

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 15 July 2014	<b>Classification</b> For General Release	
<b>Report of</b> Strategic Director Built Environment		<b>Wards involved</b> Abbey Road	
<b>Subject of Report</b>	<b>Land At Rear Of Grove Hall Court, Hall Road, London, NW8 9NY</b>		
<b>Proposal</b>	Variation to Condition 1 of planning permission dated 29 October 2013 (RN: 13/01972) for demolition of existing garages and associated structures and redevelopment to provide 11 residential units (10x4 bed terrace houses and 1x4 bed detached house) with basement car parking for 32 vehicles together with associated landscaping including all necessary enabling works; namely to substitute plans to allow design amendments including the creation of sub-basements to Units 1-10; extension to basement at Unit 11; amendments to the elevations and roof profile of Units 1-11; second floor side extension to Unit 1; second floor rear extension and enlargement of two storey side extension at Unit 11; amendments to the basement car park ventilation system; relocation of cycle parking to basement car park; amendment to basement access ramp; provision of lifts to each unit; and amendments to the site finished floor and ground plane levels (Application under Section 73 of the Town and Country Planning Act 1990).		
<b>Agent</b>	DP9		
<b>On behalf of</b>	Queensdale Properties Ltd		
<b>Registered Number</b>	14/00677/FULL	<b>TP / PP No</b>	TP/1280
<b>Date of Application</b>	21.01.2014	<b>Date amended/ completed</b>	30.06.2014
<b>Category of Application</b>	Major		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Outside Conservation Area		
<b>Development Plan Context</b>	<ul style="list-style-type: none"> <li>- London Plan July 2011</li> <li>- Westminster's City Plan: Strategic Policies 2013</li> <li>- Unitary Development Plan (UDP) January 2007</li> </ul>		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

For Committee's consideration:

1. Does the Committee consider that the provision of a financial contribution of £2,000,000 towards the affordable housing fund is sufficient given the particular circumstances of the case.

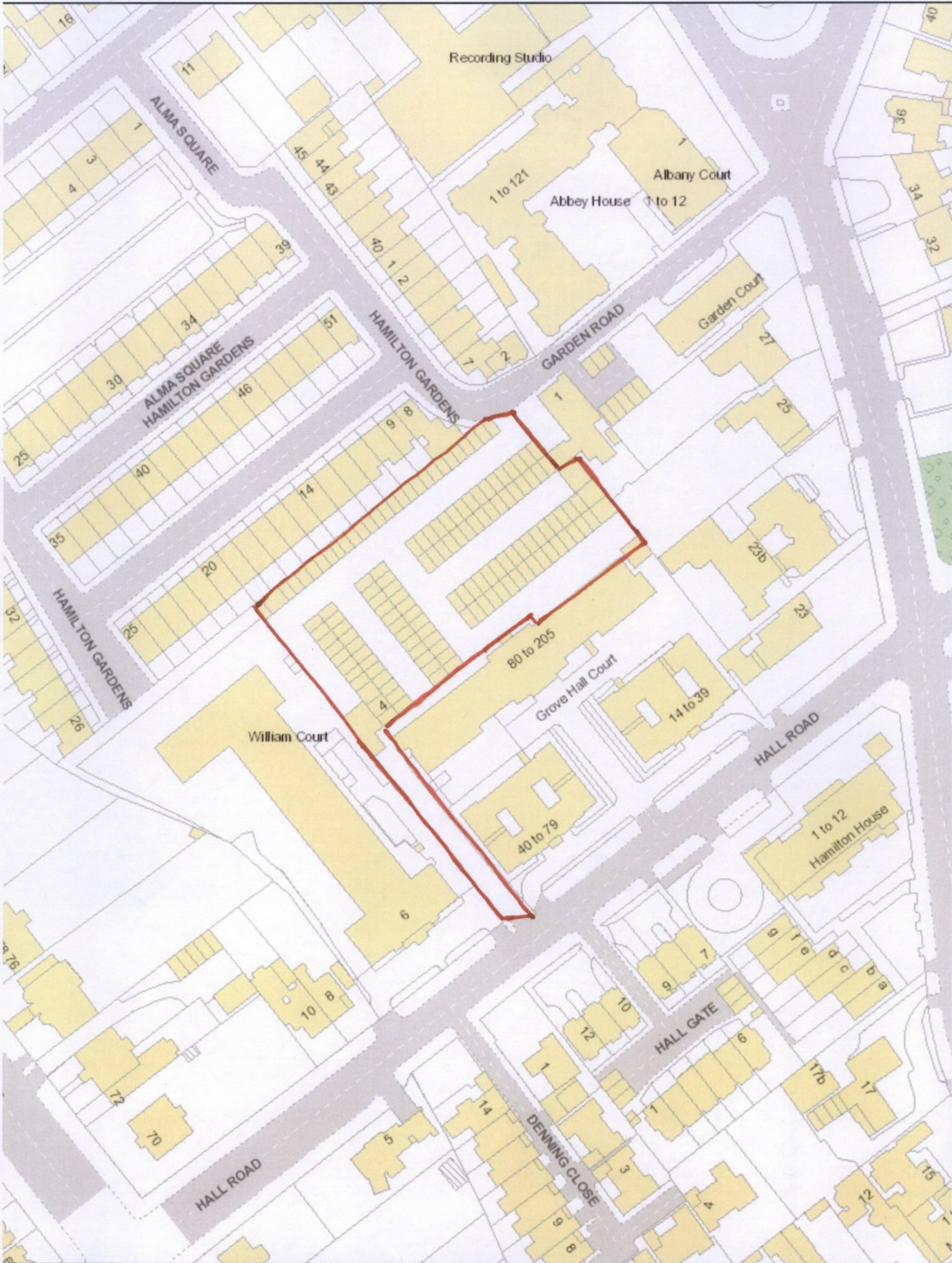
2. Does the Committee consider that the changes to the design of the consented scheme are acceptable in design and amenity terms.

3. Subject to 1. and 2, grant conditional permission subject to a Deed of Variation to the legal agreement dated 29 October 2013 to secure:

- A financial contribution of £2,000,000 towards the affordable housing fund (index linked and payable on the commencement of the development).

4. If the S106 planning obligation has not been completed within six weeks of the Committee resolution, then:

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





View looking south towards Grove Hall Court flats from Garden Road

**LAND AT REAR OF GROVE HALL COURT, HALL ROAD, NW8**

## 2. SUMMARY

On 29 October 2013 planning permission and conservation area consent were granted for the demolition of the existing garages and associated structures and redevelopment to provide 11 residential units (10 x 4 bed terrace houses and 1 x 4 bed detached house) with basement car parking for 32 vehicles together with associated landscaping including all necessary enabling works. This decision is subject to a legal agreement to secure a financial contribution of £1,560,000 towards affordable housing (index linked and payable on commencement of development).

This latest application seeks to make minor material amendments under Section 73 to the planning permission granted on 29 October 2013 for 11 houses. The amendments to the approved scheme are:

1. The creation of new sub-basements to provide additional floorspace accommodating cinema/gym space, WC/shower/changing areas, and plant rooms.
2. Extension of the basement at Unit 11 to add a swimming pool, cinema and ancillary staff accommodation.
3. Amendments to the elevations and roof profile of Units 1-11;
4. Second floor extension to south west flank of Unit 1.
5. Second floor rear extension and enlargement of two storey side north east wing extension of Unit 11.
6. Amendments to the basement car park ventilation system.
7. Relocation of cycle parking to basement car park.
8. Amendment to the gradient of the basement access ramp.
9. The inclusion of passenger lifts to all floors in each unit; and
10. Amendments to the site finished floor and ground plane levels.

The amended proposal would result in a significant increase in residential floorspace on the site which would trigger a requirement to provide affordable housing under Policy S16 of the City Plan and H4 of the UDP. The 2013 permission secured a financial contribution of £1,560,000 towards affordable housing. The main issue is the additional floorspace being created and how this affects the financial contribution towards affordable housing which is secured by the 2013 permission.

The applicant has provided viability evidence which seeks to demonstrate that the provision of affordable housing on-site or within the vicinity would render the development as a whole unviable. Where affordable housing cannot be provided on-site or in the vicinity, a financial contribution in lieu may be accepted. An affordable housing financial contribution, which would be compliant with Policy S16 of the City Plan is £10,932,535. The applicant's viability assessment sets out that they could afford an ex-gratia payment of £1,580,000 the same as the extant 2013 permission. However, the viability report has been examined and assessed by independent consultants Lambert Smith Hampton (LSH) on behalf of the City Council and they advise that a reasonable financial contribution would be £2,000,000. The applicant has now offered to make an increased contribution of £2,000,000.

The key issues for consideration are:

- Whether the proposal is acceptable in land use terms with particular regard to the Council's affordable housing policies;
- Whether the changes to the design of the proposal is acceptable on design and amenity grounds.

Subject to appropriate conditions, the proposal is considered acceptable in land use, design and conservation, transportation, amenity and environment terms and would accord with the

relevant policies in the adopted City Plan and Unitary Development Plan (UDP). However, the Committee's views are sought as to whether the proposed contribution towards the affordable housing fund is acceptable.

### 3. CONSULTATIONS

#### CONSULTATION ON INITIALLY SUBMITTED SCHEME

##### ST JOHN'S WOOD SOCIETY

The Society question the sustainability for an additional sub-basement level.

##### BUILDING CONTROL

Comments to be reported verbally.

##### HIGHWAYS PLANNING MANAGER

No objection.

##### ARBORICULTURAL MANAGER

Comments to be reported verbally.

##### ENVIRONMENTAL HEALTH

Recommend conditions to prevent future noise and vibration from mechanical plant.

##### ENGLISH HERITAGE

No comment.

##### ENVIRONMENT AGENCY

Comments to be reported verbally.

##### THAMES WATER

Comments provided.

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 409; Total No. of Replies: 10.

Ten letters/ emails from or on behalf of seven respondents, raising objections on all or some of the following grounds:

##### Land Use

- No affordable housing is being provided on site and the money given to the Council in lieu is less than the value of the residential units.

##### Amenity

- Objection to the changes to the ventilation system.
- In the previous scheme the ventilation system would be via the new houses chimney and now outlet vents will be located in the gardens near the rear wall of properties in Hamilton Gardens.
- The original passive ventilation system will be replaced by a continuous assisted ventilation system.
- 24 hour noise and pollution from the basement car park ventilation system. Residents will be affected by unhealthy, smelly, polluted air from car exhausts.
- Additional noise and disruption affecting traffic and road access.

##### Other Matters

- Removing such a large amount of subsoil under the buildings is structurally dangerous, bad for drainage and so there would be more likelihood of flooding.
- Object to such a large basement when the Council is opposing such deep excavations.

- Concerns about structural stability of Garden Court, Garden Road and other neighbouring buildings.

ADVERTISEMENT/ SITE NOTICE: Yes

CONSULTATION ON ADDITIONAL INFORMATION (CAR PARK VENTILATION REPORT)

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 8; Total No. of Replies: 0.

#### **4. BACKGROUND INFORMATION**

##### **4.1 The Application Site**

This site is located at the rear of Grove Hall Court, a large 1930s block of flats located on the north side of Hall Road. This site formerly comprised of approximately 142 single storey lock up garages. The garages lay vacant and in a very poor state of repair for approximately eight years, and have recently been demolished. Construction works did begin to implement the 2009 planning permission for the creation of an underground car park (138 spaces) and 15 residential units, and then stopped.

The majority of the application site is located outside a conservation area, however, the garages along the northern boundary with Hamilton Gardens are included within the St. John's Wood Conservation Area. Access into and from the site is from Hall Road to the south and from Garden Road to the north.

The application site lies outside the Central Activities Zone (CAZ).

##### **4.2 Planning History**

There has been a number of planning decisions relating to this site.

29 October 2013: Permission and conservation area consent granted for the demolition of the existing garages and associated structures and redevelopment to provide 11 residential units (10x4 bed terrace houses and 1x4 bed detached house) with basement car parking for 32 vehicles together with associated landscaping including all enabling works. This decision is subject to a legal agreement to secure a financial contribution of £1,560,000 towards affordable housing (index linked and payable on commencement of development).

An application for non material amendments to the above permission was refused on 4 February 2014 (14/00119/NMA) on the grounds that the proposed extensions and alterations to the buildings are materially different to the approved scheme.

#### **5. THE PROPOSAL**

This application seeks to make minor material amendments under Section 73 to the planning permission granted 29 October 2013.

The approved development is laid out in two forms comprising 10x4 bed terrace townhouses (Hamilton Grove (Units 1–10)) and 1x4 bed detached villa (The Villa (Unit 11)). The units are predominantly three storeys high with the exception of the end terrace house Unit 1 and The Villa (both part two/three storeys).

The 10 terrace townhouses (Hamilton Grove) and its basement car park for 30 vehicles are accessed from Hall Road at the side of Grove Hall Court and William Court. The terrace has been arranged to face south over 12m wide landscaped gardens, with 12m wide rear gardens abutting the rear gardens of properties in Hamilton Gardens.

The Villa is distinct from the proposed terrace houses as it has its principal elevation and separate individual access on Garden Road.

The amended scheme is largely based on the consented scheme in that it retains the neo-Georgian style townhouse development.

