

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 April 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	3 Chester Row, London, SW1W 9JF		
Proposal	Excavation to create a basement extension beneath the garden with rooflights; lowering the floor slab of the front vaults; erection of a lower ground floor rear extension, upper ground floor rear glazed infill extension, and third floor rear closet wing extension; installation of a rooflight at main roof level; hard and soft landscaping of rear garden including the removal of a Magnolia Tree and planting two replacement trees, and associated internal alterations.		
Agent	Adjaye Associates		
On behalf of	Mr Michael Hue-Williams		
Registered Number	14/03316/FULL 14/03317/LBC	TP / PP No	TP/17365
Date of Application	07.04.2014	Date amended/ completed	13.04.2015
Category of Application	Other		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Belgravia		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

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





3 Chester Row, SW1

2. SUMMARY

No. 3 Chester Row is a five storey mid terrace town house which is Grade II listed and located within the Belgravia Conservation Area.

Planning permission and listed building consent are sought for excavation to create a basement extension beneath the garden with rooflights; lowering the floor slab of the front vaults; erection of a lower ground floor rear extension, upper ground floor rear glazed infill extension, and third floor rear closet wing extension; installation of a new rooflight at main roof level; hard and soft landscaping of the rear garden including the removal of a Magnolia Tree and planting two replacement trees, and associated internal alterations.

The key issues in this case are:

- The impact on the character and appearance of the listed building and Belgravia Conservation Area.
- The impacts on the amenity of neighbouring residents.
- The impact on trees and planting.

The proposed development is considered to be acceptable in land use, design and amenity terms and would accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan). As such, it is recommended that conditional planning permission is granted.

3. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION

Objection on following grounds:

- Opening rooflight could provide nuisance to neighbours;
- Concern about increase in height of party wall adjacent no.1 Chester Row;
- Concern about overlooking of no.1 Chester Row.

BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The rear basement extension is to be constructed using RC underpinning which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

HIGHWAYS PLANNING MANAGER

No objection.

ARBORICULTURAL MANAGER

No objection subject to condition to secure landscaping details including the provision of replacement trees.

ENGLISH HERITAGE:

Authorisation to determine as seen fit.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 30; Total No. of Replies: 5.

Five objections on some or all of the following grounds:

Amenity

- Overlooking of No.1 Chester Row from the upper ground floor rear glazed infill extension. Obscure glass should be installed if the Council is minded to grant permission.
- Light pollution from rooflights in garden.
- Noise pollution from basement use in light of rooflight.

Design

- Rooflights in garden adversely affect the character and appearance of the conservation area.
- Basement excavation will adversely affect the architectural features of the listed building.
- No sustainable design measures are proposed.

Trees

- The Magnolia tree is a magnificent specimen and should be protected.

Other

- Noise, vibration, dust and disturbance from building works for a prolonged period of time.
- Construction traffic generated by construction vehicles will create noise and reduce residents car parking.
- Concern following skip collapse in road outside no.5 Chester Row.
- Subterranean development at No.5 Chester Row caused disruption and damage to surrounding properties.
- Destabilise ground conditions/structural damage to adjoining properties.
- Impact on the water table/geological and soil conditions.
- Structural concern about lowering the lower ground floor level by 300 mm (It was originally proposed to lower the lower ground floor slab by 300 mm how this is no longer proposed and the demolition drawings have been updated to reflect this change).

ADVERTISEMENT/ SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

3 Chester Row is a five storey mid terrace town house which is Grade II listed and located within the Belgravia Conservation Area.

4.2 Relevant History

02 December 2010: Listed building consent granted for reconstruction of damaged basement vault roof (10/10296/LBC).

5. THE PROPOSAL

Planning permission and listed building consent are sought for excavation to create a basement extension beneath the rear garden with rooflights; lowering the floor slab of the front vaults; erection of a lower ground floor rear extension, upper ground floor rear glazed infill extension, and third floor rear closet wing extension; installation of a new rooflight at main roof level; hard and soft landscaping of the rear garden including the removal of a Magnolia Tree and planting two replacement trees, and associated internal alterations.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The new basement floor would create ancillary residential accommodation in the form of a library/cinema room, shower room, and store room. In land use terms the creation of a larger single family dwellinghouse is considered to be acceptable in accordance with Policy H3 of the UDP and Policy S14 of the City Plan.

6.2 Townscape and Design

Formation of basement

The proposed basement will have no external visual impact apart from two rear walk on rooflights which are positioned adjacent to the rear elevation and boundary walls. Objections have been received that the rooflights will adversely affect the conservation area, however, given their location it is considered difficult to argue they will have a negative impact. Also the works are not considered to adversely affect the significance of the listed building.

There has been an objection that the basement will have a negative impact on the hierarchy and important features of the listed building. The hierarchy of the structure can provide a reason to resist a basement, however, this is usually where the dwelling is a simple two storey structure and the basement (maybe a double basement) would vastly alter the amount of living accommodation. At no.3 the building is constructed over numerous floors and the basement therefore does not contribute as greatly.

Lower ground floor rear extension

The proposed lower ground floor extension is to extend past the line of the existing closet wing however in this case and in light of the neighbouring extension approved and built at no.5, it is considered to be acceptable. The extension does not wrap around the whole of the closet wing as at No. 5 and therefore does still allow for the wing to be read as a separate and traditional element.

Upper ground floor rear glazed infill extension

Lightweight extensions at this level are common additions. The proposals are not consider to adversely affect the significance of the listed building and are therefore acceptable in principle, subject to the design detail of the structure which shall be conditioned.

There is an objection that the glazed infill extension/ winter garden is unacceptable in design terms, as no.1 Chester Row was advised that a two storey extension was unacceptable in 2006. The application at no.1 Chester Row sought to erect a two storey rear extension across the full width of the property. There is very little similarity between what was proposed in 2006 and the 'winter garden' extension now proposed at the application site, which sits within the depth of the existing closet wing projection.

Third floor rear closet wing extension

Neighbouring properties have similar extensions at this level and therefore this is also considered acceptable at this site.

