

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 3 October 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Churchill	
Subject of Report	26 Bloomfield Terrace, London, SW1W 8PQ		
Proposal	Excavation of single storey basement, extending into the rear garden incorporating a lightwell; erection of two storey rear extension at lower ground and ground floors, and use of the flat roof at first floor as a roof terrace, with associated railings and alterations; installation of two air conditioning units within an enclosure on first floor roof terrace; lowering of front vaults by 150mm and installation of a boiler flue extract at pavement level; formation of new entrance lobby and door underneath the front foot path within front lightwell; replacement of metal windows to rear and front elevations with timber windows; installation of satellite dish to top of roof; and internal alterations.		
Agent	Savills		
On behalf of	Mr B Ferdinand		
Registered Number	17/06041/FULL and 17/06042/LBC	Date amended/ completed	23 August 2017
Date Application Received	7 July 2017		
Historic Building Grade	Grade II		
Conservation Area	Belgravia		

1. RECOMMENDATION

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

2. SUMMARY

26 Bloomfield Terrace is a grade II listed, mid-terraced, early nineteenth century townhouse located within the Belgravia Conservation Area.

Permission and listed building consent are sought for the excavation of single storey basement, extending into the rear garden incorporating a lightwell; erection of two storey rear extension at lower

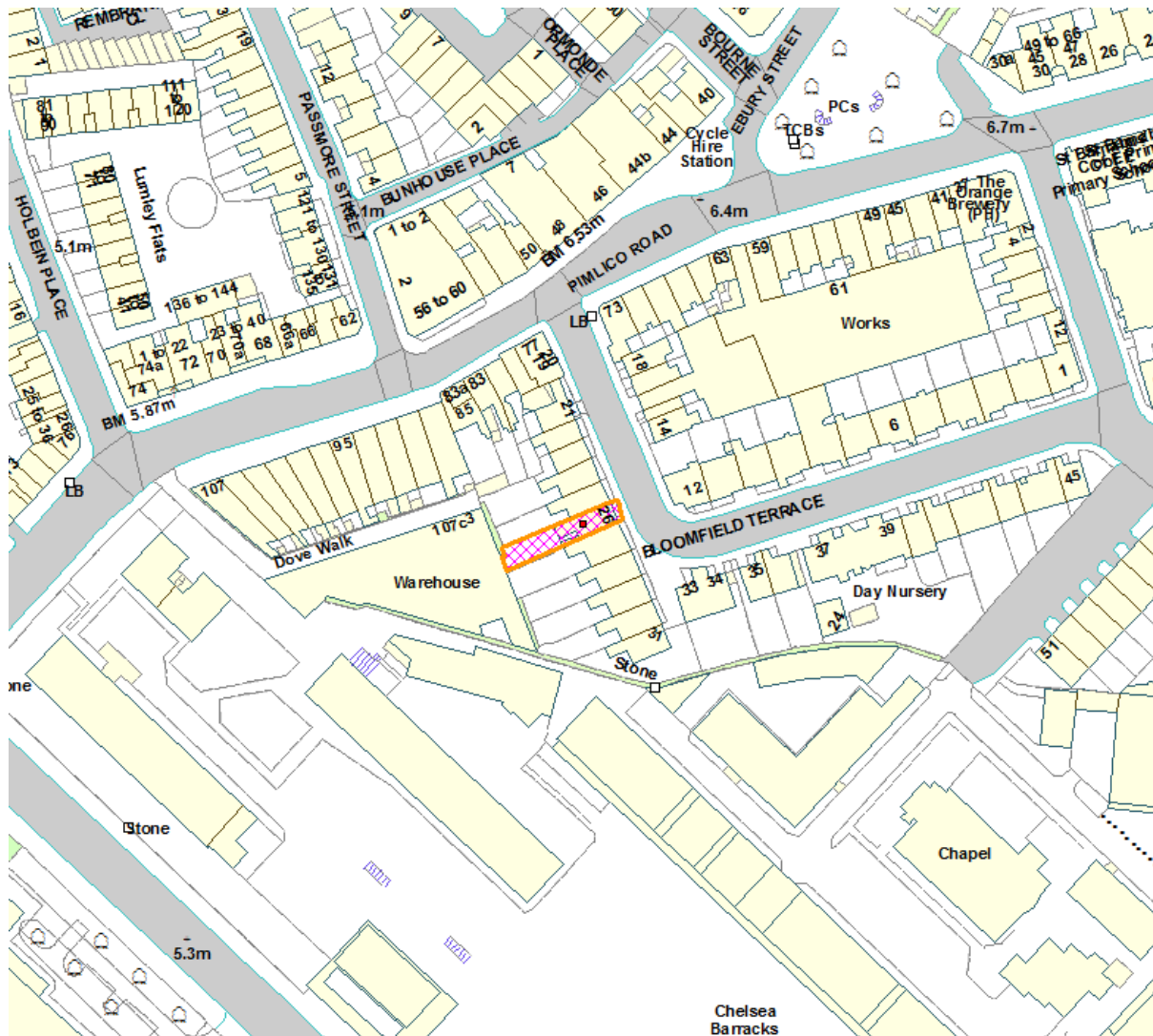
ground and ground floors, and use of the flat roof at first floor as a roof terrace, with associated railings and alterations; installation of two air conditioning units within an enclosure on first floor roof terrace; lowering of front vaults by 150mm and installation of a boiler flue extract at pavement level; formation of new entrance lobby and door underneath the front foot path within front lightwell; replacement of metal windows to rear and front elevations with timber windows; installation of satellite dish to top of roof; and internal alterations.