The main differences are summarised below:

#### **Amendments to Hamilton Grove (Units 1–10)**

- The creation of new sub-basements to provide additional floorspace accommodating cinema/gym space, wc/shower/changing areas, and plant rooms.
- Amendments to the front, rear and south west flank elevations.
- Amendment to the roof profile.
- Second floor extension to south west flank of Unit 1.
- Amendments to the basement car park ventilation system including mechanical plant and extract vents in rear gardens.
- Relocation of cycle parking to basement car park.
- Amendment to the gradient of the basement access ramp.
- The inclusion of passenger lifts to all floors in each unit.

#### **Amendments to The Villa (Unit 11)**

- Extension of the basement to add a swimming pool, cinema and ancillary staff accommodation.
- Amendments to the rear and flank elevations.
- Amendment to the roof profile.
- Second floor rear extension and enlargement of two storey side north east wing extension
- Amendments to the site finished floor and ground plane levels.

## **6. DETAILED CONSIDERATIONS**

### **6.1 Land Use**

The principle of the residential redevelopment of this site as 11 houses has been accepted by the City Council.

#### **6.1.2 Affordable Housing**

The City Council requires affordable housing to be provided for residential development of more than 1,000m<sup>2</sup> GEA of additional residential floorspace (Policy S16). Since the grant of planning permission, the sum for affordable housing increased on the 1 April 2014 to £251,000.

The 2013 permission is subject to a legal agreement to secure a financial contribution of £1.58m towards the Council's affordable housing fund. The amended proposal would result in a significant increase in residential floorspace on the site. The main issue is the additional



floorspace being created and how this affects the financial contribution towards affordable housing which is secured by the 2013 permission.

The applicant has provided viability evidence which seeks to demonstrate that the provision of affordable housing on-site or within the vicinity would render the development as a whole unviable. Where affordable housing cannot be provided on-site or in the vicinity, a financial contribution in lieu may be accepted. An affordable housing financial contribution, which would be compliant with Policy S16 of the City Plan is £10,932,535. The applicant's viability assessment (prepared by DS2) sets out that they could afford an ex-gratia payment of £1,580,000, the same as the extant 2013 permission. However, the viability report has been examined and assessed by independent consultants Lambert Smith Hampton (LSH) on behalf of the City Council and they advise that a reasonable financial contribution would be £2,000,000. The applicant has now offered to make an increased contribution of £2,000,000.

Whilst this amount is £8,932,535 less than the policy compliant financial contribution, given that this figure has been arrived at through rigorous independent viability assessment of the scheme, it is considered that the level of contribution is reasonable. Therefore, Committee's views are sought on the increased level of contribution.

## **6.2 Townscape and Design**

This is a large backland site enclosed by buildings facing Hall Road to the south, Grove End Road to the east, and Garden Road and Hamilton Gardens to the north. The site was formerly occupied by 142 single storey brick garages with access from both Hall Road and Garden Road. The majority of the site is located outside of a conservation area, however, the northern boundary adjacent to Hamilton Gardens is included within the St. John's Wood Conservation Area.

The proposed scheme is largely based on the consented scheme in that it retains the neo-Georgian townhouse development. The proposed design amendments, namely the alterations and extensions are all relatively minor. The scale, bulk, height and detailed design of the new dwellings are similar to the consented scheme and are therefore acceptable in this location. The proposal would significantly improve and enhance the character and appearance of the area, and the adjoining St John's Wood Conservation Area. The proposal is in accordance with Policies DES 1, DES 4, DES 9 of the UDP and Policies S25 and S27 of the City Plan.

## **6.3 Residential Amenity (Daylight/Sunlight/ Sense of Enclosure/ Overlooking)**

The alterations and extensions to Hamilton Grove (Units 1–10) largely follow the height and bulk of the consented 2013 scheme. For this reason, there is no new impact to adjoining residents in terms of sense of enclosure, loss of light or increased overlooking compared to the consented scheme.

The extensions and alterations to The Villa (Unit 11) would add considerable bulk, however, this unit is still sufficiently set back from the neighbouring building, Garden Cottage, to ensure that it would not have a significant impact in terms of sense of enclosure, loss of light or increased overlooking.

As such, it is considered that the proposals are acceptable in amenity terms and would accord with Policies ENV13 in the UDP and S29 in the City Plan.

There has been objection from residents in Hamilton Grove relating to noise from mechanical plant serving the basement car park which is addressed in Section 6.7 of this report.

#### **6.4 Transportation /Car Parking**

The amended scheme proposes to relocate cycle parking to the basement car park and amend the gradient of the basement access ramp.

In the 2013 permission it was originally proposed to provide cycle parking within the houses, however, it is now proposed to relocate cycle parking to the car park. Each unit would still have a cycle space which is covered and secure which is compliant with Policy TRANS10 in the UDP.

The slight amendment to the gradient of the basement access ramp does not raise any adverse transportation issues.

The number and designation of car parking spaces remains the same as the 2013 permission, which is as follows:

Hamilton Grove (Units 1–10):

- Residents parking: 10 spaces
- Visitor parking: 5 spaces
- Residual parking: 15 spaces (inc. two disabled bays) for local residents.

The Villa (Unit 11):

- Residents parking: 2 spaces

The proposals are considered acceptable in transportation and parking terms and would accord with Policies TRANS10, TRANS20, TRANS22 and TRANS23 in the UDP.

#### **6.5 Economic Considerations**

No new issues have been raised. The proposals are in accordance with the relevant policies within the adopted UDP and the economic benefits of the scheme are welcomed.

#### **6.6 Equalities and Diversities**

No new issues have been raised. It is not considered that this proposal will have any significant impact on the Council's equalities and diversities policies. All the proposed houses are fully accessible and two disabled parking spaces are being provided.

#### **6.7 Other UDP/Westminster Policy Considerations**

##### **Mechanical Plant (Basement Car Park Ventilation)**

In the 2013 permission it was proposed that the basement car park would be naturally ventilated. A car park ventilation report has been submitted in support of this latest proposal which states that in order for this to be achievable larger vents would be necessary, which would have a greater visual impact on the buildings and have potential for more noise breakout.

The amendment to the design of the basement car park ventilation is to provide for a mechanical extract system. It is proposed to install mechanical plant within the basement car park with intake and extract vents which would be concealed within the dividing garden walls in the rear gardens of Hamilton Grove (Units 1–10). The rear gardens of Hamilton Grove are abutting the rear gardens of properties in Hamilton Gardens. Objections have been raised by

neighbours in Hamilton Gardens on grounds that noise and pollution from the extract vents will have an adverse effect on their living conditions.

The car park ventilation report includes acoustic details which demonstrate that the plant is capable of complying with the requirements of Policy ENV7 in the UDP in terms of plant noise and vibration. Environmental Health recommends the imposition of conditions to prevent future noise and vibration disturbance to neighbouring residents. The conditions recommended by Environmental Health have been imposed on the draft decision letter and it is considered that the proposal would comply with Policy ENV7 in the UDP.

## **6.8 London Plan**

The proposal does not raise strategic issues and does not have significant implications for the London Plan.

## **6.9 National Policy/Guidance Considerations**

Central Government's National Planning Policy Framework (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. Westminster's City Plan: Strategic Policies 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**

If Committee are content with the increased financial contribution towards affordable housing, a Deed of Variation will be required to modify the legal agreement dated 29 October 2013.

## **6.11 Environmental Assessment including Sustainability and Biodiversity Issues**

No new issues have been raised.

## **6.12 Other Matters**

### **6.12.1 Basement Excavation**

A number of objections to the proposal relate to the impact of the excavation of the additional sub-basement on the stability of neighbouring properties, as well as the impact on the water table and local drainage. Concern has also been raised about the harm to the amenity of residents as a result of construction noise from the excavation works and construction vehicles associated with the development.

The principle of basement excavation works has already been agreed by the 2013 permission.

In terms of the progression of our policy towards basements, the City Council currently have two documents published for consultation - Draft Interim Guidelines on Basements and a Draft Basements Policy which will form part of the local plan (replacing the UDP). They have some but only very limited legal weight (known as material weight or a material consideration). They will not gain more legal weight until after consultation and amendment and, in the case of the policy, will need to be tested at an independent examination before formal legal adoption.

The basements interim guidelines and basements policy documents will have different status in the planning process. The guidelines are being produced to provide further advice on how current policy can be implemented in relation to basement development - until the formal policy can be adopted. These guidelines will not introduce any restrictions in relation to basement development which are not in place at the moment. They will be amended and published following consultation, if agreed by the Cabinet Member.

The new basements policy may introduce restrictions on basement excavations provided there is a valid planning reason for doing so, but, as explained above, it has to go through a formal process including an examination in public by an independent Inspector and then legal adoption and it is not, therefore, likely to be formally adopted until early 2015.

Concern has been raised by residential occupiers over the proposed impact of the basement excavation on the structure and foundations of adjoining properties. 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 National Planning Policy Framework (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.

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 integral 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.

#### **6.12.2 Noise from excavation works**

Noise and disturbance during construction is an unwelcome and well understood consequence of allowing new development. In a densely developed urban environment, it must be accepted that some degree of disturbance may occur as a result of building works. The City Council cannot refuse permission to develop on the grounds that building work will be noisy and disruptive. As a local planning authority, we can impose a restriction on the working hours and encourage contractors to be a member of the Considerate Constructors Scheme. We can also help mitigate the worst effects of construction traffic through the requirement for developers to adhere to a Construction Management Plan.

#### **6.13 Conclusion**

The amended scheme is considered to be a well designed residential development which will enhance the local area and this part of the St. John's Wood Conservation Area. However, the proposal fails to provide affordable housing on site as required by current policy. Following an assessment of the applicant's viability case, the amount being offered is now £2,000,000 and Committee's views are being sought whether this figure is acceptable given the circumstances of the case.

Where an application under S.73 is granted, the effect is the issue of a fresh grant of permission. The same conditions applied to the permission dated 29 October 2013 (RN: 13/01972/FULL) are attached with additional conditions to control noise and vibration from mechanical plant.

### **BACKGROUND PAPERS**

1. Application form.
2. Copy of the planning permission dated 29 October 2013.
3. Letter from English Heritage dated 24 March 2014.
4. Email from St. John's Wood Society dated 05 June 2014.
5. Email from Highways Planning Manager dated 03 July 2014.
6. Emails from the owner/ occupier of 17 Hamilton Gardens dated 21 and 28 March 2014.
7. Emails from the owner/ occupier of 25 Hamilton Gardens dated 02 April 2014.
8. Email from the owner/ occupier of 12 Hamilton Gardens dated 04 April 2014.

9. Email from the owner/ occupier of 14 Hamilton Gardens dated 04 April 2014.
10. Email from the owner/ occupier of 13 Hamilton Gardens dated 06 April 2014.
11. Email from the owner/ occupier of 19 Hamilton Gardens dated 07 April 2014.
12. Emails from the owner/ occupier of 8 Garden Court, Garden Road dated 06 April 2014.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARAH WHITNALL ON 020 7641 2929 OR BY E-MAIL – [swhitnall@westminster.gov.uk](mailto:swhitnall@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** Land At Rear Of Grove Hall Court, Hall Road, London, NW8 9NY

**Proposal:** Variation to Condition 1 of planning permission dated 29 October 2013 (RN: 13/01972) for demolition of existing garages and associated structures and redevelopment to provide 11 residential units (10x4 bed terrace houses and 1x4 bed detached house) with basement car parking for 32 vehicles together with associated landscaping including all necessary enabling works; namely to substitute plans allow design amendments including the creation of sub basements to Units 1 - 10; extension to basement at Unit 11; amendments to the elevations and roof profile of Units 1-11; second floor side extension to Unit 1; second floor rear extension and enlargement of two storey side extension at Unit 11; amendments to the basement car park ventilation system; relocation of cycle parking to basement car park; amendment to basement access ramp; provision of lifts to each unit; and amendments to the site finished floor and ground plane levels (Application under Section 73 of the Town and Country Planning Act 1990).

**Plan Nos:** Email dated 25 February 2014 and covering letter dated 21 January 2014  
5630/2013\_001A; \_002 A, 003 A; 004A; 005A;006A;007A;010A;011A;;013A;014A;  
5630/004D; 005.

Planning Stage Design Statement  
Car Park Ventilation Report 11 April 2014

**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 apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To 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: 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)

- 4 You must apply to us for approval of detailed drawings of the following parts of the development:

- A typical type of each window and door in conjunction and context with external architectural features (scale 1:20)

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 drawings.

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: 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 not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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: 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 not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

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: 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)



- 7 You must not erect any extension or form any windows or other openings in the outside walls of the dwellinghouses without our permission. This is despite the provisions of Classes A, B, C, D, and G of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2008 (as amended) (or any order that may replace it).

**Reason:**

To protect the privacy and environment of people in neighbouring properties and to make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 and S29 of Westminster's City Plan: Strategic Policies adopted on 13 November 2013 and ENV13, DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007.

- 8 You must not use the roof of the houses hereby approved for sitting out or for any other purpose unless we have given you our written approval beforehand. 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)

- 9 The car parking spaces shall only be used for residential car parking purposes by occupiers of the development (17 spaces for occupiers and visitors) and for residents residing within 500 metres of the perimeter of the application site (15 spaces including 2 disabled bays), and for no other purpose, as shown and allocated in Appendix 7 of the Transport Assessment by Milestone dated February 2013.

**Reason:**

To ensure that the underground car park is used for residential car parking purposes only and is not used as a commercial car park, and to ensure that the spaces are only used by occupiers of the development and residents living in the NW8 postcode area. This is in accordance with policies TRANS 23 of our Unitary Development Plan which we adopted in January 2007.