Lowering of floor within front vaults

The front vault floor is to be lowered by 600mm. It was originally proposed to lower the entire lower ground floor slab by 300mm however this is no longer proposed. The lower ground floor will be lowered only locally on the side of No.5 to ease access into the utility area under the vaults. This is to avoid underpinning of the shared wall with No.1. Underpinning on the side of No.5 already exists. The works are generally considered acceptable as they are not considered to unduly affect the character of the listed building.

6.3 Amenity (Daylight/Sunlight/Noise/Sense of Enclosure)

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

An objection has been raised by No.1 Chester Row on grounds of overlooking from the upper ground floor rear glazed infill extension referred to as a winter garden on the drawings. The winter garden is set back within the recess between the existing closet wings of Nos.1 and 3. In this location it is considered that any overlooking of no.1 would be at an oblique angle. The applicant has offered to install sight control glass in the winter garden to address concerns from neighbours.

It is considered that there would be an unacceptable level of overlooking should the roof of the new rear lower ground floor extension be used as a roof terrace. No safety railings are proposed around the new extension and access from the 'winter garden' is restricted by fixed frameless glass. A condition is recommended to prevent the use of the lower ground floor extension's roof for sitting out or for any other purpose except for emergency or maintenance purposes.

The new lower ground floor extension would project an additional 3.5m along the boundary with no.1 and increase the height of the boundary wall by 0.5m. However the extension abuts the flank elevation of No.1's closet wing and lower ground floor extension and it is therefore not considered that No.1 would experience any significant loss of light or increase in sense of enclosure.

The third floor closet wing extension is not considered to raise any amenity issues.

An objection has been raised on grounds of light pollution from the rooflights in the rear garden. Given the size and location of the rooflights it is not considered that they would cause harm to neighbouring residents in terms of light pollution.

There has also been an objection on grounds of noise disturbance from the basement use in light of the rooflights to be installed in the garden. It is not considered that permission could reasonably be withheld on this ground given that this is a residential extension used for domestic purposes.

The proposal is considered to comply with Policies S29 and S32 in the City Plan and Policies ENV6 and ENV 13 in the UDP.

6.4 Transportation/Parking

The premises will remain as an existing single family dwelling and there will be no additional impact on on-street parking in the area.

6.5 Access

There are no changes to the existing access into the single family dwelling house.

6.6 Economic Considerations

The economic benefits generated by the development are welcomed.

6.7 Other UDP/Westminster Policy Considerations

Whilst it is inevitable that the development of the site would result in some disturbance to neighbouring occupiers, it is not considered that it would be reasonable to impose more stringent hours of work controls than would normally be imposed in relation to this type of development.

It is acknowledged that the new accommodation at basement level may not meet recommended guidelines with regards to natural light and ventilation. The plans show that the new accommodation will provide a library/ cinema room, shower room, and store room and will not be used for primary habitable purposes, such as a bedroom. The proposals are acceptable on the basis that the new basement is used as ancillary accommodation in connection with a large single family dwellinghouse.

The proposal does not raise strategic issues.

6.8 London Plan

The proposal does not raise strategic issues.

6.9 National Policy/ Guidance Considerations

Central Government's NPPF came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. The City Plan was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

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

6.10 Planning Obligations

The proposal does not trigger any requirement for Planning Obligations.

6.11 Environmental Assessment including Biodiversity and Trees

The proposal would mean the loss of a mature Magnolia tree and its replacement with two new trees to be planted in the rear garden. Objections have been raised to the proposed the loss of the Magnolia tree which neighbouring residents consider should be protected.

The Arboricultural Manager advises that the loss of this tree could be tolerated with suitable replacement planting and a suitable environment for the replacements to grow in. This would give a change in the landscape in that the proposed new planting would be screening the end of the garden bordering 6 Gerald Road and not the rear of 3 Chester Row. The landscaping proposals are not fully detailed but this aspect of the scheme can be conditioned. The species of tree proposed are small and planted close together, so whether it is better to plant a single larger tree or two small trees can be looked at with the landscape details. Subject to this condition the proposed removal of the tree is considered acceptable.

To achieve sufficient landscaping, a minimum 1m soil plus 200mm drainage layer will provide sufficient soil volumes to allow for new tree and shrub planting. In this case this soil depth is only provided above half of the basement. This level of provision however could be considered acceptable in this case. The proposal retains 50% of the garden area, and in order to achieve the recommended soil depth above the entire basement it would be necessary to excavate deeper into the garden. The area above the basement which does not provide the recommended soil depth is expected to still be a permeable surface and will be looked at with the landscaping details.

6.12 Other Issues

Objections have been received from neighbours on grounds of impact on the water table, geological and soil conditions, and also the structural stability of surrounding properties. Neighbours are concerned because a recent subterranean development at No.5 Chester Row caused disruption and damage to surrounding properties following a skip collapse in the road outside No.5 Chester Row.

Building Control officers advise that the neighbouring skip collapse was due to a double sized skip and a weakened vault.

6.12.1 Basement Excavation

The impact of the basement excavation is at the heart of concerns expressed by objectors. They are concerned that the excavation of new basements is a risky construction process with potential harm to the property and adjoining buildings.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the NPPF March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It

advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures. To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

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

The Council adopted its supplementary planning document on basement extension in November 2014. The document is a material consideration in assessing basement extension; however, the document does not include any new planning policy which restricts the extent to which basements can be constructed but supports the implementation of adopted policies in the Council's development plan. It provides guidance on information that needs to be submitted and how planning applications will be assessed in relation to the adopted policy framework. The Council has yet to formally introduce a basement policy which limits the extent to which basements can be built. The Council can only assess the proposed basement in terms of ensuring it can be undertaken without causing harm to adjoining properties.

6.12.2 Construction Management

The Construction Management Plan (CMP) submitted as part of the application is considered acceptable. The document demonstrates how the basement will be excavated and the proposed measures to minimise disruption are considered appropriate to this site. A condition is recommended to ensure that the proposed works are carried out in compliance with the CMP.

Objections have been raised on grounds that the proposals will result in noise, dust and disturbance to site neighbours. Whilst it is recognised that there will inevitably be an element of disturbance to residents, particularly during the construction of the new basements, conditions are recommended to restrict the hours of building works in order to mitigate the impact on nearby residential occupiers. It is considered that works can be adequately controlled by use of the City Council's standard hours of work condition, which includes additional controls to prevent excavation works at weekends and on bank holidays. It is not considered reasonable however, to restrict all construction works to Monday to Friday only.

