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
- * the place for any bonfires (if necessary);
- * any planned raising or lowering of existing ground levels; and
- * how any roots cut during the work will be treated.

DRAFT DECISION LETTER - 16/12269/LBC

- Address:** St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT
- Proposal:** Variation of Condition 1 of listed building consent dated 2 April 2015 (RN: 14/08099/LBC) for Use of the listed Riding School as a private ancillary leisure facility and associated internal and external alterations. Namely, to vary the approved drawing to allow adjustments to the configuration of the accommodation stairs and lifts at mezzanine, ground and lower ground floor levels, adjustment to the configuration of the lower ground floor adjustment to the design of the western pavilion, rearrangement of the internal configuration along with a repositioning of the connection point and retention and repair of the existing external brickwork.
- Plan Nos:** 987-900 A; 901 A;902 A; 903A, 904A, 905A, 906A, 907A, 908A. 1000 B, 1001 B,1003 B, 1004 A, 2000 A, 2002 A, 2003A, 2007B, 3003A, 4000A,4001A,4002A, 4003A, 4004A, 4005A, 4006A, 4100A, 4101A, 4102 A, 4103A, 4104A, 4200 A, 5000A, 5001A, 5002 A, 5003A, Design and Access Statement Addendum.
- 14/08099/LBC:
Design and Access Statement,Heritage and Alteration Assessment ,
987-900 A; 901 A;902 A; 903A, 904A, 905A, 906A, 907A, 908A. 1000 A, 1001 A,1002 A, 1003 A, 1004 A, 2000 A, 2002, 2003A, 2007A, 3003A, 4000A,4001A,4002A, 4003A, 4004A, 4005A, 4006A, 4100A, 4101A, 4102 A, 4103A, 4104A, 4200 A, 5000A, 5001A, 5002 A, 5003A,
- Case Officer:** Kimberley Davies **Direct Tel. No.** 020 7641 5939

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 consent .

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 (November 2016) 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)

- 3 You must apply to us for approval of detailed drawings at a scale of 1:20 of the following parts of the development
new rooflights . 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 . (C26CB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 4 Before any works start on site on the exterior of the Riding School building, large sample panels are to be prepared on site showing the brick skin for the Riding School facade for approval by the City Council in consultation with Historic England. The development shall be carried out in accordance with the agreed Option.

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 (November 2016) 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)

- 5 Detailed drawings to show the type of brick to the window arches must be submitted to and approved by the City Council as local planning authority .The works shall be carried out in accordance with the approved drawings.

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 (November 2016) 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)

- 6 You must apply to us for approval of detailed drawings scale 1:20 of the following parts of the development - new windows and doors. 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 drawings. (C26DB)

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 (November 2016) 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)

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

works start on this part of the development ;
the application of the breathable treatment to the roof timbers of the Riding School . 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. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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 You must apply to us for approval of details of the following parts of the development:
cleaning of the internal brickwork and the application of a lime wash . You must not start work on these parts of the development until we have approved what you have sent us.

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 9 You must apply to us for approval of details of the following parts of the development
the replacement of all the existing metal fixtures, fittings and fixings in the swimming pool space with new using the correct grade of stainless steel or treated with specialist products to ensure they do not corrode . 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. (C26CB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 10 You must apply to us for approval of detailed drawings at a scale of 1:20 of the following parts of the development - two new clock faces to the clock tower. 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 (C26CB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 11 You must apply to us for approval of samples of the facing materials to be used in the western pavilion addition to the Riding School 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. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 12 You must apply to us for approval of detailed drawings at a scale of 1:20 of the following parts of the development - reinstatement of the arched openings in the west facade. 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 drawings. (C26DB)

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 (November 2016) 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)

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 March 2016, Westminster's City Plan (November 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 special architectural and historic interest of this listed building.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan 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.