- 10 You must apply to us for approval of detailed drawings of a landscaping scheme which includes the surfacing of any part of the site not covered by buildings. 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 according to these approved drawings within one planting season of completing the development (or within any other time limit we agree to in writing). (C30AB)

**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: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

11

**Reason:**

To protect the environment and provide suitable storage for waste and materials for recycling as

set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

- 12 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 TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

- 13 You must apply to us for approval of detailed drawings of the following parts of the development - boundary wall treatment at a scale of 1:50. 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: 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)

- 14 The houses hereby approved shall achieve Level 4 of the Code for Sustainable Homes. Before the houses are occupied you shall submit a review report to demonstrate this. If you use another method, you must achieve an equally high standard. You must provide all the environmental sustainability features referred to in the review before you start to use the building. You must then not remove any of these features.

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44BC)

- 15 **Pre Commencement Condition.** You must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment. This site investigation must meet the water, ecology and general requirements outlined in 'Contaminated land, a guide to help developers meet planning requirements' - which was produced in October 2003 by a group of London boroughs, including Westminster.

You must apply to us for approval of the following investigation reports. You must apply to us and receive our approval for phases 1, 2 and 3 before any demolition or excavation work starts, and for phase 4 when the development has been completed.

Phase 1: Desktop study - full site history and environmental information from the public records.

Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property.

Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution.

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)

- 16 Charging points (for electric vehicles) shall be provided for 50% of the spaces in the basement car park before the occupation of the development. These recharging points shall not be removed unless authorised by the City Council, as local planning authority.

**Reason:**

To ensure that adequate recharging points are made available within the development hereby approved in accordance with policy S 28 of Westminster's City Plan: Strategic Policies adopted November 2013

- 17 You must install the vehicle signalling system as illustrated in the Transport Assessment by Milestone dated February 2013, and it should be maintained in working order for the life of the development. You must install the vehicle signalling system before the development is occupied.

**Reason:**

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 18 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant associated with the car lift will comply with the Council's noise criteria as set out in City Council policy ENV 6 and ENV 7 and the mechanical ventilation to the basement car park. You must not install the car lift to The Villa (Unit 11) or use the basement car park until we have approved what you have sent us. You must operate the car lift and the mechanical ventilation to the basement car park in accordance with the approved acoustic report.

**Reason:**

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

- 19 **Pre Commencement Condition.** No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan must include the following details (where appropriate):

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

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

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 20 You must apply to us for approval of a scheme of public art. You must not start work on the public art until we have approved what you have sent us. Before anyone moves into the building you must carry out the scheme according to the approved details.

You must maintain the approved public art and keep it on this site. You must not move or remove it. (C37AB)

Reason:

To secure the offer of public art 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. (R26GC)

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

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

- (3) Following installation of the plant and equipment, you may apply in writing to the City

Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

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

**Reason:**

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 22 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.

**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 This permission is governed by a Deed of Variation to the legal agreement dated 29 October 2013, and agreement relates to affordable housing contribution.
- 3 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)
- 4 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)
- 5 Under Section 25 of the Greater London Council (General Powers) Act 1973 you need planning permission to use residential premises as temporary sleeping accommodation. To make sure that the property is used for permanent residential purposes, it must not be used as sleeping accommodation by the same person for less than 90 nights in a row. This applies to both new and existing residential accommodation.

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). (I38AB)

- 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

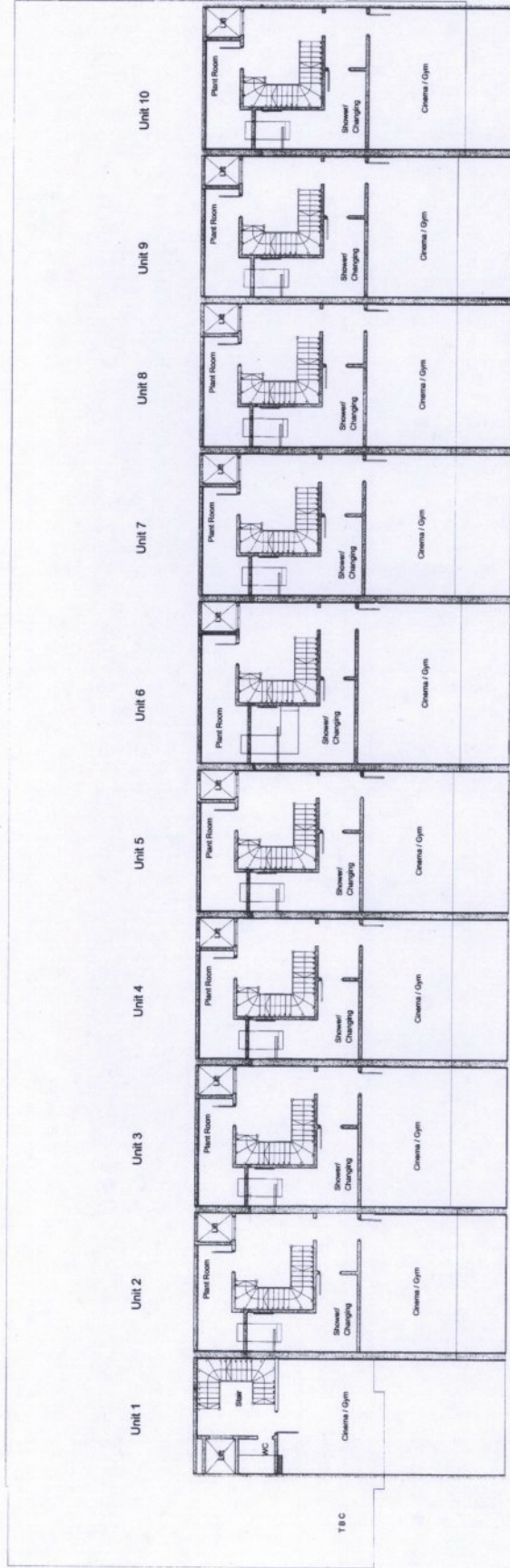
Phone: 020 7641 2000

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 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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

- 8 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. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (154AA)
  
- 9 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.
  
- 10 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). (109AC)
  
- 11 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.  
 If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>  
 Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>.  
**You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**
  
- 12 Under condition 10 you must include details/ sections to show the level of top soil of the rear gardens above the basement. This must be a minimum of 1.2m in order to sustain future planting.
  
- 13 Conditions 22 and 23 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. (182AA)



Sub basement Units 1-10 1:100

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are approximate and should be verified before forming the basis of a decision.

Do not scale other than for Planning Application purposes.

All dimensions must be checked by the contractor before commencing work on site.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.

Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing.

Reassessment is essential where the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

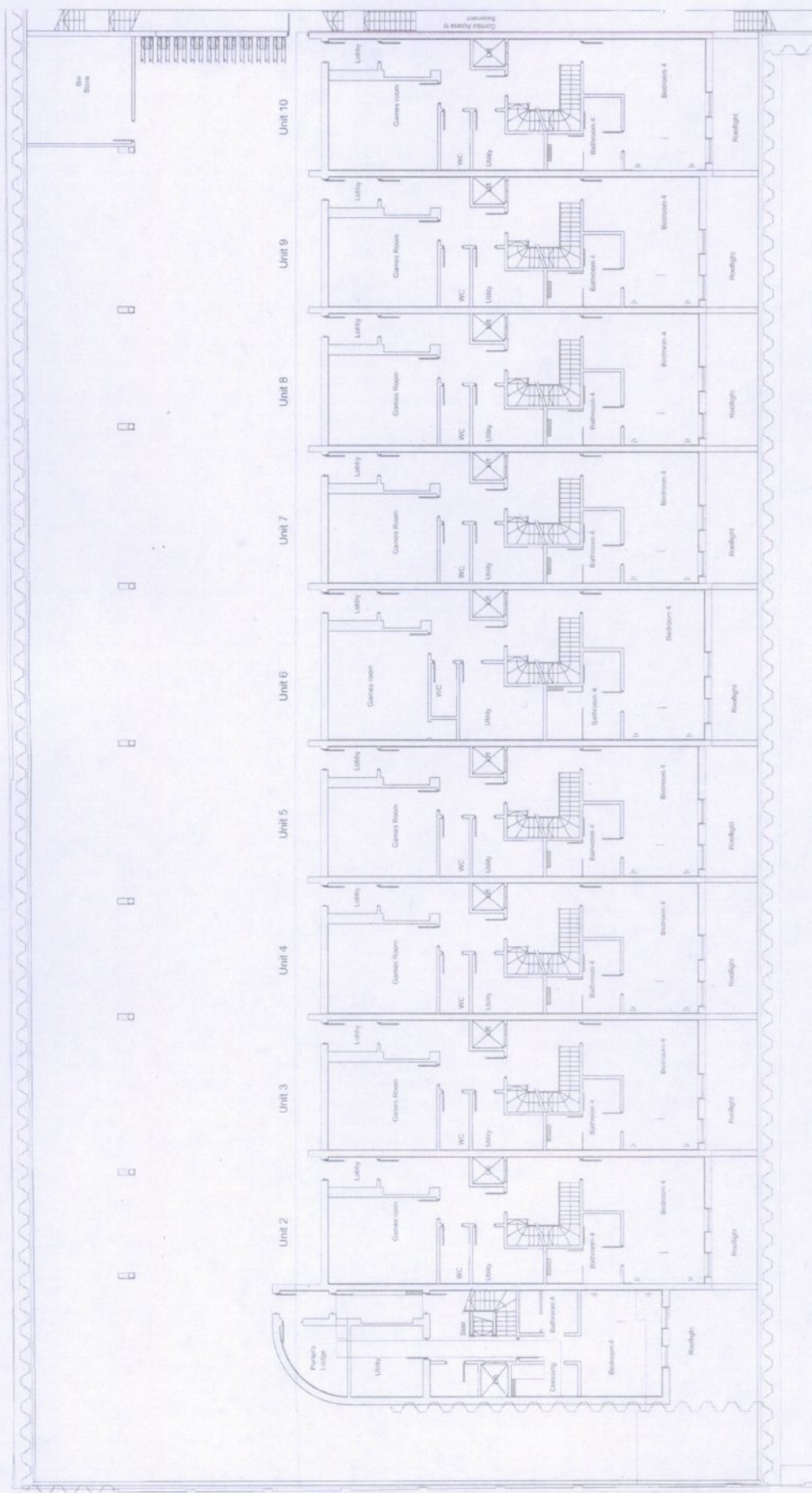
**PROJECT** Land to rear of  
Grove Hall Court  
St. Johns Wood, London  
**TITLE:** Sub Basement Plan Units 1-10  
**SCALE:** 1:100 @A1  
**DATE:** December 2013  
**DRAWING No:** 5630/2013\_001 A  
**DRAWN BY:** VM

**ADAM ARCHITECTURE**

OLD HYDE HOUSE, 75 HYDE STREET  
 WINCHESTER, HAMPSHIRE, SO23 7DW  
 TELEPHONE: 01962 843883 FACSIMILE: 01962 843193  
 www.adamarchitecture.com contact@adamarchitecture.com

LONDON OFFICE: 6 OSBORN SQUARE, WC1A 1AT  
 TELEPHONE: 020 7841 0140 FACSIMILE: 01962 843193  
 ADAM ARCHITECTURE IS A TRADING NAME OF ROBERT ADAM ARCHITECTS LIMITED



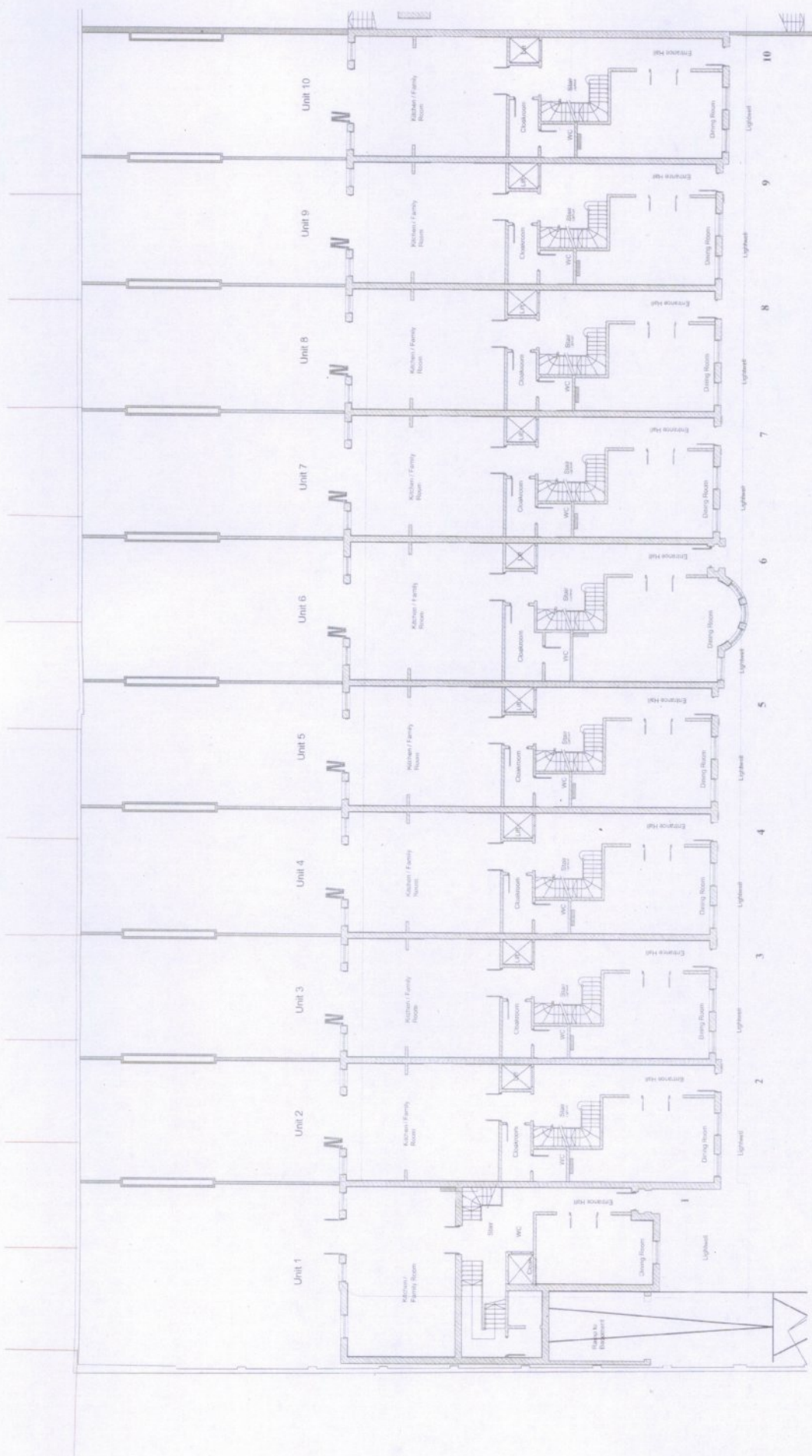


Basement Floor Plan Units 1-10 1:100

Adjacent Properties and Households are shown for illustrative purposes only and have not been surveyed unless otherwise stated.  
 All areas shown are approximate and should be verified before forming the basis of a decision.  
 Do not scale other than for Planning Application purposes.  
 All dimensions must be checked by the contractor before commencing work on site.  
 No deviation from this drawing will be permitted without the prior written consent of the Architect.  
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.  
 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing.  
 Reinforcement is essential when the ground conditions are apparent and subsidence may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