An Informative is also recommended to encourage the applicant to join the nationally recognised Considerate Constructors Scheme as well as keeping residents informed concerning the works.

7. CONCLUSION

For the reasons set out in this report, the proposed development is considered acceptable, subject to the recommended conditions, and would accord with the relevant land use, design, and amenity policies within the UDP and City Plan.

BACKGROUND PAPERS

1. Application forms.
2. Emails from Building Control dated 08.04.2015 and 08.04.2015.
3. Memo from Highways Planning Manager received 13.05.2014.
4. Memo from Arboricultural Manager dated 15.12.2014.
5. Letter from English Heritage dated 11.12.2014 and 17.12.2014.
6. Letters from Charles Russell LLP on behalf of the owner/occupier of 1 Chester Row dated 21.05.2014 and 07.11.2014.
7. Letter and email from owner/ occupier of 69A Elizabeth Street dated 21.11.2014 and 05.11.2014.
8. Email from owner/ occupier of 11 Chester Row dated 20.05.2014.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY E-MAIL – mmason@westminster.gov.uk

DRAFT DECISION LETTER

Address: 3 Chester Row, London, SW1W 9JF

Proposal: Excavation to create a basement extension beneath the garden with rooflights; lowering the floor slab of the front vaults; erection of a lower ground floor rear extension, upper ground floor rear glazed infill extension, and third floor rear closet wing extension; installation of a rooflight at main roof level; hard and soft landscaping of rear garden including the removal of a Magnolia Tree and planting two replacement trees, and associated internal alterations.

Plan Nos: 10-001, 10-0002, 10-101B, 10-102, 10-103, 10-104B, 10-105B, 10-106B, 11-101B, 11-102A, 11-103, 12-101B, 12-102B, 13-101B; Design and Access Statement by Adjaye Associates; Statement of Significance by AHP; Tree Survey, Arboricultural Report by Phelps Associates; Construction Method Statement; Desk Study and Ground Investigation Report by GEA;
For information purposes only - Structural Survey and Methodology Statement by Fluid Structures. (See Informative 7).

Case Officer: David Dorward

Direct Tel. No. 020 7641 2408

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

You must carry out basement excavation work only:

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

Noisy work must not take place outside these hours. (C11BA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must not use the roof of the lower ground extension as a balcony or for any other purpose. You can however use the roof to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our

Unitary Development Plan that we adopted in January 2007. (R21AC)

- 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must apply to us for approval of detailed drawings at a scale of 1:10 with sections at 1:5 of the following parts of the development:
- i. Windows
 - ii. Doors
 - iii. Lower ground floor extension, including the proposed finish
 - iv. Upper ground floor extension, including the proposed finish

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

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must 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 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 five years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Belgravia Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 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 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 4 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 5 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.
- 6 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)

- 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.

DRAFT DECISION LETTER

Address: 3 Chester Row, London, SW1W 9JF

Proposal: Formation of a basement extension beneath the garden. Erection of a half width extension at rear lower ground floor level and glazed infill extension at upper ground floor level and single storey extension at rear third floor level. Lowering of existing lower ground floor to improve floor to ceiling height and convert the vault spaces into an utility room. Associated internal alterations and reconfiguration of garden area including new steps and soft landscaping.

Plan Nos: 10-001, 10-0002, 10-101B, 10-102, 10-103, 10-104B, 10-105B, 10-106B, 11-101B, 11-102A, 11-103, 12-101B, 12-102B, 13-101B; Design and Access Statement by Adjaye Associates; Statement of Significance by AHP; Tree Survey, Arboricultural Report by Phelps Associates; Construction Method Statement; Desk Study and Ground Investigation Report by GEA; For information purposes only - Structural Survey and Methodology Statement by Fluid Structures. (See Informative 6).

Case Officer: David Dorward

Direct Tel. No. 020 7641 2408

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 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: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 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 listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 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 listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 You must apply to us for approval of detailed drawings at a scale of 1:10 with sections at 1:5 of the following parts of the development:
- i. Windows
 - ii. Doors
 - iii. Lower ground floor extension, including the proposed finish
 - iv. Upper ground floor extension, including the proposed finish
 - v. Replacement staircase from second to third floors

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

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

Reason:

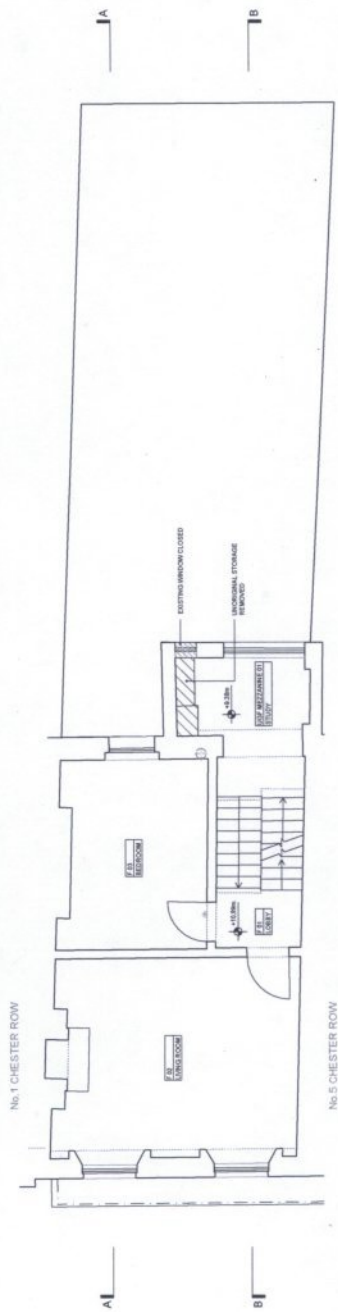
To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1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