The key issues in this case are:

- the impact of the proposed development on the character and appearance of the listed building and the character and appearance of the Belgravia Conservation Area; and
- the impact on the amenity of neighbouring residents.

For the reasons set out in this report, the proposed development is considered to accord with relevant policies within the Unitary Development Plan adopted in January 2007 (the UDP) and Westminster's City Plan adopted in November 2016 (the City Plan). As such, it is recommended that planning permission and listed building consent are granted, subject to the conditions set out in the draft decision letters.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front Elevation



Rear Elevation

5. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION:

Any response received to be reported verbally

THE BELGRAVIA SOCIETY:

Any response received to be reported verbally

BELGRAVIA NEIGHBOURHOOD FORUM:

Any response received to be reported verbally

HIGHWAY PLANNING MANAGER:

No objection.

ENVIRONMENTAL HEALTH:

No objection, subject to conditions.

BUILDING CONTROL:

Structural method statement acceptable

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 14

Total No. of replies: 5 (objections)

Objections received on the following grounds:

Design:

- the proposals would harm the character and appearance of the listed building and conservation area;
- the new basement level would constitute overdevelopment
-

Residential Amenity:

- the building work, particularly the basement excavation, would unduly harm residential amenity in terms of increased noise, dirt, dust and parking suspensions (several objectors note there could be a cumulative impact with other nearby developments exacerbating this harm);

Other:

- the proposals are motivated by profit rather than a desire to accommodate the needs of occupants, and the City Council should resist this by supporting residents over developers.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

26 Bloomfield Terrace is a grade II listed building located in the Belgravia Conservation Area. It is situated on the west side of Bloomfield Terrace; the property comprises of a basement, ground and two upper floor levels and is completed by a mansard. The property forms part of a wider terrace of comparable early-nineteenth century properties, which are also grade II listed.

6.2 Recent Relevant History

On 29 March 2016 permission and listed building consent were granted for construction of a full width double height rear extension at basement and ground floor levels with extension of terrace at first floor level and new metal painted railings and alterations to rear external services; installation of two air conditioning units with enclosure at rear first floor terrace; lowering of external pavement vaults by 150mm to create plant room with boiler flue extract at pavement level; insertion of new entrance door in front lightwell; replacement of metal windows to rear and front elevations with timber windows; installation of satellite dish to top of roof; new landscape design to rear garden; internal alterations including the lowering of basement floor by 200mm to rear extension.

7. THE PROPOSAL

Permission and listed building consent are sought for excavation of single storey basement, extending into the rear garden incorporating a lightwell; erection of two storey rear extension at lower ground and ground floors, and use of the flat roof at first floor as a roof terrace, with associated railings and alterations; installation of two air conditioning units within an enclosure on first floor roof terrace; lowering of front vaults by 150mm and installation of a boiler flue extract at pavement level; formation of new entrance lobby and door underneath the front foot path within front lightwell; replacement of metal windows to rear and front elevations with timber windows; installation of satellite dish to top of roof; and internal alterations.

The main difference between the March 2016 approved scheme and the current proposals is the excavation of a new basement level, other minor alterations are also proposed.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The application property is a single family dwelling house and the additional residential floorspace created would enlarge the existing home.

8.2 Townscape and Design

26 Bloomfield Terrace is a grade II listed building located in the Belgravia Conservation Area. Some stripping out and preparatory works in connection with the extant permission have been undertaken. The building has undergone a series of earlier modifications, possibly post war, notably fenestration alterations to the lower ground and mansard levels, as well as the enlarged two-storey closet wing to the rear. Generally however, the building retains much of its 1830s architectural character and numerous historic details. Internally the building's traditional compartmental plan form remains, with modest

alterations to the rear rooms on the upper floors. Remnants of the historic interior are evident, though many of the cornices on the upper floors have been replaced with simple coving. The staircase is of notable significance, extending from lower ground to mansard level the ground to second floor levels are likely original, the lower ground and top flights would appear altered but still of significance. The current applications match the extant permission and consent with the addition of a new basement and other modest alterations.