PROJECT: Land to rear of Grove Hall Court, St. Johns Wood, London  
 TITLE: Basement Plan Units 1-10  
 SCALE: 1:100 @A1  
 DATE: December 2013  
 DRAWING No.: 56/0/2013\_002 A  
 DRAWN BY: AM

**ADAM ARCHITECTURE**  
 OLD HYDE HOUSE, 75 HYDE STREET  
 WINCHESTER, HAMPSHIRE, SO3 7DW  
 TELEPHONE 01962 451811 FAX 01962 451813  
 www.adamarchitecture.com contact@adamarchitecture.com  
 LONDON OFFICE: 0207 462 4040  
 ADAM ARCHITECTURE 65, THE SQUARE, VICTORIA ROAD, LONDON EC1A 3BB



1:100

**Ground Floor Units 1-10**

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.  
 All areas shown are approximate and should be verified before forming the basis of a decision.  
 Do not scale other than for Planning Applications purposes.  
 All dimensions must be checked by the contractor before commencing work on site.  
 No deviation from this drawing will be permitted without the prior written consent of the Architect.  
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.  
 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work shall proceed only to allow provisionally inspection of ground conditions is essential prior to work commencing.  
 Assessment is required when ground conditions are reported, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

**PROJECT**  
 Land to rear of  
 Grove Mill Court  
 St. Johns Wood, London

**TITLE:**  
 Ground Floor Plan Units 1-10

**SCALE:**  
 1:100 (A1)

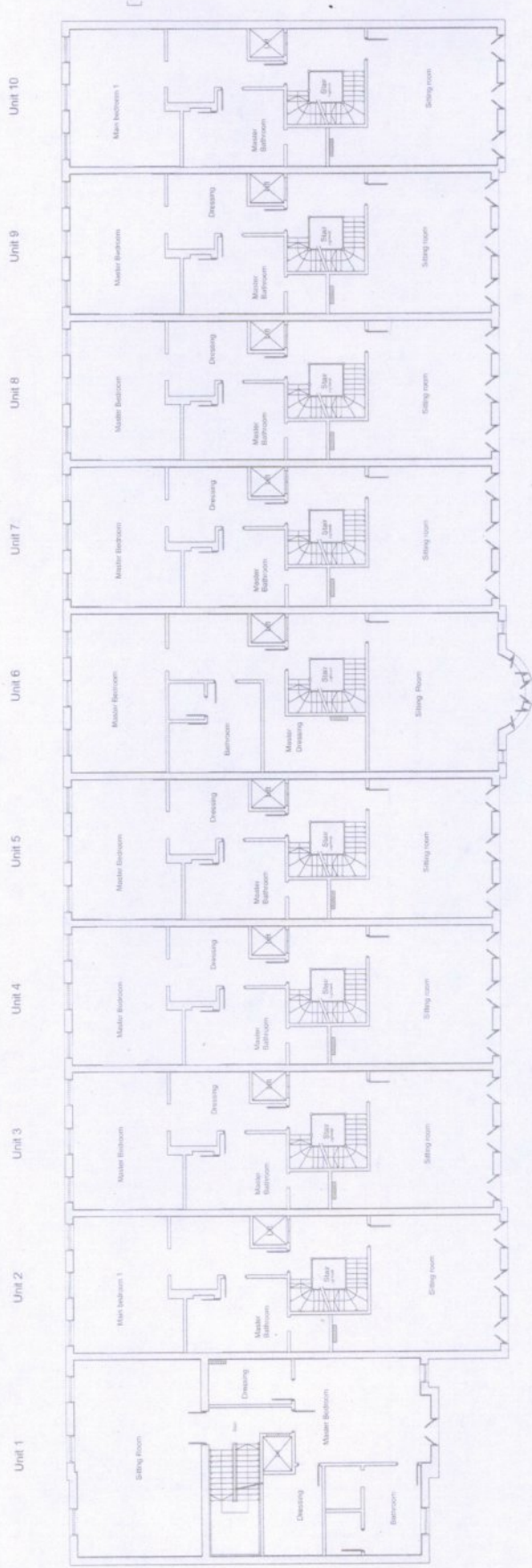
**DATE:**  
 December 2013

**DRAWING No.:** 5650/2013\_001A

**DRAWN BY:** VM

**ADAM ARCHITECTURE**  
 OLD HYDE HOUSE, 75 HYDE STREET  
 WINCHESTER, HAMPSHIRE  
 TELEPHONE: 01962 443441 FACSIMILE: 01962 443103  
 www.adamarchitecture.com contact@adamarchitecture.com

LONDON OFFICE: 5 QUEEN ANNE STREET, LONDON EC4A 3DF  
 TELEPHONE: 020 7447 0140 FACSIMILE: 020 7447 0101  
 ADAM ARCHITECTURE IS A TRADING NAME OF ROBERT ADAM ARCHITECTS LIMITED



First Floor Plan Units 1-10 1:100

Admission Properties and Reservations are always for illustrative purposes only and will not be taken as a contract or offer in any form. All work below ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing. Reassessment is essential when the ground conditions are apparent, and reworking may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

No.	Date	Description
1	2013/11/11	Planning (15-wp) Approved

PROJECT	TITLE
Land to rear of Grove Hall Court, St. Johns Wood, London	First Floor Units 1-10

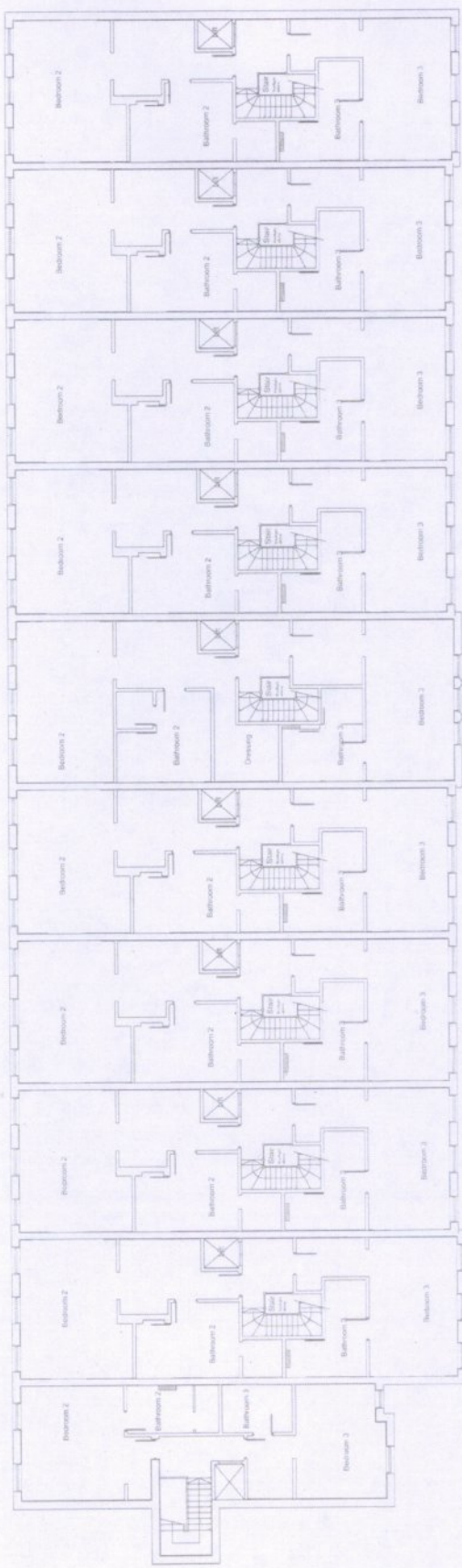
  

SCALE	DATE	DRAWING NO.	DRAWN BY
1:100 @A1	December 2013	5630/2013_004A	VA

**ADAM ARCHITECTURE**

OLD HYDE HOUSE, 75 HYDE STREET  
 WINCHESTER, HAMPSHIRE, SO21 7DW  
 TELEPHONE: 01942 411411 FAX: 01942 411411  
 www.adamarchitecture.com contact@adamarchitecture.com  
 LONDON: 01753 520119 SOUTHAMPTON: 01703 444153  
 TRURO: 01872 344153 AYLESFORD: 01462 444153  
 ADAM ARCHITECTURE IS A TRADING NAME OF ADAM ARCHITECTS LIMITED

Unit 1 Unit 2 Unit 3 Unit 4 Unit 5 Unit 6 Unit 7 Unit 8 Unit 9 Unit 10



Second Floor Plan Units 1-10 1:100

Adjacent Properties and Boundaries are shown for illustrative purposes only, and have not been surveyed unless otherwise stated.  
 All areas shown are approximate and should be verified before forming the basis of a decision.  
 Do not walk other than for Planning Application purposes.  
 All dimensions must be checked by the contractor before commencing work on site.  
 No deviation from this drawing will be permitted without the prior written consent of the Architect.  
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.  
 Ground Floor Slabs, Foundations, Sub-structures, etc. All work below ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing.  
 Reinforcement is indicated when the ground conditions are approved and necessary only to necessary to the right of red conditions line. The responsibility for establishing the soil and subsoil conditions rests with the contractor.

PROJECT  
 Land to rear of  
 Grove Hall Court  
 St. John's Wood, London

TITLE  
 Second Floor Plan Units 1-10

SCALE  
 1:100 @A1

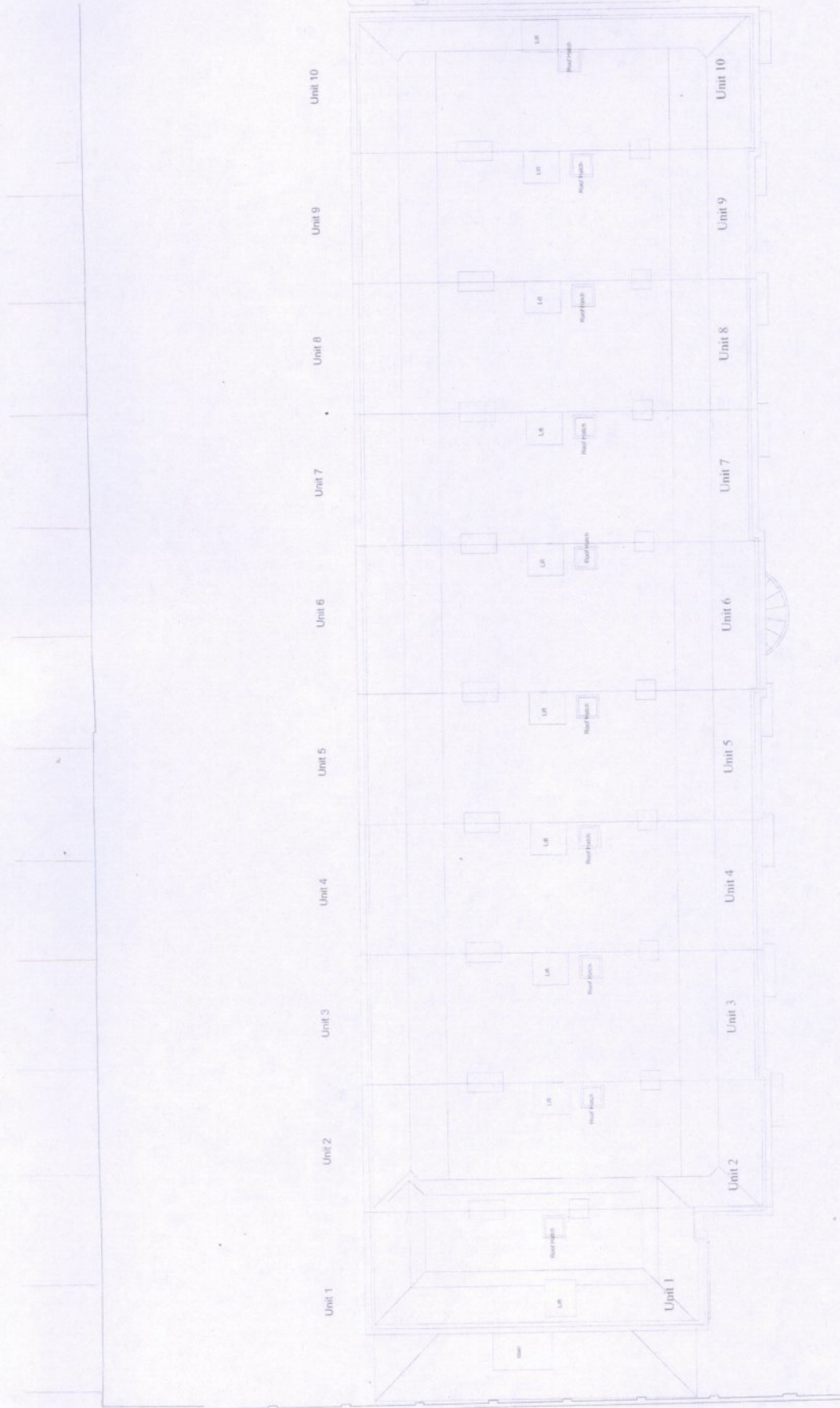
DATE  
 December 2013

DRAWING No.  
 56/80/2013\_005/A

DRAWN BY  
 VM

**ADAM ARCHITECTURE**  
 OLD HIDE HOUSE 75 HYDE STREET  
 WINCHESTER HAMPSHIRE SO21 7DW  
 TELEPHONE 01962 831313 FACSIMILE 01962 831309  
 www.adamarchitecture.com contact@adamarchitecture.com