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

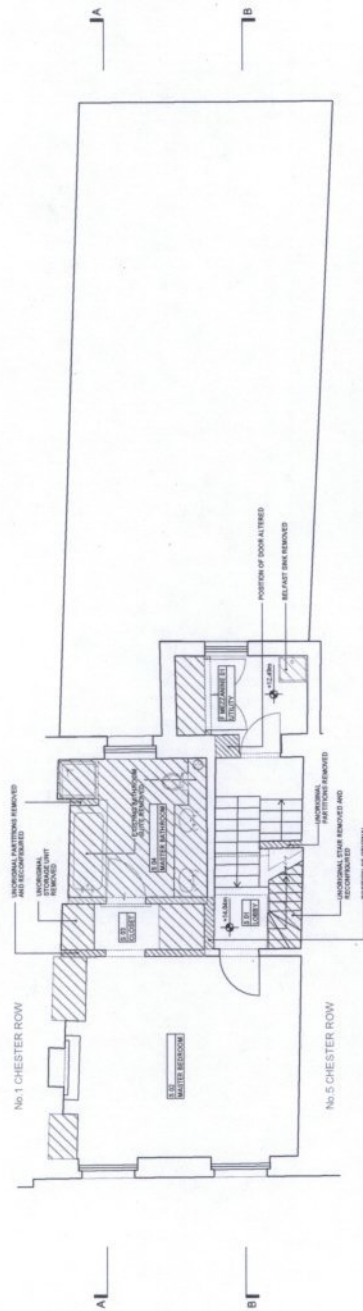
Reason:

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

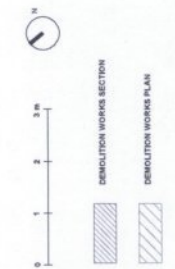
NOTES
 1. TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS & EXISTING DRAWINGS
 2. TO BE USED TO RECORD ALL CHANGES IN THE DESIGN AND CONSTRUCTION OF THE WORK
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EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



KEY	DATE	COMMENTS
1	20/11/14	Issue for Planning
2	03/01/15	Issue for Planning
3	10/03/15	Issue to Developer
4	24/03/15	Issue for Planning

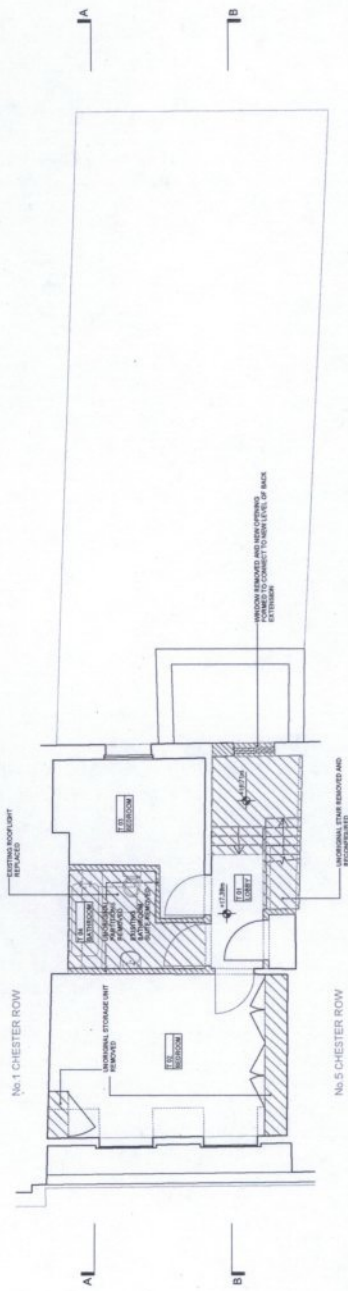
Planning	
Project No.	3 Chester Row
Drawn by	Enabling Plans 2 of 3
Check by	15/08/11
Date	24/03/15
Scale	B
Sheet No.	10/102

Adgyre Associates
 1001 Market Street, Suite 200, Philadelphia, PA 19107
 Tel: 215 595 1234 Fax: 215 595 1235
 Email: info@adgyre.com Website: www.adgyre.com

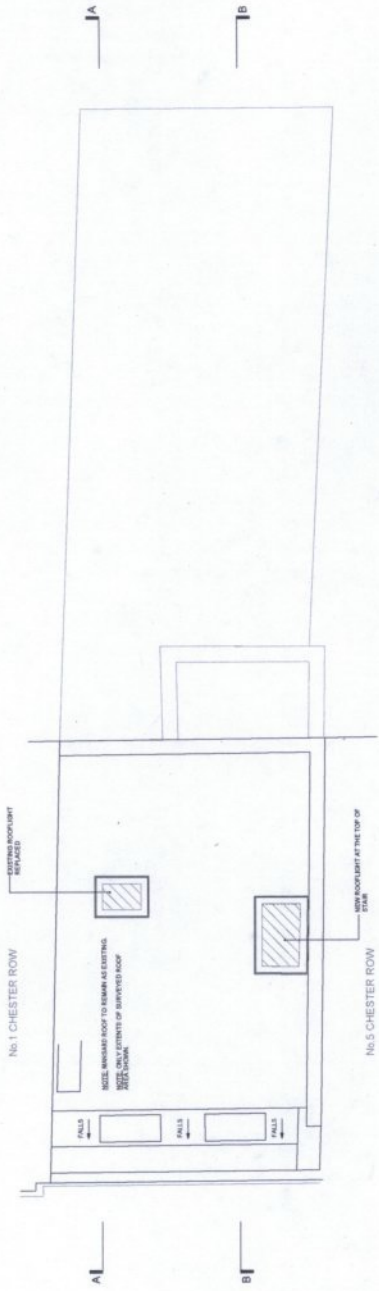
NOTES:
 1. ALL WORK TO BE DONE IN CONFORMANCE WITH THE
 SPECIFICATIONS AND ALL APPLICABLE STANDARDS
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE
 CONTRACT DOCUMENTS AND ALL APPLICABLE STANDARDS
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE
 CONTRACT DOCUMENTS AND ALL APPLICABLE STANDARDS
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE
 CONTRACT DOCUMENTS AND ALL APPLICABLE STANDARDS

REV	DATE	COMMENTS
1	03/14/24	Issue for Planning
2	03/20/24	Issue for Planning
3	03/27/24	Issue for Planning

Planning
 3 Chester Row
 Drawing No. Existing Plans 3 of 3
 Project No. 15080A1, Date 2/20/23
 Designer: JB
 Checker: YB
 Date: 03/14/24
 Project: 15080A1
 Argyre Associates
 1000 North Main Street, Suite 200
 Boston, MA 02111
 Tel: 617.452.2200
 Fax: 617.452.2201
 www.argyre.com