Objections have been received from adjoining residential occupiers on the grounds that the proposals would harm the character and appearance of the listed building and conservation area, and it would constitute overdevelopment.

Rear Extension and Roof Terrace:

The proposed two storey rear extension would replace the existing rear extension. It would match the existing depth, but would in-fill the side return area between the flank wall of the rear addition and the party boundary with 27 Bloomfield Terrace. The proposed scale and massing would be comparable to neighbouring extensions on the application terrace, mostly notably 25 and 28 Bloomfield Terrace. In relation to the main building and as well as the terrace, the extension is considered to be subservient in scale. Compared to the rear extension with extant permission, the lower ground floor door design has been altered to be two panes rather than four and the height of the ground floor sash windows are increased. The principle of the rear extension remains acceptable and the alterations to its detailed design would have a limited impact on the character of the listed building and conservation area and are therefore considered acceptable. The railings at first floor level to enclose the proposed roof terrace would be discreet and so also acceptable.

Basement and Rear Lightwell:

The new basement would be underneath the main house and would project underneath part of the rear garden. The existing lower ground floor would be lowered by 200mm and therefore the floor itself removed. The information submitted indicates that there is little historic interest retained within the floor construction and therefore the proposed replacement of it is considered acceptable. The reinstated lower ground floor is to be 200mm below its current position and would represent one additional step. Given the lack of detailing, retention of hierarchy and the minimal change in level the works are considered acceptable. At the rear of the extension a well-proportioned light-well is proposed and, given its modest size and discreet location, it is not opposed on design/ listed building grounds.

Front Elevation:

The extant permission allows a new entrance lobby and door underneath the front path within the front lightwell, associated alterations to the front vaults, a flue, and replacement windows and doors. The current proposal is as approved, except that the dormer is retained in the existing design and the window replaced with a new timber framed sash window. These works would not be harmful to the significance of the listed building or the conservation area.

Rear Elevation:

The extant permission allows plant within an enclosure at roof terrace level and replacement windows and doors to the rear elevation. The current proposals are as

approved, except (as is to the front) the dormers are retained in the existing design and the window replaced with a new timber framed sash windows – and this is acceptable.

Internal Works:

The building's traditional two room plan form can still be understood throughout. The proposals originally included some harmful alterations, but following officer advice these have been removed and consequently much of the original layout would be retained. In these circumstances, the alterations are not considered harmful to the special interest or character of the listed building.

Design Summary:

For the reasons outlined above, the proposals are considered acceptable in design, townscape and listed building terms, and comply with policies DES1; DES5; DES9; and DES10; of the UDP, S25 and S28 of the City Plan as well as guidance contained within the City Council's SPG: Repairs and Alterations to Listed Buildings.

8.3 Residential Amenity

The nearest residential properties are those adjacent at Nos. 25 and 27 Bloomfield Terrace. To the rear is the Chelsea Barracks development site.

ENV13 of the UDP and Policies S29 of the City Plan seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

The two storey rear extension is not of a scale or location that would harm neighbouring amenity in terms light or outlook. Whilst on the party boundary with No. 27, the projection beyond its rear building line would be less than half a metre. Further, planning records indicate the rooms within the closet wing of No. 27 at basement and ground floors are non-habitable (bathrooms). With regards to the roof terrace, given the location of the enlargement and its relationship with adjoining properties, there would be no significant increase in the level of overlooking to neighbouring residential windows over the existing arrangements. Similarly, whilst larger than the existing, it is not considered that the degree of social activity that could occur on the roof terrace would be noticeably different to the existing situation. It is not considered that the other alterations to the property, or the new basement when built, would have negative implications on neighbouring residential amenity (the basement is further addressed in section 8.7)

8.4 Transportation/Parking

The proposed extensions would provide additional floorspace to an existing residential unit and therefore there would be no increase in the number of households. As such it is not considered that the proposals would have a negative impact on the local highway network or availability of on-street parking.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Other UDP/Westminster Policy Considerations

Basement

The proposals are considered to be in accordance with policy CM28.1 of the City Plan as follows:

Part A. 1-4

The applicant has provided an assessment of ground conditions for this site and this has informed the structural methodology proposed, which has also been submitted with the application within a structural statement prepared by an appropriately qualified structural engineer. These documents have been reviewed by Building Control who advise that the structural methodology proposed is appropriate for the ground conditions found on this site.