LONDON OFFICE 2 SHILLEN SQUARE W1C 2JN JAY  
 TELEPHONE 020 7462 8040 FACSIMILE 020 7462 8041  
 adam@londonadam.com contact@adamarchitecture.com



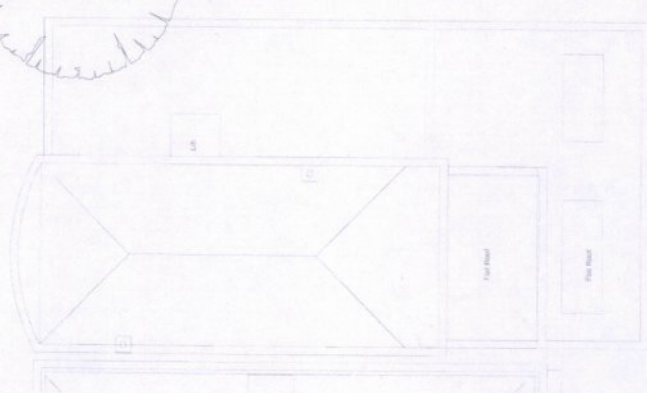
Roof Plan Units 1-10 1:100

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.  
 All areas shown are approximate and should be verified before forming the basis of a decision.  
 Do not scale other than for Planning Application purposes.  
 All dimensions must be checked by the contractor before commencing work on site.  
 No alterations to this drawing will be permitted without the prior written consent of the Architect.  
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent. All work shall conform to Part 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.  
 Essential prior to work commencing:  
 Investigation is required to be carried out to establish ground conditions are appropriate and suitable for the proposed structure.  
 Investigation is required to be carried out to establish ground conditions are appropriate and suitable for the proposed structure.  
 Investigation is required to be carried out to establish ground conditions are appropriate and suitable for the proposed structure.

PROJECT: Land to rear of Grove Hill Court, St. Johns Wood, London  
 TITLE: Roof Plan Units 1-10  
 SCALE: 1:100 @A1  
 DATE: December 2013  
 DRAWING No: 5630/2013\_006 A  
 DRAWN BY: VM

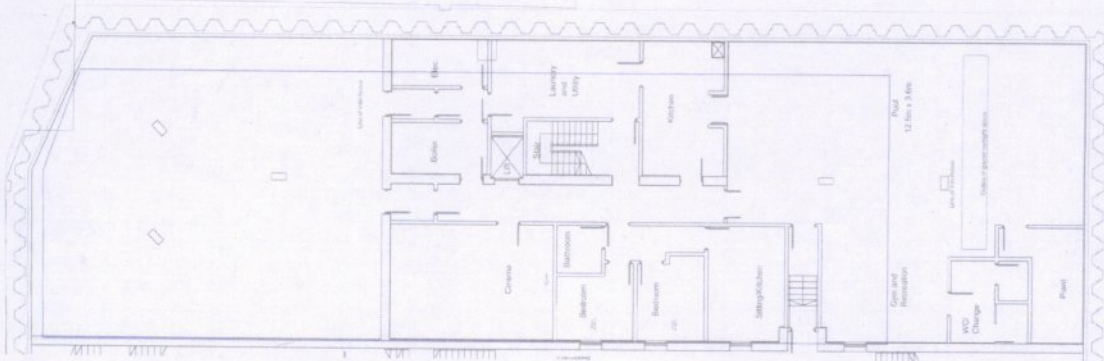
**ADAM ARCHITECTURE**  
 OLD FASHION HOUSE, 25 HYDE STREET, HERTINGHAM, HAMPSHIRE, SO21 7DQ  
 TEL: 01753 834444 FAX: 01753 834444  
 www.adamarchitecture.com contact@adamarchitecture.com  
 LONDON OFFICE: 8 QUEEN SQUARE, WC1N 3AT  
 TEL: 020 7845 0146 FAX: 020 7845 0145  
 ADAM ARCHITECTURE IS A TRADING NAME OF ROBERT GUNN ARCHITECTS LIMITED

Villa

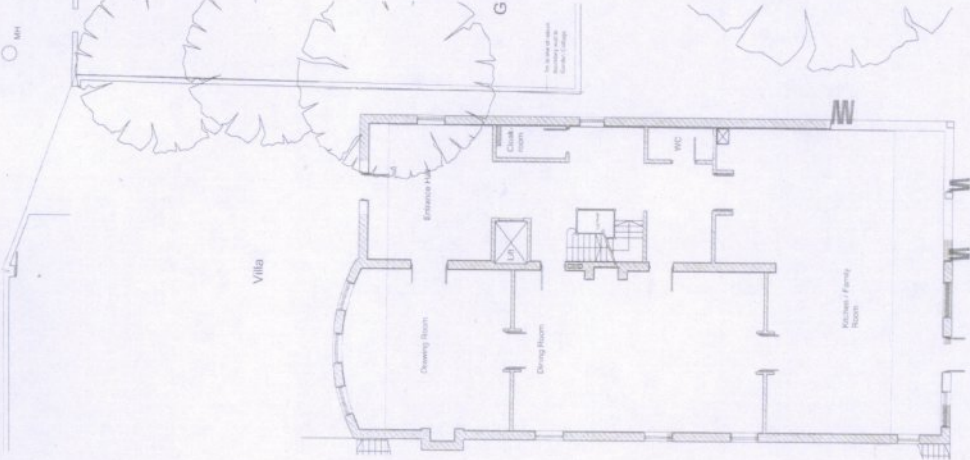


Roof Plan - Villa 1:100

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are approximate and should be verified before forming the basis of a decision. Do not make any other items for Planning Application purposes. All dimensions must be checked by the contractor before commencing work on site. No deviation from this drawing will be permitted without the prior written consent of the Architect. The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent. Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection at ground conditions is essential prior to work commencing. Reinforcement is essential when the ground conditions are apparent, and redrafting may be necessary in the light of soil conditions found. The responsibility for establishing the soil and subsoil conditions rests with the contractor.

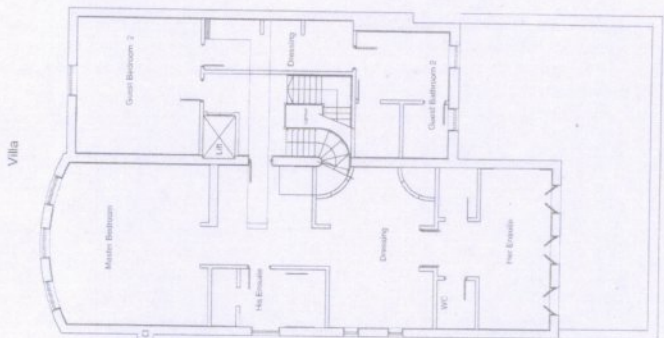


Basement Floor Plan - Villa 1:100

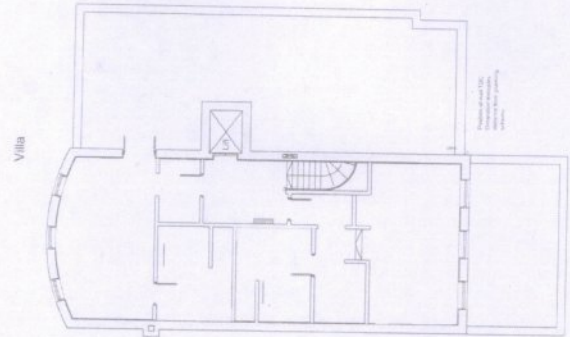


Ground Floor - Villa 1:100

Issue: VN  
Project: Land to rear of Grove Hall Court, St. Johns Wood, London  
Title: Villa Plans  
Scale: 1:100 @ A1  
Date: December 2013  
Drawing No: 56-89/2013\_007 A  
Drawn By: VM

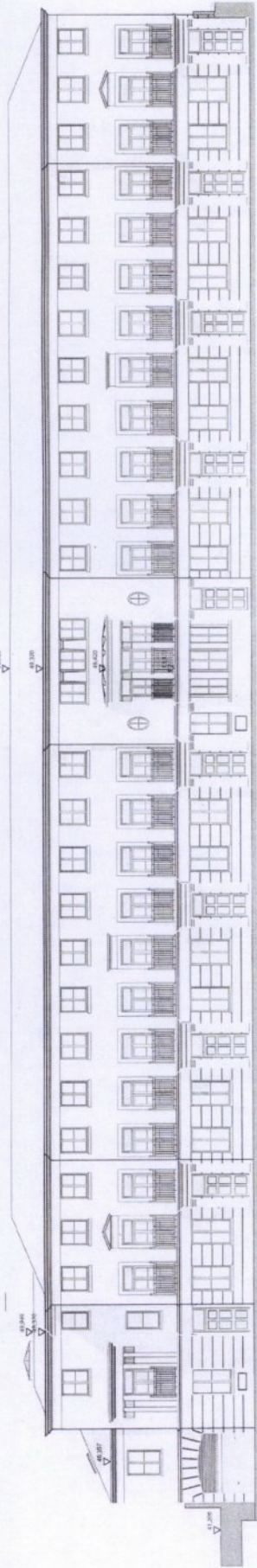


First Floor Plan - Villa 1:100



Second Floor Plan - Villa 1:100

**ADAM ARCHITECTURE**  
 OLD HYDE HOUSE, 25 HYDE STREET  
 WINCHESTER, HAMPSHIRE, SO1 1 1AA  
 TELEPHONE: 01962 841553 FAX/SMBLE: 01962 841501  
 www.adamarchitecture.com contact@adamarchitecture.com  
 LONDON OFFICE: 4 QUEEN SQUARE, WC1N 3AT  
 TELEPHONE: 020 7467 0140 FAX/SMBLE: 01962 841501  
 WWW.ADMARCHITECTURE.COM OR PROJECT PAGE: ARCHITECTS100.COM



EXISTING South East Elevation Units 1-10 1:100



CURRENT South East Elevation Units 1-10 1:100

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are approximate and should be verified before forming the basis of a decision. Do not scale other than for Planning Application purposes. All dimensions must be checked by the contractor before commencing work on site. No deviation from this drawing will be permitted without the prior written consent of the Architect. The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent. Ground Floor Slabs, Foundations, Sub-structures, etc. All work below ground level is shown pre-tender. Inspection of ground conditions is essential prior to work commencing. Basement is assumed to be in the state of good condition found. The subsurface may be reviewed in the light of soil conditions found. The responsibility for establishing the soil and sub-surface conditions rests with the contractor.