EXISTING THIRD FLOOR PLAN



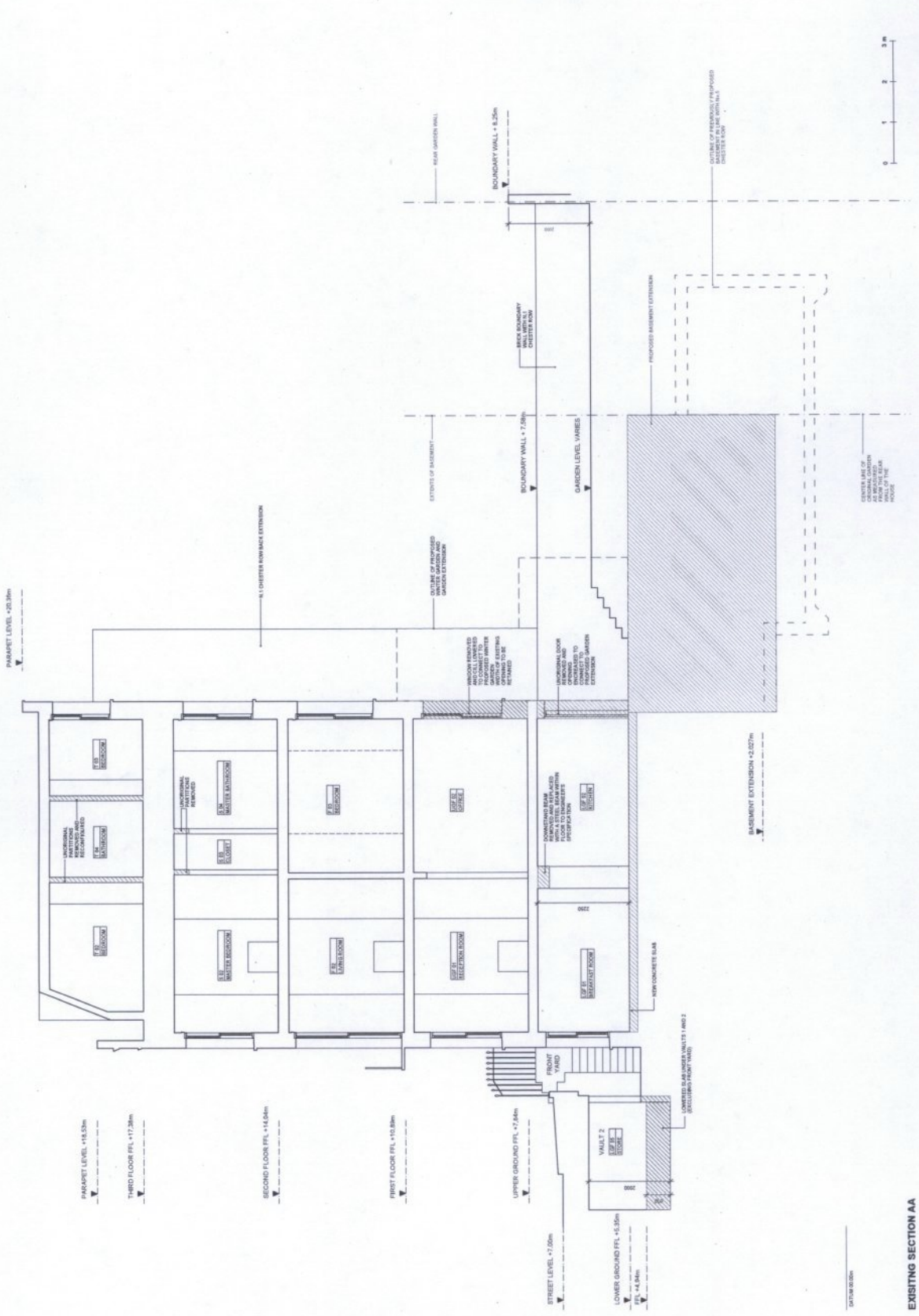
EXISTING ROOF PLAN

NOTES:
 1. ALL WORK TO BE DONE IN CONFORMANCE WITH THE
 REGULATIONS AND ALL CITY ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND
 APPROVALS FROM THE CITY OF CHICAGO.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND
 APPROVALS FROM THE CITY OF CHICAGO.

REV	DATE	COMMENTS
1	08/24/20	ISSUED FOR PERMITTING
2	09/01/20	ISSUED FOR PERMITTING
3	09/01/20	ISSUED FOR PERMITTING
4	09/01/20	ISSUED FOR PERMITTING
5	09/01/20	ISSUED FOR PERMITTING

Planning

Project: 3 Chicago Row
 Name: The Building Station AA
 Address: 1500A1
 City: Chicago, IL
 State: IL
 Zip: 60611
 Date: 09/01/20
 Author: B
 Checker: B
 Approver: B