In terms of construction impact, the applicant has provided a signed proforma Appendix A confirming that they agree to comply with the City Council's Code of Construction Practice (CoCP). A condition is recommended to ensure that the applicant complies with the COCP and that the construction works are monitored for compliance by the Environmental Inspectorate at the applicant's expense.

A flood risk assessment has been provided as part of the structural statement and this demonstrates that flood risk would not be exacerbated in this location, which has a low flood risk and is not in an area identified as being susceptible to surface water flooding.

Part A. 5 & 6

Objections have been received from neighbouring residents regarding the impact of construction work associated with the proposed basement and general disturbance associated with construction activity. The proposed hours of working condition recommended to be attached states that no piling, excavation and demolition work is undertaken on Saturdays. This condition is consistent with environmental protection legislation and will help to alleviate disturbance to neighbours.

Concerns have also been raised in relation to the cumulative impact of other developments in the street. The City Council adopted its Code of Construction Practice (CoCP) at the end of July 2016 and if permission is granted, the applicants will be required to comply with the CoCP. This is a fundamental shift in the way the construction impacts of developments are dealt with relative to the position prior to July 2016. Previously conditions were attached to planning permissions requiring Construction Management Plans to help protect the amenity of neighbours during construction. The CoCP expressly seeks to move away from enforcement via the planning system. It recognises that there is a range of regulatory measures available to deal with construction impacts, and that planning is the least effective and most cumbersome of these. The Environmental Inspectorate has been resourced in both numbers and expertise to take complete control over the monitoring of construction impacts.

The CoCP strongly encourages early discussions between developers and those neighbouring the development site. It notes that this should be carried out after planning permission is granted and throughout the construction process. By providing neighbours with information about the progress of a project, telling them in good time about when works with the potential to cause disruption will take place and being approachable and

responsive to those with comments or complaints will often help soothe the development process.

The concerns of the neighbouring residents are at the heart of why the City Council has adopted its new Policy in relation to basements (CM28.1) and created the new CoCP. While the comments from the neighbours are noted, it is considered that the CoCP will adequately ensure that the development is undertaken in such a manner as to ensure that the impact is mitigated as far as possible.

A condition is recommended requiring evidence to be submitted of compliance with the CoCP. This must be submitted before work starts on site, subject to which the proposals are considered acceptable.

The site is not in an archaeological priority area and therefore part 6 does of the policy does not apply.

Part B. 1&2

The proposal does not involve the loss of trees within the rear garden, nor are there nearby trees of concern, and the landscaping of the rear garden is considered acceptable.

Part B. 3

The proposals do include details in relation to ventilation, and this is addressed in the next section.

Part B. 4 & 7

The only external manifestations of the basement would be the lightwell to the rear, which is not considered to have a significant impact in terms of sustainable urban drainage. The basement has been set in from the boundaries within the garden to provide drainage around the subterranean structure.

Part B. 5&6

The proposals are considered to be discreet and will not negatively impact on the conservation area (see also Section 8.2 of this report).

Part C. 1

The proposals extend under the building and part of the rear garden. It does not extend under more than 50% of this garden area. A margin of undeveloped garden land is retained around the proposed basement. This part of the policy is therefore considered to have been met.

Part C. 2

One metre of soil depth and 200mm drainage layer is provided over the proposed basement which is compliant with this part of the policy.

Part C. 3

Only a single basement is proposed which is considered acceptable and in accordance with this part of the policy.

Part D

The basement does not extend under the highway, therefore this part of the policy does not apply in this case.

Plant Equipment:

The applicant has submitted a noise survey as part of the application. Plant equipment is proposed at first floor as previously approved, the noise report indicates that the equipment assessed would likely to be inaudible at the nearest residential premise. Environmental Health Officers have assessed the acoustic report that was submitted with the application and consider that the proposed plant would comply with the City Council's noise policy ENV 7 of the UDP, subject to conditions to ensure the enclosure is installed and the standard noise conditions are applied. The proposals would not therefore harm the amenity of neighbouring properties.

8.7 London Plan

This application raises no strategic 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

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

The net additional gross internal floorspace would be less than 100sqm, and so the application is not liable for Mayoral or City Council CIL.

8.10 Environmental Impact Assessment

The application is of insufficient scale to trigger the requirement of an EIA.

8.11 Other Issues

Objections have been received from neighbouring residents on the grounds that the main motivation behind the development is likely to be monetary profit. Developments affect the value of buildings/ land, but the degree to which this forms the motivation behind a proposal is not a material planning consideration.