Land to rear of  
Greene Hall Court  
St. Johns Wood, London

PROJECT  
19

Rev. Title Description  
A 2011/11/11 Planning Drawing Issued

TITLE  
South East Elevation Comparison Units 1-10

SCALE  
1:100 @ A1

DATE  
December 2013

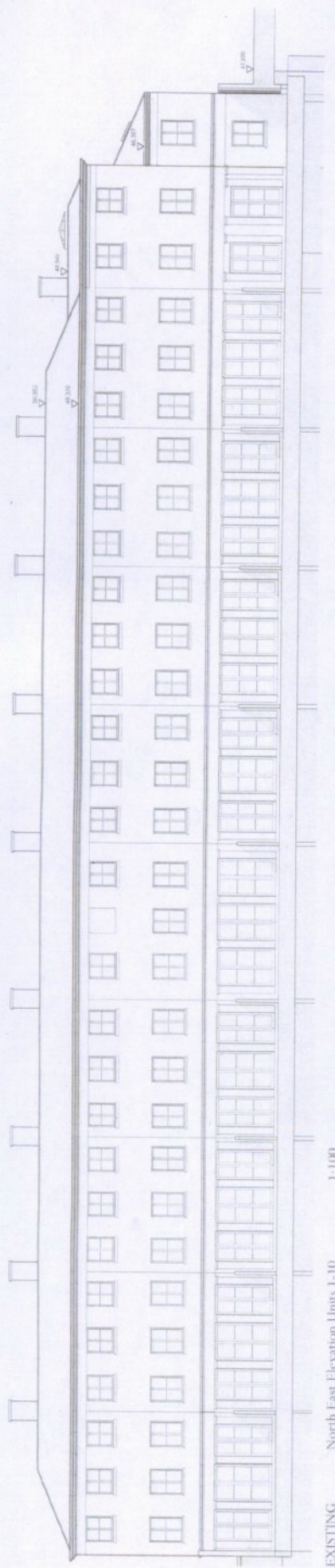
DRAWING No: 5630/2013\_010 A

DRAWN BY: VM

ADAM ARCHITECTURE

OLD HYDE HOUSE, 75 HYDE STREET  
WINCHESTER, HAMPSHIRE, SO1 1JW  
TELEPHONE: 01962 443941 FACSIMILE: 01962 843303  
www.adamarchitecture.com contact@adamarchitecture.com

LONDON OFFICE: 4 QUEEN SQUARE, WC1N 3AT  
TELEPHONE: 020 7541 0146 FACSIMILE: 01962 443393  
ADAM ARCHITECTURE IS A REGISTERED MEMBER OF THE ARCHITECTS' REGISTRATION BOARD



EXISTING North East Elevation Units 1-10 1:100



CURRENT North West Elevation Units 1-10 1:100

Adjacent Properties and Occupants are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are approximate and should be verified before forming the basis of a decision. Do not scale other than for Planning Application purposes. All dimensions must be checked by the contractor before commencing work on site. No deviation from this drawing will be permitted without the prior written consent of the Architect. The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent. Ground Floor Slabs, Foundations, Sub-Structure, etc. All work below ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing. Reassessment is essential where the ground conditions are apparent, and redesigns may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

PROJECT  
 Land to rear of  
 Grove Hall Court  
 St. Johns Wood, London

TITLE:  
 North West Elevation Comparison Units 1-10

SCALE:  
 1:100 @A1

DATE:  
 December 2013

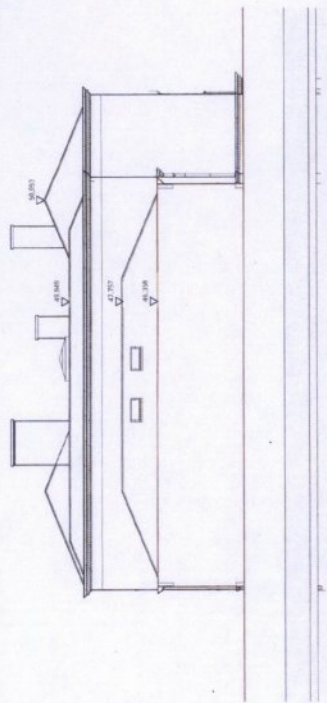
DRAWING No:  
 5630/2013-011 A

DRAWN BY:  
 VM

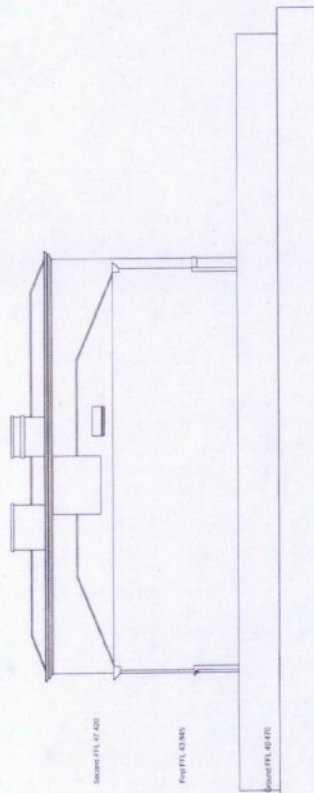
**ADAM ARCHITECTURE**  
 6110 HURD HOUSE, 55 HYDE STREET  
 WINCHESTER, HAMPSHIRE  
 TELEPHONE: 01962 431343 FAX: 01962 443193  
 www.adamarchitecture.com contact@adamarchitecture.com

LONDON OFFICE: 8 QUEEN SQUARE, WC1N 1AT  
 TELEPHONE: 020 7843 1849 FAX: 020 7843 1810  
 ADAM ARCHITECTURE IS A REGISTERED COMPANY OF THE ARCHITECTS REGISTRATION BOARD

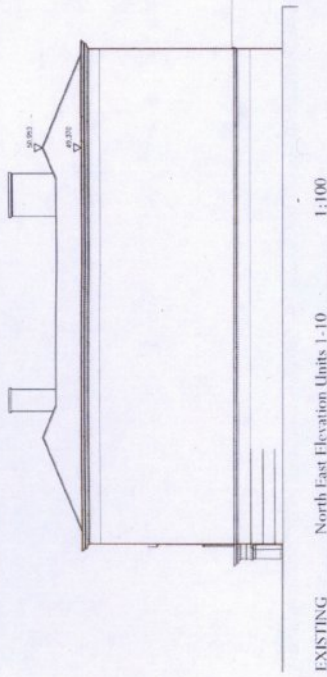




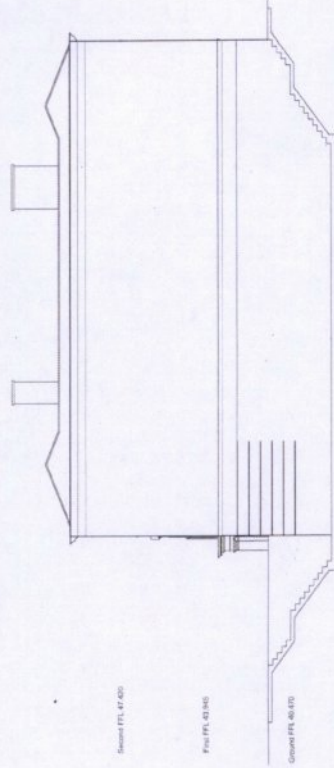
EXISTING South West Elevation Units 1-10 1:100



CURRENT South West Elevation Units 1-10 1:100



EXISTING North East Elevation Units 1-10 1:100



CURRENT North East Elevation Units 1-10 1:100

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are approximate and should be verified before forming the basis of a decision. Do not scale other than for Planning Application purposes. All dimensions must be checked by the contractor before commencing work on site. No alterations from this drawing will be permitted without the prior written consent of the Client. The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent. Ground, Tree, Sibs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing. Reassessment is essential when the ground conditions are apparent, and evidence may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

Rev: Date Description  
A 2011/12/11 Planning Drawing Issued

Author: VN  
PROJECT Land to rear of Grove Hall Court, St. John's Wood, London

TITLE: NE and SW Elevation Comparison Units 1-10

SCALE: 1:100 @A1

DATE: December 2011

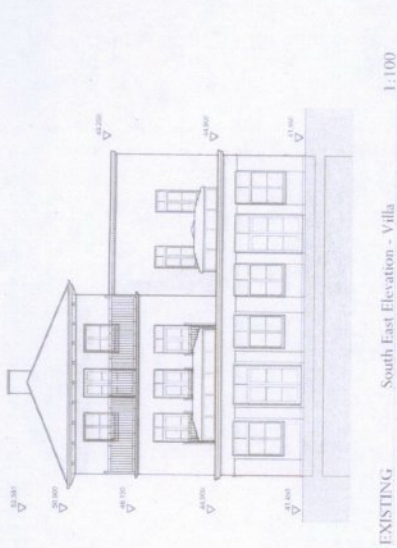
DRAWING No: 56.00/2011-012 A

DRAWN BY: VN

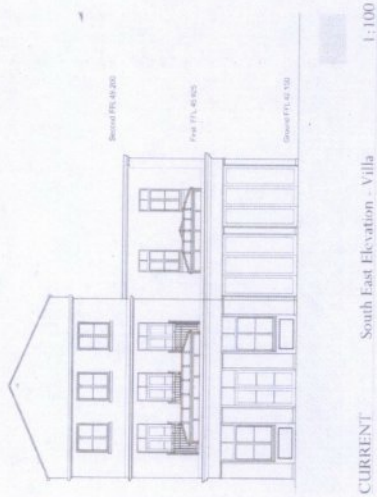
ADAM ARCHITECTURE

OLD HYDE HOUSE, 75 HYDE STREET, WINCHESTER, HAMPSHIRE, TEL: 01962 841043 FAX: 01962 841043 www.adamarchitecture.com contact@adamarchitecture.com

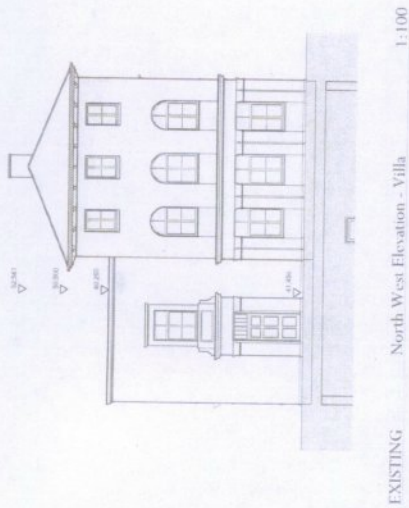
LONDON OFFICE: 6 QUEEN SQUARE, WC1N 3AT TEL: 01962 7441040 FAX: 01962 7441043 www.architectural-adam.com



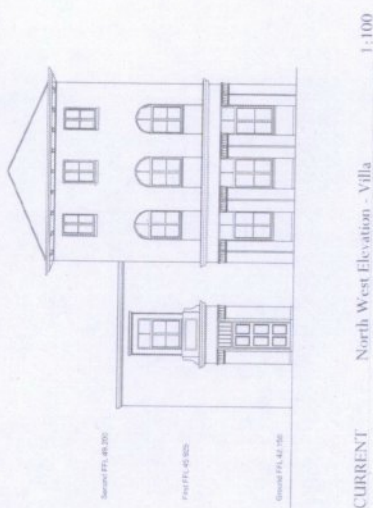
EXISTING South East Elevation - Villa 1:100



CURRENT South East Elevation - Villa 1:100



EXISTING North West Elevation - Villa 1:100



CURRENT North West Elevation - Villa 1:100

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.  
 All areas shown are approximate and should be verified before forming the basis of a decision.  
 Do not scale other than for Planning Application purposes.  
 All dimensions must be checked by the contractor before commencing work on site.  
 No objection from this drawing will be permitted without the prior written consent of the architect.  
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.  
 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing.  
 Reassessment is essential when the ground conditions are apparent, and subsidence may be necessary in the light of soil conditions found. The responsibility for establishing the soil and subsidence conditions rests with the contractor.

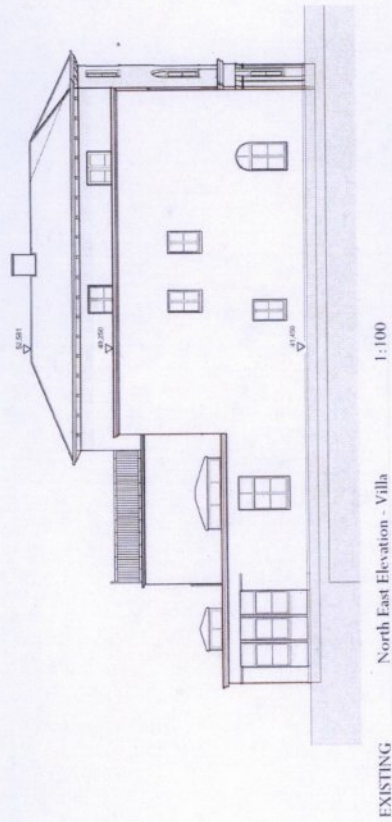
Rev. Date. Description  
 A 2013/10/11 Planning Drawing completed

PROJECT: Land to rear of Grove Hall Court, St. Johns Wood, London  
 TITLE: SE and NW Elevation Comparison Villa

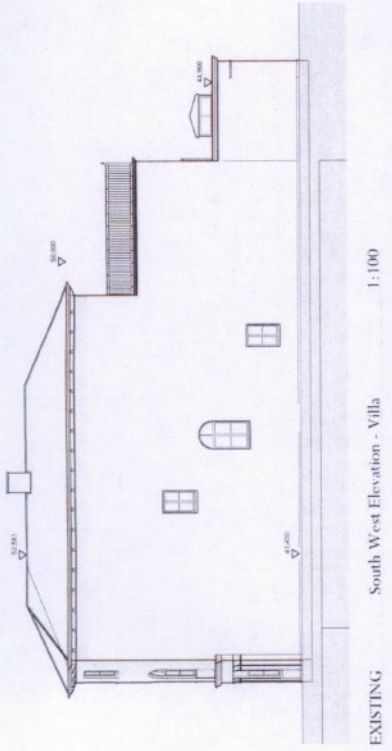
SCALE: 1:100 @A1  
 DATE: December 2013  
 DRAWING No.: 56/50/2013-013A  
 DRAWN BY: VN