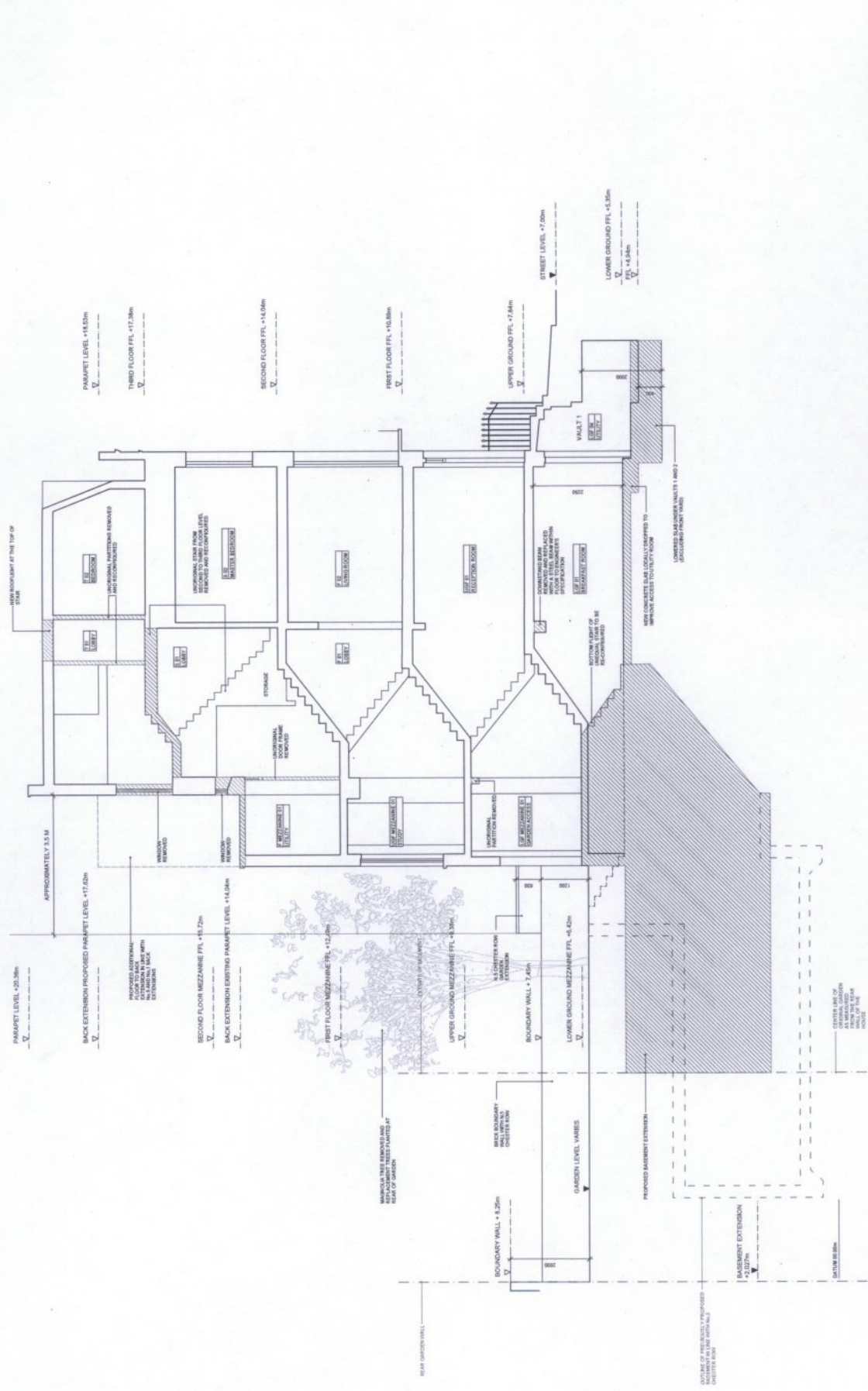
EXISTING SECTION AA

DATE: 09/01/20

NOTES:
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE
 SPECIFICATIONS OF THE ARCHITECT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND
 APPROVALS FROM THE LOCAL AUTHORITIES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS
 OTHERWISE SPECIFIED.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO
 ALL SERVICES AT ALL TIMES.
 5. THE CONTRACTOR SHALL PROTECT ALL
 EXISTING SERVICES AND STRUCTURES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 THE PROTECTION OF ALL ADJACENT
 PROPERTIES AND INFRASTRUCTURE.

REV	DATE	COMMENTS
1	08/24	Issue for Planning
2	09/14	Issue for Planning
3	10/05	Issue for Planning
4	10/25	Issue for Planning

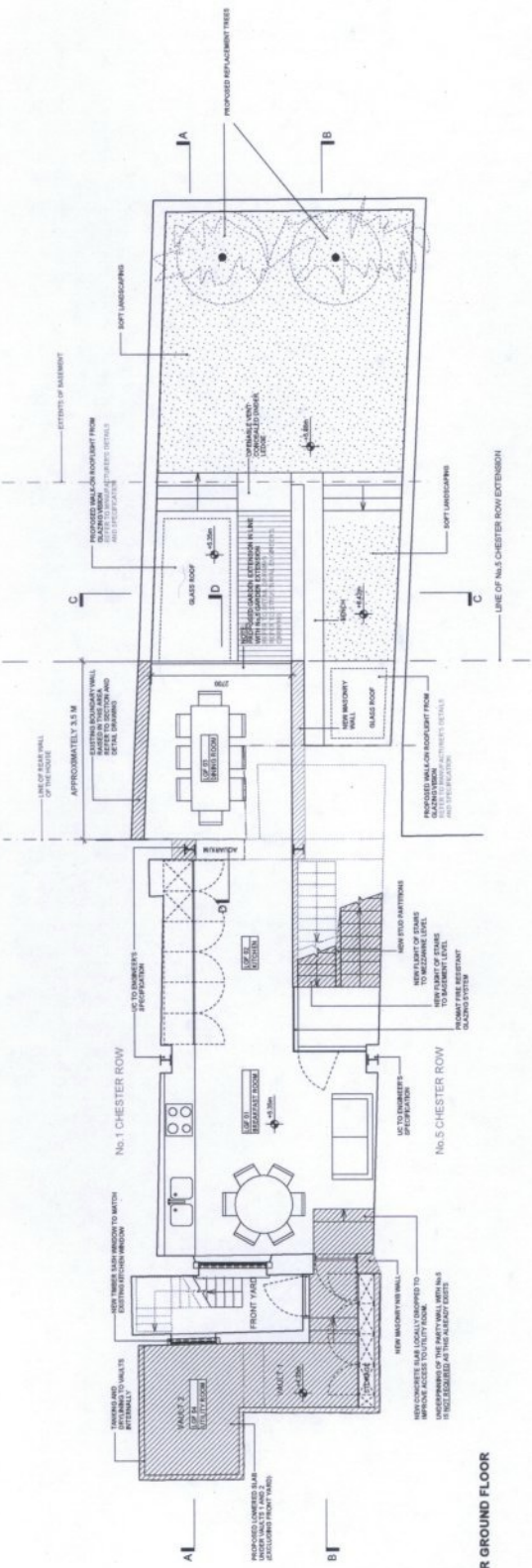
Planning	
Project No.	3 Chester Row
Client	Planning Section BB
Date	15/08/21
Scale	1:500
Drawn by	BB
Checked by	BB
Approved by	BB
Project Manager	BB