9. BACKGROUND PAPERS

1. Application form
2. Memorandum from Environmental Health, dated 25 July 2017
3. Memorandum from Highways Planning, dated 12 September 2017
4. Memorandum from Building Control, dated 18 September 2017
5. Letters (x2) from occupiers of 12 Bloomfield Terrace, London, dated 8 August 2017 and 14 September 2017
6. Letter from occupier of 14 Bloomfield Terrace, London, dated 9 August 2017
7. Letter from occupier of 11 Bloomfield Terrace, London, dated 9 August 2017

8. Letter from occupier of 25 Bloomfield Terrace, London, dated 9 August 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: AMANDA JACKSON BY EMAIL AT ajackson@westminster.gov.uk



Existing, Previously Approved and Proposed Rear Elevation

DRAFT DECISION LETTER

Address: 26 Bloomfield Terrace, London, SW1W 8PQ

Proposal: Excavation of single storey basement, extending into the rear garden incorporating a lightwell; erection of two storey rear extension at lower ground and ground floors, and use of the flat roof at first floor as a roof terrace, with associated railings and alterations; installation of two air conditioning units within an enclosure on first floor roof terrace; lowering of front vaults by 150mm and installation of a boiler flue extract at pavement level; formation of new entrance lobby and door underneath the front foot path within front lightwell; replacement of metal windows to rear and front elevations with timber windows; installation of satellite dish to top of roof.

Reference: 17/06041/FULL

Plan Nos: Site Location Plan; 118 rev P2; 119 rev P2; 120; 121 rev P2; 122; 123; 124; 129 rev P2; 130; 131; 132; 133; 220 (existing and previously approved only); 220 rev B (proposed only); 221 (existing and previously approved only); 221 rev B (proposed only); 222; 320; 321; Planning Statement; Design and Access Statement; Heritage Statement; Environmental Noise Assessment; Draft Copy of Appendix A.

For Information Only:
Structural Methodology Statement.

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only: , obetween 08.00 and 18.00 Monday to Friday;
- o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

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

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

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 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 4 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

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

- i) Sample of the stone for the front light-well paving and steps.
- ii) Detailed drawings of the all new replacement windows, scaled 1:10.

- iii) Detailed drawings of the new doors and windows to the rear extension, scaled 1:5 and 1:10.

You must not start work until we have approved what you have sent us. You must then carry out the work according to these details. (C26CB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

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

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

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

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

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

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

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

- 8 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.

- 9 You must put up the plant screen shown on the approved drawings before you use the machinery. You must then maintain it in the form shown for as long as the machinery remains in place. (C13DA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area, and to protect neighbouring residents from noise and vibration nuisance. This is as set out in S25, S28, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7, DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (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 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 3 Conditions 7 to 9 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 4 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 5 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)

- 6 You will need technical approval for the works to the highway (supporting structure) prior to commencement of development. You should contact Andy Foster (0207 641 2541) in Engineering & Transportation Projects to progress the application for works to the highway
- 7 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 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 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)

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.

DRAFT DECISION LETTER

Address: 26 Bloomfield Terrace, London, SW1W 8PQ

Proposal: Excavation of single storey basement, extending into the rear garden incorporating a lightwell; erection of two storey rear extension at lower ground and ground floors, and use of the flat roof at first floor as a roof terrace, with associated railings and alterations; installation of two air conditioning units within an enclosure on first floor roof terrace; lowering of front vaults by 150mm and installation of a boiler flue extract at pavement level; formation of new entrance lobby and door underneath the front foot path within front lightwell; replacement of metal windows to rear and front elevations with timber windows; installation of satellite dish to top of roof; and internal alterations.

Reference: 17/06042/LBC

Plan Nos: Site Location Plan; 118 rev P2; 119 rev P2; 120; 121 rev P2; 122; 123; 124; 129 rev P2; 130; 131; 132; 133; 220 (existing and previously approved only); 220 rev B (proposed only); 221 (existing and previously approved only); 221 rev B (proposed only); 222; 320; 321; Planning Statement; Design and Access Statement; Heritage Statement.

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

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

(R27AC)

- 3 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

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

- 4 You must scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

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 2.3 - 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 You must apply to us for approval of details of the following parts of the development;
- i) Sample of the stone for the front light-well paving and steps.
 - ii) Detailed drawings of the all new replacement windows, scaled 1:10.
 - iii) Detailed drawings of the new doors and windows to the rear extension, scaled 1:5 and 1:10.
 - iv) Details of all new cornices, skirting boards, doors, architraves and fireplaces.

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

Reason:

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

- 6 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

Reason:

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

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan 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 2.3 - 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)

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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.