ADAM ARCHITECTURE

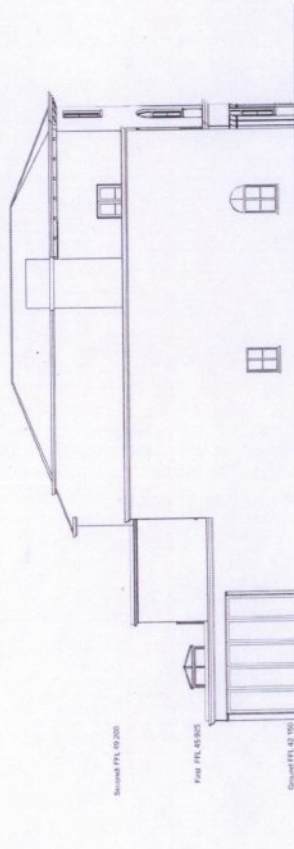
0113 8576 8035 • 75 HYDE STREET  
 WINDCHESTER WYCOMBE  
 TELEPHONE 01908 858884 FAX 01908 858799  
 www.adamarchitecture.com contact@adamarchitecture.com  
 LONDON OFFICE: 8 QUEEN SQUARE, WC1N 3AT  
 TELEPHONE: 020 7843 0140 FAX 020 7843 0141  
 ADAM ARCHITECTURE IS A TRADING COMPANY OF ADAM GROUP LIMITED (23208970)



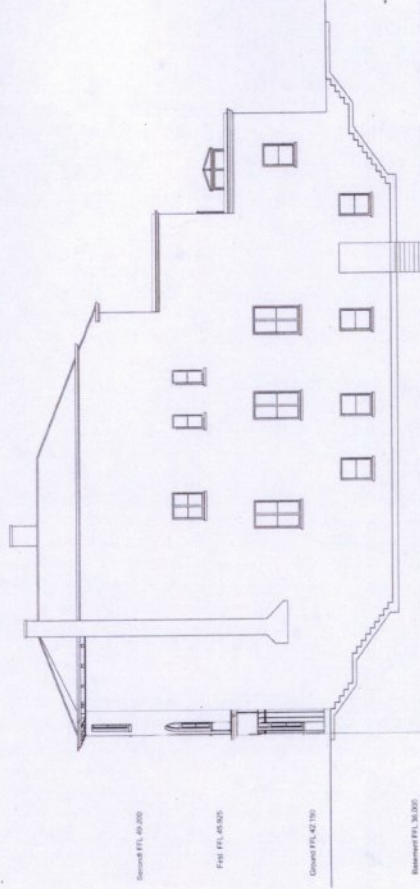
EXISTING North East Elevation - Villa 1:100



EXISTING South West Elevation - Villa 1:100



CURRENT North East Elevation - Villa 1:100



CURRENT South West Elevation - Villa 1:100

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.  
 All areas shown are approximate and should be verified before forming the basis of a decision.  
 Do not scale other than for Planning Application purposes.  
 All dimensions must be checked by the contractor before commencing work on site.  
 No deviation from this drawing will be permitted without the prior written consent of the Architect.  
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.  
 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.  
 Reassessment is essential when the ground conditions are apparent and records may be necessary in the light of soil conditions found. The responsibility for establishing the soil and subsoil conditions rests with the contractor.

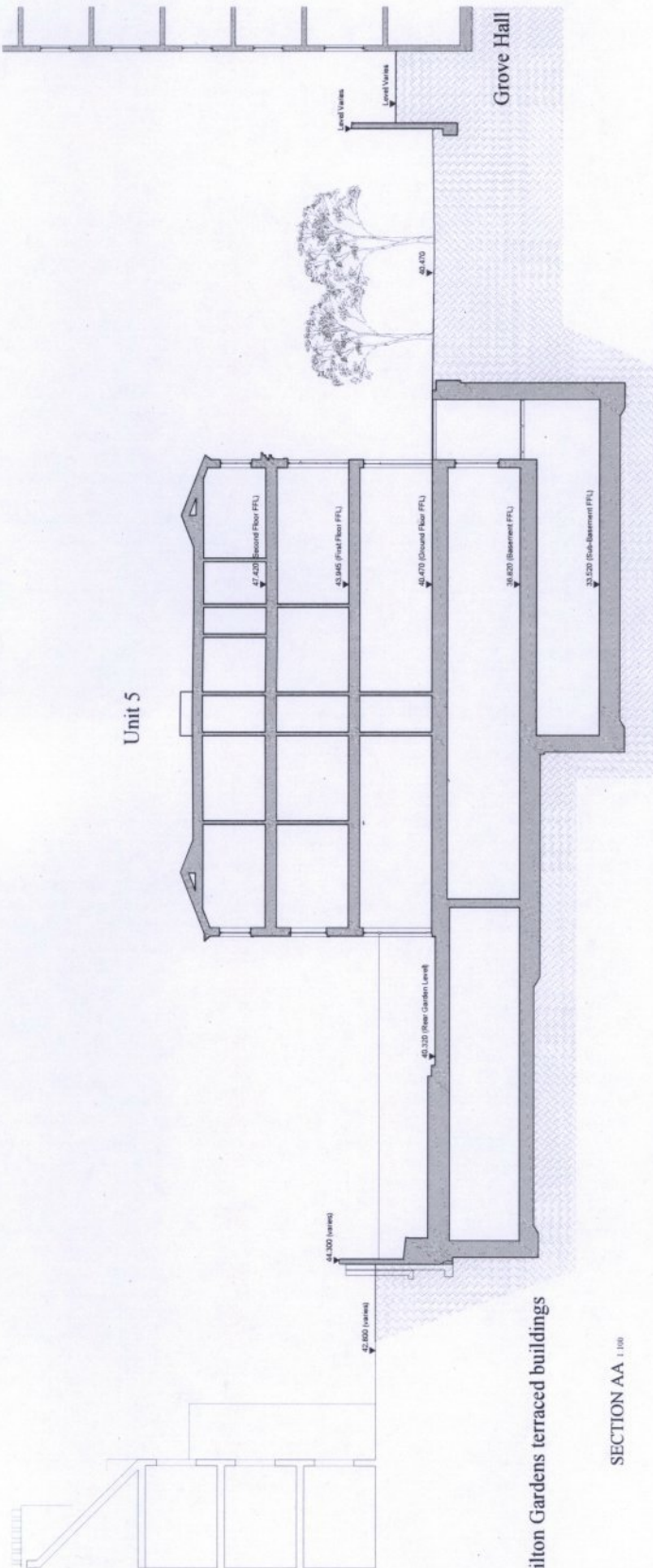
Rev: Date: Description  
 A 2013/11/11 Planning Drawing Issued

Scale: 1:100 @ A1  
 Date: December 2013  
 Drawing No: 56/00/2013-014 A  
 Drawn By: V.S.

Project: NE and SW Elevation Comparison Villa  
 Land to rear of Grove Hill Court St. Johns Wood, London

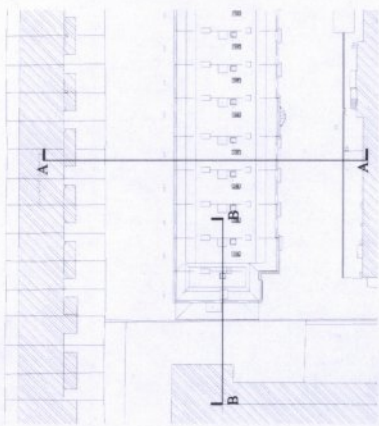
**ADAM ARCHITECTURE**  
 OLD HYDE HOUSE, 75 HYDE STREET  
 WINCHESTER, HAMPSHIRE, SO23 7DW  
 TELEPHONE: 01962 418181 FACSIMILE: 01962 843105  
 www.adamarchitecture.com contact@adamarchitecture.com

LONDON OFFICE: 6 QUEEN'S SQUARE, 85-87, 1 ST  
 MARK LANE, EC4A 3DF, LONDON, UK  
 ADAM ARCHITECTURE IS A TRADE NAME OF ROBERT ADAM ARCHITECTS LIMITED

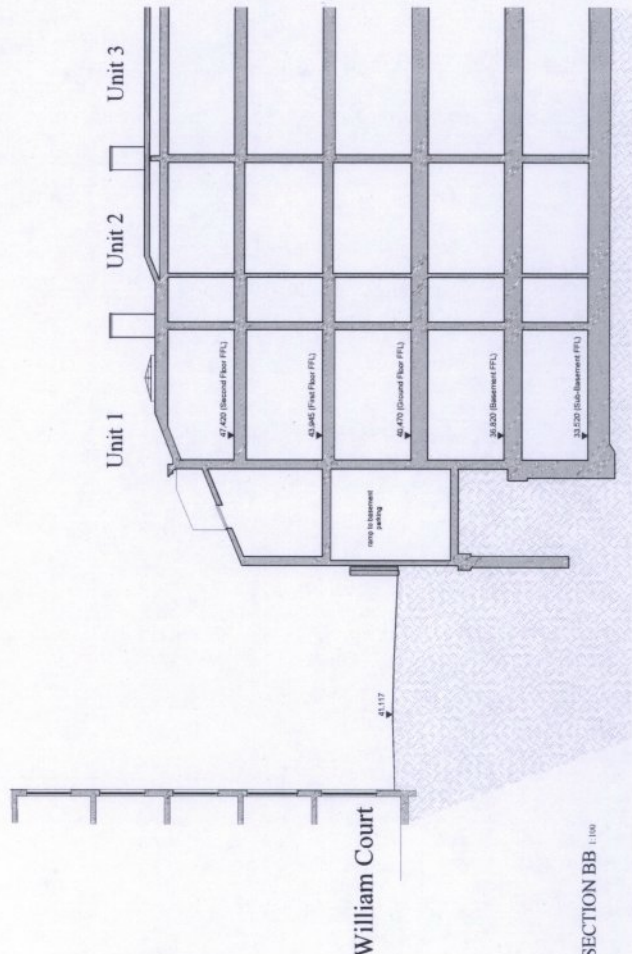


Hamilton Gardens terraced buildings

SECTION AA 1:100



Key Plan



William Court

SECTION BB 1:100

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are approximate and should be verified before forming the basis of a decision. Do not scale other than for Planning Application purposes. All dimensions must be checked by the contractor before commencing work on site. No deviation from this drawing will be permitted without the prior written consent of the Architect. The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent. Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing. Reassessment is essential where the ground conditions are apparent, and redress may be necessary in the light of soil conditions found. The responsibility for establishing the cut and sub-soil conditions rests with the contractor.

DRAWING No: 2014/31



**ADAM ARCHITECTURE**  
 OLD HYDE HOUSE, 75 HYDE STREET  
 WINCHESTER, HAMPSHIRE, SO23 7DW  
 TELEPHONE: 01962 843843 FACSIMILE: 01962 843103  
 www.adamarchitecture.com contact@adamarchitecture.com  
 LONDON OFFICE: 6 QUEEN SQUARE, WC1N 3AT  
 TELEPHONE: 020 7461 8140 FACSIMILE: 01962 843103  
 ADAM ARCHITECTURE IS A TRADING NAME OF ADAM ARCHITECTURE LIMITED

PROJECT Land to rear of Grove Hall Court, St John's Wood, London

TITLE Contextual Sections Hamilton Grove

SCALE 1:100, 1:500 @ A1

DATE: May 2014

DRAWN BY: AG

Issue

Description

Rev

Date

Drawn

Checked

Approved

Scale

North

Grid

Level

Area

Volume

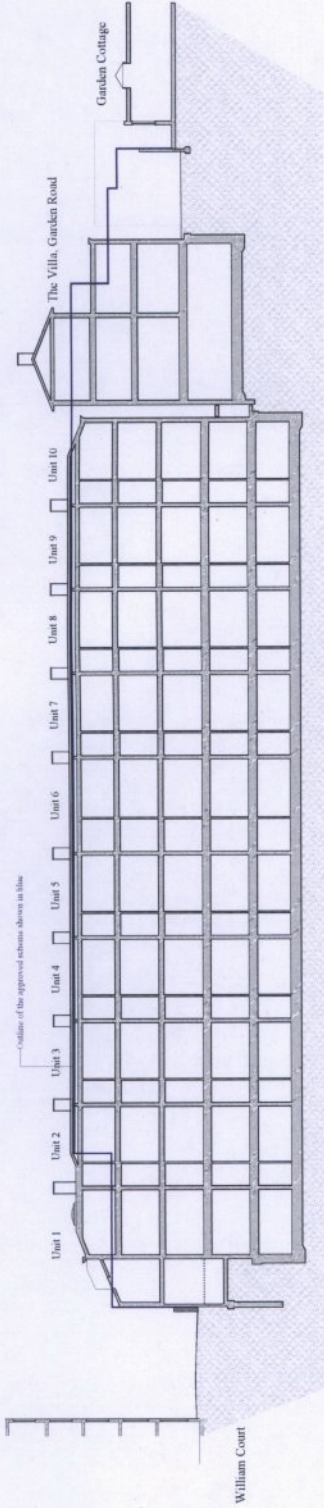
Weight

Perimeter

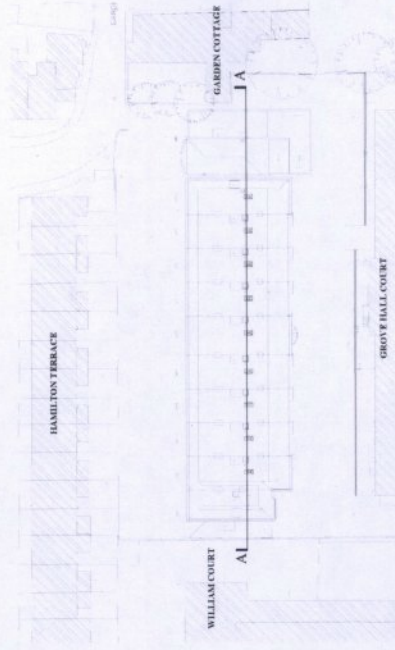
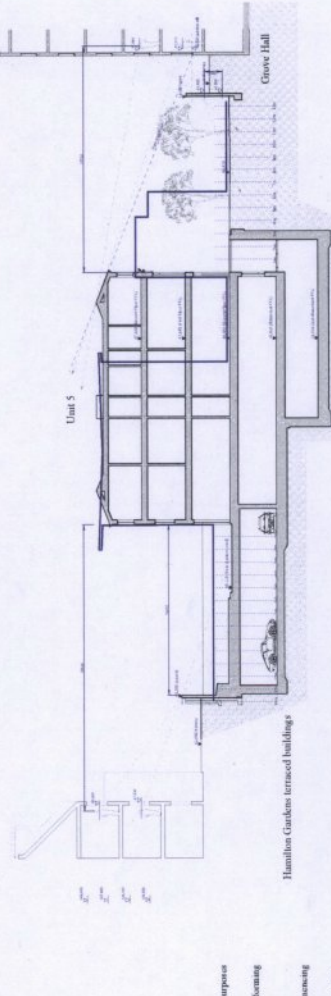
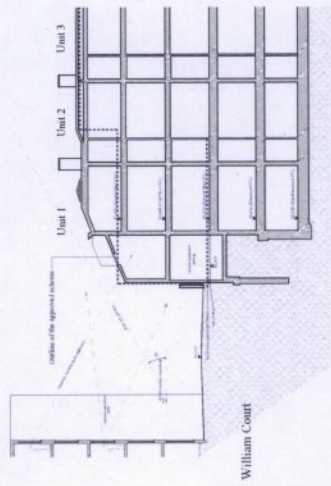
Radius