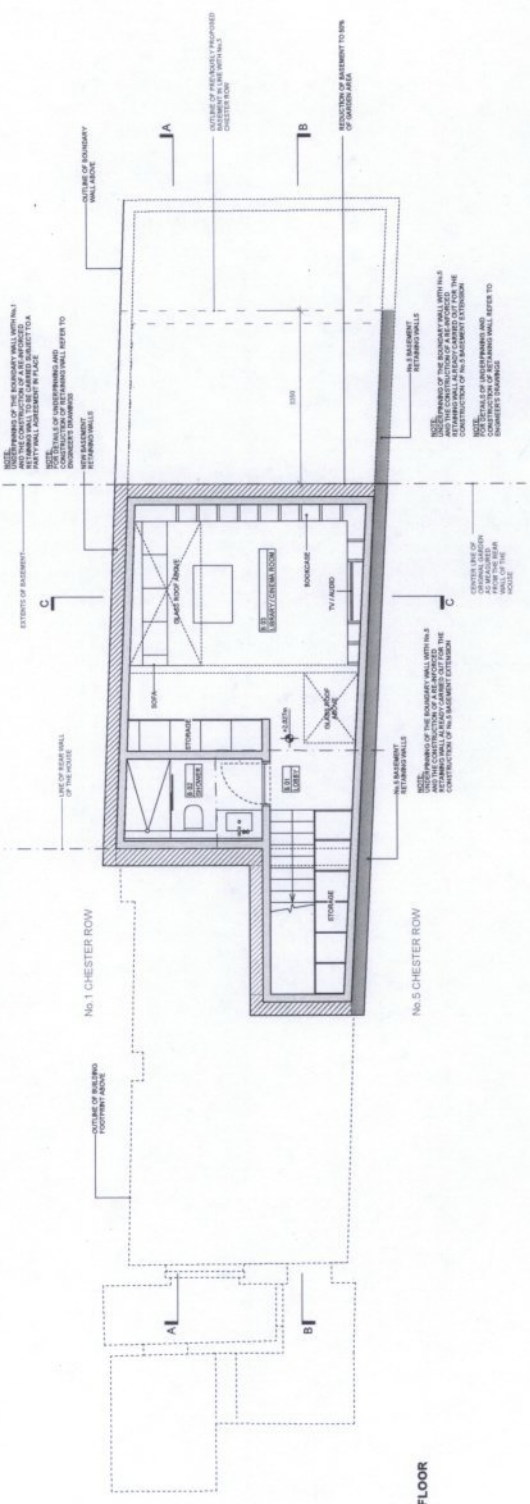
EXISTING SECTION BB

DEMOLITION WORKS SECTION

NOTE: THIS DRAWING IS A PRELIMINARY CONSTRUCTION AND THE INFORMATION AND LAYOUTS ARE SUBJECT TO CHANGE. ALL INFORMATION ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY INVESTMENT. ALL INFORMATION ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY INVESTMENT.



PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN

0 1 2 3 M

NEW CONSTRUCTION

EXISTING CONSTRUCTION

North Arrow

REV	DATE	DESCRIPTION
1	10/20/14	Issue for Planning
2	12/05/15	Issue for Information
3	20/02/16	Issue for Information
4	16/05/16	Issue for Planning
5	24/05/16	Issue for Planning
6	17/06/16	Issue for Planning

Planning

3, Chester Row
 Proposed Plans 1 of 3
 15/08/14 Rev. 10/04/15

Drawn: J.B. Checked: J.H.

Issue: 11/01/16

Adelphi Associates

NOTES:
 1. THIS DRAWING IS THE PROPERTY OF ADALPHAS ASSOCIATES AND SHALL REMAIN THE PROPERTY OF ADALPHAS ASSOCIATES.
 2. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED.
 3. ADALPHAS ASSOCIATES SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT.
 4. ADALPHAS ASSOCIATES SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

REV	DATE	COMMENTS
1	04/20/24	Issued for Planning
2	02/28/24	Issued for Planning
3	10/25/23	Issued for Permitting
4	04/20/24	Issued for Planning

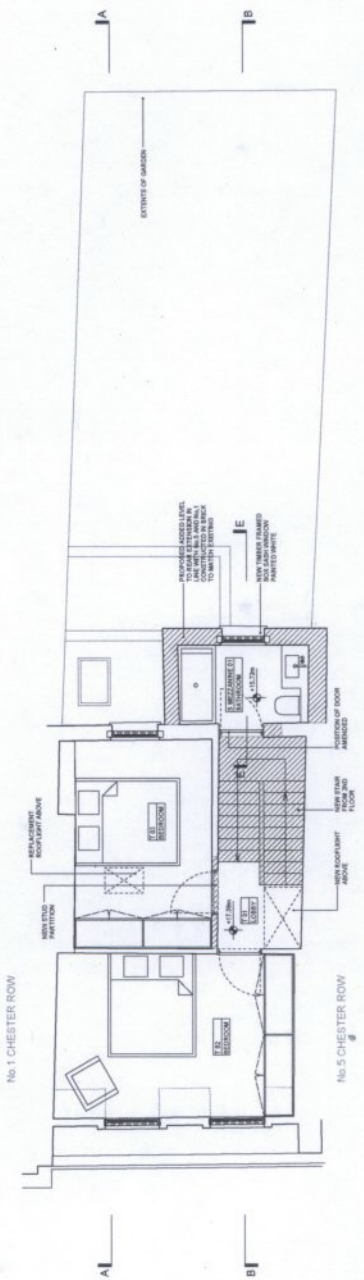
Planning	
Sheet No.	3 Chester Row
Sheet No.	Proposed Plans 3 of 3
Project No.	15000041 - 001 - 2403015
Scale	AS SHOWN
Revision	11-2023
Author	Adalphi Associates