Diameter

Height



SECTION AA Proposed Scheme Transverse Section

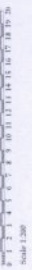


Key Plan

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are approximate and should be verified before forming the basis of a decision. Do not scale other than for Planning Application purposes. All dimensions must be checked by the contractor before commencing work on site. No deviation from this drawing will be permitted without the prior written consent of the Architect. The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent. Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing. Reassessment is essential when the ground conditions are apparent, and redaction may be necessary in the light of soil conditions found. The responsibility for establishing the real and subsurface conditions rests with the contractor.

PROJECT	Land to rear of Grove Hall Court, St John's Wood, London
TITLE	Comparative Sections/Elevations
SCALE	Hamilton Grove
DATE	1:200, 1:500 @ A1
DRAWN BY	May 2013
	AG

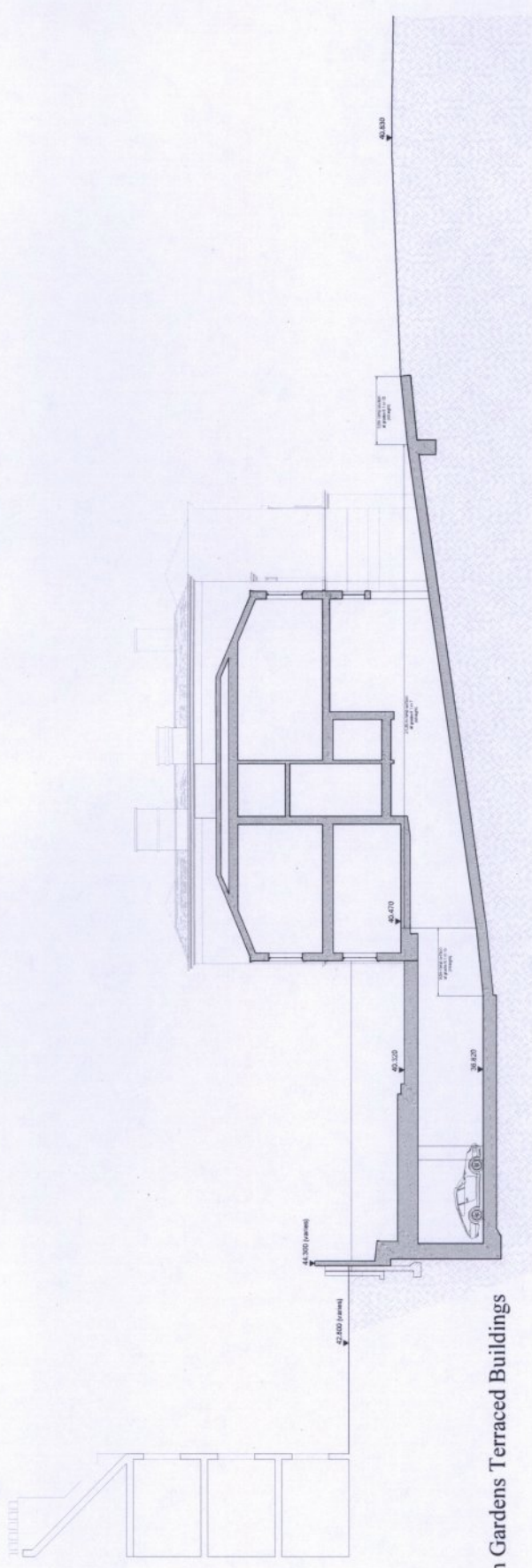
Constraints Diagram - Overlooking Hamilton Gardens



DRAWING No: 2014/32

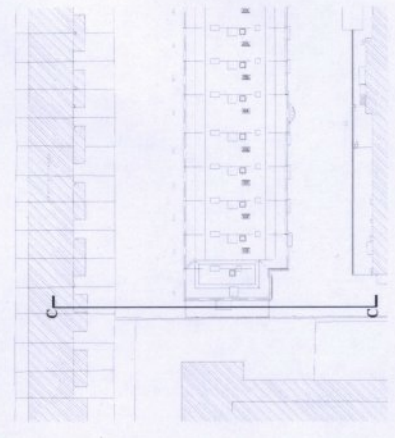
**ADAM ARCHITECTURE**  
 OLD HYDE HOUSE, 75 HYDE STREET  
 WINCHESTER, HAMPSHIRE, SO23 7DW  
 TELEPHONE: 01962 843843 FACSIMILE 01962 843103  
 www.adamarchitecture.com contact@adamarchitecture.com

LONDON OFFICE: 6 QUEEN SQUARE, WC1N 3AT  
 TELEPHONE: 020 7841 8140 FACSIMILE 01962 843103  
 ADAM ARCHITECTURE IS A TRADING NAME OF ADAM ARCHITECTURE LIMITED



Hamilton Gardens Terraced Buildings

SECTION CC scale 1:100



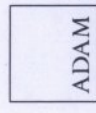
Key Plan

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.  
 All areas shown are approximate and should be verified before forming the basis of a decision.  
 Do not scale other than for Planning Application purposes.  
 All dimensions must be checked by the contractor before commencing work on site.  
 No deviation from this drawing will be permitted without the prior written consent of the Architect.  
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.  
 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.  
 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.



PROJECT	Land to rear of Grove Hall Court St John's Wood, London
TITLE	Contextual Sections Hamilton Grove
SCALE	1:500, 1:100 @ A1
DATE	May 2014
DRAWN BY	AG

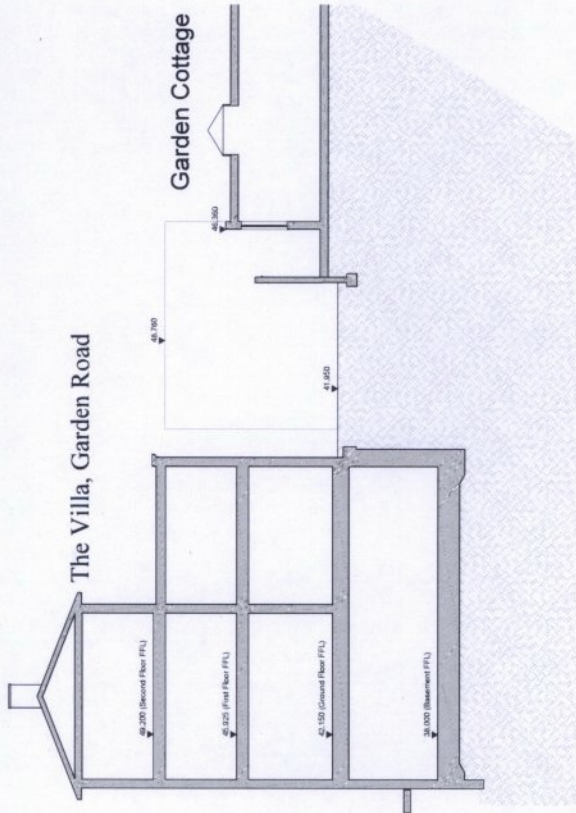
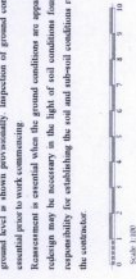
DRAWING No. 2014/33



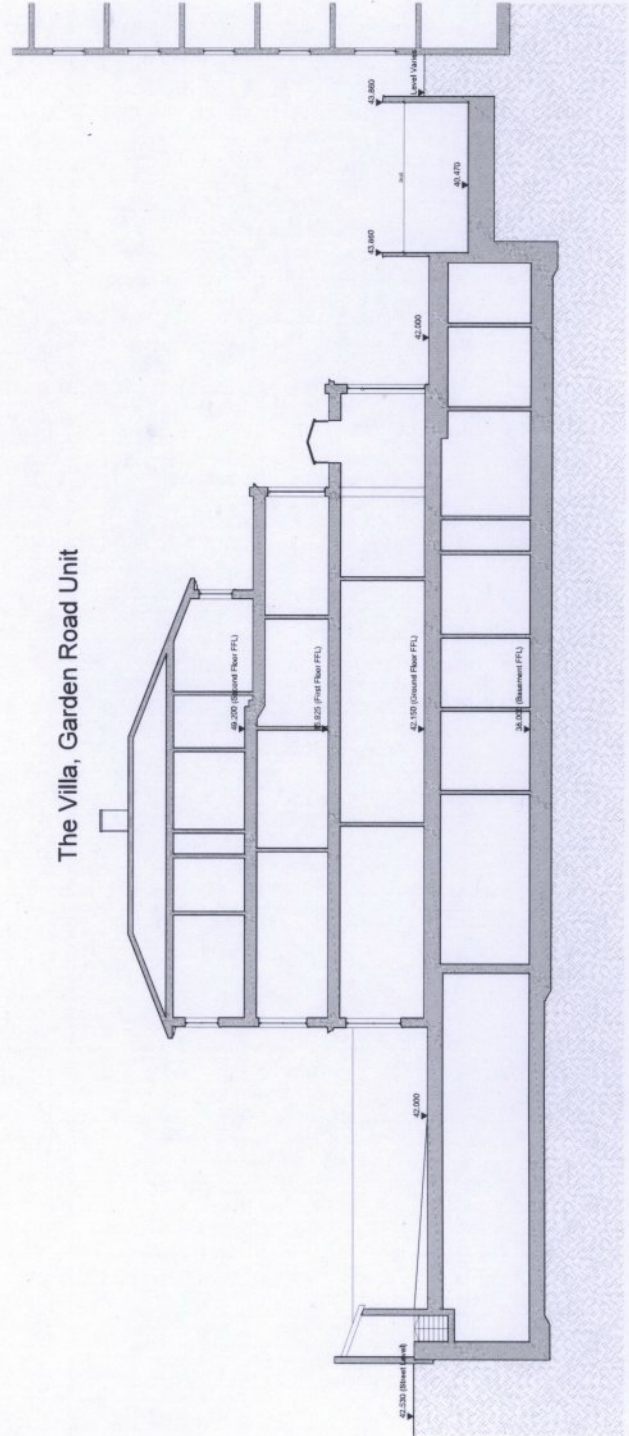
**ADAM ARCHITECTURE**  
 OLD HYDE HOUSE, 75 HYDE STREET,  
 WINCHESTER, HAMPSHIRE, SO23 7DW  
 TELEPHONE: 01962 841441 FACSIMILE: 01962 841303  
 www.adamarchitecture.com contact@adamarchitecture.com  
 LONDON OFFICE, 6 QUEEN SQUARE, WC2N 1AT  
 TELEPHONE: 020 7141 0140 FACSIMILE: 01962 841303  
 ADAM ARCHITECTURE IS A TRADING NAME OF ADAM ARCHITECTURE LIMITED

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.  
 All areas shown are approximate and should be verified before forming the basis of a decision.  
 Do not scale other than for Planning Application purposes.  
 All dimensions must be checked by the contractor before commencing work on site.

No deviation from this drawing will be permitted without the prior written consent of the Architect.  
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.  
 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing.  
 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

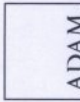


SECTION AA scale 1:100



SECTION BB scale 1:100

No.	Date	Description	Initials
PROJECT		Land to rear of Green Hall Court, St John's Wood, London	
TITLE:		Contextual Sections The Villa, Garden Road	
SCALE:		1:100, 1:500 @ A1	
DATE:		May 2014	
DRAWING No:		2014/34	
DRAWN BY:		AG	



**ADAM ARCHITECTURE**  
 OLD HYDE HOUSE, 7E HYDE STREET  
 WINCHESTER, HAMPSHIRE, SO23 7DW  
 TELEPHONE: 01962 843441 FACSIMILE: 01962 843193  
 www.adamarchitecture.com contact@adamarchitecture.com  
 LONDON OFFICE: 6 QUEEN SQUARE, WC1N 1AT  
 TELEPHONE: 020 7841 0140 FACSIMILE: 01962 843193  
 ADAM ARCHITECTURE IS A TRADING NAME OF ADAM ARCHITECTURE LIMITED