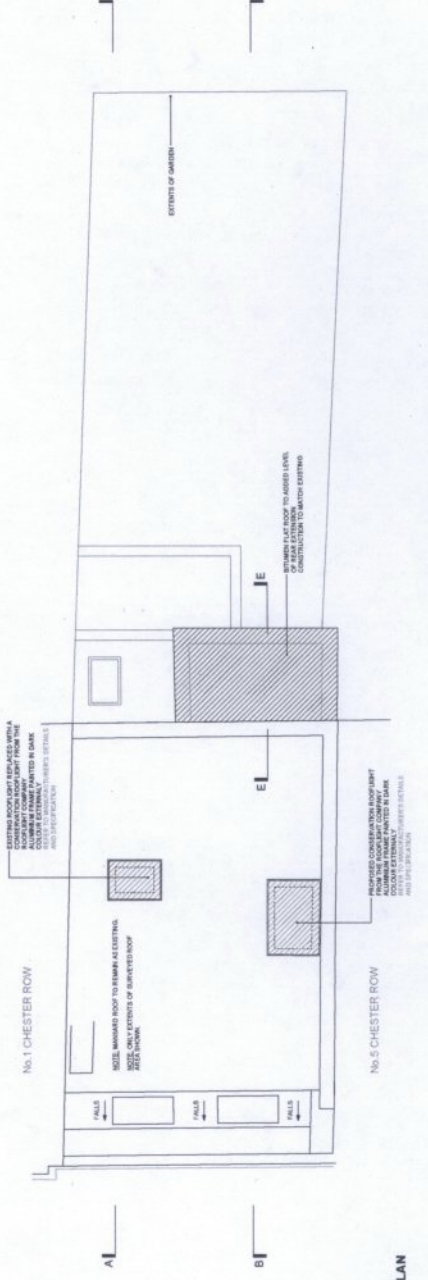
NEW CONSTRUCTION



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PROPOSED ROOF PLAN

ADAVE/ASSOCIATES	
DATE	12-103
PROJECT	1208AT
SCALE	1/20
SECTION	SECTION CC THROUGH BASEMENT
NO.	3 CHESTER ROW

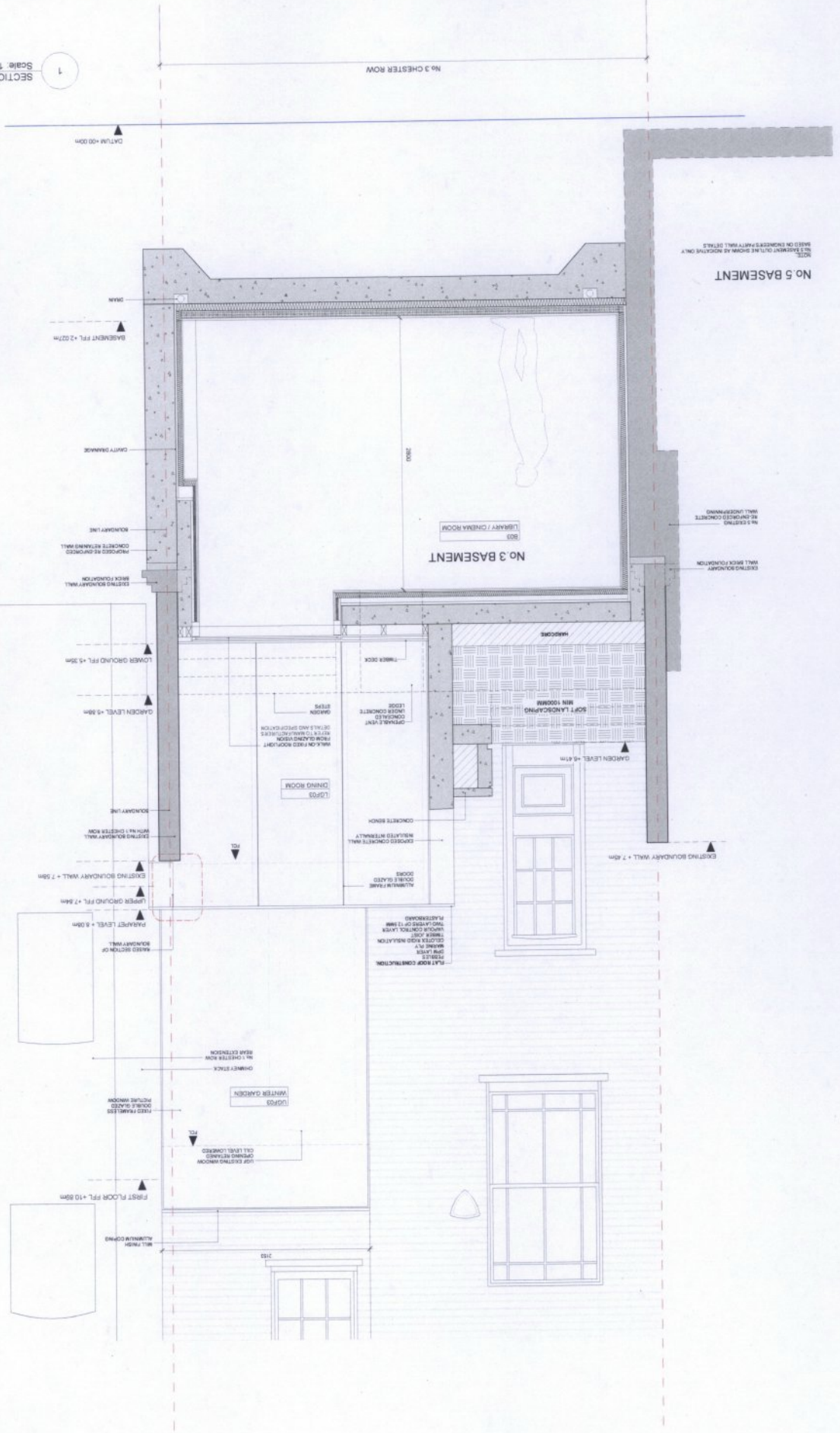
Planning

REVISIONS:

NO.	DATE	DESCRIPTION
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NOTE: REVISIONS ARE TO BE MADE IN THE WORK AREA AS SHOWN. REVISIONS SHOULD BE MADE TO THE WORK AREA AS SHOWN. REVISIONS SHOULD BE MADE TO THE WORK AREA AS SHOWN.

SECTION CC THROUGH BASEMENT
Scale: 1/20



NOTE:
NO 5 BASEMENT
BASED ON DIMENSIONS WALL DETAIL

NO 3 BASEMENT
LIBRARY / CINEMA ROOM

SOFT LANDSCAPING
MIN 100MM

DINING ROOM

WINTER GARDEN

FIRST FLOOR FFL +1.09M

LOWER GROUND FFL +0.75M

GARDEN LEVEL +0.90M

BASEMENT FFL +0.27M

NO 3 CHESTER ROW

